



Town of Johnstown

MOUNTAIN VIEW WEST 3RD REPLAT (TOWNHOMES II)

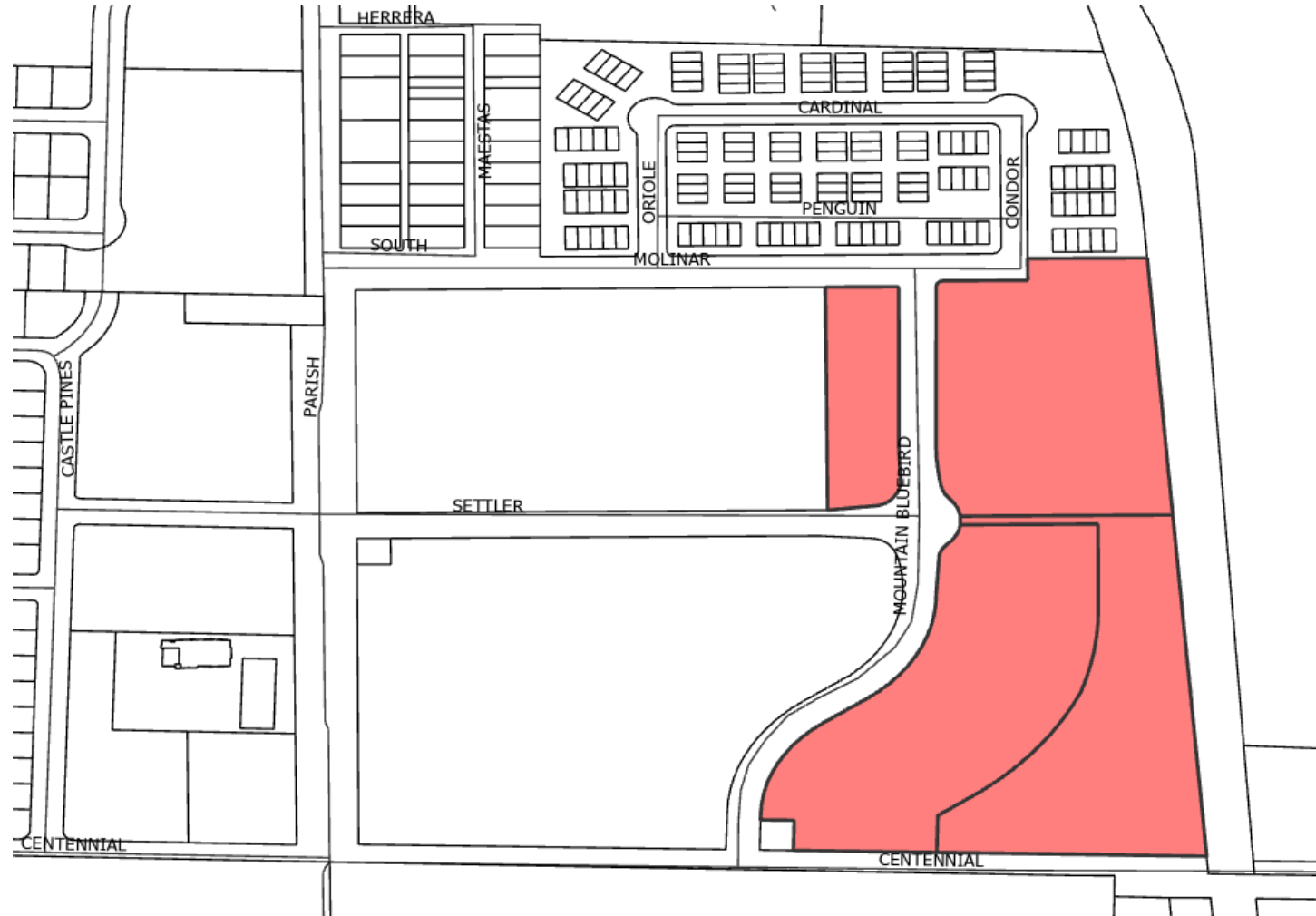
Preliminary/Final Subdivision Plat and Development Plan
(SUB22-0015)

Planning & Zoning Commission

March 22, 2023

VICINITY MAP

- Approx. 17.4 Acres
- Part of Mountain View West PUD
- East of Parish Ave. & the YMCA Rec Center
- North of CR 46.5/Centennial
- West of Great Western RR & Little Thompson River
- South of Molinar St.



