



*Town of Johnstown*

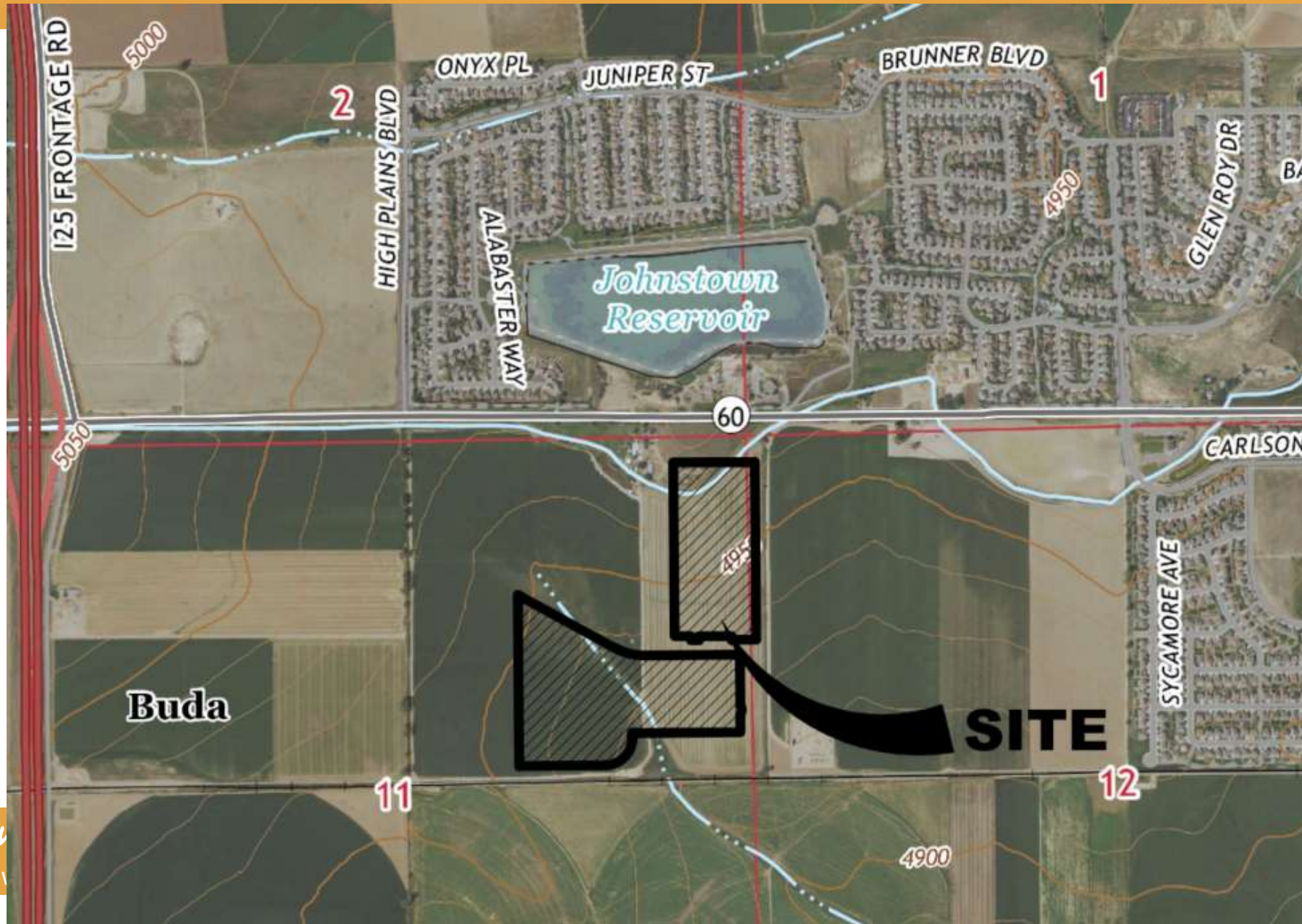
# EAST LEDGE ROCK CENTER SUBDIVISION FILING NO. 3

Preliminary/Final Subdivision Plat and Development Plan  
(SUB22-0002)

Town Council

February 6, 2023

# VICINITY MAP



Town  
johnstov

# BACKGROUND

- 2003 Ridgeview Ranch Annexation & PUD-B and PUD-R zoning
- 2022 Ledge Rock Center
  - Rezone to PUD-MU
  - Outline Development Plan
  - “Master” Subdivisions (Filings 1 and 2)

