



Town of Johnstown

PLANNING & ZONING COMMISSION STAFF ANALYSIS REPORT

ITEM:	Public Hearing and Consideration of the Preliminary/Final Subdivision Plat and Final Development Plan for Mountain View West 3rd Replat (Townhomes II)
PROJECT NO:	SUB22-0015
PARCEL NOs:	105909218001, 105909213002, 105909215001 & 105909215003
DESCRIPTION:	Subdivision for a residential community consisting of attached single family (townhomes) on approximately 17.4 acres, located in the Mountain View West PUD.
LOCATION:	East of Parish Avenue and North of Centennial Drive
OWNER:	Parish, LLC c/o David Gilbert, Manager
DEVELOPER:	Mountain View Land Developers, LLC - Baessler Homes c/o Mitchell Nelson
STAFF:	Kim Meyer, Planning & Development Director
HEARING DATE:	March 22, 2023

ATTACHMENTS

1. Vicinity Map
2. Final Plat
3. Final Development Plan – Site, Architecture, Landscape, Water Use
4. Parking Exhibit

EXECUTIVE SUMMARY

The Developer, Mountain View Land Developers, LLC is requesting Preliminary/Final Plat and Final Development Plan approval for a townhome development. The site will consist of 30 townhome buildings, composed of 3, 4 and 5 units each, for a total of 125 residential lots/units, as proposed. The subdivision will also plat outlots for easements, landscaping, open space, parks, parking and stormwater facilities. (*Attachment 2*).

The Community That Cares

johnstown.colorado.gov

P: 970.587.4664 | 450 S. Parish Ave, Johnstown CO 80534 | F: 970.587.0141

ZONING: PUD-B (Mountain View West Planned Unit Development)

ADJACENT ZONING & LAND USE:

North: PUD-B (Mountain View West) / Existing Baessler Townhomes

East: Unincorporated Weld County / GW Railroad, Ag lands & Little Thompson River

South: PUD-R / Undeveloped land and Little Thompson River

West: PUD-B (Mountain View West) / Johnstown YMCA & undeveloped land

PROPERTY LAND USE HISTORY

The subject property was historically used for agricultural purposes, most recently in the mid-2010's. The subject property was annexed into Johnstown as part of the Parish LLC Annexation in 2014 by Ordinance #2014-133; plat reception #4023196; PUD-B Zoning by Ordinance #2014-134. The subject property has been part of the following platting actions:

- The original Mountain View West Subdivision, recorded January 16, 2018
- The Mountain View West Replat, recorded December 6, 2018
- The Mountain View West Replat Amendment No. 1, recorded July 22, 2021
- The 1st Replat of Block 1 of Mountain View West Subdivision Replat, recorded November 18, 2021, re-recorded December 3, 2021.

The latter two replats jointly comprise the legal description of proposed development. This subdivision is subject to the Mountain View West PUD Design Guidelines, dated November 2017, as approved with the original Subdivision. The subject subdivision complies with the land use plan contained within the Design Guidelines.

SUBMITTAL AND REFERRALS

This project submittal included the proposed subdivision and development plan sets, as well as full engineering plans and reports (i.e., grading, drainage, soils, utility, water) for the site. The project was referred to and reviewed by:

- Johnstown Public Works & Utilities Departments
- Felsburg Holt & Ullevig (Town Traffic Engineer)
- Helton & Williamsen (Water Engineer)
- J-U-B Engineers (Water Modeling)
- Little Thompson Water District
- IMEG (Town Engineer)
- FRFR (Fire District)

PROJECT DESCRIPTION & ANALYSIS

The proposed subdivision would create a residential townhome development consisting of 30 townhome buildings, composed of 3, 4 and 5 units each, for a total of 125 residential lots and dwelling units. These buildings cover approximately 19.4% of the site. The subdivision will also plat outlots for easements, landscaping, open space, parks, parking and stormwater facilities. The development will consist of three blocks, defined by the subdivision roadways of Mountain Bluebird Drive (existing) and Condor Way (proposed). (*Attachment 3*)

This subdivision encompasses 17.4 acres of land and is located east of Parish Avenue and north of Centennial Drive. Notably, the Johnstown YMCA is located directly to the west, the existing Mountain View West Townhomes I development is located directly north, and a Great Western Railroad and Little Thompson River corridors are located to the east. (Attachment 1)

Lots are all approximately 1,174 square feet in area, with a typical width of 22.2 feet – which is comparable to the existing townhome development to the north. The townhomes all have front doors accessing a network of walks, open and landscaped areas, some of which fronts include small off-street parking lots and via the back through the attached garages and shared driveways. Each dwelling unit will have an attached two car garage, in addition to several off-street parking lots and on-street parking spots (Attachment 4).

