



Town of Johnstown

TOWN COUNCIL AGENDA COMMUNICATIONS

AGENDA DATE:	November 1, 2021
SUBJECT:	Ordinance 2021-214 Approving the P.U.D. Outline Development Plan for Riverbend Estates
ACTION PROPOSED:	Hold Public Hearing and Consider Ordinance 2021-214 Approving the P.U.D. Outline Development Plan for Riverbend Estates, on First Reading
ATTACHMENTS:	<ol style="list-style-type: none">1. Vicinity Map2. Ordinance 2021-2143. Proposed Riverbend Estates ODP Amendment 14. PZC Staff Report (09/15/21)5. PZC Minutes (09/15/21)
PRESENTED BY:	Kim Meyer, Planning & Development Director

AGENDA ITEM DESCRIPTION:

The Applicant is requesting to establish an updated Outline Development Plan (ODP) for the Riverbend Estates development to create a residential neighborhood, with an intention, illustrated in conceptual drawings, of creating 363 single family lots. This ODP would supersede prior plans for the site.

High level engineering reports, studies, and plans are reviewed as part of the Outline Development Plan review process. More detailed plans are analyzed with subsequent more-detailed development plans. This high-level review of Riverbend Estates also involved review of a proposed Conditional Letter of Map Revision (C-LOMR) submitted to FEMA and Colorado Water Conservation Board to address proposed modifications to the 1% (100-yr) regulatory floodplain that affects a large portion of this property. This C-LOMR is currently under review. The floodplain must be approved by FEMA to be modified, in accordance with their rules and regulations, prior to further Town approvals on future development plans and subdivision plats.

The Planning & Zoning Commission held a public hearing on September 15, 2021. Significant public input was provided, with many comments centered around concern for development in the floodplain areas on this parcel, concerns for loss of views from existing homes to the south and east, and traffic impacts. PZC Minutes have been provided (Attachment 5) and summarize the comments.

The Community That Cares

johnstown.colorado.gov

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

The Commission voted to recommend approval of the Riverbend Estates P.U.D. Outline Development Plan to the Town Council, with the findings that are contained in the attached staff report (Attachment 4) and reiterated in substance in the proposed Ordinance 2021-214 (Attachment 2).

LEGAL ADVICE:

The Town Attorney drafted the Ordinance.

FINANCIAL ADVICE:

NA

RECOMMENDED ACTION:

Approve Ordinance 2021-214 Approving the P.U.D. Outline Development Plan for Riverbend Estates, on First Reading.

SUGGESTED MOTIONS:

For Approval: Based on findings and analysis presented at this hearing, I move to approve Ordinance 2021-214 Approving the P.U.D. Outline Development Plan for Riverbend Estates, on first reading.

For Approval with Conditions: Based on findings and analysis presented at this hearing, I move to approve Ordinance 2021-214 Approving the P.U.D. Outline Development Plan for Riverbend Estates, with the following conditions, to be revised and updated prior to the Second Reading of the Ordinance, to include:

a.

For Denial: Based on information presented in this hearing, I move to deny Ordinance 2021-214 as presented.

Reviewed and Approved for Presentation,



Town Manager

The Community That Cares

www.johnstown.colorado.gov

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