



Town of Johnstown

TOWN COUNCIL AGENDA COMMUNICATIONS

AGENDA DATE: February 6, 2023

SUBJECT: Public Hearing - Resolution 2023-07 Approving the Preliminary/Final Subdivision Plat and Preliminary/Final Development Plan for East Ledge Rock Center Subdivision Filing No. 3

ACTION PROPOSED: Consider and Approve Resolution 2023-07 Approving the Preliminary/Final Subdivision Plat and Development Plan for East Ledge Rock Center Subdivision Filing No. 3

ATTACHMENTS:

1. Resolution 2023-07
2. Vicinity Map
3. Preliminary/Final Plat
4. Preliminary/Final Development Plan
5. PZC Staff Report (Dec 14, 2022)
6. Staff Presentation

PRESENTED BY: Kim Meyer, Planning & Development Director

AGENDA ITEM DESCRIPTION:

The Developer, Ledge Rock Center, LLC, is requesting consideration of a combined Preliminary/Final Subdivision Plat and Development Plan (Attachments 3 & 4) encompassing 49.6 acres to create 196 single-family detached residential lots ranging in size from 6,548 - 15,624 Square Feet (SF). This proposed neighborhood will be situated south and east of the commercial and multifamily areas, as part of the master planned Ledge Rock Center development.

The proposed Plat and Development Plan align with the Ledge Rock Center Outline Development Plan, as part of that master-planned development. The proposed density, infrastructure, and other development elements are in conformance with the master engineering studies and plans provided for the overall Ledge Rock Center development. Further, the plat and development plan is in conformance with Town codes, regulations, and standards.

The Planning & Zoning Commission held a public hearing on December 14, 2022. The Commission voted unanimously to recommend approval of the Preliminary/Final Subdivision Plat

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and Development Plan to the Town Council, based on the analysis and findings contained in the attached staff report. (Attachment 5).

A proposed development agreement outlining Developer obligations and a water and sewer service agreement accompany this development on this Council agenda.

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 2023-07 Approving the Preliminary/Final Subdivision Plat and Preliminary/Final Development Plan for the East Ledge Rock Center Subdivision Filing No. 3.

SUGGESTED MOTIONS:

For Approval

Based on findings and analysis presented at this hearing, I move to approve Resolution 2023-07.

For Denial

Based on information presented in this hearing, I move to deny Resolution 2023-07.

Reviewed and Approved for Presentation,



Town Manager