



Town of Johnstown

TOWN COUNCIL AGENDA COMMUNICATIONS

- AGENDA DATE:** October 17, 2022
- SUBJECT:** Resolution 2022-40: Preliminary/Final Subdivision Plat for Johnstown Farms Filing No. 2
- ACTION PROPOSED:** Consider Resolution 2022-40 Approving the Preliminary/Final Subdivision Plat for Johnstown Farms Filing No. 2
- ATTACHMENTS:**
1. Resolution 2022-40
 2. Vicinity Map
 3. Subdivision Plat
 4. PZC Staff Report (9/14/22)
 5. Staff Presentation for Hearing
- PRESENTED BY:** Kim Meyer, Planning & Development Director
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AGENDA ITEM DESCRIPTION:

The Applicant, Post Modern Development, LLC, is requesting Preliminary/Final Subdivision Plat approval of approximately 62 acres. This plat, for property located at the southeast corner of Parish Ave. and Centennial (CR 46.5) would create several large tracts intended for future development and subdivision, in addition to the full right-of-way dedications required along Parish Avenue and Centennial Drive (Attachment 2). Additional features on the subdivision plat illustrate existing and proposed easements for future utility locations along with temporary construction easements. The current regulatory floodplain (100-yr/1%) boundaries along the Little Thompson River are also shown.

The proposed subdivision plat (Attachment 3) includes rights-of-way for future roads, as well as several large tracts for development. The three Tracts will need to be resubdivided prior to development, ensuring that the Town retains the ability to fully review proposed developments, construction drawings, traffic or utility impacts, and make future determinations on required improvements based on development plans, once more detail is known.

While not in strict conformance with code requirements that require submittal of engineering reports and development plans with plats, the ability to proceed to platting without full plans and

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“CD’s” in place is accommodated elsewhere, in Staff’s interpretation, by [JMC §17-111](#) requiring that an agreement be in place that requires all necessary improvements, in conformance with Town design standards and other applicable codes and regulations, and which plans/reports have been reviewed and approved by the Town. A proposed development agreement accompanies this item on this Council agenda.

The Planning & Zoning Commission held a public hearing on September 14, 2022. No public comments or concerns were provided as of the date of this publication. Staff recommended that the Commission recommend approval to the Town Council, with the findings contained in the attached staff report (Attachment 4).

LEGAL ADVICE:

Resolution was prepared by the Town Attorney.

FINANCIAL ADVICE:

NA

RECOMMENDED ACTION:

Approve Resolution 2022-40 Approving Johnstown Farms Filing No. 2 Preliminary/Final Subdivision Plat.

SUGGESTED MOTIONS:

For Approval

Based on findings and analysis presented at this hearing, I move to approve Resolution 2022-40.

For Denial

Based on information presented in this hearing, I move to deny Resolution 2022-40

Reviewed and Approved for Presentation,



Town Manager