Town of Johnstown

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BACKGROUND

- 2014 Parish LLC Annexation
 - PUD-B
- 2017 Mountain View West PUD Design Guidelines
- Subdivisions:
 - 2018 Mountain View West Sub
 - 2018 replat
 - 2021 replat amendment
 - 2021 1st replat of Block 1 - Townhomes



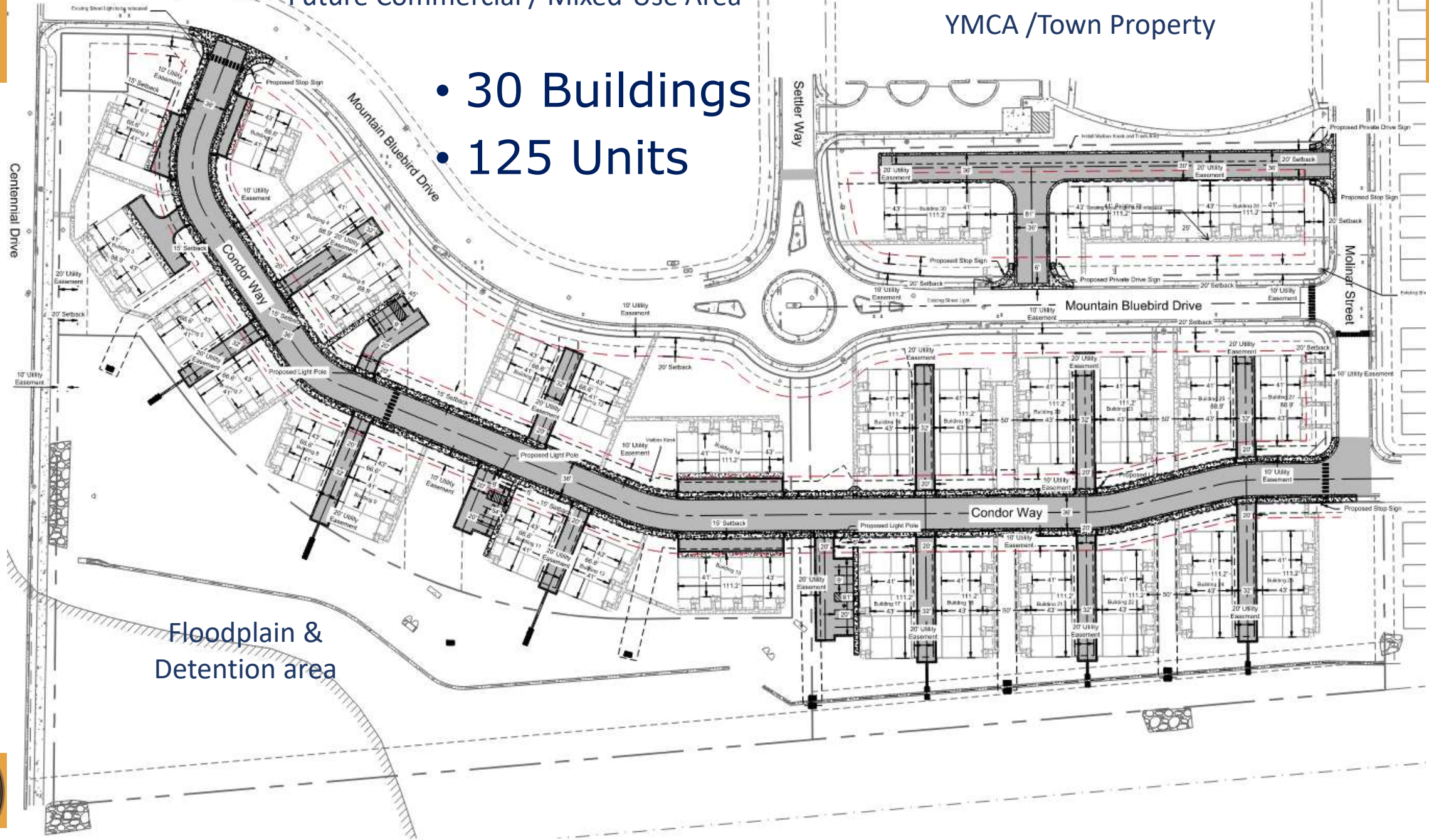
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Future Commercial / Mixed-Use Area

