



# Town of Johnstown

## TOWN COUNCIL AGENDA COMMUNICATIONS

---

|                         |   |
|-------------------------|---|
| <b>AGENDA DATE:</b>     | October 18, 2021  |
| <b>SUBJECT:</b>         | Mountain View West Townhomes - Final Subdivision Plat and Final Development Plan for the 1 <sup>st</sup> Replat of Block 1 of Mountain View West Subdivision Replat Amendment No. 1   |
| <b>ACTION PROPOSED:</b> | Consider Resolution 2021-39 Approving the Final Subdivision Plat and Final Development Plan for the 1 <sup>st</sup> Replat of Block 1 of Mountain View West Subdivision Replat Amendment No. 1  |
| <b>ATTACHMENTS:</b>     | <ol style="list-style-type: none"><li>1. Vicinity Map</li><li>2. Resolution 2021-39</li><li>3. Proposed Mountain View West Subdivision (Townhomes) Final Plat</li><li>4. Proposed Mountain View West (Townhomes) Final Development Plan</li></ol> |
| <b>PRESENTED BY:</b>    | Kim Meyer, Planning & Development Director  |

---

### AGENDA ITEM DESCRIPTION:

The applicant, Townhome Developers LLC, is requesting approval of a Final Subdivision Plat and Final Development Plan to replat Block 1 of the Mountain View West Subdivision creating 143 attached single-family homes (townhomes). The property, located at the northeast corner of Mountain Bluebird Dr. / Molinar St., is just over 17 acres in size and would contain 143 attached single-family lots, as well as create a new 5.19 Acre parcel for future development. Lots will be fee-simple, meaning units will be self-contained on individually-owned lots. Homeowners will have ownership of some outside space at the front and rear of the property, with the remainder of the space owned in common. A new street right-of-way would run through the property, as well, serving these units.

In the interest of working with developers to reduce timelines and review periods, where that seems feasible, Town Staff permitted this development to move forward as a “Combined Preliminary / Final” set of plans and plats. This process meets the spirit and all technical requirements of the Johnstown Municipal Code (JMC) and allows the Applicant to submit an initial set of preliminary plans and plat for review by the Johnstown Review Committee (JRC). Once major issues are identified and resolved, applicants can move straight to the higher-detail final plans and plats, and combine the public hearings for Planning & Zoning Commission and Town Council into a single set of hearings

The Community That Cares

[johnstown.colorado.gov](http://johnstown.colorado.gov)

P: 970.587.4664 | 450 S. Parish Ave, Johnstown CO 80534 | F: 970.587.0141

The proposed subdivision plat (Attachment 3) includes Lot 1, a ±12-acre lot intended for the development of 143 attached residential townhomes, composed of 3, 4- and 5-unit buildings. A ±5 acre tract would be created for future development.

All wet utilities are located in the right-of-way along Molinar St. and Mountain Bluebird Dr. and designed to meet Town standards. Stormwater is conveyed off-site to the east and drains into a utility easement carrying water to a southern detention pond for the subdivision.

Town Staff encouraged the Applicant to consider a public street to access most of these drives, versus a private drive that can become a considerable maintenance burden to homeowners over time. Applicant is proposing construction of modified local residential street to accommodate this. This modification will create an attached sidewalk on both sides of the road, while eliminating the landscape area from the ROW. This landscape area would still be present, though it would be maintained and owned by the HOA. To compensate for the reduced ROW, applicant has proposed a 10-foot public utility easement, rather than the standard 6-foot easement. Reducing the width of the ROW by 10-feet will allow for the streets to be public ROW, rather than private. Public Works has approved the reduction in ROW width.

The proposed replat extends Molinar Street to the east, vacating the corner “knuckle,” to create safer right-of-way access options to this project as well as future development to the south.

It should be noted that parks dedication is not required with this subdivision. Dedication of parks and open space areas was satisfied through transfer of land at annexation. A strip of land 75’ wide, measured on either side from the center line of the Little Thompson River, is to be transferred to the Town for future trail connections, and to preserve as natural open space.

This proposed subdivision plat and development plan are in substantial compliance with the previously-approved Preliminary Plat, as well as Town and Mountain View West PUD design standards and specifications. External referral agencies included Weld RE5-J School District and Thompson River Parks & Rec District – the School District returned their referral with no comments.

Conditions of approval include standard provisions for finalization of agreements and all construction plans, and are enumerated in the attached resolution.

**LEGAL ADVICE:**

The Town Attorney drafted the Resolution.

**FINANCIAL ADVICE:**

NA

**RECOMMENDED ACTION:**

---

*The Community That Cares*

[www.johnstown.colorado.gov](http://www.johnstown.colorado.gov)

P: 970.587.4664 | 450 S. Parish Ave, Johnstown CO | F: 970.587.0141

Approve Resolution 2021-39 approving the Final Subdivision Plat and Final Development Plan for the 1<sup>st</sup> Replat of Block 1 Mountain View West Subdivision Replat Amendment No. 1

---

**SUGGESTED MOTIONS:**

**For Approval:** Based on findings and analysis presented at this hearing, I move to approve Resolution 2021-39 Approving Final Subdivision Plat and Final Development Plan for the 1<sup>st</sup> Replat of Block 1 Mountain View West Subdivision Replat Amendment No. 1.

**For Denial:** Based on information presented in this hearing, I move to deny Resolution 2021-39 as presented.

*Reviewed and Approved for Presentation,*



Town Manager

*The Community That Cares*

[www.johnstown.colorado.gov](http://www.johnstown.colorado.gov)

P: 970.587.4664 | 450 S. Parish Ave, Johnstown CO | F: 970.587.0141