



Town of Johnstown

Revere North

Preliminary Plat & Development Plan

Preliminary Plat & Development Plan (SUB23-0014)

Applicant: Forestar (USA) Real Estate Group INC.

Planning & Zoning Commission

August 23, 2023

LOCATION & BACKGROUND

- Located North of Veteran's Parkway and South County Road 16
- Approx. 309.4 Acres
- 2005-Annexed into the Town of Johnstown in
 - GHB Annexation No. One and GHB Annexation No. Two, under Ordinance 2005-755.
- 2019- Great Plains Village Outline Development Plan (ODP) amended any prior ODP



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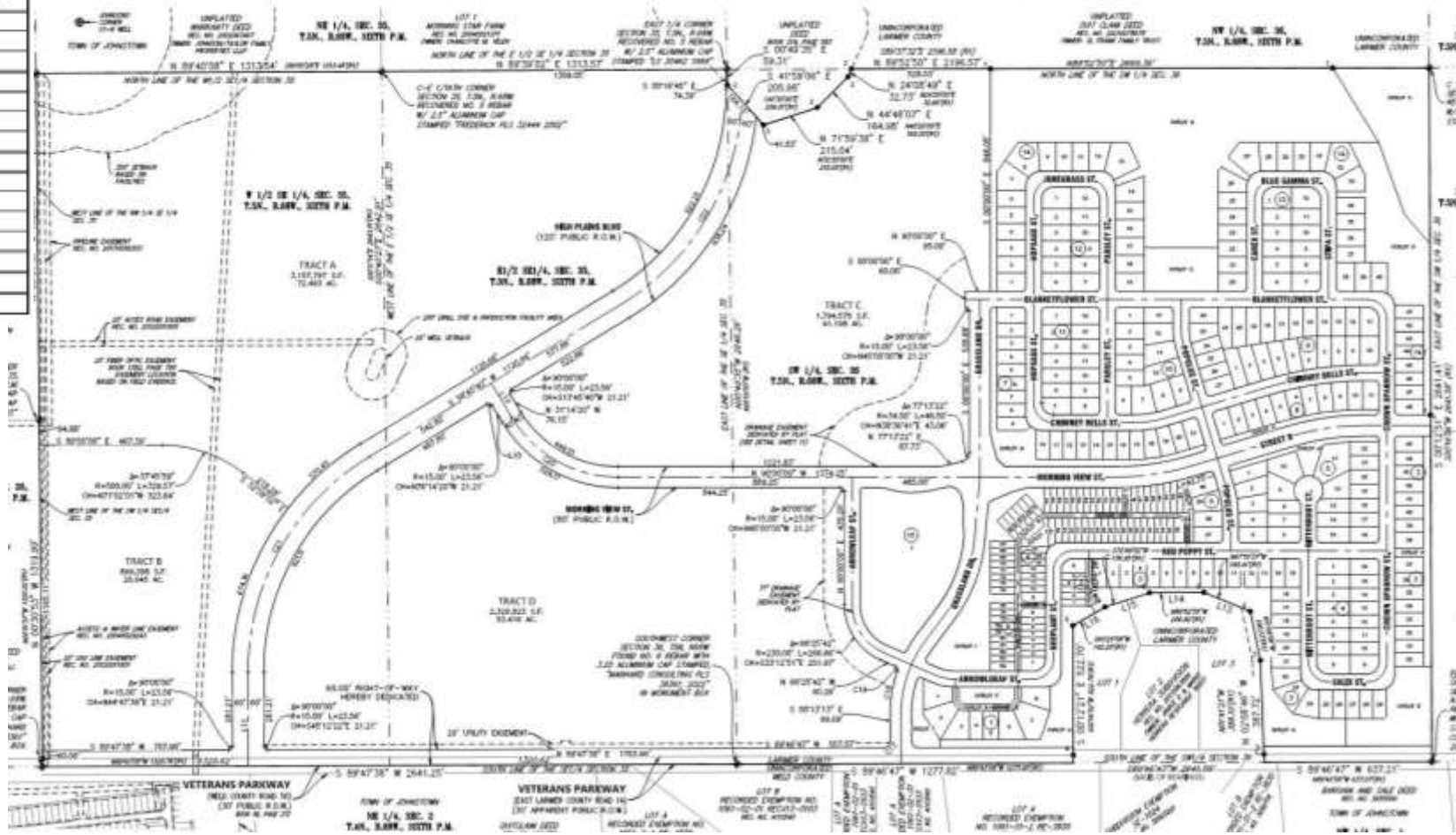
SUBDIVISION

RESIDENTIAL LOT TYPE DATA				
PLANNING AREA	ACRES	HOUSING TYPE	# OF UNITS	% OF UNITS
PA-4A	12.6	SINGLE FAMILY DETACHED <6,000 S.F.	17	5.0%
		SINGLE FAMILY DETACHED 6,000-7,000 S.F.	38	11.2%
		SINGLE FAMILY DETACHED >7,000 S.F.	24	7.1%
SUBTOTAL	12.6		79	23.2%
PA-5	12.5	SINGLE FAMILY DETACHED <6,000 S.F.	15	4.4%
		SINGLE FAMILY DETACHED 6,000-7,000 S.F.	40	11.8%
		SINGLE FAMILY DETACHED >7,000 S.F.	24	7.1%
SUBTOTAL	12.5		79	23.2%
PA-7	5.0	SINGLE FAMILY ATTACHED	86	25.3%
	14.4	SINGLE FAMILY DETACHED <6,000 S.F.	53	15.6%
		SINGLE FAMILY DETACHED 6,000-7,000 S.F.	21	6.2%
		SINGLE FAMILY DETACHED >7,000 S.F.	21	6.2%
SUBTOTAL	19.4		181	53.2%
AMENITY SITE			1	0.3%
TOTAL	44.5		340	100.0%

- 339 SF lots and one amenity lot
- 25% attached/paired homes/75% detached
 - 34.7% lots less than 6,000 SF
 - 29.1% 6,000-7,000 SF
 - 20.3% over 7,000 SF
- Outlots will be designated open space and detention areas (irrigated and maintained by a metro district/HOA)

REVERE NORTH FILING NO. 1

A PARCEL OF LAND SITUATE IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 35 AND THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF JOHNSTOWN, COUNTY OF LARIMER, STATE OF COLORADO



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DEVELOPMENT PLAN

- Community Amenities

- 0.5-acre amenity site, which will be a focal point from Veterans Parkway
- Trail network that connects the outlots and pocket park/amenity center for the community

- Single Family Homes (253)

- 85 lots less than 6,000 SF
- 99 lots 6,000-7,000 SF
- 69 lots over 7,000 SF

- Attached Homes (86)

- 86 lots
- 10 off-street parking spaces are provided with the paired homes in addition to 2 car garages and full-sized driveways (91 guest spaces)



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Single Family Detached



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Single Family Attached



1 FRONT ELEVATION BUILDING TYPE A
NTS



2 FRONT ELEVATION BUILDING TYPE B
NTS



3 FRONT ELEVATION BUILDING TYPE C
NTS



4 FRONT ELEVATION BUILDING TYPE D
NTS

SINGLE FAMILY ATTACHED



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ANALYSIS & RECOMMENDATION

- Conforms to the Great Plains Village Outline Development Plan (ODP) .
- In substantial compliance with the Town's codes, regulations, and requirements
- Promotes the Town's goals of diversity of housing types, walkable mixed-use neighborhoods, and an efficient pattern of development.
- Staff Recommendation for Approval