



Town of Johnstown

TOWN COUNCIL AGENDA COMMUNICATIONS

AGENDA DATE: May 2, 2022

SUBJECT: East Ledge Rock Center, Filing No. 1 – Preliminary/Final Plat

ACTION PROPOSED: Consider Resolution 2022-14 Approving the Preliminary/Final Subdivision Plat for East Ledge Rock Center, Filing No. 1

ATTACHMENTS:

1. Resolution 2022-14
2. Vicinity Map
3. Proposed Plat for East Ledge Rock Center, Filing No. 1
4. PZC Staff Report (04/27/22)

PRESENTED BY: Kim Meyer, Planning & Development Director

AGENDA ITEM DESCRIPTION:

The Applicant, Ledge Rock Center, LLC, is requesting subdivision plat approval of approximately 155 acres located on the southeast corner of Hwy 60 and High Plains Blvd. (Attachment 2)

The proposed subdivision plat (Attachment 3) includes two (2) tracts and several “building footprint” lots. Tract A (31.604 AC.) will surround Lots 1 through 5, all intended for future commercial development, with development plans currently under review. Tract B (119.311 AC.) is intended for future development and resubdivision into large lots for multi-family and commercial uses, and single residential lots. This plat also dedicates right of way for High Plains Blvd and Hwy 60.

The Planning & Zoning Commission (PZC) held a public hearing on April 27, 2022 to consider this item. No public opposition was received, only a question related to the impact of a signal at High Plains Blvd. on the future signalization of Carlson Blvd. No additional comments or concerns have been received, or were forthcoming at that hearing. The PZC unanimously recommended a motion to recommend to Town Council, Approval of the Preliminary/Final Subdivision plat, with the findings contained in the attached staff report (Attachment 4) and reiterated in substance in the proposed Resolution 2022-14 (Attachment 1).

LEGAL ADVICE:

The Town Attorney drafted the Resolution.

The Community That Cares

johnstown.colorado.gov

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

FINANCIAL ADVICE:

NA

RECOMMENDED ACTION:

Approve Resolution 2022-14 approving Preliminary/Final Subdivision Plat for East Ledge Rock Center, Filing No. 1, with conditions.

SUGGESTED MOTIONS:

For Approval: Based on findings and analysis presented at this hearing, I move to approve Resolution 2022-14 approving Preliminary/Final Subdivision Plat for East Ledge Rock Subdivision, Filing No. 1.

For Denial: Based on information presented in this hearing, I move to deny Resolution 2022-14.

Reviewed and Approved for Presentation,



Town Manager