



# Town of Johnstown

## TOWN COUNCIL AGENDA COMMUNICATIONS

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**AGENDA DATE:** November 20, 2023

**SUBJECT:** Public Hearing: Blue Sky Prairie, Preliminary Subdivision Plat and Preliminary Development Plan

**ACTION PROPOSED:** Consider Resolution 2023-52 Approving the Blue Sky Prairie, Preliminary Subdivision Plat and Preliminary Development Plan

**ATTACHMENTS:**

1. Vicinity Map
2. Resolution 2023-52
3. Proposed Blue Sky Prairie Subdivision
4. Proposed Blue Sky Prairie Development Plan
5. Overall Development Plan – Approved February 20, 2023
6. PZC Staff Report
7. Staff Presentation
8. Developer Presentation

**PRESENTED BY:** Lilly Cory, Planner I

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### AGENDA ITEM DESCRIPTION:

Included for your review and consideration is Resolution 2023-52. The resolution is part of an application by the developer COLA, LLC/View Homes requesting consideration of a Preliminary Subdivision Plat and Preliminary Development Plan for a single-family residential project to be marketed as 'Blue Sky Prairie'. The property encompasses 121.3 acres in the High Plains Village PD development. The Blue-Sky Prairie development will be located in 102.1 acres of the 121.3 acres in the High Plains Village PD. The remaining balance of the property is reserved for potentially higher density development, but is not part of this application.

Proposed is a diverse single-family detached neighborhood intended to serve different economic incomes while integrating with the Rocksbury Ridge Subdivision. Blue Sky Prairie will provide single family homes of varying lots sizes that are interconnected by trail systems and pocket parks. A central road will lead into the community off High Plains Boulevard that will provide enhanced landscaping to enforce the development's identity. A trail system along the entry way

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ensures easy access to residences and subdivision amenities. Open space requirements are accommodated by enhanced landscaping and interconnectivity of the neighborhood.

The application does meet the conditions and terms of the Overall Development Plan (ODP) which was approved in February 2023, by the Town Council. For reference, the ODP is included in the packet. Specifically, the density for each of the planning area (PA) permitted compared to the units in each planning area are as detailed below:

Tract	Tract Size in Acres	Dwelling Units Permitted by ODP	Dwelling Units Requested in the Preliminary Plat
PA-1	33.6	328	53
PA-2	28.1	131	128
PA-3	28.3	94	81
PA-4	30.2	172	151

The Planning & Zoning Commission held a public hearing on November 1, 2023; public comments were forthcoming. The public stated concerns with traffic, integration of lot size with properties located off WCR50 (Veteran’s Pkwy), and the general perception of pace of development in Johnstown. The Commission voted 3-2 for the denial of the Preliminary Subdivision Plat and Preliminary Development Plan, due to the information received from the residents during the public hearing.

This Preliminary Plat and Development Plan will be followed by a more detailed plans, supported by construction plans and engineering reports, for Final Plan and Development Approvals.

**LEGAL ADVICE:**

The Resolution was drafted by the Town Attorney in consultation with Staff.

**FINANCIAL ADVICE:**

N/A

**RECOMMENDED ACTION:** Planning Commission recommended denial of Resolution 2023-52.

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**SUGGESTED MOTIONS:**

**For Approval:** Based on the findings and analysis presented at this hearing, I move to approve Resolution 2023-52 Approving the Blue Sky Prairie, Preliminary Subdivision Plat and Preliminary Development Plan.

**For Denial:** Based on the findings and analysis presented at this hearing, I move to deny Resolution 2023-52 Approving the Blue Sky Prairie, Preliminary Subdivision Plat and Preliminary Development Plan.

*Reviewed and Approved for Presentation,*



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Town Manager

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