



Town of Johnstown

TOWN COUNCIL AGENDA COMMUNICATIONS

AGENDA DATE: February 7, 2022

SUBJECT: Ordinance 2022-224 Approving the Outline Development Plan (ODP) for Ledge Rock Center P.U.D.

ACTION PROPOSED: Consider Ordinance 2022-224 Approving the Outline Development Plan for Ledge Rock Center P.U.D.

ATTACHMENTS:

1. Vicinity Map
2. Ordinance 2022-224
3. Proposed Ledge Rock Center PUD Outline Development Plan
4. PZC Staff Report, January 12, 2022

PRESENTED BY: Kim Meyer, Director

AGENDA ITEM DESCRIPTION:

The proposed Ledge Rock Center Planned Unit Development (P.U.D.) stretches across approximately 221 acres, located south of Highway 60 between I-25, and across the future High Plains Blvd., to the quarter section (160 acres) of land to the east. This proposed Outline Development Plan (ODP) would apply to development within this PUD, and provide guidance on land uses, areas of development, and basic design standards.

As a “master planning” document, this ODP provides a high level overview of proposed development and some feasibility studies related to conceptual engineering, which will be followed with detailed subdivision and development plans that will layout more specific street layouts, lots sizes, types of development and uses, as well as engineering of traffic and all Town utilities (water, sewer, stormwater) and the construction documents needed to begin development.

This proposed ODP proposes up to 1440 dwelling units in multi-family and single family lot configurations on the east side of the High Plains Blvd extension, as well as over 100 acres of commercial/retail development, with up to one million square feet of building space concentrated along the Hwy 60 frontage. The ODP does permit some flexibility, with administrative approval, of planning areas and density/intensity (SF) of area to modify up to 30% of any given planning area, to accommodate final plans and engineering needs.

The ODP is largely considered those first few sheets of the submitted document, with uses, unit counts and square footage maximums, and overall layout. The additional sheets provide the “feasibility” of the proposed level of development, to ensure the Town’s infrastructure can accommodate the proposed uses

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and densities. The traffic, utilities, and grading/drainage layouts are considered “conceptual” and area labeled and noted as such, as additional more detailed studies are needed to verify final configuration and designs. Of note is the conceptual street layout, for which the current ODP depiction does not fully comply with Town standards of access spacing – which will need to be further addressed in traffic studies and subdivision design.

Per recommendation of the Town Attorney, the Design Guidelines were separated from the ODP ordinance to allow for a more streamlined process for amendments in the future. These will be heard under a separate public hearing, and a resolution of approval will be presented to the Council, at the next regular meeting, for consideration once the hearing is complete.

The Planning & Zoning Commission held a combined public hearing (including the Design Guidelines) on January 12, 2022, recommending approval to Town Council, with conditions relating to the Design Guidelines/Handbook.

LEGAL ADVICE:

The Town Attorney drafted the Ordinance.

FINANCIAL ADVICE:

NA

RECOMMENDED ACTION:

Approve Ordinance 2022-224 Approving the Outline Development Plan (ODP) for Ledge Rock Center P.U.D.

SUGGESTED MOTIONS:

For Approval: Based on findings and analysis presented at this hearing, I move to approve Ordinance 2022-224 Approving the Outline Development Plan (ODP) for Ledge Rock Center P.U.D.

For Approval with Conditions: Based on findings and analysis presented at this hearing, I move to approve Ordinance 2022-224 Approving the Outline Development Plan (ODP) for Ledge Rock Center P.U.D., with the following conditions, to be revised and updated prior to final publication:

a.

For Denial: Based on information presented in this hearing, I move to deny Ordinance 2021-224 as presented.

Reviewed and Approved for Presentation,


Town Manager

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