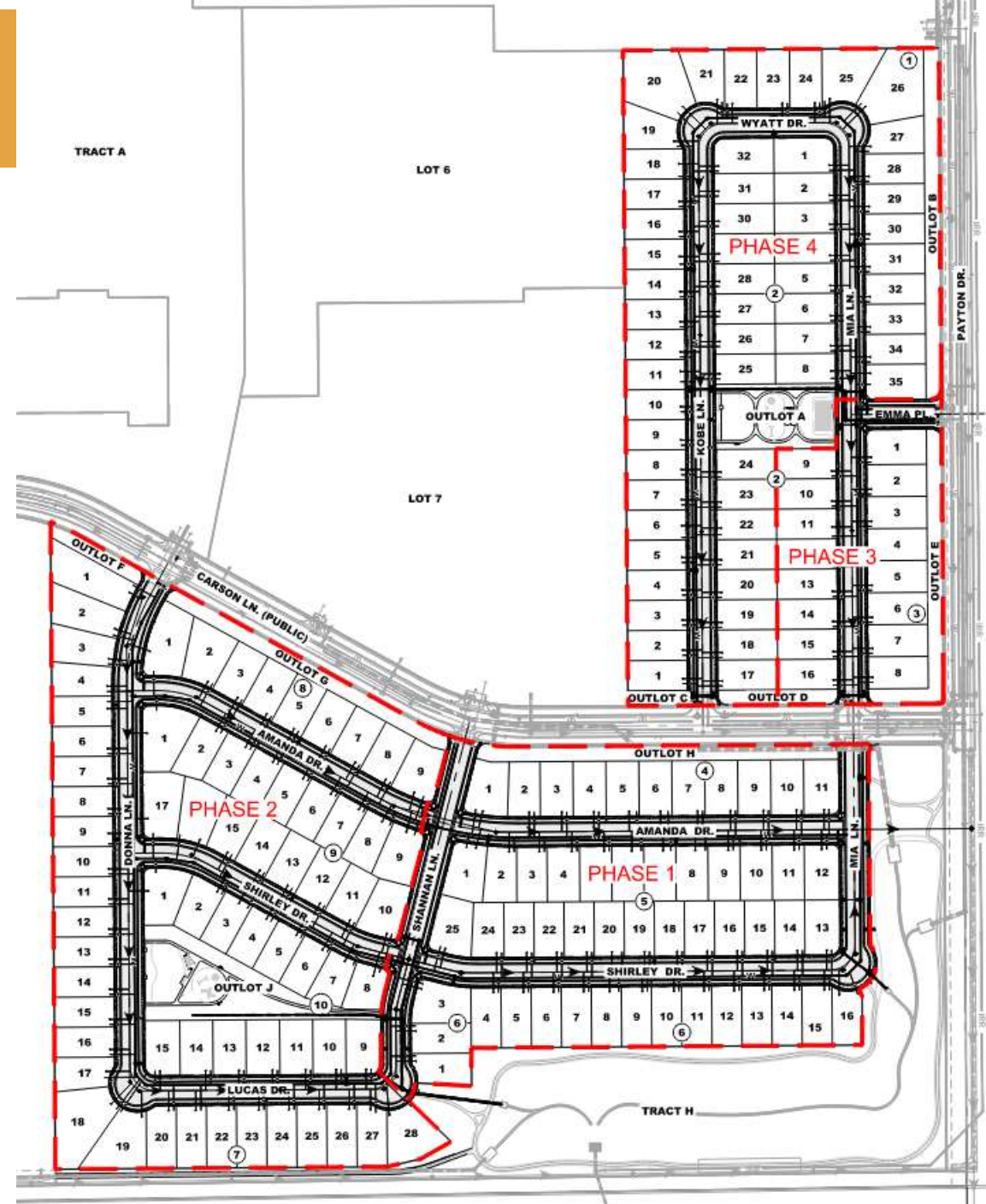


Town of Johnstown

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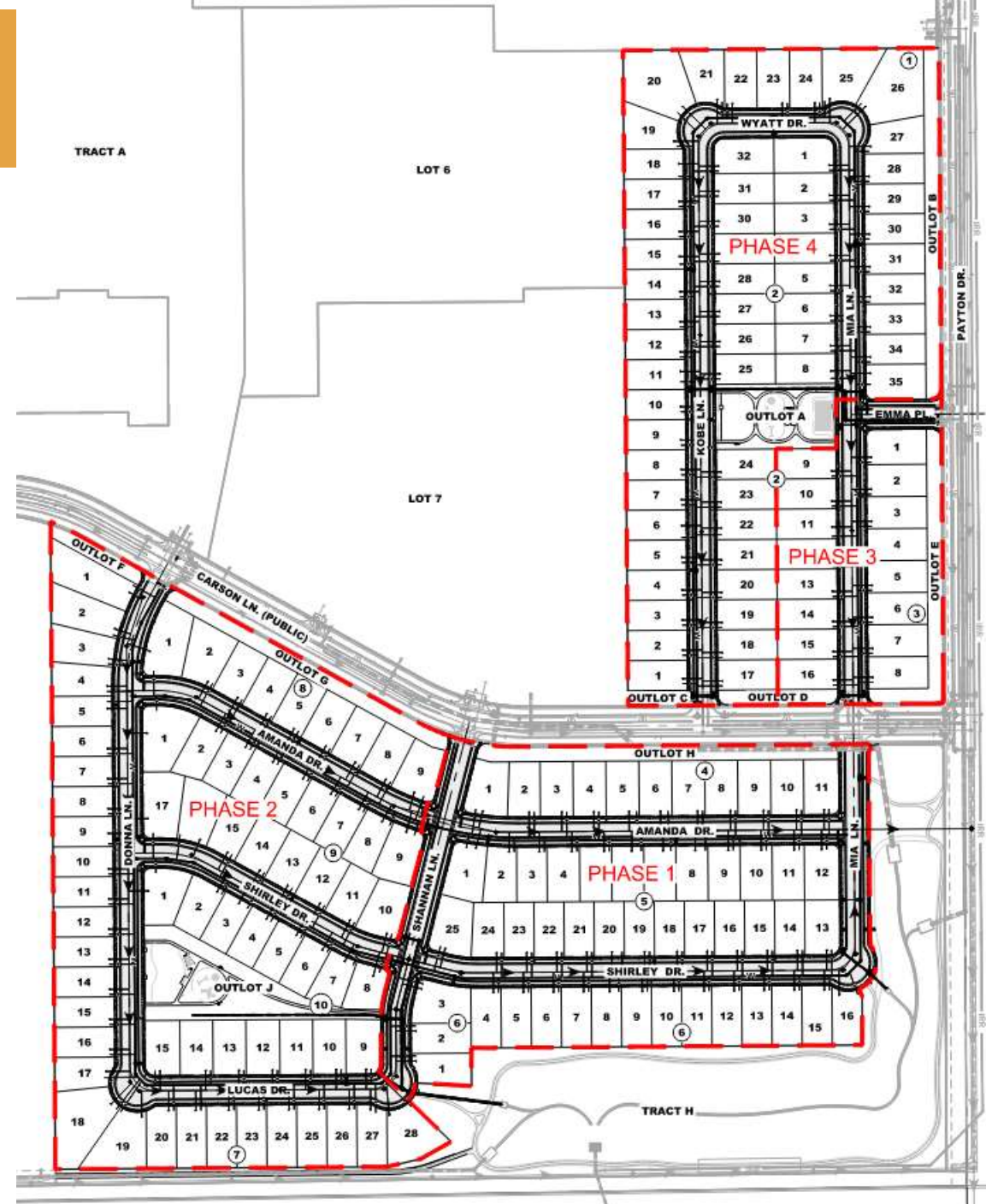
# OVERVIEW

- Approx. 49.8 acres
- 196 Single Family Lots
- Lot Sizes: 6,548 SF – 15,624 SF
- 4 Acres of Pocket Parks and Buffers
- Xeric landscape principles applied
- Overall PUD @ 30% Open Space
- 6' perimeter fence along Carson Ln. and Payton Dr., with masonry columns

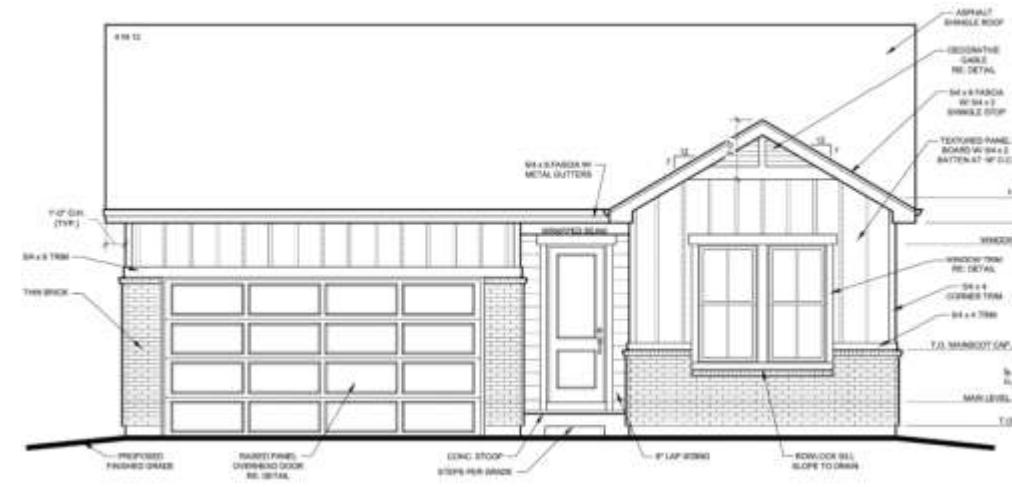


# OVERVIEW

- Major Streets and Infrastructure (utilities, stormwater facilities, street configuration and traffic controls) will be provided with adjacent development.
- Ledge Rock Center includes commercial and multifamily areas, as well.



# CONCEPTUAL ELEVATIONS



# ANALYSIS & RECOMMENDATION

- Conforms to the Ledge Rock Center Outline Development Plan.
- Is in substantial compliance with the Town's codes, regulations, and requirements
- Promotes the Town's goals of diversity of housing types, walkable mixed-use neighborhoods, and an efficient pattern of development.
- Planning & Zoning Comm. Recommends Approval