



Town of Johnstown

TOWN COUNCIL AGENDA COMMUNICATIONS

- AGENDA DATE:** April 3, 2023
- SUBJECT:** Resolution 2023-18 Approving the Preliminary/Final Subdivision Plat for Iron Horse Filing No. 3 (SUB21-0016)
- ACTION PROPOSED:** Hold Public Hearing and Consider Resolution 2023-18 Approving the Preliminary/Final Subdivision Plat for Iron Horse Filing No. 3
- ATTACHMENTS:**
1. Resolution 2023-18
 2. Vicinity Map
 3. Subdivision Plat
 4. PZC Staff Report for Preliminary/Final Plat
 5. Staff Presentation
- PRESENTED BY:** Kim Meyer, Planning & Development Director
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AGENDA ITEM DESCRIPTION:

The Applicant, Centerra Commercial, LLC, requests consideration of a Preliminary/Final Subdivision Plat encompassing approximately 45.8 acres of land SE of the intersection of High Plains Boulevard and Ronald Reagan Boulevard, in the Iron Horse PUD.

The proposed subdivision completes the area to be platted in the Iron Horse PUD with eleven (11) lots, with two (3) tracts for the required 30' High Plains Boulevard landscape buffer area. The final 40' dedication of right-of-way for High Plains Boulevard is also accommodated in this plat. The lots are intended for industrial and commercial purposes, and provide a range of lots sizes, with 7 lots from 2.1-2.7 acres; 3 lots from 3.5-4.5 acres, and one 11.6 ac site.

The subdivision is proposed to be built in two phases, with Iron Horse Drive proposed to extend approximately 1200 feet south and east to a temporary cul-de-sac. The interim condition of Iron Horse Drive will provide a fire/emergency access drive, built to Fire Code. All utilities (water, sewer, storm) will be fully installed with initial construction of this development. Phase 2 will include the completion of Iron Horse Drive, as well as the build-out of High Plains Boulevard to its ultimate 4-lane arterial cross section.

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The Developer has requested to not install full sidewalks and landscaping adjacent to Iron Horse Drive until adjacent development occurs. The development agreement contemplates the possible need to “fill in gaps” in public sidewalks as projects/lots develop, where such gaps may otherwise exist for many years. The agreement builds in a trigger at which time such walks must be connected and extended.

The Planning & Zoning Commission (PZC) held a public hearing on March 22, 2023, to consider the proposed project, the Planning & Zoning Commission Staff Report (Attachment 4) provides additional background and description of the project. One inquiry was recently made by an adjacent property owner, related to an existing Farmers Ditch lateral that is currently piped and extends down High Plains Boulevard; no changes are proposed to that current delivery infrastructure and this subdivision should not affect that access or delivery.

The Johnstown Review Committee reviewed this project and provided redlines and comments on all associated documents, which have been addressed by the Applicant. Based upon the materials submitted, analysis, and findings, the Planning & Zoning Commission approved a motion to recommend to Town Council approval of this Preliminary/Final Subdivision Plat.

LEGAL ADVICE:

Resolution was prepared by the Town Attorney.

FINANCIAL ADVICE:

NA

RECOMMENDED ACTION:

The Planning & Zoning Commission, with staff concurrence, recommends that the Council Approve Resolution 2023-18 approving the Preliminary/Final Subdivision Plat for Iron Horse Filing No. 3.

SUGGESTED MOTIONS:

For Approval

I move that the Town Council approve Resolution 2023-18 approving the Preliminary/Final Subdivision Plat for Iron Horse Filing No. 3.

For Denial

I move that the Town Council deny Resolution 2023-18.

Reviewed and Approved for Presentation,



Town Manager