



# Town of Johnstown

## TOWN COUNCIL AGENDA COMMUNICATIONS

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**AGENDA DATE:** December 13, 2021

**SUBJECT:** Johnstown Village Filing 3 Preliminary/Final Subdivision Plat and Development Plans

**ACTION PROPOSED:** Consider Resolution 2021-51 Approving the Johnstown Village Filing 3 Preliminary/Final Subdivision Plat and Development Plans

**ATTACHMENTS:**

1. Resolution 2021-51
2. Vicinity Map
3. Proposed Johnstown Village Filing 3 Subdivision Plat and Development Plans
4. PZC Staff Report (11/17/21)

**PRESENTED BY:** Kim Meyer, Planning & Development Director

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### AGENDA ITEM DESCRIPTION:

The Applicant, LGI Homes – Colorado, LLC, is requesting approval of a preliminary/final subdivision plat and development plans for 132 townhome (single family attached) units on approximately 13 acres. The site is Tracts M & N of the Johnstown Village PUD, located on the south side of Highway 60 and at the north end of Meadowlark Drive. (Attachment 2)

The proposed development (Attachment 3) provides for 25 structures, in 4 and 6-plex configurations, totally 132 alley-loaded townhome residences. The homes are oriented towards the interior streets, Meadowlark Dr and Bunting Place, to provide a more attractive streetscape; or to interior landscaped courtyard spaces. The development proposes two public streets that enter each tract, providing local street access to the private alley/drives and garage access, as well as emergency access meeting Front Range Fire District requirements.

There is a significant grade difference from Highway 60 to the south end of these sites, which hindered the Applicant's ability to provide usable interior park areas. The Applicant worked with the Town Manager to arrive at a cash-in-lieu amount to address the code requirement for that land dedication for parks. A 10-foot concrete sidewalk along the Highway 60 frontage will be constructed with this Development.

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The Planning & Zoning Commission held a public hearing on December 1, 2021 (rescheduled from original date of 11/17/21); no public comments or concerns were forthcoming. The Commission voted unanimously to recommend approval of the Preliminary/Final Subdivision plat to the Town Council, with the findings and conditions that are contained in the attached staff report (Attachment 4) and reiterated in substance in the proposed Resolution 2021-51 (Attachment 1).

Written public comment was provided to Planning Staff after the PZC hearing, and is included as Attachment 5. No additional public comment was received from neighbors. A neighborhood meeting was not held as these tracts were previously approved for multifamily uses, at a higher density than this project is proposing.

**LEGAL ADVICE:**

The Town Attorney drafted the Resolution.

**FINANCIAL ADVICE:**

NA

**RECOMMENDED ACTION:**

Approve Resolution 2021-51 approving Preliminary/Final Subdivision Plat and Development Plans for Johnstown Village Filing 3 Subdivision, with conditions.

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**SUGGESTED MOTIONS:**

**For Approval:** Based on findings and analysis presented at this hearing, I move to approve Resolution 2021-51 approving Preliminary/Final Subdivision Plat and Development Plans for Johnstown Village Filing 3 Subdivision, with conditions as stated within that resolution.

**For Denial:** Based on information presented in this hearing, I move to deny Resolution 2021-51 as presented

*Reviewed and Approved for Presentation,*

  
\_\_\_\_\_  
Town Manager

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