



# Town of Johnstown

## TOWN COUNCIL AGENDA COMMUNICATIONS

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**AGENDA DATE:** November 6, 2023

**SUBJECT:** Resolution 2023-43 Approving the Preliminary Plat and Preliminary Development Plan for Revere North Subdivision (SUB)

**ACTION PROPOSED:** Consider and Approve Resolution 2023-43 Approving the Preliminary Subdivision Plat and Development Plan for Revere North Subdivision

**ATTACHMENTS:**

1. Resolution 2023-43
2. Vicinity Map
3. Preliminary Plat
4. Preliminary Development Plan
5. Architectural Elevations
6. PZC Staff Report (August 23, 2023)
7. Staff Presentation

**PRESENTED BY:** Tyler Smith, Planner & Matt LeCerf, Town Manager

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### AGENDA ITEM DESCRIPTION:

#### *Additional Information*

This agenda item was initially held on September 18, 2023 as part of a Public Hearing. Following closure of the meeting, Council made conditions upon the items approval. This item is being presented with the formal conditions made by Council to ratify the decision for the Preliminary Subdivision Plat and Development Plan for Revere North Subdivision at the last regular meeting. No changes to this TAC have been made below this notation.

The Applicant, Forestar Real Estate Group, LLC, requests the approval of a Preliminary Plat and Preliminary Development Plan (Attachments 3 & 4) encompassing 309.4 acres. The project site is located North of Weld Co Rd 50 / Larimer Co Rd 14 (Veteran's Parkway), near future High Plains Boulevard alignment. (Attachment 2)

The proposed preliminary Plat and Development Plan would create 253 single-family units in addition to 86 alley-loaded duplexes/paired units for a total of 339 residential units in the initial

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filing, with right-of-way shown for major streets, large tracts for future development, and numerous outlots for easements, landscaping, open space/parks, utilities, and drainage. This development includes one amenity center lot totaling 4.5 acres and just over 15.3 acres of additional open space. (Attachments 3 & 4)

This property has historically been undeveloped agricultural land, in Larimer County. The property was annexed into the Town of Johnstown in 2005 under the GHB Annexation No. 1 and GHB Annexation No. 2, with Ordinance 2005-755. The Outline Development Plan for Revere North was approved in 2019 under Great Plains Village.

The Developer has provided architectural elevations of the proposed building products that comply with Town's codes, regulations, and standards. Staff is satisfied that the building elevations, materials, and elevations are in alignment with the guideline's intent. The elevations proposed meet the overall design standards. (Attachment 5)

The Planning & Zoning Commission (PZC) held a public hearing on August 23, 2023, to consider the proposed project and gather public feedback. Public comments were collected from adjacent land owners and centered mostly on weed control, property access and traffic generated by the development.

The Johnstown Review Committee reviewed this project and provided redlines and comments, which have been addressed by the Applicant. Based upon the materials submitted, analysis, and findings, the PZC approved a motion to recommend to the Town Council approval of this Preliminary Subdivision Plat and Preliminary Development Plan.

**LEGAL ADVICE:**

Resolution was prepared by the Town Attorney.

**FINANCIAL ADVICE:**

NA

**RECOMMENDED ACTION:**

Planning & Zoning Commission recommends, and Staff agrees with, a recommendation to Town Council to Approve Resolution 2023-43 Approving the Preliminary Subdivision Plat and Preliminary Development Plan for Revere North Subdivision.

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**SUGGESTED MOTIONS:**

**For Approval**

I move to approve Resolution 2023-43 approving the Preliminary Subdivision Plat and Preliminary Development Plan for Revere North Subdivision.

**For Denial**

I move to deny Resolution 2023-43.

*Reviewed and Approved for Presentation,*



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Town Manager