



Town of Johnstown

TOWN COUNCIL AGENDA COMMUNICATIONS

AGENDA DATE: December 21, 2020

SUBJECT: Public Hearing: The Ridge at Johnstown Filing No. 2, Final Subdivision Plat and Final Development Plans

ACTION PROPOSED: Consider Approving Resolution 2020-43 Approving The Ridge at Johnstown Filing No. 2, Final Subdivision Plat and Final Development Plans

ATTACHMENTS:

1. Vicinity Map
2. Master Plan Exhibit
3. Planning & Zoning Commission Staff Report
4. Public Comment
5. Proposed Final Plat & Development Plan
6. Resolution 2020-43

PRESENTED BY: Kim Meyer, Director of Planning & Development

AGENDA ITEM DESCRIPTION:

The proposed 23-acre subdivision/development plan would create 80 single family lots, with lot sizes ranging from 5,730 SF to 12,203 SF, with an average lot size of 6,780 SF. The lots comprise approximately 53.5% of the total acreage. Eleven outlots equal 4.98 acres (21.4% of total acreage) of common open spaces, trail corridors, stormwater detention, and pocket park areas, and are to be dedicated to the metropolitan district.

This property is located between Larimer County Road (LCR) 18 (aka Freedom Parkway) and LCR 16, on the west side of LCR 3E. The property appears to have historically been used for dry land ag purposes. This property is included in The Villages at Johnstown Metro Districts, and is the second filing on the eastern portion of the larger The Ridge at Johnstown development (approved as “The Villages at Johnstown” PUD and preliminary plat). Early grading and site work have begun on the site, with approved engineering construction drawings, and an At Risk Agreement signed by the developer recognizing this work is being performed at their risk without current final town approvals of plat and development plans.

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Significant off-site improvements are needed to serve this subdivision – most of which will be constructed in conjunction with the adjacent (to the east) Filing No 1 subdivision, including paving and improvements to LCR 3E, intersection improvements at LCR 18, oversized-sanitary sewer line connections (12" and 15") in the future High Plains Boulevard alignment from the eastern edge of the development north to the Low Point WWTP. Those improvements will provide the water and sewer connections needed, as well as support the transportation network in the area. These items are noted in the accompanying development agreement, indicating that this Filing No. 2 is contingent upon those associated improvements being completed.

Background:

Prior Actions: In 2002, the property was annexed and zoned PUD-R as part of the R&D Annexation. Updated Design Guidelines and Preliminary Plat for The Villages at Johnstown (245 acres) were approved in 2018, from the original 2006 set of plans and performance standards.

Design Standards: Existing Villages at Johnstown design/performance standards and guidelines would apply. Home elevation designs are subject to approval by Town Staff to ensure compliance with the design guidelines as well as the proposed Subdivision Development and Improvement Agreement. Fencing, landscaping, and street lighting will all be installed in conformance with these approved guidelines.

A modification to the overall performance standards has been proposed with requirements for xeriscaping and limited irrigation and planting area on single family lots, with irrigated turf installed in rear yards only. Planning staff is currently working with the Applicant on a more comprehensive modification to those standards, with will include these single-family lot landscaping modifications; these are included by reference and inclusion in the overall planning case file and Town approvals of the development plan and subsequent water agreements which will accommodate these standards.

Transportation System: Access to the development will be via LCR 3E, currently a county road. Improvements will include paving of the full mile of LCR 3E, full build-out to a minor arterial cross section along the development site frontage, and intersection improvements on CR 18. Dedicated right-of-way for ultimate build-out of LCR 3E along the eastern boundary is accommodated on the plat, with construction drawings reflecting these improvements. The subdivision is designed to continue the street and pedestrian networks through, in the future, to the west with connections into future filings of the PUD development and to unincorporated lands to the south. Interim fire accesses may be required, until full build-out of adjacent land occurs, and will be appropriately coordinated with the fire district, as needed.

Water and Sanitary Sewer: Existing and planned capacities and pressures are adequate to serve these additional lots. Wastewater would run to the Low Point Wastewater Treatment Plant through lines currently being constructed by the Applicant as part of Filing No. 1.

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Raw Water Dedication: Eighteen adjudicated shares of Home Supply water have been dedicated to the Town, providing 144 AF of water, or 288 SFE's. A portion of these have been allocated to Filing No. 1, with the remainder available and sufficient to serve these 80 new single-family lots and common areas. A proposed Water and Sewer Service Agreement accompanies this plat.

Storm Drainage: Stormwater runoff from the development would be managed in conformance with Town requirements and owned and maintained by the Metro District.

Parks and Open Space: The public land dedication requirement for this subdivision would be 2.3 acres, per municipal code. Per the subdivision plat, 4.98 acres is contained within outlets, to be dedicated to the Metro District as drainage, open space, and park areas for long term maintenance, with use and access provided to the neighborhood and the public. A 110' side swath of open space bisects the property, containing a pipeline easement, and serving as a series of mini pocket parks for each block, with a connecting concrete trail, with the intent of connecting to adjacent parcels as they may develop.

Emergency Services: Front Range Fire & Rescue Authority (FRFR) has approved the plans and construction drawings. Addressing of lots has been coordinated with FRFR and USPS.

Schools: The property lies within the Thompson School District and the overall development will meet requirements for cash-in-lieu payable directly to the district at building permit.

Technical Analysis: The application and submittal materials substantially comply with Town codes, standards, and other requirements, requirements of the annexation agreement, and the approved preliminary plat. The proposed single-family residential land use is consistent with the Johnstown Area Comprehensive Plan and The Ridge at Johnstown Design Guidelines and Preliminary Plat approval. Approval of the engineering reports and construction drawings is pending minor revisions and edits.

Planning & Zoning Commission: On August 26, 2020, the Planning and Zoning Commission (PZC) held a public hearing to consider this Final Subdivision & Final Development Plan. The only public comment presented was from a phone call with staff (Attachment 4). No substantive modifications to the plat or plans have occurred since that time. No additional public comment has been received.

After deliberations, the Planning and Zoning Commission reviewed and recommended to the Town Council approval of the The Ridge at Johnstown Filing No. 2 Final Subdivision and Final Development Plan with the conditions (Attachment 3).

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LEGAL ADVICE:

Resolution was drafted by Town Attorney.

FINANCIAL ADVICE:

Not applicable.

RECOMMENDED ACTION:

Approve Resolution 2020-43 approving The Ridge at Johnstown Filing No. 2, Final Subdivision Plat and Final Development Plans as presented, with conditions.

SUGGESTED MOTIONS:

For Approval

I move to approve Resolution 2020-43, approving The Ridge at Johnstown Filing No. 2, Final Subdivision Plat and Final Development Plans as presented, with conditions as stated in the resolution.

For Denial

I move to deny Resolution 2020-43.

Reviewed and Approved for Presentation,

Town Manager