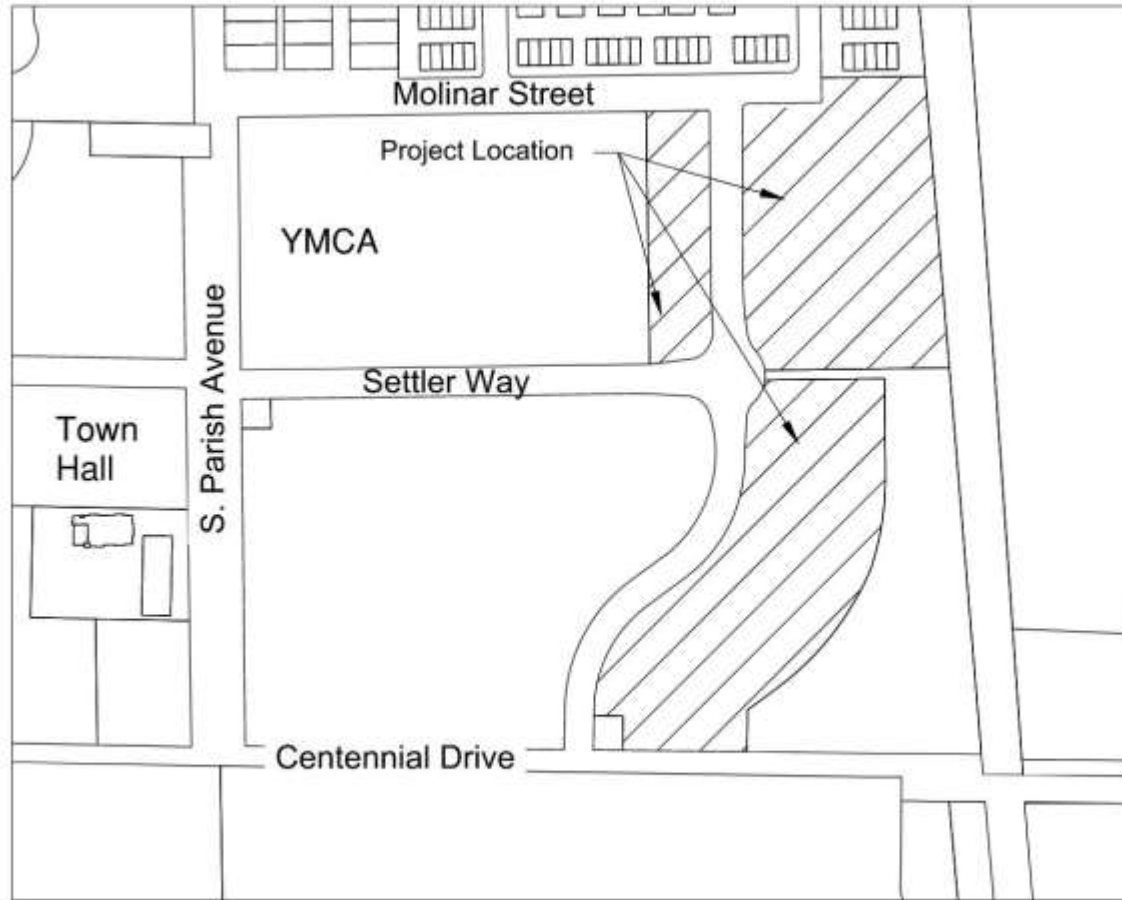




**MOUNTAIN VIEW WEST SUBDIVISION
3RD REPLAT**

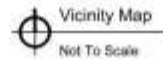
TOWN COUNCIL COMMISSION
5.15.23
JOHNSTOWN, COLORADO

PRELIM/FINAL PLAT



LOCATION:

LOCATED EAST OF THE
YMCA IN THE EXISTING
MOUNTAIN VIEW WEST
PUD.



PROJECT BACKGROUND

•Tonight, we are presenting the Mountain View West Subdivision 3rd Replat. We originally submitted the Prelim/Final Plat package to staff in October of last year.

•The overall project statistics.

- 125 Townhome Units
- 17 Acres total (includes 4.68 acres of existing detention)
- 12+ Acres of developed area.
- 6.4 Acres of open space (almost double the requirement)
- Multiple private pocket parks
- Code compliant parking
- Meets and exceeds all previously approved PUD Standards

•The proposed units will complement both the existing and successful Mountain View Townhomes as well as the proposed commercial to the west.



ARCHITECTURAL VARIANCE

- This project is requesting the following architectural variance.

Requirement: Minimum 15% Glazing on side elevations that face a public street.

Request: Minimum of 5% Glazing on side elevations that face a public street. This will likely be higher in most cases. See example.

Justification:

- Previous Filings
- Floorplans
- Open Space
- Attainability and overall quality of development

Proposed Perspective

Note: Colors, and glazing orientation may change.

Previously Approved Elevations





SIDE ELEVATION.
3/10" = 1'-0" (RE: 1/AD 1)

FACADE TAKE-OFF		
MATERIAL	TOTAL AREA	%
VERTICAL SIDING	243 SF	39%
LAP SIDING	200 SF	31%
STONE VENEER	106 SF	17%
OPENINGS/ TRANSPARENCY	86 SF	13%



BAESSLER 3-PLEX - MT. VIEW

810 SIDE ELVATION
04/28/23

Next Steps

- Tonight, we are requesting Town Council approval of the Final Plat for Mountain View West Subdivision 3rd Replat
- With an approval of the Final Plat tonight we will continue to work with staff to finalize the Development Agreement and Construction Drawings.
- We look forward to getting a shovel in the ground and bringing new homes to the Town of Johnstown this year.

Comments/Questions?