



Town of Johnstown

TOWN COUNCIL AGENDA COMMUNICATIONS

AGENDA DATE: May 02, 2022

SUBJECT: Resolution 2022-17 Approving the Final Subdivision Plat and Final Development Plan for Johnstown Village Filing No. 2

ACTION PROPOSED: Approve Resolution 2022-17 Approving the Final Subdivision Plat and Final Development Plan for Johnstown Village Filing No. 22

ATTACHMENTS:

1. Resolution 2022-17
2. Vicinity Map
3. Final Plat
4. Final Development Plan
5. PZC Staff Report
6. Traffic Conformance Letter

PRESENTED BY: Kim Meyer, Planning & Development Director

AGENDA ITEM DESCRIPTION:

Johnstown Village, LLC, is requesting Final Subdivision Plat and Final Development Plan for a project called Johnstown Village, Filing No. 2, to be known as “Pintail Commons,” encompassing 13.821 acres in the Johnstown Village PUD development located on the southeast corner of Colorado Blvd. and State Highway 60. (Attachment 2) The parcel is zoned PUD-R and subject to the approved Johnstown Village PUD guidelines.

The current owner of the property is Johnstown Village, LLC, who intends to transfer the property for Development to the Pintail Johnstown, LLC, upon recordation of the plat.

Proposed is a single-family attached neighborhood that intends to create a community that feels open and accessible to the neighboring parcels. The neighborhood would provide alley-loaded single-family attached homes facing the surrounding perimeter streets, a central access road into the community connecting Meadowlark Drive to Sparrow Drive. Open space and sidewalk connectivity 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 development to the north.

The Community That Cares

johnstown.colorado.gov

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

The central north-south road is designed as a public street, with on-street parking. The drives that access the 2-car garages are private, meet fire code standards, and will be maintained by the owners' association. Additional project detail may be found in the PZC staff report. (Attachment 5)

This proposed subdivision plat is in substantial compliance with the Johnstown Village PUD Development Plan, as well as the Town design standards and specifications.

The Planning & Zoning Commission held a public hearing on April 13, 2022. The public comments provided related to concerns for traffic on Colorado Blvd, and the combined amount of new development, including schools, in the area. The Commission voted unanimously to recommend approval of the Final Subdivision Plat and Final Development Plan to the Town Council, with the findings and conditions that are contained in the attached staff report (Attachment 5) and reiterated in substance in the proposed Resolution 2022-17 (Attachment 1).

LEGAL ADVICE:

Resolution was prepared by the Town Attorney.

FINANCIAL ADVICE:

NA

RECOMMENDED ACTION:

Approve Resolution 2022-17 Approving the Final Subdivision Plat and Final Development Plan for Johnstown Village Filing No. 2 with conditions as stated within the resolution.

SUGGESTED MOTIONS:

For Approval

Based on findings and analysis presented at this hearing, I move to approve Resolution 2022-17 Approving the Final Subdivision Plat and Final Development Plan for Johnstown Village Filing 2, with conditions as stated within that resolution.

For Denial

Based on information presented in this hearing, I move to deny Resolution 2022-17 with the following findings...

Reviewed and Approved for Presentation,



Town Manager