



Town of Johnstown

PLANNING & ZONING COMMISSION STAFF ANALYSIS REPORT

ITEM:	Public Hearing and Consideration of Final Subdivision Plat and Final Development Plan of Johnstown Village, Filing 2 Subdivision (Pintail Commons – Tract P)
PROJECT NO:	SUB21-0024
DESCRIPTION:	Proposed single family attached residential subdivision, creating 150 lots for 75 pairs of duplex homes
LOCATION:	South of State Highway 60 and East of Colorado Blvd.
APPLICANT:	Prosper Land & Development, LLC.
STAFF:	Justin Currie, Planner II
HEARING DATE:	April 13, 2022

ATTACHMENTS

1. Vicinity Map
2. Final Plat
3. Final Development Plan
4. Johnstown Village PUD Overall Plan

PROJECT SUMMARY

The Applicant is requesting consideration of a Final Subdivision Plat and Final Development Plan for a project called Johnstown Village, Filing 2, to be known as “Pintail Commons,” encompassing 13.821 acres in the Johnstown Village PUD development. The Pintail Commons development will be located in Tract P and is part of an existing PUD, Johnstown Village, currently being constructed as the “Mallard Ridge” neighborhood. Proposed is a single-family attached neighborhood that intends to create a community that feels open and accessible to the neighboring parcels with alley loaded single family attached homes that will face the surrounding perimeter streets, a central access road into the community that will connect from Meadowlark Drive in the north to the intersection of Sparrow Drive and Bluebird Road in the south, and open

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space and sidewalk connectivity that will allow residents to easily reach the front of units, the central park, the common area open space, and the surrounding Mallard Ridge (Johnstown Village) single family area and future commercial developments. All landscaping will follow the planting list and general presentation in the existing PUD guidelines, to be compatible with the parcels to the north, east, and south. Required dedication of park land is accommodated by Tract E – a 1.3 acre park in the center of the neighborhood.

Zoning: PUD-R Johnstown Village PUD

ADJACENT ZONING & LAND USE

North	PUD-B – Johnstown Village PUD - undeveloped
East	PUD-R – Mallard Ridge Single Family Residential
South	PUD-R – Mallard Ridge Single Family Residential
West	PUD-R – Clearview PUD Single Family Residential

PROPERTY LAND USE HISTORY

This property was annexed into the Town with the Massey Farms 141 Annexation in 2006, ordinance number 2006-773 and has historically been agricultural use, in Weld County.

PUBLIC NOTICE

Notice for the Planning & Zoning Commission hearing was published in the Johnstown Breeze, on Thursday, March 24, 2022. This notice provided the date, time, and location of the Planning and Zoning Commission hearing, as well as a description of the project. Notices were mailed to all property owners within 500 feet of the property in question. This notice included a vicinity map and the proposed subdivision map. No neighborhood meeting was required. NO public comments have been received by Staff as of the date of publication of this report.

STAFF ANALYSIS

This final development proposal closely mirrors the approved Preliminary Development Plan and Plat that were approved by Planning & Zoning Commission and Town Council in the Fall of 2021. As presented, the development meets Town codes and standards, and is in compliance with the Johnstown Village PUD intent for Tract P for attached single family homes. The Johnstown Village Filing 1 (single family) development included the majority of construction of and improvements to the adjacent streets and utilities, and were sized to accommodate this use and density of residential units.

After considerable coordination with the applicant in conjunction with our review partners, Staff has no outstanding concerns and believes this subdivision will promote the Town’s goals of efficient development patterns and extension of infrastructure, and meets the intent of a mix of housing for the overall Johnstown Village PUD.

RECOMMENDED PLANNING AND ZONING COMMISSION FINDINGS AND MOTIONS

Recommended Findings

It is recommended that Planning and Zoning Commission send a recommendation for Approval with Conditions to Town Council that the requested subdivision of Johnstown Village Filing 2 be approved based upon the following findings:

1. The proposed subdivision is consistent with the Town of Johnstown Comprehensive Plan.
2. The proposed subdivision is in substantial compliance with the Town's codes, regulations, and requirements.
3. The proposed subdivision will allow a more flexible approach to development of the large acreage, while meeting the needs of the community as it develops.

Recommended Motion

Based on the application received, associated submittal materials, and the preceding analysis, the Planning & Zoning Commission finds that the request for the Final Subdivision Plat and Development Plan for Johnstown Village, Filing 2 furthers the *2021 Johnstown Area Comprehensive Plan* goals, and is compatible with all other applicable Town standards and regulations, and therefore moves to recommend to the Town Council Approval with Conditions of the Johnstown Village, Filing 2 based upon the findings as stated above, and the following conditions:

1. Final engineering and construction documents and reports shall be revised, as needed, to address any and all outstanding redlines and comments, to the satisfaction of the Town prior to commencing construction.

Alternate Motion

Motion to Deny: "I move that the Commission recommend to the Town Council Denial of the Johnstown Village, Filing 2 Final Plat and Final Development Plan based upon the following findings..."

Respectfully Submitted:



Justin Currie, Planner II

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