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JohnstownCO.gov

## TOWN COUNCIL CONSENT AGENDA COMMUNICATIONS

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**AGENDA DATE:** October 21, 2024

**SUBJECT:** Subdivision Development and Improvement Agreement for Subdivision Case No. SUB22-0008

**ATTACHMENTS:** 1. Subdivision Development and Improvement Agreement

**PRESENTED BY:** James Shrout, Planner I  
Jeremy Gleim, AICP, Planning & Development Director

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### AGENDA ITEM DESCRIPTION

In November 2020, the Podtburg Dairy Farm, consisting of 448.32 acres, was annexed into the Town of Johnstown via Ordinance 2020-184. The property was zoned PUD-MU (Planned Unit Development – Mixed Use) by way of Ordinance 2020-185. This Ordinance included approving the Outline Development Plan, memorializing certain development standards, and a conceptual layout of the Bella Ridge Golf Course.

On May 2, 2022, the Town Council conducted a public hearing and, under Resolution No. 2022-18, approved the Preliminary Plat and Preliminary Development Plan for the Podtburg Property.

On August 7, 2024, a public hearing was held before the Town of Johnstown's Planning and Zoning Commission to hear testimony regarding the future of the old dairy farm. The family shared their vision to create a driving range and residential development flanking an 18-hole golf course. The public hearing closed with an affirmative recommendation of approval to be taken to the Town Council for consideration.

On October 7, 2024, the Town Council held a public hearing concerning approval of the Final Plat and Final Development Plan for the Podtburg Subdivision Filing No. 1. After reviewing the file and conducting the public hearing, the Town Council found that the Final Plat and Final Development Plan for the Podtburg Subdivision Filing No. 1 were substantially consistent with the Preliminary Plat and Preliminary Development Plan for the Podtburg Property; in addition, it

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was also found that the project was consistent with the Town's Comprehensive Plan and met the requirements contained in the Johnstown Municipal Code and the Town's regulations.

A Subdivision Development and Improvement Agreement (DA) was prepared and is presented for approval in conjunction with the Filing No. 1 Final Plat. The purpose of the DA is to establish conditions of approval, set forth expectations, and memorialize certain unique obligations for this development. Staff coordinated with the applicant on the preparation of the DA and the applicant has agreed to all the terms and conditions therein. The DA, in its entirety, accompanies this staff report as Attachment No. 1.

### **STRATEGIC PLAN ALIGNMENT**

- Natural & Built Environment
  - *Guide growth in the community through appropriate annexation, zoning, planning, and land use development.*

### **LEGAL ADVICE:**

The Town Attorney prepared the Subdivision Development and Improvement Agreement.

### **FINANCIAL ADVICE:**

NA

**RECOMMENDED ACTION:** Approve the Subdivision Development and Improvement Agreement (SDIA) For Subdivision Case No. SUB22-0008.

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*Reviewed and Approved for Presentation,*



Town Manager