



Town of Johnstown

TOWN COUNCIL AGENDA COMMUNICATIONS

AGENDA DATE: April 19, 2021

SUBJECT: Revere at Johnstown, Filing No. 1, Preliminary and Final Subdivision Plat and Development Plans

ACTION PROPOSED: Approve Resolution 2021-11 Approving the Revere at Johnstown Filing No. 1 Preliminary and Final Subdivision Plat and Development Plans

ATTACHMENTS:

1. Vicinity Map
2. Resolution 2021-11
3. Great Plains Village ODP – Land Use Plan (excerpt)
4. Proposed Preliminary and Final Subdivision Plat & Development Plans
5. PZC Staff Report
6. Referral Sheets – JRC and External

PRESENTED BY: Kim Meyer, Planning & Development Director

AGENDA ITEM DESCRIPTION:

The Applicant, Forestar (USA) Real Estate Groups, Inc., is requesting a combined approval for their Preliminary and Final Subdivision Plat and Development Plans for 73.514 acres of land located south of CR 50, and west of the future High Plains Blvd. alignment. (Attachment 1) The subject parcel encompasses Planning Areas 14 & 15 of the Great Plains Village PUD ODP, approved in 2020 (Attachment 3), and is currently unplatted and undeveloped.

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 – typically after 1-2 submittals, applicants can then 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. Staff also hosted a neighborhood meeting to provide additional information and opportunity for nearby residents to participate in this process.

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The proposed Revere at Johnstown Filnig No. 1 (Attachment 4) includes lots for 170 single family detached homes, and 150 single family attached homes, as well as pocket parks and stormwater facilities with a trail system within the common open space areas. This development notably includes the half-width (60') right of way and interim construction of High Plains Blvd. north of its current terminus north of Hwy 60, and extends that to a new intersection at CR 50, which will also be improved along the frontage of this site. It begins to define a small-scale network of collector streets in this quarter section, providing a north-south spine that will connect from CR 50 to the south with future development of the "Vista Commons" area, as well as an east-west collector that can serve the employment and commercial areas anticipated to the west. Staff would like the opportunity to work with the Applicant to update the final plat with a Town-approved street name for portions of CR 50 within the Town, if Council makes such a determination prior to recordation of the Final Plat.

This proposed development is in substantial compliance with the previously-approved Outline Development Plan, as well as Town and PUD design standards and specs. Detailed construction documents are in final review and revision stages, and include connections to and appropriate extensions of existing water and sewer mains in the area, as well as stormwater that will discharge to the north and south across High Plains Blvd. at historic rates and locations. Water conservation measures and areas of non-irrigated native grasses are incorporated to minimize the need for potable water for irrigation; a non-potable irrigation system is not feasible for this development and location. Transportation improvements, in compliance with the approved traffic study, include construction of an interim cross section of High Plains Blvd., updated land configurations at intersections, and dedication of additional ROW to the east has been coordinated with that property owner to ensure a full 120 foot right of way for High Plains Blvd. This site is in the Front Range Fire and Weld RE5-J districts. A list of internal and external referrals is included as Attachment 6.

Courtesy and required notices were posted, published, and mailed to property owners of record within 500 feet of the property boundaries for hearings as well as an October 2020 neighborhood meeting. Public comments received by Staff included concerns related to adequate raw water, which will be addressed with the Water and Sewer Service agreement and dedications prior to recording the final plat, and in increase in traffic on High Plains Blvd once that road is constructed to CR 50. The Rocksbury Ridge HOA is concerned about stormwater releasing into their current swale system, however this system already handles these historic undeveloped rates of flow, which is what will continue to be released. Revere will construct a series of detention ponds and structures that ensure appropriate release rates, meet Town standards, and permit that historic discharge required by state statute. A mineral estate objection, per C.R.S., was entered in person at the Planning & Zoning Commission hearing and a condition that the requirements of that statute be satisfied prior to finalizing and recording any Town approval or plat is a recommended condition included as part of this proposed Resolution.

The Planning & Zoning Commission held a public hearing on March 10, 2021. The Commission voted unanimously to recommend approval of the Preliminary and Final Subdivision Plat and Development Plans 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 2021-11(Attachment 2).

To further facilitate the Developer/Applicant's timelines, Town Staff is presenting this Preliminary and Final Subdivision Plat and Development Plans ahead of the accompanying Subdivision Improvement and Development Agreement and Water and Sewer Service Agreement, which are still being reviewed and finalized. The Applicant wishes to pass the 28-day appeal period within state statutes prior to recordation of the plat. In order to accommodate upcoming closing dates and other coordination, Staff offered the ability to move

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the Preliminary and Final Subdivision Plat and Development Plans forward on Council's agenda. These agreements will be required to be fully executed prior to the Town releasing the Final Plat for recordation, and will be forthcoming in May.

LEGAL ADVICE:

The Town Attorney drafted the Resolution.

FINANCIAL ADVICE:

NA

RECOMMENDED ACTION:

Approve Resolution 2021-11 Approving Revere at Johnstown Filing No. 1 Preliminary and Final Subdivision Plat and Development Plans with conditions as stated within the resolution document.

SUGGESTED MOTIONS:

For Approval

Based on findings and analysis presented at this hearing, I move to approve Resolution 2021-11 Approving Revere at Johnstown Filing No. 1 Preliminary and Final Subdivision Plat and Development Plans with conditions as stated within that resolution.

For Denial

Based on information presented in this hearing, I move to deny Resolution 2021-11 with the following findings...

Reviewed and Approved for Presentation,



Town Manager