



450 S. Parish Avenue  
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JohnstownCO.gov

## TOWN COUNCIL AGENDA COMMUNICATIONS

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**AGENDA DATE:** May 06, 2024

**SUBJECT:** Revere North Filing No. 1 & 2 – Case No. SUB23-0015

**ACTION PROPOSED:** Public Hearing – Consideration of Final Subdivision Plat for Revere North Filing No. 1 & 2

**ATTACHMENTS:**

1. Resolution No. 2024-23
2. Vicinity Map
3. Revere North - Filing No. 1 Final Plat
4. Revere North - Filing No. 1 Final Development Plan
5. Revere North - Filing No. 2 Final Plat
6. Revere North - Filing No. 2 Final Development Plan
7. Revere North – Preliminary Plat (Approved 08/23/2023)
8. Architectural Elevations
9. PZC Staff Report (August 23, 2023)
10. Staff Presentation
11. Applicant Presentation
12. Development Agreement Revere North Filing No. 1 & 2
13. WSSA Revere North Filing No. 1
14. WSSA Revere North Filing No. 2
15. Harry Lateral Ditch/Forestar Realignment Agreement

**ZONING:** PUD – Revere North

**PRESENTED BY:** Tyler Smith, Planner II  
Jeremy Gleim, AICP, Planning & Development Director

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### EXECUTIVE DESCRIPTION

The Applicant, Forestar Real Estate Group, LLC., is requesting approval for a final subdivision within The Great Plains Village PUD. The subdivision will create 253 single-family units and 86 alley-loaded duplexes/paired units, for a total of 339 residential units in the initial two filings. Right-of-way for major street networks will also be platted, along with various utility easements throughout the site to service new lots and community amenities (Attachment 3 & 5).

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## LOCATION

The subject property is located north of Weld Co Rd 50 / Larimer Co Rd 14 (Veteran's Parkway), near future High Plains Boulevard alignment (Attachment 2). The subject property encompasses 309.4 acres and is located within the Town of Johnstown limits in Larimer County. The project site is relatively flat and features prominent western views of the mountains. Major vehicular access points are located along Weld Co Rd 50 / Larimer Co Rd 14 (Veteran's Parkway).

## HISTORY

The subject property was annexed into Town of Johnstown in 2005 under the GHB Annexation No. 1 and GHB Annexation No. 2. It was annexed into the Town by way of Ordinance No. 2007-755. Upon annexation, PUD zoning was established, and the Great Plains Village Outline Development Plan (ODP) was later approved in 2019 pursuant to Ordinance No. 2020-168.

## ZONING & LAND USE

The property is subject to PUD zoning and development is regulated by The Great Plains Village ODP. Pursuant to the Land Use Map in the 2021 Johnstown Area Comprehensive Plan, the subject property is split between two land use areas: Medium Density/Intensity on the western area of the site, and Low Density/Intensity on the central and eastern portions of the project site.

ADJACENT ZONING & LAND USE	
NORTH	Larimer County – RR-2 Rural Residential / PUD Johnson's Corner
EAST	Larimer County – RR-2 Rural Residential
SOUTH	PUD-High Plains Estates / Cito PD / Portions of Larimer County – RR-2 Rural Residential
WEST	PUD – Great Plains Village

## PROJECT DESCRIPTION & ANALYSIS

The proposed subdivision for Filings 1 and 2 is intended to create 339 developable lots. Twenty-Two (22) outlots will be platted, which will provide open space and other infrastructure needed to serve platted lots. Right-of-way will also be platted and dedicated to the Town to provide the street network and access to new lots and the surrounding area.

The primary function of the proposed filings is to create lots for development, as well as the infrastructure and circulation network that will serve the 339 residential lots. The Preliminary Plat for this project was recommended for approval by the Planning & Zoning Commission on August 23, 2023, and approved by Town Council on December 04, 2023. The Preliminary Plat was approved by way of Resolution No. 2023-43.

Pursuant to Section 17-2-2(D) of the Town's Land Use & Development Code (LUDC), preliminary plats provide detailed planning review of development patterns, street networks, block and lot layout, civic space, parks, open space and landscaping requirements, and the ability to meet public facility and utility requirements for future development prior to preparation of detailed

construction and engineering plans. In simple terms, the preliminary plat approves the design and layout of the subdivision and the final plat, or filings if a project is phased, simply memorializes what was already approved and creates the legal lots for development. Filings 1 and 2, as presented, are consistent with the Preliminary Plat that was approved by Council on December 4, 2023.

Pursuant to the information listed above, Staff has found that Filings 1 and 2, as presented, comply with the approved preliminary plat, as well as the development standards outlined in the ODP.

## **PUBLIC NOTICE**

Notice for the Town Council public hearing was published in the Johnstown Breeze, on Thursday, April 18, 2024. This notice provided the date, time, and location of the town Council hearing, as well as a description of the project. Notices were mailed to all property owners within 800 feet of the property in question. This notice included a vicinity map and the proposed subdivision map.

## **COMPREHENSIVE PLAN ALIGNMENT**

The 2021 Comprehensive Plan (Comp Plan) identifies this area as appropriate for both Medium and Low density and intensity development. The eastern portion of this subdivision is planned to support a higher percentage of residential uses with some supporting non-residential uses.

