



# Town of Johnstown

## PLANNING & ZONING COMMISSION STAFF ANALYSIS REPORT

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<b>ITEM:</b>	<b>Public Hearing and Consideration for the East Ledge Rock Center Preliminary/Final Plat and Development Plan (SUB22-0002)</b>
<b>DESCRIPTION:</b>	Proposed subdivision for 196 single family homes, on approximately 49.8 acres.
<b>LOCATION:</b>	South of CO Hwy 60 and East of High Plains Blvd extension (south)
<b>APPLICANT:</b>	Ledge Rock Center, LLC
<b>STAFF:</b>	Kim Meyer, Planning & Development Director
<b>HEARING DATE:</b>	December 14, 2022

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### ATTACHMENTS

1. Vicinity Map
2. Final Plat
3. Final Development Plan

### PROJECT SUMMARY

The Applicant, Ledge Rock Center, LLC, is requesting consideration of a combined Preliminary/Final Subdivision Plat and Development Plan encompassing 49.787 acres. The proposed plat and development plan include 196 single-family detached lots, ranging in size from 6,548 - 15,624 Square Feet (SF), providing two small pocket parks and open space equaling 4 acres. Additional open space, totalling the required 30%, is being accommodated within the overall Ledge Rock Center PUD, including a large area that also incorporates the stormwater detention for the development.

Development plans provide for landscaping of common areas that is largely xeric, with native grasses and drip irrigated shrubs and trees. 6' privacy fencing is proposed around the perimeter where adjacent to commercial or multifamily developments and the adjacent collector streets. The proposed roads of Carson Lane and Payton Drive are being constructed with the master development, including the adjacent right-of-way landscaping. Both single family areas provide a 30' landscaped buffer from those street rights-of-way, as well.

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**Zoning:** PUD-MU (Mixed Use) – Ledge Rock Center PUD and Outline Development Plan

**ADJACENT ZONING & LAND USE**

**North** PUD-MU –Ledge Rock Center proposed commercial  
**East** A – Weld County Ag  
**South** A – Weld County Ag  
**West** PUD-MU –Ledge Rock Center Multifamily (approved on North / proposed to South)

**PROPERTY LAND USE HISTORY**

This property has historically been undeveloped agricultural land.

Property was annexed as the Ridgeview Ranch Annexation in the mid-2000s, and recently rezoned to PUD-MU for the full quarter-section of land. The Ledge Rock Center PUD was approved in 2022, with subsequent subdivisions and development plans adjacent for multifamily and commercial development. The main subdivision and public improvements is in final review for Town approvals – full construction of this development will be contingent upon those improvements being constructed.

**PUBLIC NOTICE & COMMENT**

Notice for the Planning & Zoning Commission hearing was published in the Johnstown Breeze, on Thursday, November 24, 2022. 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 public comment has been received by Staff as of the date of publication of this report.

**STAFF ANALYSIS**

The proposed Preliminary/Final Development Plan and Subdivision Plat substantially comply with town code and regulations; aligns with the Johnstown Area Comprehensive Plan as an area of Medium Density/Intensity; and meets the development standards of the Town as well as Ledge Rock Center PUD design guidelines.

Staff has no outstanding concerns and believes this development will promote the Town’s goals of diversity of housing types, walkable neighborhoods, and efficient development patterns and extension of infrastructure.

**RECOMMENDED PLANNING AND ZONING COMMISSION FINDINGS AND MOTIONS**

**Recommended Findings:**

It is recommended that Planning and Zoning Commission send a recommendation for Approval to Town Council that the requested East Ledge Rock Center Filing No. 3 Preliminary/Final Subdivision Plat and Development Plan be approved based upon the following findings:

1. The proposed Development is in alignment with the current Johnstown Area Comprehensive Plan and its Future Land Use Plan and the Ledge Rock Center ODP.
2. The proposed Development is serviceable by Town systems, services, and utilities, with required improvements that will be reflected in development and construction plans.

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3. This development will promote the Town’s goals of diversity of housing types, walkable mixed-use, mixed-density neighborhoods, and promotes an efficient development pattern and extension of infrastructure.

**Recommended Motion to Approve:**

Based on the application received, associated submittal materials, and the preceding analysis, the Planning & Zoning Commission moves to recommend Approval to the Town Council based upon the findings as stated in this report.

**Alternate Motion**

- Motion to Deny: “I move that the Commission recommend Denial of the East Ledge Rock Center Filing No. 3 Preliminary/Final Subdivision Plat and Development Plan.”