



Town of Johnstown

MOUNTAIN VIEW WEST 3RD REPLAT (TOWNHOMES II)

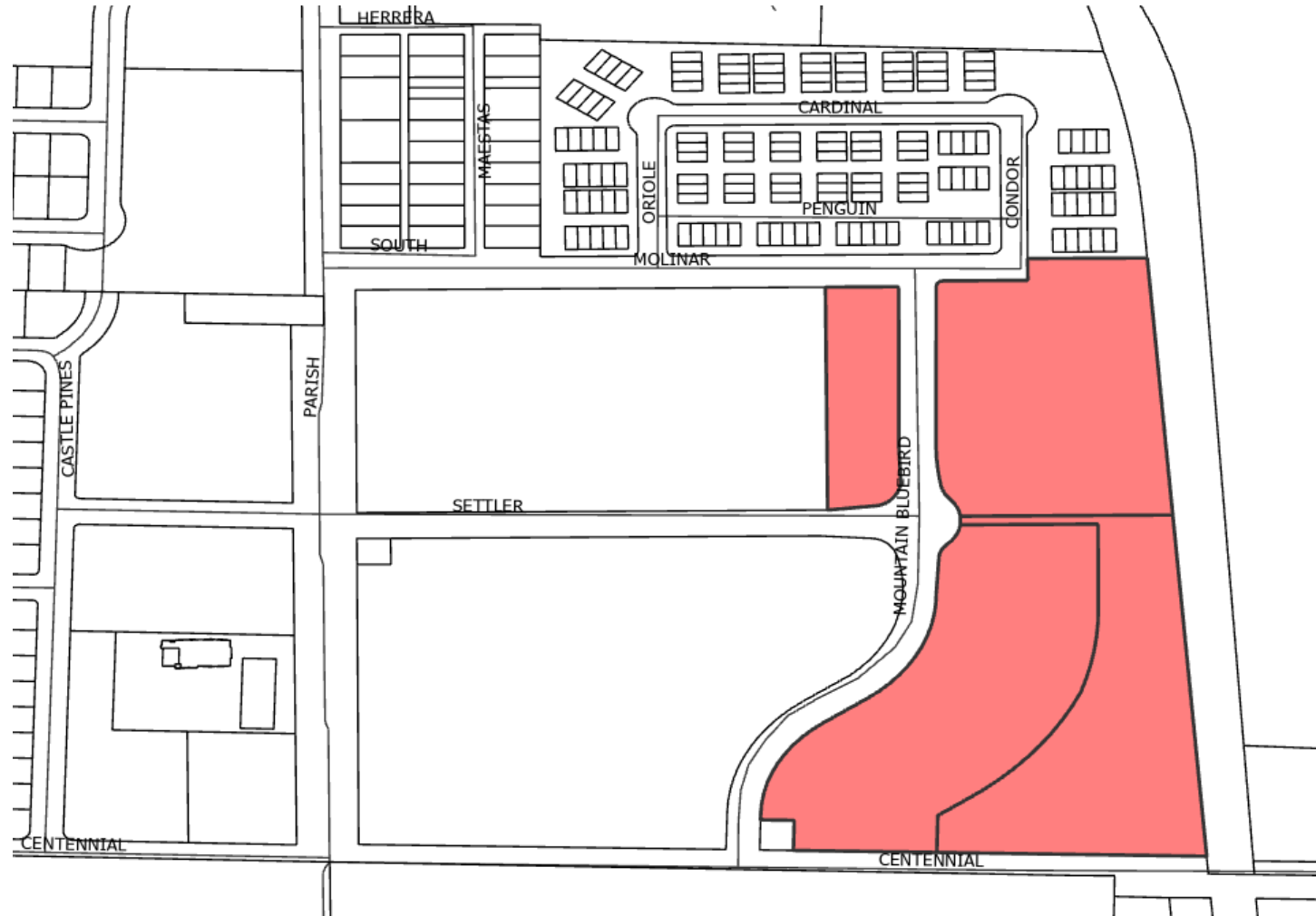
Preliminary/Final Subdivision Plat and Development Plan
(SUB22-0015)

Town Council

May 15, 2023

VICINITY MAP

- Approx. 17.4 Acres
- Part of Mountain View West PUD
- East of Parish Ave. & the YMCA Rec Center
- North of CR 46.5/Centennial
- West of Great Western RR & Little Thompson River
- South of Molinar St.



