



Town of Johnstown

South Ridge

Final / Preliminary Plat Development Plan

Plat and Development Plan (SUB22-0012)

Applicant: Journey Homes, LLC

Planning & Zoning Commission

August 23, 2023

LOCATION & BACKGROUND

- Approx. 79.7 Acres
- Part of the South Ridge PUD
- Located directly south of The Ridge Subdivision, east of S County Road 3E
- 2022 Annexation establishment of Zoning Map (ORD 2022-228)
- The land was historically a farm, with a single-family home on the property, now unoccupied

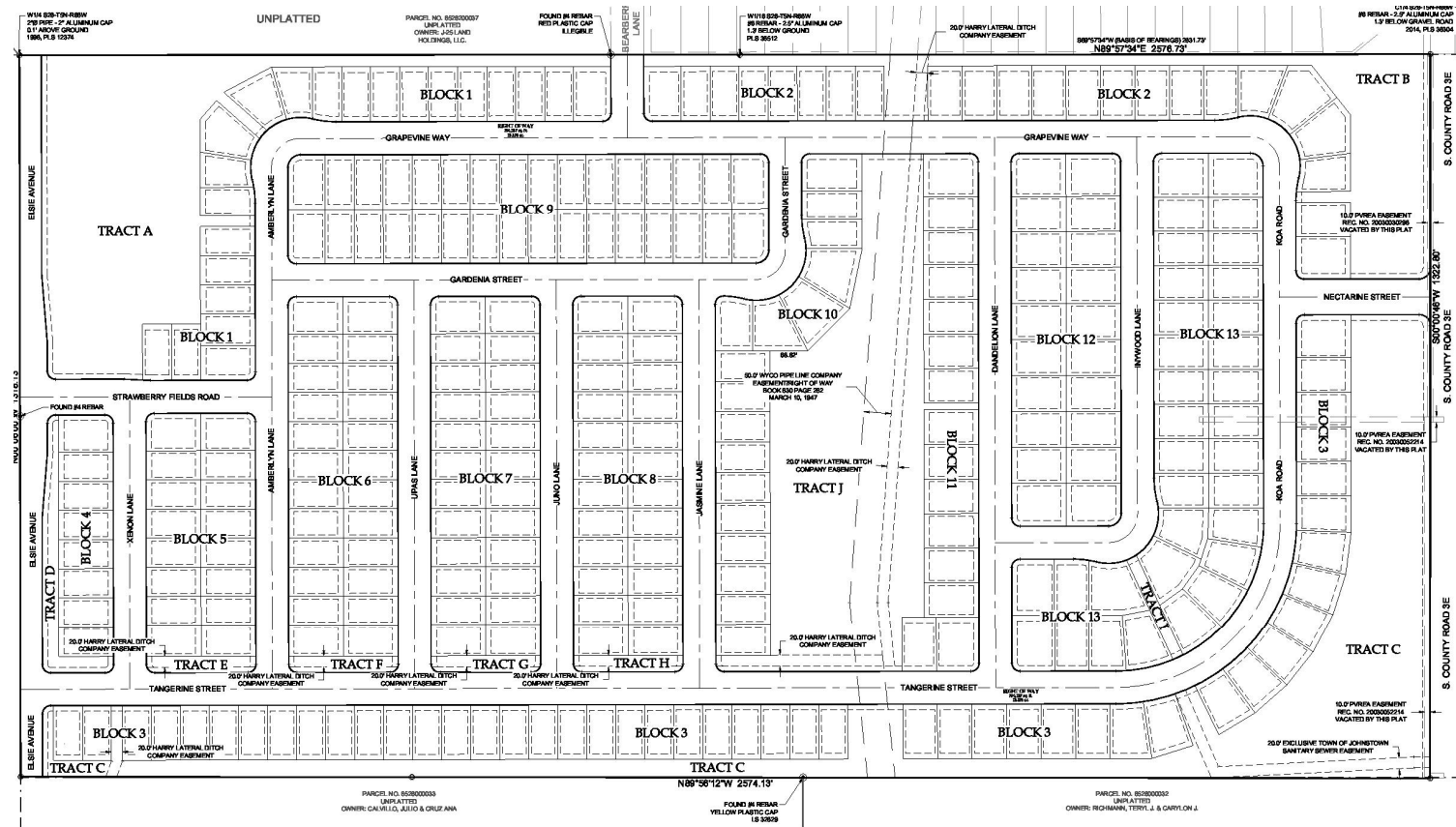


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SUBDIVISION

- 306 total lots
- 10 Outlots for open space and utilities/Detention
- One “Abandoned Location” well – never drilled
- One irrigation ditch exists on the property and will be realigned and piped



