



Town of Johnstown

TOWN COUNCIL AGENDA COMMUNICATIONS

AGENDA DATE: May 15, 2023

SUBJECT: Public Hearing - Resolution 2023-23 Approving the Preliminary/Final Subdivision Plat and Preliminary/Final Development Plan for Mountain View West 3rd Replat (Townhomes Phase II)

ACTION PROPOSED: Consider and Approve Resolution 2023-23 Approving the Preliminary/Final Subdivision Plat and Development Plan for Mountain View West 3rd Replat (Townhomes Phase II)

ATTACHMENTS:

1. Resolution 2023-23
2. Vicinity Map
3. Preliminary/Final Plat
4. Preliminary/Final Development Plan
5. Traffic Impact Study (excerpt)
6. Developer Architectural Request
7. Parking Exhibit
8. PZC Staff Report (March 22, 2023)
9. Staff Presentation
10. Applicant Presentation

PRESENTED BY: Kim Meyer, Planning & Development Director

AGENDA ITEM DESCRIPTION:

The Developer, Mountain View Land Developers, LLC, is requesting consideration of a combined Preliminary/Final Subdivision Plat and Development Plan (Attachments 3 & 4) encompassing 17.42 acres to create a second phase to the current Mountain View West townhome neighborhood in the Mountain View West subdivision area, to the east of the Johnstown Recreation Center/YMCA. The proposed development would add 125 townhome-style residential units, grouped in 30 building clusters. This proposed neighborhood will be situated south of the current residential development in the neighborhood and stretch along the east side of the property, south to CR 46.5/Centennial. One additional street, Condor Way, is proposed to run north-south providing access and on-street parking within the neighborhood. Additional detail on the development is provided in the attached PZC Staff Report (attachment 8).

The Community That Cares

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The proposed Plat and Development Plan align with the Mountain View West PUD Design Guidelines to promote a medium density neighborhood within easy walking distance to Town services and Downtown, as part of that master-planned development. There has been ongoing discussion with the Developer related to side elevations that will be quite dominant along the Mountain Bluebird streetscape. Side elevations of this Developer's Phase I largely faced to internal streets adjacent to similar buildings, whereas Mountain Bluebird and the number of homes with this orientation prompted additional Staff requests to enhance these side elevations and ensure full compliance with the side elevation requirements for percentage of windows. The Developer has since provided updated elevations and footprints that address Staff concerns with additional changes in wall planes, which provide added roofline features, as well as additional window openings in these side elevations (Attachment 6). Staff is satisfied with the efforts and feel that, as presented now, those revised elevations are in alignment with the guideline's intent, and substantial compliance with the overall design standards.

The homes and garages that "butt up" to the Town's property where the Rec Center is located will provide solid fencing along the property line to minimize the visual impact of these access drives and garage areas. Additional parking has been integrated into the overall site plan, with 17 off-site parking spaces in small lots throughout, and 48 on-street spaces available, that are provided in addition to the 250 required garage spaces. Xeric low water landscaping is provided throughout the development, with turf areas concentrated in areas adjacent to the buildings and front doors, creating small green courtyards.

Overall, Staff has found the proposed plat and development plan to be in substantial conformance with Town codes, regulations, and standards and is presenting the Development to Town Council for approval. Final review of engineering documents is still in process, but no significant changes to the site or major elements is anticipated. The accompanying development agreement does speak to the need to finalize the Traffic Impact Study (TIS) and there may be improvements needed based on the final Town-accepted recommendations and conclusions of that study.

The Planning & Zoning Commission held a public hearing on March 22, 2023; no public comment was given. The Commission voted unanimously to recommend approval of the Preliminary/Final Subdivision Plat and Development Plan to the Town Council, based on the analysis and findings contained in the attached staff report (Attachment 8).

LEGAL ADVICE:

Resolution was prepared by the Town Attorney.

FINANCIAL ADVICE:

NA

RECOMMENDED ACTION:

Planning & Zoning Commission recommends, and Staff agrees with, a recommendation to Town Council to Approve Resolution 2023-23 Approving the Preliminary/Final Subdivision Plat and Preliminary/Final Development Plan for the Mountain View West 3rd Replat.

SUGGESTED MOTIONS:

For Approval

Based on the findings and analysis presented at this hearing, I move to approve Resolution 2023-23.

For Denial

Based on information presented in this hearing, I move to deny Resolution 2023-23.

Reviewed and Approved for Presentation,



Town Manager