Town of Johnstown

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BACKGROUND

- 2014 Parish LLC Annexation
 - PUD-B
- 2017 Mountain View West PUD Design Guidelines
- Subdivisions:
 - 2018 Mountain View West Sub
 - 2018 replat
 - 2021 replat amendment
 - 2021 1st replat of Block 1 - Townhomes



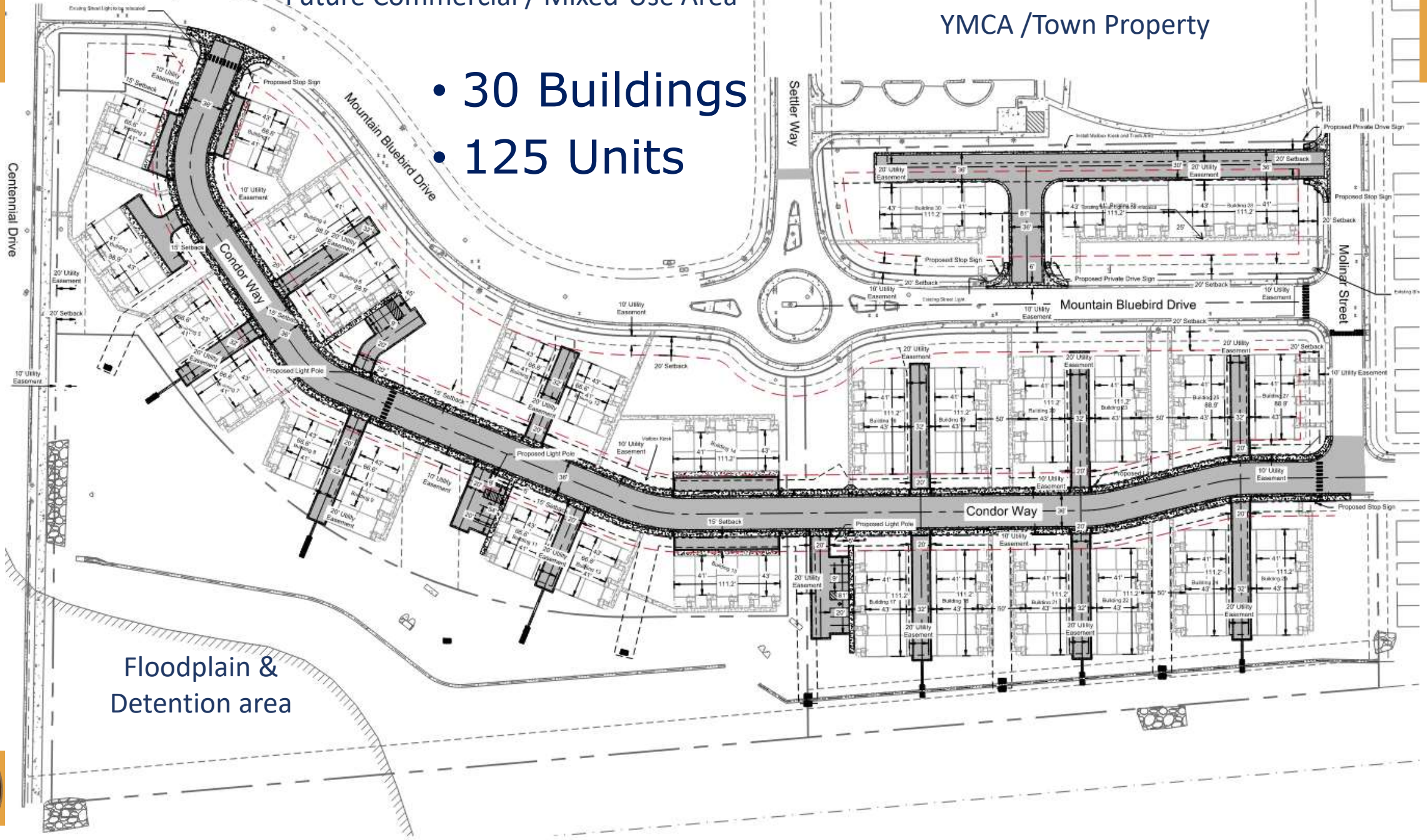
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Future Commercial / Mixed-Use Area