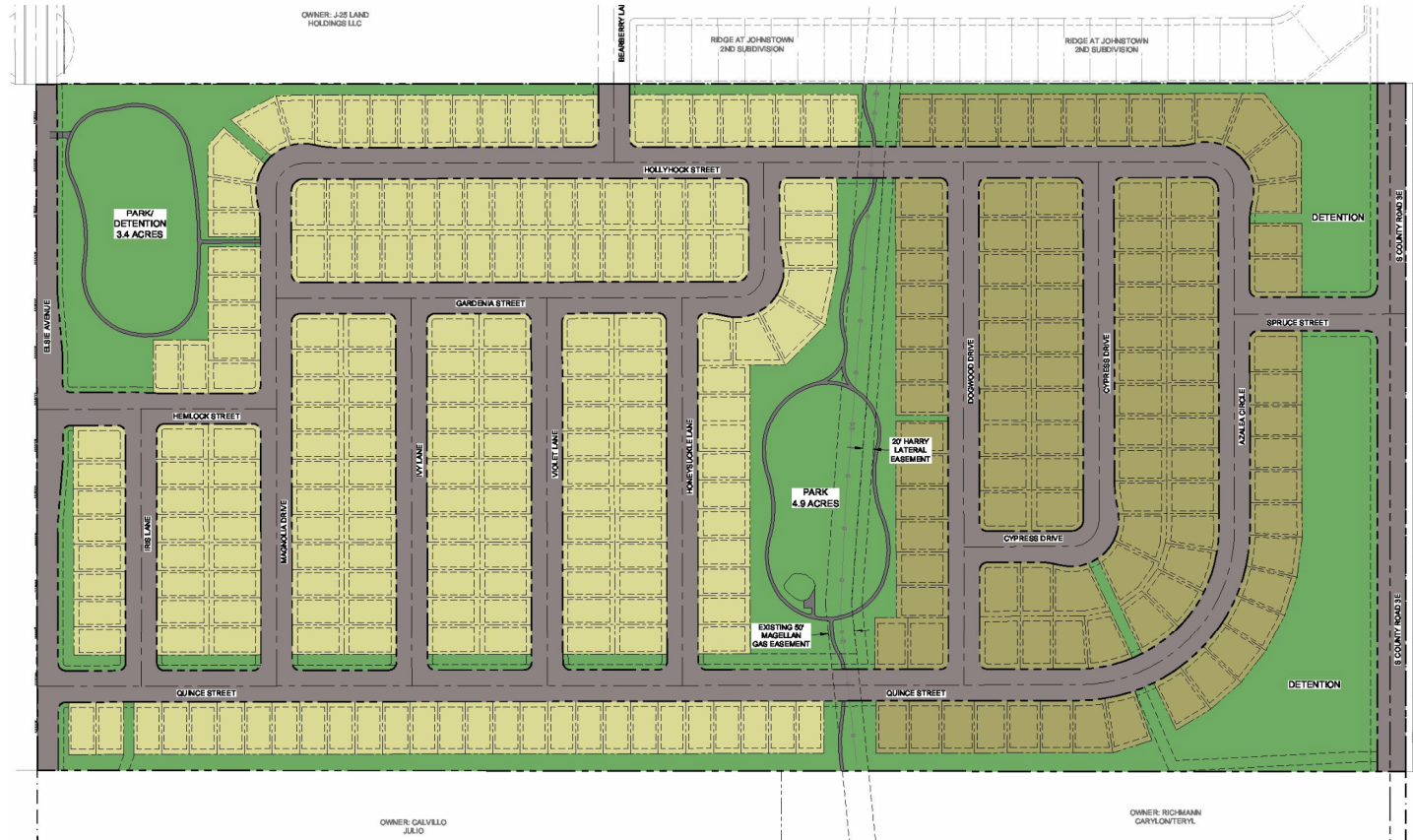
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DEVELOPMENT PLAN

	203 LOTS (53' X 100')	25.6 AC	43.2%
	103 LOTS (63' X 100')	15.8 AC	26.6%
	OPEN SPACE (8.3 AC PARK)	14.0 AC	
	DETENTION (4.3 AC X 5%)	0.22 AC	
	TREE LAWN	3.69 AC	
	TOTAL OPEN SPACE	17.91 AC	30.2%
	TOTAL	59.3 AC	100%

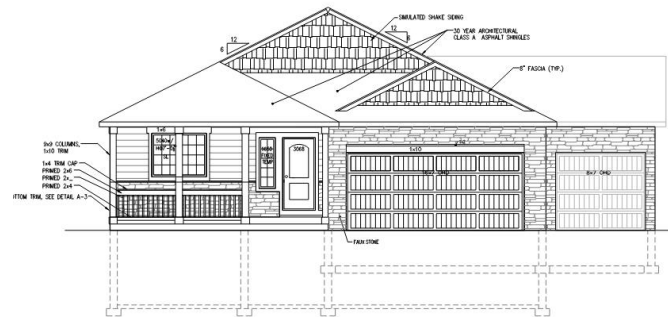
NOTE: PAVED RIGHT-OF-WAY AREA IS NOT INCLUDED WITHIN THE OPEN SPACE CALCULATION.

