

The background features a large, light-colored watermark of the Town of Johnstown seal. The seal is circular and contains the text "TOWN OF JOHNSTOWN" at the top, "EST. 1902" in the center, and "COLORADO" at the bottom. In the middle of the seal is a stylized mountain range with a banner across it that reads "THE COMMUNITY THAT CARES".

SETTLER'S CROSSING

Preliminary & Final Subdivision Plat (SUB23-0003)

Town Council Meeting

December 4th, 2023

7 p.m.

The Community that Cares

SITE LOCATION & BACKGROUND

General Location

East of Parish Ave & South
of Settler's Way

Approx. 13.7 acres

Located in the red portion

Previous Land Use Events

2005- Johnstown Colony
Annexation

2017-Mountain View West
Planned Development (PD)



FUTURE LAND USE COMPATABILITY

MEDIUM DENSITY/INTENSITY (MDI)

INTENT & DESIRED CHARACTER

Commercial uses may be developed as stand-alone sites or be grouped in small 10 to 20-acre centers or campuses. Johnstown's Downtown would be ideal for this level of development. Reuse and redevelopment of existing structures may occur, with historic residences and structures changing to offices, boutiques, or personal services with alley-served parking. Commercial centers in an MDI will feature more walkability, perhaps offering covered arcades or awnings, pedestrian-scaled signage, shade trees and nice landscaping that helps slow traffic and break-up parking areas, and enjoyable outdoor spaces to gather. Rooftop and sidewalk patios, along with courtyard plazas offer patrons enjoyable places to meet and eat, gather and chat with friends.

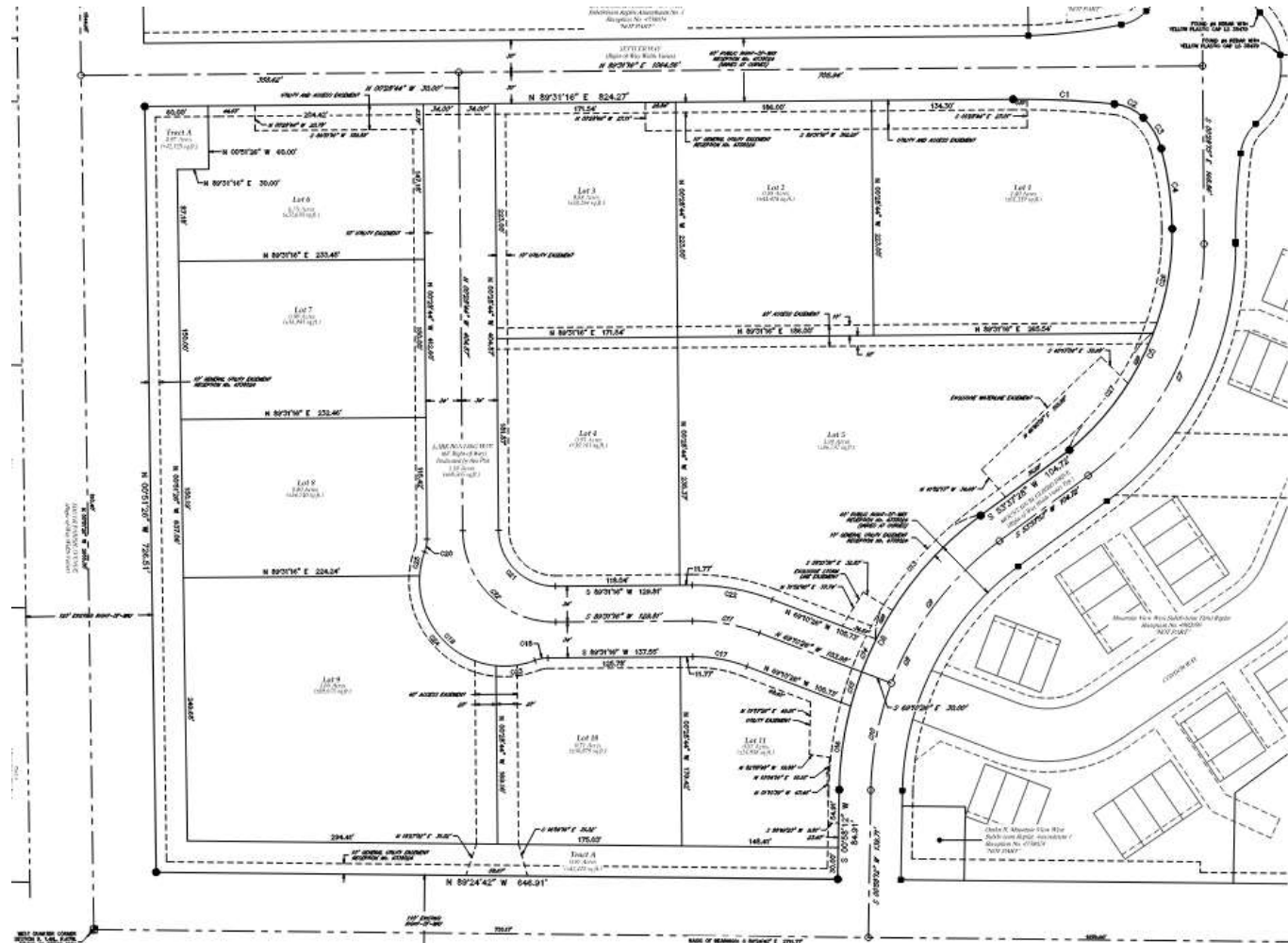
**page 56/88 of the Johnstown Comprehensive Plan 2021*



Site Location

SUBDIVISION OVERVIEW

- 11 commercial lots
- Access Easement has been approved for lots 9 & 10 for a right in right out at Centennial Dr
- Part of Downtown Johnstown's Identity



STAFF ANALYSIS & RECOMMENDATION

- ▶ Complies with Town Land Use Code and Comprehensive Plan
- ▶ Conforms to the Mountain View West PUD/PD (2017)
- ▶ Encourages Downtown District economic growth and neighborhood proximity to commercial resources

- ▶ Staff recommendation for Approval



The Community that Cares