YMCA /Town Property

- 30 Buildings
- 125 Units



Floodplain & Detention area



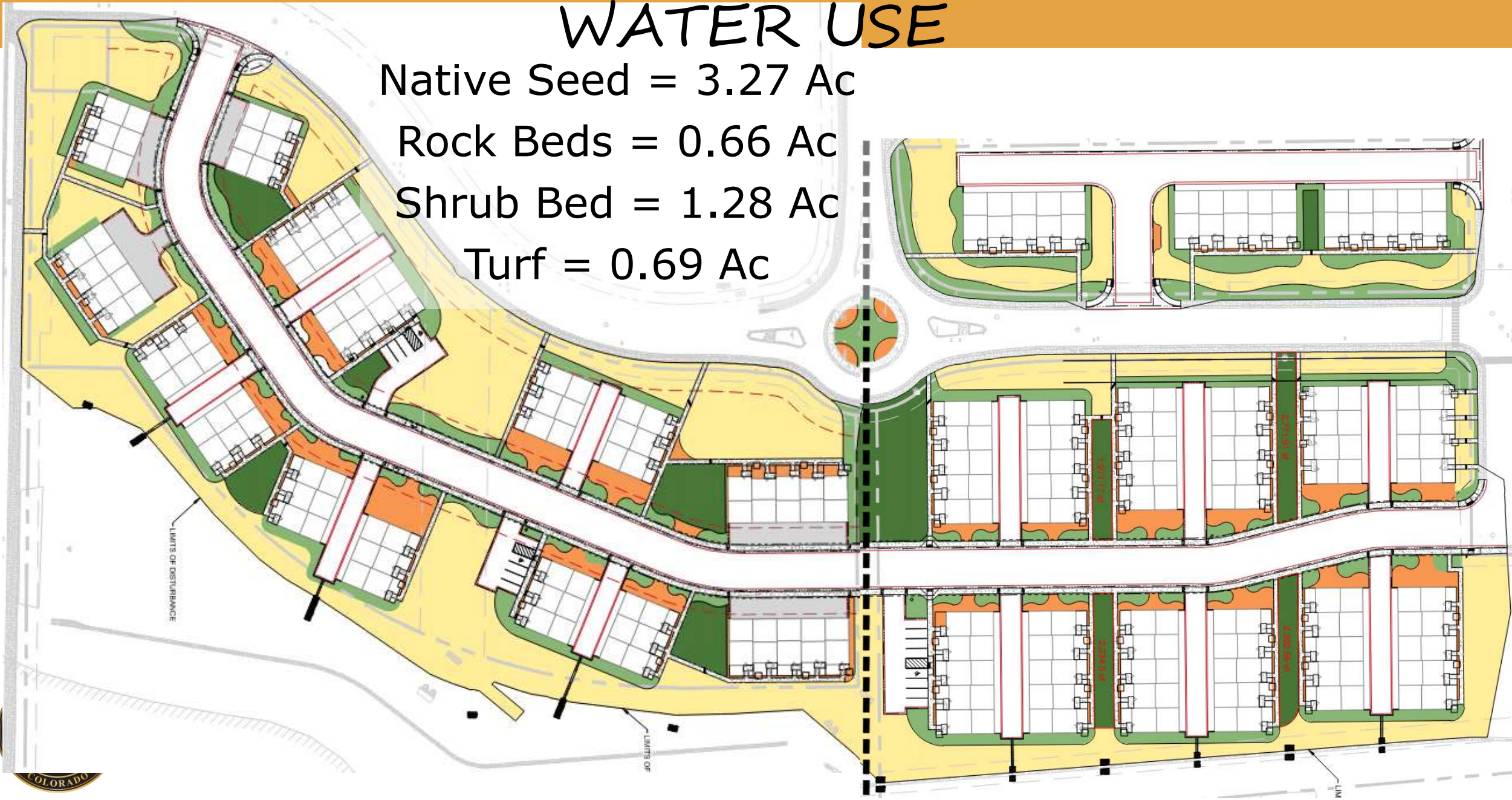
OPEN SPACE, LANDSCAPING & WATER USE

Native Seed = 3.27 Ac

Rock Beds = 0.66 Ac

Shrub Bed = 1.28 Ac

Turf = 0.69 Ac



ADDITIONAL PARKING

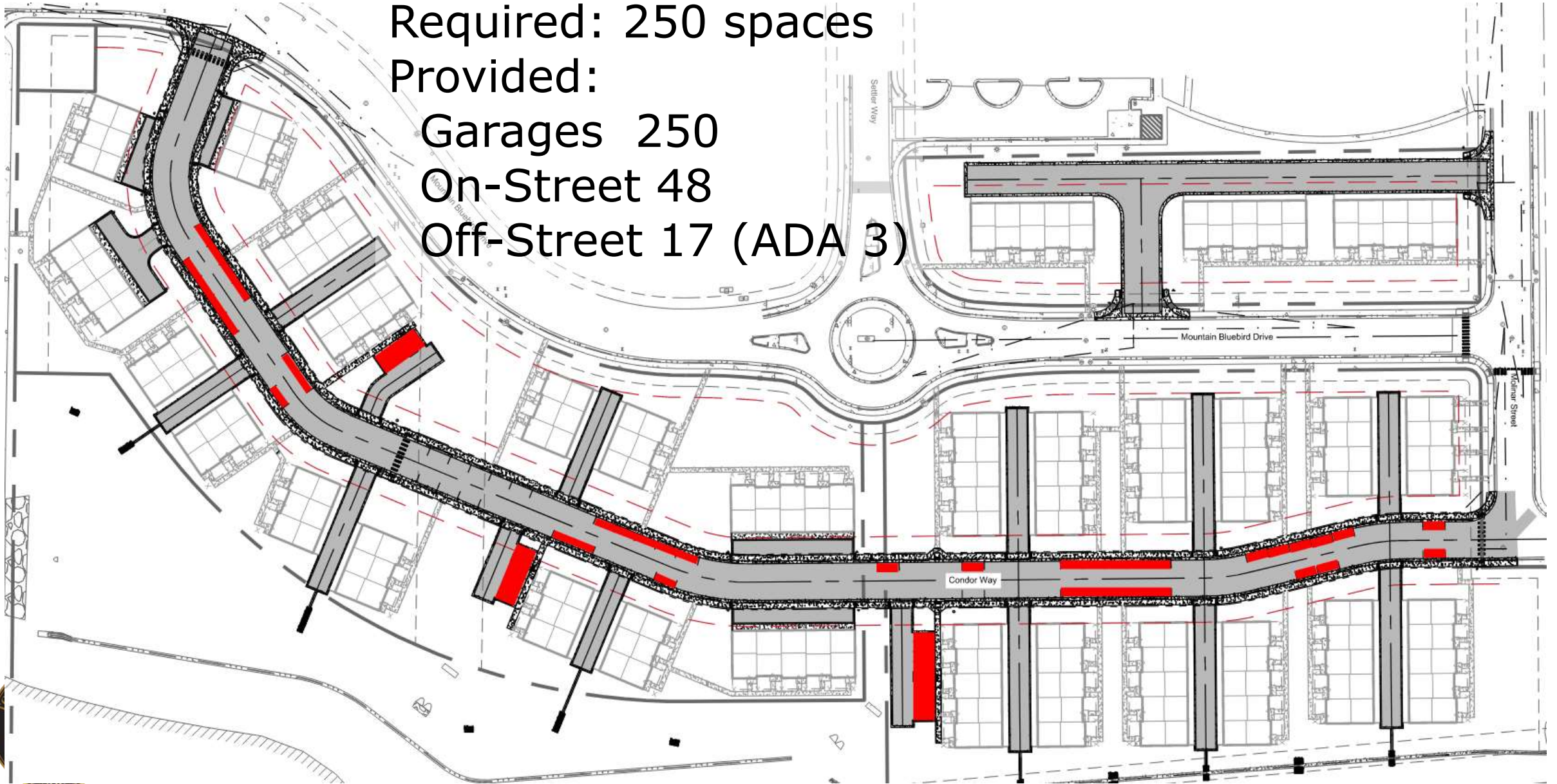
Required: 250 spaces