- 203 Lots (53' x 110' TYP.)
- 103 Lots (63' x 100' TYP.)
- 306 Total Lots
- OPEN SPACE = 30.0 % / 17.9 AC.

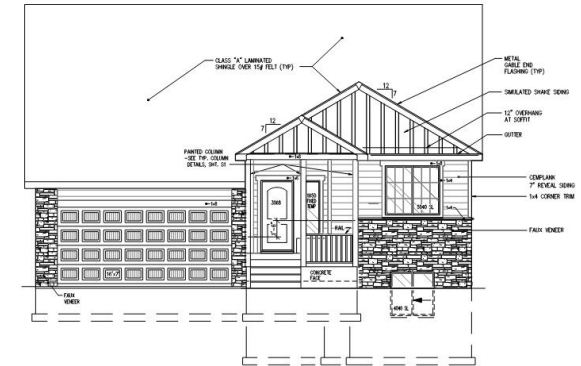


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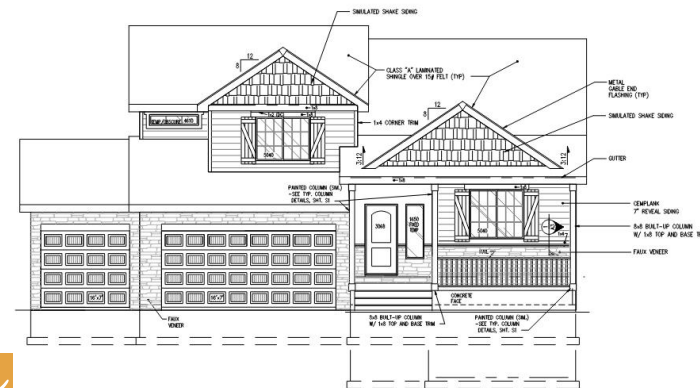
Single Family Detached



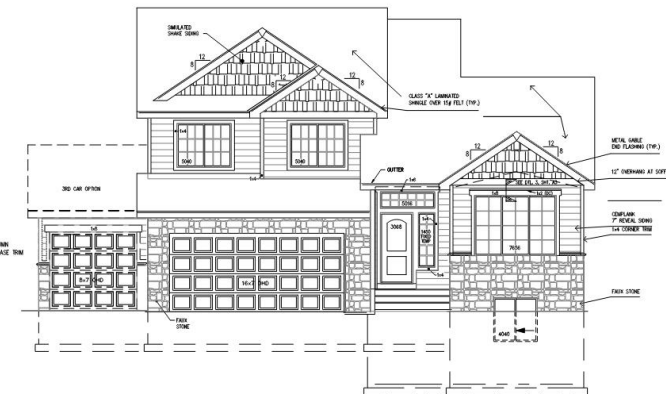
1 ARIZONA
SCALE: 1/4"=1'-0"



1 KANSAS
SCALE: 1/4"=1'-0"



1 MICHIGAN
SCALE: 1/4"=1'-0"

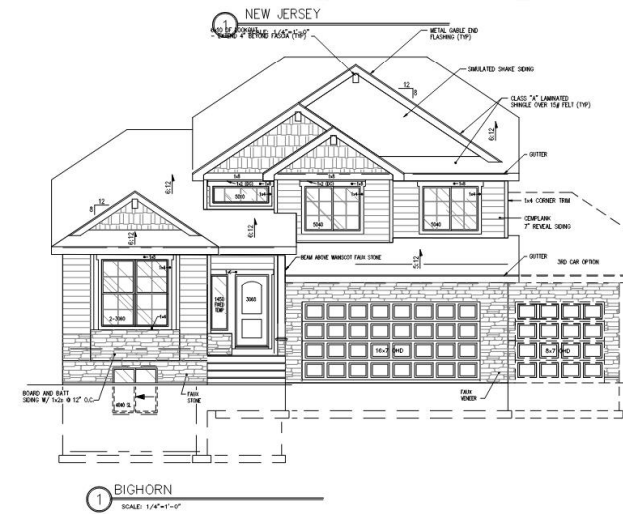
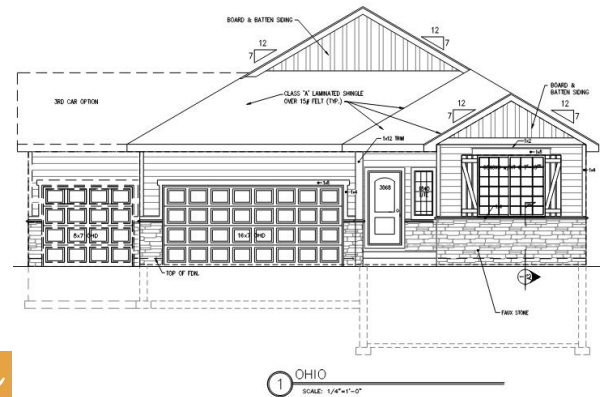
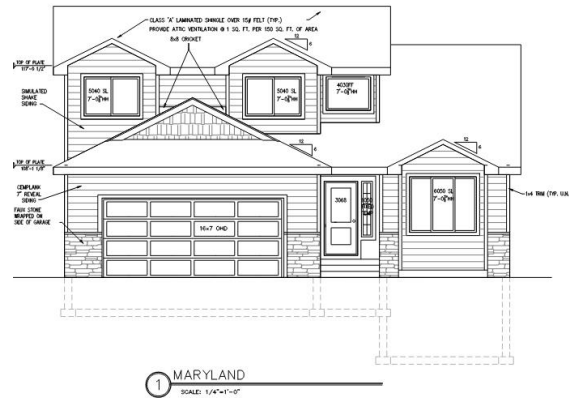


