



Town of Johnstown

TOWN COUNCIL CONSENT AGENDA COMMUNICATIONS

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| AGENDA DATE: | June 5, 2023 |
| SUBJECT: | Subdivision Development and Improvement Agreement with Centerra Commercial, LLC., and the Johnstown North Metropolitan District No. 1, for the Iron Horse Filing No. 3 Subdivision |
| ACTION PROPOSED: | Consideration and Approval of the Subdivision Development and Improvement Agreement with Centerra Commercial, LLC, for the Iron Horse Filing No. 3 Subdivision |
| ATTACHMENTS: | 1. Subdivision Development and Improvement Agreement |
| PRESENTED BY: | Kim Meyer, Planning & Development Director |

AGENDA ITEM DESCRIPTION:

Centerra Commercial, LLC, received Council approval on April 3, 2023, for a Preliminary/Final Subdivision Plat for Iron Horse Filing No. 3 Subdivision, encompassing approximately 45.6 acres located on the east of High Plains Blvd. (LCR 3) and south of Ronald Reagan Blvd.

The proposed agreement is based upon the Town's standard agreement and requires payment of required fees and taxes, and all construction to occur per Town-approved engineering and construction plans.

Exhibit B-3 details additional substantive obligation of the Developer, which includes:

- Receive town approval on a final stormwater operations and maintenance manual for the regional system in Iron Horse PUD.
- Complete construction of the High Plains Boulevard ultimate build-out to the half-width requirement along the western frontage, in conjunction with the Phase 2 construction of the remainder of Iron Horse Drive.
- Requirement to complete remaining gaps in pedestrian sidewalks as development occurs, once 20 acres (~50%) of the lots are developed or under construction, to provide more complete and safe infrastructure in the area.

The Community That Cares

johnstown.colorado.gov

P: 970.587.4664 | 450 S. Parish Ave, Johnstown CO 80534 | F: 970.587.0141

LEGAL ADVICE:

The agreement was prepared by the Town Attorney and follows the Town's typical agreement template.

FINANCIAL ADVICE :

N/A

RECOMMENDED ACTION:

Approve the Subdivision Development and Improvement Agreement with Centerra Commercial, LLC., and the Johnstown North Metropolitan District No. 1, for the Iron Horse Filing No. 3 Subdivision.

Reviewed and Approved for Presentation,



Town Manager

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