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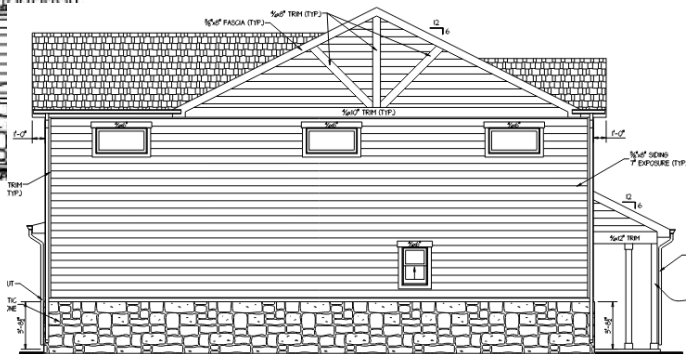
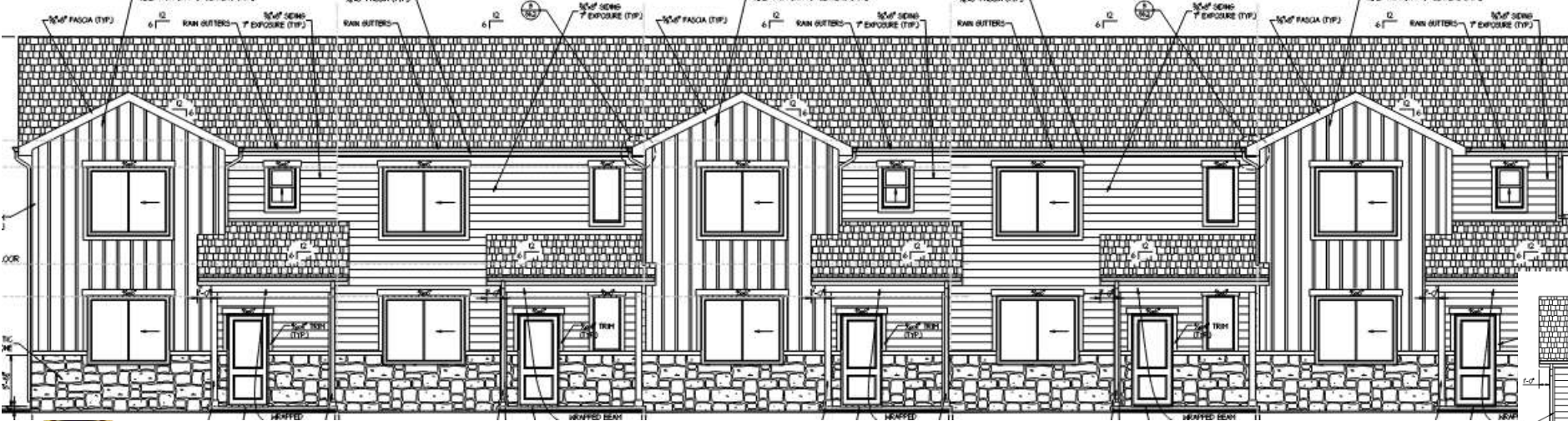
Garages 250

On-Street 48

Off-Street 17 (ADA 3)

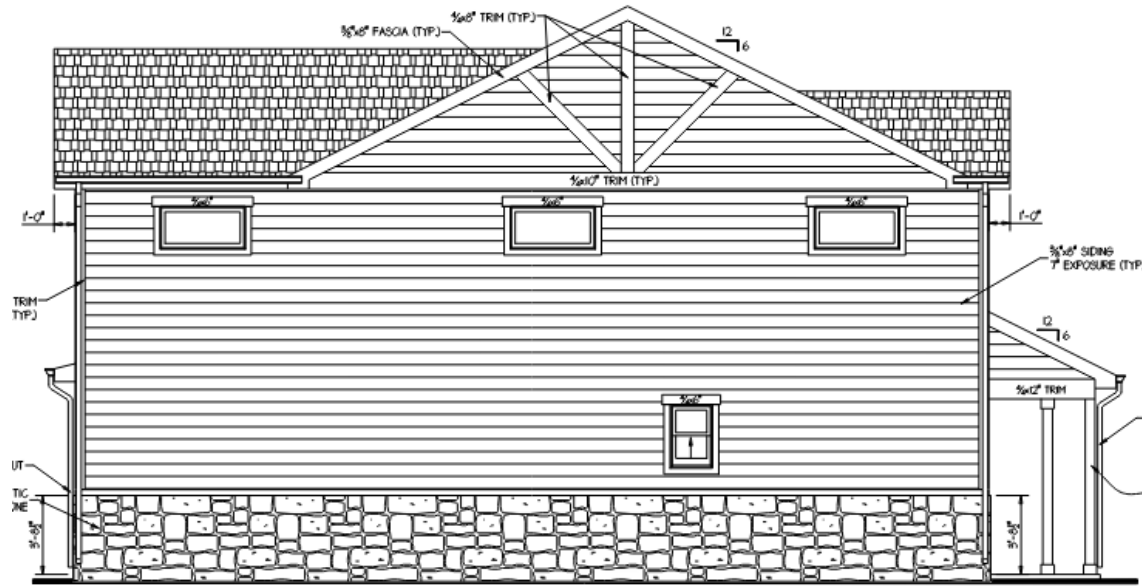


TOWNHOME ELEVATIONS



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REQUESTED MODIFICATION



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ANALYSIS & RECOMMENDATION

- Conforms to the Mountain View West PUD Design Guidelines.
- Is in substantial compliance with the Town's codes, regulations, and requirements
- Promotes the Town's goals of diversity of housing types, walkable mixed-use neighborhoods, and an efficient pattern of development.
- PZC held Hearing, Recommends Approval