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TOWN COUNCIL AGENDA COMMUNICATIONS

AGENDA DATE: July 15, 2024

SUBJECT: Public Hearing - East Ledge Rock Filing 2 – Replat A – Case No. SUB23-0020

ACTION PROPOSED: Consideration of Resolution 2024-38 Approving the Replat of the East Ledge Rock Center Subdivision Filing 2

ATTACHMENTS:

1. Resolution 2024-28
2. Vicinity Map
3. Replat A of East Ledge Rock Center Filing No. 2
4. East Ledge Rock Center Filing No. 2 Subdivision Final Plat
5. Staff Presentation

ZONING: PD- Ledge Rock Center

PRESENTED BY: Lilly Cory, Planner I
Jeremy Gleim AICP, Planning & Development Director

AGENDA ITEM DESCRIPTION:

The applicant, Carson Development, LLC, is requesting the approval of a re-subdivision within the East Ledge Rock Filing No. 2 Final Subdivision. Proposed is the platting of seven (7) additional lots along with minor lot line adjustments to encourage future commercial development into the overall Ledge Rock Center Development. The following replat/re-subdivision qualifies as a Major Subdivision per the 2023 Johnstown Land Use code with the platting of the seven (7) lots in previously un-platted land (Tract B). All public improvements associated have been reviewed and altered as necessary to accommodate the additional lots.

LOCATION:

The subject property is located South of Highway 60 and East of High Plains Boulevard. The subject property encompasses a total of 152.65 acres. Major vehicular access points into the development are off Highway 60 via Peyton Drive and High Plains Boulevard.

The Community that Cares

HISTORY:

The subject property was annexed into the Town of Johnstown in 2003 under the Ridgeview Ranch Annexation. It was annexed into the Town by way of Ordinance No. 2003-706. Upon annexation, Planned Development (PD) zoning was established, and the Ridgeview Ranch Outline Development Plan (ODP) was later approved in 2003 pursuant to Ordinance No. 2004-707. The property’s zoning was later amended and approved in 2022 by Resolution 2022-223 to create the Ledge Rock Center ODP and Design Guidelines.

ZONING & LAND USE:

Pursuant to the Land Use Map in the 2021 Johnstown Area Comprehensive Plan, the subject property is split between three land use areas: Low Density/Intensity on the eastern area of the site, and High Density/Intensity on the western portions of the project site with decreasing intensity moving east of Colorado Interstate 25 (I-25).

ADJACENT ZONING & LAND USE	
NORTH	SF-1 – Rocksbury Ridge
EAST	Weld County ‘A’ – Agricultural Property
SOUTH	Weld County ‘A’ – Agricultural Property & Railway
WEST	PD – West Ledge Rock Subdivision “Future”- Ledge Rock Center PD

PROJECT DESCRIPTION & ANALYSIS:

The overarching East Ledge Rock Center development is comprised of approximately 153 acres. Within the development, there is a mix of commercial tenants, multi-family construction, and single-family homes. The subject Replat A subdivision creates seven (7) new lots within Tract B for commercial uses and adjusts previous lot lines in the Filing 2 subdivision.

The primary function of the proposed filing is to create Lots 8-14 for commercial development, amend lot lines, and add or amend easements as necessary. This plat consists of 63.638 acres. Additional Right-Of-Way will not need to be dedicated as it was dedicated in the East Ledge Rock Center Filing No. 2 Subdivision with Weld County Reception No. #4853717 & Weld County Reception No. #1254277. Access to the additional seven (7) lots will be a private drive, Carroll Lane, the applicant will be responsible for the construction and maintenance of the roadway.

No amendment will be necessary for either the Subdivision Development Agreement for Filing 2 or the Water Authorization Agreement. All development standards and water dedication as depicted in the Water Sewer Service Agreement, Weld County Reception No. #485964 and Development Agreement Reception No. #4844311 shall apply to the construction and development of lots 8-14. This includes but is not limited to, the phasing of public improvements, water cost and allocation, and design standards.

Pursuant to the information listed above, Staff has found that Filing No. 2 – Replat A, as presented, complies with the development standards outlined in the Ledge Rock Outline Development Plan and Johnstown Land Use Code.

PUBLIC NOTICE:

Notice for the Town Council public hearing was published in the Johnstown Breeze, on Thursday, May 26, 2024. This notice provided the date, time, and location of the Town Council hearing, as well as a description of the project. Notices were mailed to all property owners within 800 feet of the subject property. The notice included a vicinity map and the proposed subdivision map of the subject property. The public hearing was continued on June 17, 2024, at the Town Council Meeting to ensure compliance with the Johnstown Municipal Code. Planning and Zoning was held on July 10, 2024, a recommendation is not known at this time of this report but will be disclosed in the Staff Presentation.

COMPREHENSIVE PLAN ALIGNMENT:

The 2021 Comprehensive Plan identifies this area as appropriate for medium-intensity development types. The Ledge Rock Center Design Guidelines align with the comprehensive use of the land with a multi-tenant commercial development and a variety of housing opportunities.

Staff finds that this project aligns with the adopted Comprehensive Plan and will align with the goals and policies listed therein.

STRATEGIC PLAN ALIGNMENT:

- Natural & Built Environments
 - *Expect and encourage community-centered design.*
- Quality Infrastructure & Facilities
 - *Ensure future viability of infrastructure and facilities*

FINDINGS

1. The proposed subdivision is consistent with the Johnstown Comprehensive Plan.
2. The proposed subdivision complies with the previously approved Ledge Rock Design Guidelines and Johnstown Municipal Code.

The proposed subdivision will meet the needs of the community by creating new lots for commercial development to expand the community for its residents, businesses, and visitors alike.

LEGAL ADVICE:

The Town Attorney has reviewed and prepared the resolution.

FINANCIAL ADVICE:

NA

RECOMMENDED ACTION: EAST LEDGE ROCK CENTER FILING 2 – REPLAT A
Staff recommends that the Planning & Zoning recommend that the Town Council approve Resolution 2024-38, Approving East Ledge Rock Filing 2 – Replat A Case No. SUB23-0020.

SUGGESTED MOTIONS:

For Approval: I Move to Approve Resolution 2024-38, approving the East Ledge Rock Center Filing 2 – Replat A.

For Denial: I Move to Deny Resolution No 2024-38.

Reviewed and Approved for Presentation,