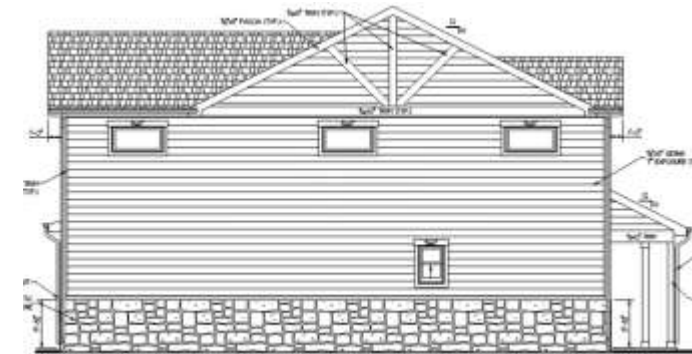
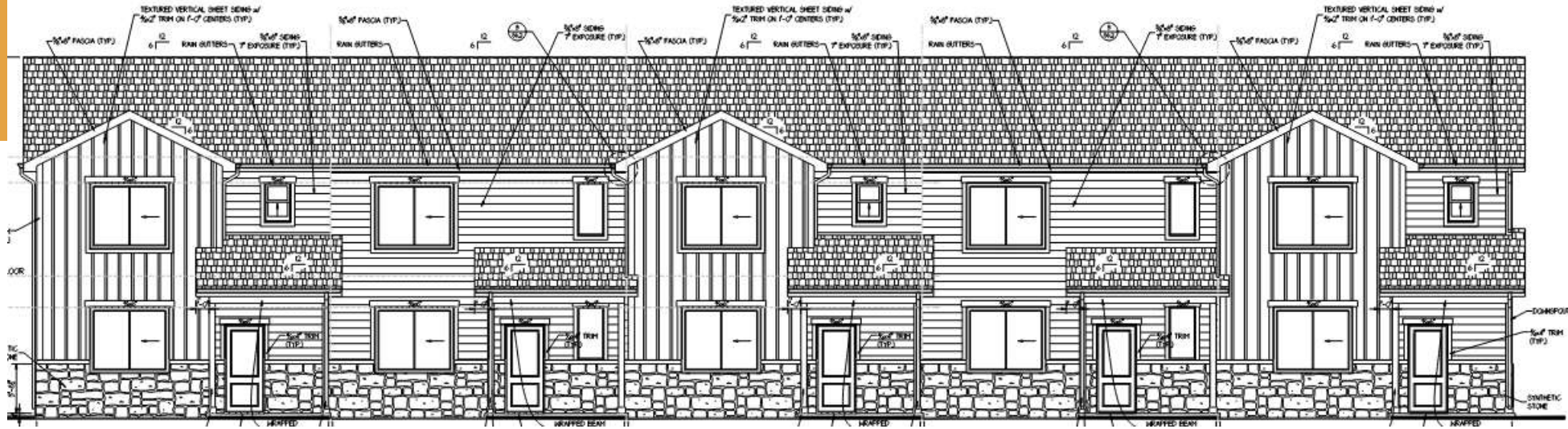
YMCA /Town Property

- 30 Buildings
- 125 Units



Floodplain & Detention area





TOWNHOME ELEVATIONS



ANALYSIS & RECOMMENDATION

- Conforms to the Mountain View West Design Guidelines.
- Is 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.
- Recommendation for Approval