



Town of Johnstown

TOWN COUNCIL AGENDA COMMUNICATIONS

AGENDA DATE: May 2, 2022

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

ACTION PROPOSED: Consider Resolution 2022-15 Approving the Preliminary/Final Subdivision Plat for West Ledge Rock Center, Filing No. 1

ATTACHMENTS:

1. Resolution 2022-15
2. Vicinity Map
3. Proposed West Ledge Rock Subdivision Plat
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 25 acres located on the southeast corner of Hwy 60 and I-25. (Attachment 2).

The proposed subdivision plat (Attachment 3) will create one (1) tract and several commercial building footprints for future commercial development. This plat subdivides Lot 2, of the Oxy Land Subdivision.

The Planning & Zoning Commission (PZC) held a public hearing on April 27, 2022 to consider this item. No public opposition was voiced at the hearing, only a couple of questions related to timing of development. 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.

FINANCIAL ADVICE:

NA

The Community That Cares

johnstown.colorado.gov

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

RECOMMENDED ACTION:

Approve Resolution 2022-15 approving Preliminary/Final Subdivision Plat for West Ledge Rock Center, Filing No. 1.

SUGGESTED MOTIONS:

For Approval: Based on findings and analysis presented at this hearing, I move to approve Resolution 2022-15 approving Preliminary/Final Subdivision Plat for West Ledge Rock Center, Filing No. 1.

For Denial: Based on information presented in this hearing, I move to deny Resolution 2022-15.

Reviewed and Approved for Presentation,



Town Manager

The Community That Cares

www.johnstown.colorado.gov

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