



Town of Johnstown

TOWN COUNCIL AGENDA COMMUNICATIONS

AGENDA DATE: June 6, 2022

SUBJECT: Subdivision Development and Improvement Agreement – Ledge Rock Center Commercial, with Ledge Rock Center, LLC, and Ledge Rock Center Commercial Metropolitan District

ACTION PROPOSED: Consider Approval of the Subdivision Development and Improvement Agreement for Ledge Rock Center Commercial, with Ledge Rock Center, LLC, and Ledge Rock Center Commercial Metropolitan District

ATTACHMENTS: 1. Subdivision Development and Improvement Agreement with Exhibits

PRESENTED BY: Kim Meyer, Planning and Development Director

AGENDA ITEM DESCRIPTION:

The Applicant, Ledge Rock Center, LLC (“Ledge Rock Center”/Developer), and Ledge Rock Center Commercial Metropolitan District (“District”), is requesting approval of the Subdivision Development and Improvement Agreement for the Ledge Rock Center Commercial development associated with the East Ledge Rock Center Subdivision Filing No. 1 (SUB22-0006), the West Ledge Rock Center Subdivision Filing No. 1 (SUB22-0005), both approved by resolution at the May 2, 2022, Johnstown Town Council meeting.

This agreement is intended to address obligations related to those specific public improvements which directly impact and are needed to service the commercial areas of Ledge Rock Center. Additional agreements will be forthcoming with additional areas of the overall development.

The Developer has submitted the applicable development plans and public improvements which are currently under review (as Ledge Rock Center Filing No. 2, SUB21-0025), to include full build-out of proposed arterial and collector streets and intersections, Highway 60 frontage, required stormwater facilities, and extension of utility mains throughout the development area included within the approved Ledge Rock Center Outline Development Plan (ZON21-0004).

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This agreement is largely based on the master agreement template, with minor revisions to clarify the different roles between the Developer and the District. Exhibit B-3 includes the Additional Terms, Conditions, or Provisions for this subdivision. In this case, final approved engineering plans, reports and development plans have not yet been approved, so Staff has left this section fairly open with references to needed improvements at Highway 60 (in coordination with Town and CDOT), roads and rights-of-way, intersections, and utilities; railroad crossing licenses; ditch improvements, and the proposed park-n-ride.

As more detailed plans and construction drawings are reviewed and approved, amendments to this agreement are anticipated, to provide clearer detail and timing on specific Developer and District obligations.

LEGAL ADVICE:

The Town Attorney drafted the Agreement.

FINANCIAL ADVICE:

NA

RECOMMENDED ACTION:

Approve Subdivision Development and Improvement Agreement for Ledge Rock Center Commercial, with Ledge Rock Center, LLC, and Ledge Rock Center Commercial Metropolitan District.

SUGGESTED MOTIONS:

For Approval: I move to approve the Subdivision Development and Improvement Agreement for Ledge Rock Center Commercial, with Ledge Rock Center, LLC, and Ledge Rock Center Commercial Metropolitan District.

For Denial: I move to deny the Subdivision Development and Improvement Agreement for Ledge Rock Center Commercial, with Ledge Rock Center, LLC, and Ledge Rock Center Commercial Metropolitan District.

Reviewed and Approved for Presentation,



Town Manager

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