



450 S. Parish Avenue  
Johnstown, CO 80534  
970.587.4664  
JohnstownCO.gov

## TOWN COUNCIL CONSENT AGENDA COMMUNICATIONS

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**AGENDA DATE:** February 21, 2024

**SUBJECT:** Site Development Plan Agreement with Journey Homes, LLC for The Ridge Multi-Family Development

**ATTACHMENTS:**

1. Town of Johnstown Site Development Plan Agreement for The Ridge Multi-Family Site Development Plan
2. The Ridge at Johnstown Subdivision Filing No. 3 Final Plat, Approved September 6, 2023

**PRESENTED BY:** Tony LeFevre, Planner I

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### AGENDA ITEM DESCRIPTION:

Journey Homes, LLC has requested consideration of the Site Development Plan Agreement (Agreement) with Journey Homes, LLC for The Ridge Multi-Family Development. The Ridge Multi-Family Development is located on Lot 1 of The Ridge at Johnstown Filing No. 3 Subdivision (The Ridge) which was approved on September 6, 2023. Lot 1 of The Ridge encompasses approximately 23.8 acres, located east of I-25, south of Larimer CR 18 (Freedom Parkway), and west of Larimer CR 3E. The site development plan includes detailed civil engineering plans and reports for The Ridge, with additional specific obligations outlined in Exhibit B of the agreement.

The proposed agreement is based upon the Town's standard agreement and requires payment of required fees and taxes, and all construction to occur per Town-approved engineering and construction plans. It should be noted, that there is no Water and Sewer Service Agreement (WSSA) accompanying this Agreement because the applicant does not currently have the necessary water to dedicate to the project. The applicant is requesting approval of this Agreement in order to start work on the horizontal improvements associated with the project, which includes underground utilities, drainage facilities, etc. As noted in bullet point 1 below, no building permits will be issued until the requisite allotment of water is dedicated to the Town. Exhibit B details additional obligations of the Developer, which include:

1. **Prior to issuance of any Building Permits**, the Developer and Town shall execute a Water and Sewer Service Agreement for Phase I of the Development, which shall include, in addition to the other requirements associated with Phase I, the agreed-upon allotment and

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dedication of water for the landscape irrigation for the common areas of the Development and the perimeter of the Property.

2. **Prior to issuance of any Building Permits for Phase II of the Development**, the Developer and Town shall execute a Water and Sewer Service Agreement.
3. **Prior to the issuance of a Certificates of Occupancy**, an offsite water main connection from Elsie Avenue through the South Ridge development connecting to the Town's water main in Larimer County Road 3e shall be constructed. This extension is currently being proposed by the developer of the South Ridge development. The connection must either be made by Developer or the developer of the South Ridge development.
4. **Prior to the issuance of a Certificates of Occupancy**, the Town shall have issued a notice of construction acceptance for the streets shown on The Ridge at Johnstown Subdivision Filing No. 3 Plat as Elsie Avenue, Bade Drive, Caliber Parkway, Bearberry Lane, and the Interstate 25 Frontage Road as well as for all required Town utility and stormwater infrastructure in, along, or serving such streets.
5. **Prior to the issuance of Notice of Construction Acceptance**,
  - For Phase 1, Developer shall pay to the Town a cash-in-lieu amount for a proportional share of the planned West Johnstown Water Tank at a calculated pro rata cost of \$970.00 per single family equivalent ("SFE"), multiplied by the Development's estimated SFE of 213.91 SFEs (including irrigation), for a total of \$207,492.70; and
  - For Phase 2, Developer shall pay to the Town a cash-in-lieu amount for a proportional share of the planned West Johnstown Water Tank at a calculated pro rata cost of \$970.00 per single family equivalent ("SFE"), multiplied by the Development's estimated SFE of 112.96 SFEs, for a total of \$109,571.20.
6. **Phasing**. The Development may be phased as set forth on the map shown below. The following conditions relate to the phasing:
  - Phase I shall include all utilities, all grading, a clubhouse and pool, and ten (10) buildings consisting of two hundred ten (210) units and eight (8) garages; and
  - Phase II shall include eight (8) buildings consisting of one hundred sixty-eight (168) units and five (5) garages.

#### **STRATEGIC PLAN ALIGNMENT:**

- Natural & Built Environment
  - *Support a broad range of housing options*
- Quality Infrastructure & Facilities
  - *Ensure future viability of infrastructure and facilities*

#### **LEGAL ADVICE:**

The agreement was prepared by the Town Attorney.

#### **FINANCIAL ADVICE:**

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NA

**RECOMMENDED ACTION:** Approve the Site Development Plan Agreement with Journey Homes, LLC, for The Ridge Multi-Family Development.

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*Reviewed and Approved for Presentation,*



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Town Manager

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