



Town of Johnstown

TOWN COUNCIL AGENDA COMMUNICATIONS

AGENDA DATE:	March 21, 2022
SUBJECT:	Resolution 2022-09 Approving the Final Plat and Final Development Plan for The Granary, Filing 1
ACTION PROPOSED:	Hold Public Hearing and Consider Resolution 2022-09 Approving the Final Plat and Final Development Plan for The Granary Filing 1, on First Reading
ATTACHMENTS:	<ol style="list-style-type: none">1. Vicinity Map2. Resolution 2022-093. The Granary Filing 1 Final Plat4. The Granary Filing 1 Final Development Plan5. PZC Staff Report (1/12/22)
PRESENTED BY:	Justin Currie, Planner II

AGENDA ITEM DESCRIPTION:

The applicant, Hartford Acquisitions, LLC, is requesting approval of The Granary Filing 1 Final Plat and Development Plan for approximately 155 acres of land located on the northwest corner of Telep Ave. and County Rd. 46, to create 145 single family detached lots, associated outlots, and dedicated rights-of-way. The proposed development is subject to The Granary Outline Development Plan (ODP), which applies to the full 310 acres that is intended for development, and is designed in conformance with that document.

The Planning & Zoning Commission held a public hearing on January 12, 2022. 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 neighborhood meeting was required. No public comments have been received by Staff as of the date of publication of this memo.

The Developer has acquired approval for “early grading” to assist with the timing of construction of irrigation ditch improvements for the Hillsborough Ditch realignment that is part of this project.

The Commission voted to recommend Approval with Conditions of The Ganary Final Plat and Development Plan to the Town Council, based upon the findings that are contained in the attached staff report (Attachment 5) and reiterated in substance in the proposed resolution (Attachment 2).

The Community That Cares

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LEGAL ADVICE:

The Town Attorney drafted the Resolution.

FINANCIAL ADVICE:

NA

RECOMMENDED ACTION:

Approve Resolution 2022-09 Approving the Final Plat and Final Development Plan for The Granary, Filing 1, on First Reading.

SUGGESTED MOTIONS:

For Approval: Based on findings and analysis presented at this hearing, I move to approve Resolution 2022-09 Approving the Final Plat and Final Development Plan for The Granary, Filing 1, on first reading.

For Approval with Conditions: Based on findings and analysis presented at this hearing, I move to approve Resolution 2022-09 Approving the Final Plat and Final Development Plan for The Granary Filing 1, with the following conditions, to be revised and updated prior to the Second Reading of the Resolution, to include:

a.

For Denial: Based on information presented in this hearing, I move to deny Resolution 2022-09 as presented.

Reviewed and Approved for Presentation,



Town Manager

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