This subdivision is in alignment with the Great Plains Outline Development Plan wherein land use intensities dissipate across the project site from west to east. Staff finds that this project aligns with the adopted Comprehensive Plan and will help create the framework for future development that aligns with the goals and policies listed therein.

## **STRATEGIC PLAN ALIGNMENT**

- Natural & Built Environment
  - *Expect and encourage community centered design.*
- Quality Infrastructure & Facilities
  - *Ensure future viability of infrastructure and facilities.*

## **FINDINGS**

1. The proposed subdivision is consistent with the Johnstown Area Comprehensive Plan.
2. The proposed subdivision is in substantial compliance with the approved Preliminary Plat and Great Plains Outline Development Plan.

The proposed subdivision will meet the needs of the community by creating new lots for residential development which is intended to expand the community for its residents, businesses, and visitors alike.

Architectural elevations for the proposed buildings were submitted with the application packet and have been found to comply with the ODP (Attachment 5). The proposed subdivision is compatible with adjacent development and surrounding land uses and will not detract from existing land uses.

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## **WATER & SERVICE SEWER AGREEMENT**

A Water & Sewer Service Agreement (WSSA) has been submitted in conjunction with the subdivision plats for Filings No. 1 and No. 2. The WSSA requires separate actions for each of the two filings and may only be considered if the filings are approved. The details of the WSSA are described below.

### **Filing No. 1**

The Developer has agreed to dedicate water in the amount of 95.08 acre-feet to the Town to satisfy the demands of Filing No. 1. The figure listed above comprises 93.33 acre-feet of raw water that will stay in the Town permanently, and 1.75 acre-feet of raw water credit for temporary irrigation purposes. The 1.75 acre-feet will be credited back to the Developer upon the establishment of native grasses and proof of disconnection from the service line.

### **Filing No. 2**

The Developer has agreed to dedicate water in the amount of 67.38 acre-feet to the Town to satisfy the demands of Filing No. 2. No temporary water dedication is required for Filing No. 2, so the figure listed above represents a permanent dedication.

## **DEVELOPMENT AGREEMENT**

A Development Agreement (DA) has been submitted in conjunction with the subdivision plats for Filings No.1 and No. 2. The DA requires a separate action from the two filings and may only be considered if the filings are approved. The subdivision includes substantial public improvements, which have been detailed in civil engineering plans and reports for this Development. The DA memorializes development expectations and requirements. The proposed agreement is based upon the Town's standard agreement and requires payment of required fees and taxes, and all construction to occur per Town-approved engineering and construction plans. Exhibit B-3 details additional substantive obligations of the Developer. (See Attachment 12)

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## **RECOMMENDED ACTION: REVERE FILING NO. 1 & 2**

Staff recommends that the Town Council approve Resolution No. 2024-23, to approve the final subdivision plat for Revere North Subdivision Filings No. 1 & 2 - Case No. SUB23-0015.

## **SUGGESTED MOTIONS:**

### **For Approval:**

Based upon the Content and Findings in the Staff Report, and the Information Provided at this Hearing, I Move to Approve the Revere North Subdivision Filings No. 1 and 2 – Case No. SUB23-0015.

### **For Denial:**

I Move to Deny the Revere North Subdivision Filings No. 1 and 2 – Case No. SUB23-0015, Based upon the Following Findings...

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**RECOMMENDED ACTION: WATER & SEWER SERVICE AGREEMENT - REVERE FILING NO. 1**

Staff recommends that the Town Council approve the Water and Sewer Service Agreement for Revere North Filing No. 1.

**SUGGESTED MOTIONS:**

**For Approval**

I Move to Approve the Water and Sewer Service Agreement for Revere North Filing No. 1.

**For Denial**

I Move to Deny the Water and Sewer Service Agreement for Revere North Filing No. 1.

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**RECOMMENDED ACTION: WATER & SEWER SERVICE AGREEMENT - REVERE FILING NO. 2**

Staff recommends that the Town Council approve the Water and Sewer Service Agreement for Revere North Filing No. 2.

**SUGGESTED MOTIONS:**

**For Approval**

I Move to Approve the Water and Sewer Service Agreement for Revere North Filing No. 2.

**For Denial**

I Move to Deny the Water and Sewer Service Agreement for Revere North Filing No. 2.

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**RECOMMENDED ACTION: DEVELOPMENT AGREEMENT - REVERE FILING NO. 1 & 2**

Staff recommends that the Town Council approve the Subdivision Development and Improvement Agreement with Forestar Real Estate Group, LLC., for the Revere North Filing No. 1 and 2.

**For Approval**

I Move to Approve the Subdivision Development and Improvement Agreement with Forestar Real Estate Group, LLC., for Revere North Filing No. 1 and 2.

**For Approval**

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I Move to Deny the Subdivision Development and Improvement Agreement with Forestar Real Estate Group, LLC., for Revere North Filing No. 1 and 2.

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*Reviewed and Approved for Presentation,*

A handwritten signature in blue ink, appearing to be 'W. J. L.', is written above a horizontal line.

Town Manager