



Town of Johnstown

TOWN COUNCIL AGENDA COMMUNICATIONS

- AGENDA DATE:** December 4, 2023
- SUBJECT:** Public Hearing - Resolution 2023-43 Approving the Preliminary Plat and Preliminary Development Plan for Revere North Subdivision (SUB)
- ACTION PROPOSED:** Consider and Approve Resolution 2023-43 Approving the Preliminary Subdivision Plat and Development Plan for Revere North Subdivision
- ATTACHMENTS:**
1. Resolution 2023-43
 2. Vicinity Map
 3. Preliminary Plat
 4. Preliminary Development Plan
 5. Architectural Elevations
 6. PZC Staff Report (August 23, 2023)
 7. Staff Presentation
 8. Applicant Presentation
 9. Email Correspondence Received by Town
 10. Letter to Town of Johnstown PDP conditions 11-28-2023 Final
 11. Exhibit A Ordinance 2020-168 ODP approval
 12. Exhibit B Resolution 2023-43 Draft 10-16-2023
 13. Exhibit C East buffer fence and imagery
 14. Exhibit C Fence and landscape buffer diagram for east property line
 15. Exhibit D Herrera property height diagram for south property line
 16. Exhibit D North buffer fence and imagery
 17. Exhibit E WCR50 Alt Striping & Enhanced Access Safety
- PRESENTED BY:** Tyler Smith, Planner
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AGENDA ITEM DESCRIPTION:

The Applicant, Forestar Real Estate Group, LLC., requests the approval of a Preliminary Plat and Preliminary Development Plan (Attachments 3 & 4) encompassing 309.4 acres. The project site is

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located North of Weld Co Rd 50 / Larimer Co Rd 14 (Veteran's Parkway), near future High Plains Boulevard alignment (Attachment 2).

The proposed preliminary Plat and Development Plan would create 253 single-family units in addition to 86 alley-loaded duplexes/paired units for a total of 339 residential units in the initial filing, with right-of-way shown for major streets, large tracts for future development, and numerous outlots for easements, landscaping, open space/parks, utilities, and drainage. This development includes one amenity center lot totaling 4.5 acres and just over 15.3 acres of additional open space. (Attachments 3 & 4)

This property has historically been undeveloped ag land, in Larimer County. The property was annexed into the Town of Johnstown in 2005 under the GHB Annexation No. One and GHB Annexation No. Two, with Ordinance 2005-755. The Outline Development Plan for Revere North was approved in 2019 under the Great Plains Village.

The Developer has provided architectural elevations of the proposed building products comply with Town's codes, regulations, and standard. Staff is satisfied with the building elevations, materials and elevations are in alignment with the guideline's intent. The elevations proposed are in compliance with the overall design standards. (Attachment 5)

The Planning & Zoning Commission held a public hearing on August 23, 2023; public comment was given by adjacent land owners. Adjacent land owners had concerns about weeds on the project site. Traffic generated by the development and access to property was also another concern for adjacent residents. The Commission voted to recommend approval of the Preliminary Subdivision Plat and Development Plan to the Town Council, based on the analysis and findings contained in the attached staff report (Attachment 6).

The Johnstown Review Committee and Staff reviewed this project and provided redlines and comments, which have been addressed by the Applicant. Based upon the materials submitted, analysis, and findings, Staff was recommended a motion approve the Revere North Subdivision for Town Council consideration.

Additional information has been provided as part of this agenda item, most notably the submittal of a letter and associated Exhibits provided by Forestar Real Estate Group, LLC. They plan to provide a presentation as well at the meeting.

LEGAL ADVICE:

Resolution was prepared by the Town Attorney.

FINANCIAL ADVICE:

NA

RECOMMENDED ACTION:

Planning & Zoning Commission recommends, and Staff agrees with, a recommendation to Town Council to Approve Resolution 2023-43 Approving the Preliminary Subdivision Plat and Preliminary Development Plan for Revere North Subdivision.

SUGGESTED MOTIONS:

For Approval

Based on findings and analysis presented at this hearing, I move to approve Resolution 2023-43 approving the Preliminary Subdivision Plat and Preliminary Development Plan for Revere North Subdivision.

For Denial

Based on information presented in this hearing, I move to deny Resolution 2023-43.

Reviewed and Approved for Presentation,



Town Manager

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