Condor Way is a proposed north-south oriented public street that bisects the eastern portion of the projects and connects Molinar Street to Mountain Bluebird Drive. All other internal streets and driveways will be considered private and will be maintained by the homeowners association. The Street Design complies with Town adopted emergency access requirements.

Grading and drainage of the subdivision will generally slope down from northwest to southeast. The 100-year Zone A Floodplain is present in the southeast portion of the site but is limited to areas within Outlot G, which will be free from residential development. This area will also hold the detention pond for the overall development, which collects into this area via a swale on the east side of the development, and stormwater pipes throughout the site.

Outlots will contain requisite access, drainage, emergency, maintenance and utility easements and open space. Common open space areas are provided throughout the development, providing most units with a min. of 50' between buildings, which contain small courtyards for each units as well as walks that connect to parking and streets. The open spaces areas will be irrigated and maintained by a Homeowners Association.

The development will contain a mixture of landscape surfaces, including small areas of irrigated turf, rock and wood mulch and native grass and xeric plantings. The development will also provide approximately 10 mini pocket parks spaced at frequent intervals between townhomes, which provides convenience and use opportunity to all residents. Several of these parks will be useful in buffering existing and future developments adjacent to this neighborhood. Other screening efforts include a proposed 6-foot-high privacy fence, notably located on the west side of the subdivision, between the townhomes and the YMCA facility parking lot and sports field. Additionally, 3-foot-high split rail fences with gates will be located around the front entrances of each unit, providing a clear delineation between public and private spaces.

The streetscapes along Mountain Bluebird Drive, the proposed Condor Way, and Centennial (CR 46.5) will include walks and adjacent canopy street trees with some low plantings.

The 2021 Comprehensive Plan identifies this area as appropriate for Greenway, noting the proximity to the Little Thompson River, as well as medium density and intensity development. Staff finds this development is in general alignment with that plan as 1) the areas limited by environmental site factors, specifically by floodplain, are excluded from residential development; 2) this greenway area includes a regionally significant trail corridor along the Little Thompson River, currently under construction and dedicated to the Town as part of the park and open space requirements for the original Mountain View West subdivision. This trail will provide an opportunity for pedestrian access beneficial to the Johnstown community for recreation, wellness, nature connectivity and non-vehicular transportation – all being well-planned features of denser residential development; and 3) the townhome density is in alignment with the medium density and intensity land uses, which contributes to a pedestrian-scale built and natural environment.

Overall, Staff has no significant outstanding concerns with this development and believes it will promote the Town's goals of housing type diversity, walkable neighborhoods, efficient development patterns and logical extension of infrastructure. On a whole-Town level, this development will assist in the sequential build out in this part of Johnstown, located along the Parish Avenue Corridor and will provide needed attached housing inventory. On a neighborhood level, it will activate and support the greater Mountain View West PUD, which is designed for a variety of complimentary land uses, including residential.

The final development review process of revision and review of engineering plans and reports, including the traffic study, remain ongoing. Staff feels confident in the overall layout such that a Planning & Zoning Commission hearing was appropriate. Council hearings will be scheduled once all appropriate agreements are finalized, and outstanding plans and reports adequately address remaining concerns.

PUBLIC NOTICE

Notice for the Planning & Zoning Commission hearing was published in the Johnstown Breeze, on Thursday, March 2, 2023. 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.

RECOMMENDED FINDINGS, CONDITIONS, AND MOTIONS

Recommended Findings

It is recommended that Planning and Zoning Commission send a recommendation for Approval to Town Council, that the requested Preliminary/Final Plat and Final Development Plan for Mountain View West 3rd Replat (Townhomes II) 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 applicable Mountain View West Design Guidelines, Town's codes, regulations, and requirements.
3. The proposed subdivision will meet the needs of the community by providing townhome housing located close to downtown businesses and Town recreational and governmental services. This type of development features an appropriately dense housing layout which is encouraged in the core part of Johnstown. The property is also compatible with adjacent development and surrounding land uses and will not detract from existing land uses.

Recommended Motion to Approve

Based on the application received, information provided at this hearing, and findings noted, the Planning & Zoning Commission moves to recommend to the Town Council Approval of the Final Plat and Final Development Plan for Mountain View West 3rd Replat (Townhomes II).

Alternative Motions:

Motion to Recommend Approval with Conditions

Based on the application received, information provided at this hearing, and findings noted, the Planning & Zoning Commission moves to recommend to the Town Council Approval of the Final Plat and Final Development Plan for Mountain View West 3rd Replat (Townhomes II), with the following conditions:

1. ...

Motion to Recommend Denial

I move that the Commission recommend to the Town Council Denial of the Final Plat and Final Development Plan for Mountain View West 3rd Replat (Townhomes II), based on the following findings.