



Town of Johnstown

PLANNING & ZONING COMMISSION STAFF ANALYSIS REPORT

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| ITEM: | Public Hearing and Consideration of Preliminary/Final Subdivision Plat and Preliminary/Final Development Plan of Johnstown Village, Filing 3 (Johnstown Village Filing 1 – Tracts M & N) |
| DESCRIPTION: | Proposed Subdivision and Development Plan for 132 single family attached dwelling units on 12.982 acres |
| LOCATION: | South of State Highway 60 and East of Colorado Blvd. |
| APPLICANT: | Tracye Herrington, LGI Homes, Inc. |
| STAFF: | Kristin Cote, Planner I |
| HEARING DATE: | November 17, 2021 |

ATTACHMENTS

1. Vicinity Map
2. Application
3. Preliminary/Final Plat
4. Preliminary/Final Development Plan
5. Johnstown Village PUD Overall Plan

PROJECT OVERVIEW

The Applicant is requesting consideration of a Preliminary/Final Subdivision Plat and Preliminary/Final Development Plan for Johnstown Village Filing 3 (Tracts M & N) encompassing 12.982 acres in the Johnstown Village PUD. Of this acreage, 5.008 acres (35.58% - 12 DU's per acre) of the land will consist of the dwelling units and 6.436 acres (49.57%) of the land will be tracts which will include the alleys and open space.

This subdivision will be located on Tracts M & N and is part of an existing PUD, Johnstown Village, currently being constructed as the "Mallard Ridge" neighborhood. Proposed is a single-family attached townhome community that feels open and accessible to the neighboring parcels with rear alley loaded single family attached homes that will face the surrounding perimeter streets. Meadowlark Drive will act as the central access road into the community that will connect from State Highway 60 to the north to Colorado Blvd to the east. Open space and sidewalk connectivity will allow residents to easily reach the front of the units.

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To the west of this property, 1.3 acres of land in Tract O is proposed to be dedicated to the Town to allow for a future park to serve this area and the surrounding Mallard Ridge (Johnstown Village) single family and future commercial developments. All landscaping will follow the planting list and general presentation in the existing PUD guidelines so as to blend in seamlessly with the parcels to the south.

This proposal includes the construction of two (2) local streets, totaling 1.538 acres (11.85%) of the overall land for this subdivision. These roads will be dedicated to the Town as public rights-of-way.

The applicant has indicated that each home will be equipped with a fire sprinkler system that is provided with water supply from each home's domestic water service lines. This is a requirement of fire district approval for this project, based on access limitations within the development.

Zoning: PUD-R Johnstown Village PUD

ADJACENT ZONING & LAND USE

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| North | PUD-R – Podtburg Village (The Landings) |
| East | A – Undeveloped Weld County |
| South | PUD-R – Johnstown Village Filing 1 (Mallard Ridge Single Family Residential) |
| West | PUD-B – Johnstown Village Filing 1 (Undeveloped/future commercial) |

PROPERTY LAND USE HISTORY

This property was annexed into the Town with the Massey Farms 141 Annexation in 2006, ordinance number 2006-773, and has historically been agricultural use in Weld County. The Johnstown Village PUD Final Development Plan and Final Plat were approved in 2019 and created the Tracts for this development. (Attachment 5)

PUBLIC NOTICE

Notice for the Planning & Zoning Commission hearing was published in the Johnstown Breeze, on Thursday, October 28, 2021. This notice provided the date, time, and location of the Planning and Zoning Commission hearing, as well as a description of the project. Notices were mailed to all property owners within 500 feet of the property in question. This notice included a vicinity map and the proposed subdivision map. No neighborhood meeting was required. No public comments have been received by Staff as of the date of publication of this report.

STAFF ANALYSIS

Comprehensive Plan Review

GOAL CF 1. New development achieves the community's goals and is consistent with the Town's vision.

- Staff believes this subdivision accomplishes this goal, allowing for a contiguous, and more compact pattern of growth, as well as a mix of uses to create more complete neighborhoods.
- Staff also appreciates the alley-loaded multi-family homes that provide a "front door" view to the surrounding streetscape.

GOAL NH-1: A diversity of housing types to support the housing needs of a diverse population – Housing diversity distribution.

- Attached single-family homes are proposed for Johnstown Village Filing 3, introducing an alternative housing type to the standard detached single-family homes being built in Filing 1 –

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Mallard Ridge. This style of homes helps to contribute to more affordable housing that can serve a wider range of lifestyles and needs.

GOAL MC 2. An adequate, efficient, safe and comprehensive transportation system integrating all modes of transportation.

- Pedestrian and vehicular connections are provided into the adjacent neighborhoods to create a sense of community and to not separate this neighborhood from the existing residents to the west and north and future residents to the east and south.

The proposal includes providing 25 clusters of townhomes, for a total of 132 units – all alley-served with 2-car garages. Guest parking is not required by code, but is accommodated through on-street parking and several clusters of guest parking spaces on the site. This property does have significant grade changes from the north to south, which presented some design challenges throughout the site. This grade made it impossible for the eastern tract to provide a street loop, connecting into the neighborhood to the south. The loop is completed, instead, by connecting private alleys/drives.

One significant repercussion of this grading is also the inability of the Applicant to provide the required park area within the site, necessitating an alternative. The Applicant has chosen to pursue a cash-in-lieu for that park area dedication, required by code, which will be due prior to recordation of the plat. The Town is considering this option, given the unique situation with smaller tracts, and substantial grade that effectively precluded that park land integration without large retaining walls and other accommodations that were deemed undesirable.

Overall, the project meets Town codes and standards, and Staff has no outstanding concerns and believes this subdivision will promote the Town's goals of efficient development patterns and extension of infrastructure, and meets the intent of a mix of housing for the overall Johnstown Village PUD.

RECOMMENDED PLANNING AND ZONING COMMISSION FINDINGS AND MOTIONS

Recommended Findings

It is recommended that the Planning and Zoning Commission send a recommendation for Approval to Town Council that the requested subdivision of Johnstown Village Filing 3 (Tracts M & N) be approved based upon the following findings:

1. The proposed subdivision is consistent with the Johnstown Area Comprehensive Plan.
2. The proposed subdivision is in substantial compliance with the Town's codes, regulations, and requirements.
3. The proposed subdivision will allow a more flexible approach to development of the large acreage, while meeting the needs of the community as it develops.

Recommended Motion

Based on the application received, associated submittal materials, evidence provided at this hearing, and the preceding analysis, the Planning & Zoning Commission finds that the request for the preliminary/final subdivision plat and development plan for Johnstown Village Filing 3 (Tracts M & N) furthers the *Johnstown Area Comprehensive Plan* goals, and is compatible with all other applicable Town standards

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and regulations, and therefore moves to recommend to the Town Council Approval with Conditions of the Johnstown Village, Filing 3 (Tracts M & N) based upon the findings as stated above. Conditions include:

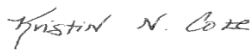
1. Payment of cash-in-lieu, to satisfy JMC Sec 17-51, related to required dedication of park land to the Town, prior to recordation of Final Plat.
2. Compliance with all provisions and requirements as stated in the development agreement for this subdivision.

Alternate Motion

- Motion to Deny: “I move that the Commission recommend to the Town Council Denial of the Johnstown Village, Filing 3 (Tract M & N) Preliminary/Final Plat and Preliminary/Final Development Plan based upon the following findings...”

Respectfully Submitted:

Reviewed by:



Kristin Cote, Planner I

Kim Meyer, Planning and Development Director

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