



Town of Johnstown

TOWN COUNCIL AGENDA COMMUNICATIONS

AGENDA DATE:	October 18, 2021
SUBJECT:	Uncle Benny's Marketplace Resubdivision Final Subdivision Plat
ACTION PROPOSED:	Approve Resolution 2021-38 Approving the Uncle Benny's Marketplace Resubdivision Final Subdivision Plat
ATTACHMENTS:	<ol style="list-style-type: none">1. Vicinity Map2. Resolution 2021-383. Uncle Benny's Marketplace Resubdivision proposed Final Plat4. PZC Staff Report
PRESENTED BY:	Kim Meyer, Planning & Development Director

AGENDA ITEM DESCRIPTION:

The Applicant, Johnson-Taylor Family Properties, LLLP, is requesting resubdivision of 18.045 acres of land located on the east side of I-25 Frontage Road, north of Marketplace Drive. (Attachment 1) The parcel is zoned PUD-JC (Johnson's Corner). This subdivision does include any floodplain areas.

The proposed subdivision plat encompasses two existing lots, to create a total of four (4) lots for commercial and light industrial development, as well as dedicating adjacent right-of-way for the extension of LCR 3E south (connecting LCR 16 to Marketplace Dr). A variance was approved on September 29, 2021, by the Board of Adjustment to permit a lot to be created that does not abut a public street, based upon standards in JMC Sec. 16-83(3). This variance enable this subdivision to create a lot accessed solely by private access easements and drives.

No specific development plans have been submitted for these lots. No construction plans accompanied this subdivision application – in the interest of time, and the ability to sell lots to prospective developers such that they can proceed with engineering and design work for their site, the Applicant requested that those requirements be deferred to a later date. Completion of Marketplace Drive will be required, as well as some meaningful portion of the construction for LCR 3E, such that future development may tie in and continue this roadway. Reimbursement agreements

The Community That Cares

www.TownofJohnstown.com

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

may be available to the Developers, to allow future development to participate in these obligations. A Subdivision Improvement and Development Agreement identifying these obligations is presently being reviewed and discussed between Staff and the Applicant, and will be required to be executed prior to the recordation of this subdivision plat.

The Planning & Zoning Commission held a public hearing on September 29, 2021; no public comments or concerns were forthcoming. The Commission voted unanimously to recommend approval of the Final Subdivision plat to the Town Council, with the findings and conditions that are contained in the attached staff report (Attachment 4) and reiterated in substance in the proposed Resolution 2021-38 (Attachment 2).

LEGAL ADVICE:

The Town Attorney drafted the Resolution.

FINANCIAL ADVICE:

NA

RECOMMENDED ACTION:

Approve Resolution 2021-38 Approving Uncle Benny's Marketplace Resubdivision Final Subdivision Plat with conditions.

SUGGESTED MOTIONS:

For Approval

Based on findings and analysis presented at this hearing, I move to approve Resolution 2021-38 Approving Uncle Benny's Marketplace Resubdivision Final Subdivision Plat with conditions as stated within that resolution.

For Denial

Based on information presented in this hearing, I move to deny Resolution 2021-38 as presented.

Reviewed and Approved for Presentation,



Town Manager

The Community That Cares

www.TownofJohnstown.com

P: 970.5127.4664 | 450 S. Parish Ave, Johnstown CO | F: 970.5127.0141