1 CALIFORNIA
SCALE: 1/4"=1'-0"



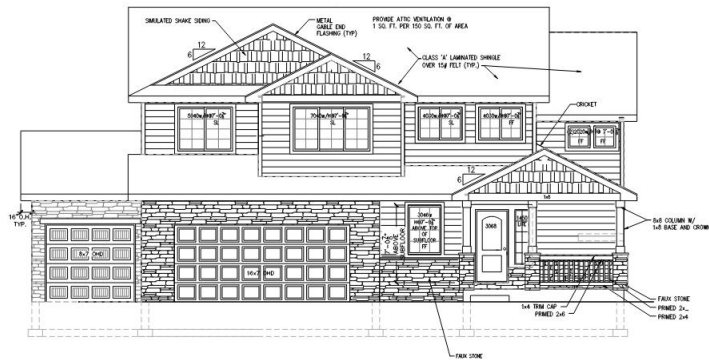
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Single Family Detached

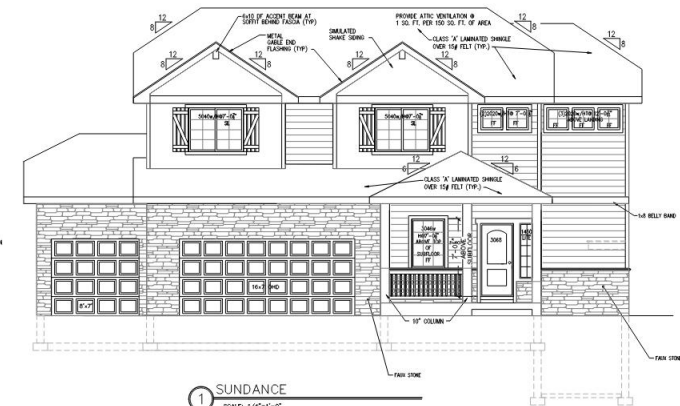


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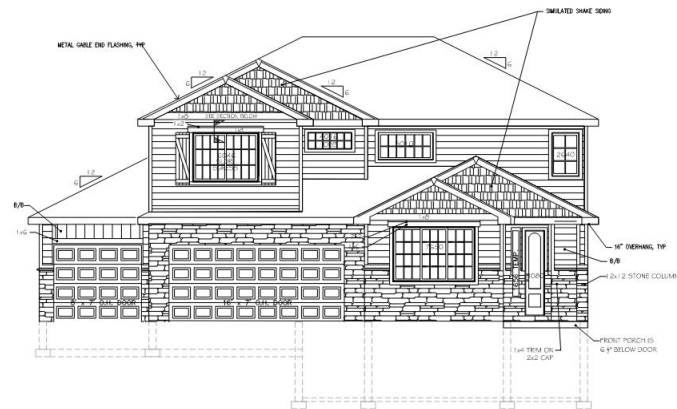
Single Family Detached



1 SARATOGA
SCALE: 1/8"=1'-0"



1 SUNDANCE
SCALE: 1/8"=1'-0"



1 GLENDO
SCALE: 1/8"=1'-0"



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ANALYSIS & RECOMMENDATION

Recommendation to Approve with Conditions

1. Development shall be redesigned to ensure accommodation of minimum of 30% open space, per ODP and Town code, based upon gross land area of 78.07 acres, resulting in 23.4 acres throughout the neighborhood.
2. Development shall receive town approvals on all engineering and technical documents and incorporate all necessary revisions in the plat and plans, prior to proceeding to Town Council.