Mountain View II - Architectural Variance

Requirement:	15% Glazing on side elevations
Request:	Reduced requirement on Mountain View West Subdivision 3rd Replat.

Background:

Mountain View West PUD was approved in 2017 and included standards regarding architecture. The current proposed architecture meets and exceeds the standards in the PUD.

Town of Johnstown criteria for side elevations requires 15% of the wall to be windows or glazing.

Mountain View Subdivision 3rd Filing is requesting a variance from this standard of 15%, to allow for a minimum of 5% glazing. Most units will exceed the 5% and range up to 10% (see example on page 3). For reference 5% of the side elevations is approximately 40 SF or 1 – 8' x 5' window.

Justification:

1. The proposed units in this filing exceed the previously approved filing in both masonry and glazing (elevations on sheet 2). In response to staff direction, we have added additional masonry and glazing to our side elevations. Our floorplans do not allow for us to meet the 15% requirement.

2. The proposed filing includes substantially more open space and landscaping than code and previous approvals, which at maturity will create variation along the streetscape.

3. Baessler homes strives to provide high quality attainable homes to its home buyers. We have had great response from the previously approved project mentioned above and have been able to provide homes at 50-100k below the market. With the current attainability challenges we feel that this requirement will add undue burden to future homebuyers with no benefit. We believe this will be a beautiful community with almost 50% open space, trails, and quality architecture. We feel this is a reasonable request.

4. Architectural renderings of both the approved subdivision (2021) and the currently proposed subdivision are provided below, as well as a colored layout.

Renderings

Phase 1 (previously approved)

Phase 2 (proposed)

BAESSLER 3-PLEX - MT. VIEW

FRONT CORNER PERSPECTIVE
04/07/23

Phase 2 Elevations with Example Percentages (Proposed)

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

COLAB ARCHITECTURE

BAESSLER 3-PLEX - MT. VIEW

810 SIDE ELEVATION
04/28/23

Overall Layout (Proposed)

ripley design
LANDSCAPE ARCHITECTURE, LAND PLANNING

MOUNTAIN VIEW RENDERING
3/13/2023

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