



Town of Johnstown

TOWN COUNCIL AGENDA COMMUNICATIONS

AGENDA DATE: September 6, 2023

SUBJECT: Public Hearing - Resolution 2023-38 Approving the Final Plat for The Ridge at Johnstown Subdivision Filing No. 3

ACTION PROPOSED: Consider and Approve Resolution 2023-38 Approving the Final Plat for The Ridge at Johnstown Subdivision Filing No. 3

ATTACHMENTS:

1. Resolution 2023-38
2. Vicinity Map
3. Final Plat
4. Preliminary Plat – The Villages at Johnstown (2018)
5. PZC Staff Report (July 26, 2023)
6. Staff Presentation

PRESENTED BY: Kim Meyer, Planning & Development Director

AGENDA ITEM DESCRIPTION:

The Developer, J-25 Land Holdings, LLC, is requesting consideration of a final Subdivision within The Ridge at Johnstown PUD. The subdivision will consist of 1 buildable 23.8-acre lot, 4 large tracts for future development, and dedicated road right-of-way (ROW), with one outlot for drainage and irrigation easement. The subdivision will also plat various grading, stormwater, and utility easements throughout (Attachment 3). The buildable lot will be situated on the southeast corner of the subdivision, adjacent to The Ridge Filing 2 single family residential to the east and future residential development to the south (Attachment 2). Additional detail on the subdivision is provided in the attached PZC Staff Report (Attachment 5). No Final Development Plan is associated with this Plat.

This subdivision plats one single lot for ownership transfer and would provide an interim level of improvement and fire access to permit initial construction to occur on Lot 1. A development agreement accompanies this plat on the Council agenda and requires full build-out of all required and necessary improvements including utilities and roadways, to be in place to serve Lot 1 prior to any Certificates of Occupancy being granted.

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The construction associated with the subdivision would include an interim 20' gravel drive to provide emergency and fire access to the site during construction, and along easements needed to access and maintain a realigned sanitary sewer main that runs through the site. Existing water mains are available in Bearberry, in The Ridge at Johnstown Subdivision Filing No. 2 to the east, while sanitary sewer would be extended to Lot 1 from existing mains that traverse the site. Upgrades to stormwater would route existing stormwater to the Big Hollow drainage area, where it currently flows today. More substantial improvements, and full build out of the needed adjacent roadways to local and collector standards would be required prior to the Town issuing a Certificate of Occupancy for any uses on this Lot 1.

These required improvements with full engineering plans and reports have been included as part of submittal and review for the separate future project, The Ridge Filing No. 4 (SUB21-0004). Additionally, a Site Development Plat for Lot 1 – The Ridge Multifamily (DEV22-0009) is in review, seeking for administrative approval, of a multifamily development on that lot; an abbreviated development agreement for that lot is also included on this agenda to ensure appropriate development of public infrastructure within that development.

Staff found the proposed plat to be in substantial conformance with Town codes, regulations, and standards, with the requirements within the development agreement ensuring ultimate build-out of all needed infrastructure for the proposed lot. The Planning & Zoning Commission held a public hearing on July 26, 2023; no public comment was given. The Commission voted unanimously to recommend approval of the Subdivision Plat to the Town Council.

LEGAL ADVICE:

Resolution was prepared by the Town Attorney.

FINANCIAL ADVICE:

NA

RECOMMENDED ACTION:

Planning & Zoning Commission recommends, and Staff concurs with, a recommendation to Town Council to Approve the Final Plat for The Ridge at Johnstown Subdivision Filing No. 3.

SUGGESTED MOTIONS:

For Approval

I move that the Town Council approve Resolution 2023-38 Approving the Final Plat for The Ridge at Johnstown Subdivision Filing No. 3.

For Denial

I move that the Town Council deny Resolution 2023-38.

Reviewed and Approved for Presentation,



Town Manager