



# Town of Johnstown

## TOWN COUNCIL AGENDA COMMUNICATIONS

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- AGENDA DATE:** May 02, 2022
- SUBJECT:** Resolution 2022-18 Approving the Preliminary Subdivision Plat and Preliminary Development Plan for the Podtburg Property
- ACTION PROPOSED:** Approve Resolution 2022-18 Approving the Preliminary Subdivision Plat and Preliminary Development Plan for the Podtburg Property
- ATTACHMENTS:**
1. Resolution 2022-18
  2. Vicinity Map
  3. Preliminary Plat
  4. Preliminary Development Plan
  5. PZC Staff Report
  6. Traffic Letter + TIS from Outline Development Plan
- PRESENTED BY:** Kim Meyer, Planning & Development Director
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### AGENDA ITEM DESCRIPTION:

The Applicant, Podtburg Dairy Limited Partnership, LLC, is requesting Preliminary Plat and Preliminary Development Plan approval for 448 acres of land located on the southwest corner of Colorado Blvd. (CR 13) and Weld County Road 44. (Attachment 2) The parcel is zoned PUD-MU and subject to the approved Podtburg Outline Development Plan (ODP).

The proposed plat (Attachment 3) includes approximately 288 acres for the construction of an 18-hole golf course, and several large tracts for future commercial and residential development. The proposed plat and development plan will create the legal lots necessary to allow the Applicant to build the needed infrastructure to construct and establish the vegetation for the golf course. The Applicant is currently working with Town Staff on how best to phase the construction of the golf course.

This proposed subdivision plat and development plan is in substantial compliance with the previously-approved Podtburg PUD Outline Development Plan, as well as Town codes, and design standards and specifications.

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The Planning & Zoning Commission held a public hearing on April 13, 2022; several members from the public spoke primarily concerned about the areas of future residential development - what those areas might look like and how the development will affect traffic in the area.

The Commission voted unanimously to recommend Approval of the Preliminary Subdivison Plat and Preliminary Development Plan to the Town Council, with the findings that are contained in the attached staff report (Attachment 4).

**LEGAL ADVICE:**

Resolution was prepared by the Town Attorney.

**FINANCIAL ADVICE:**

NA

**RECOMMENDED ACTION:**

Approve Resolution 2022-18 Approving the Preliminary Plat and Preliminary Development Plan for the Podtburg Property.

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**SUGGESTED MOTIONS:**

**For Approval**

Based on findings and analysis presented at this hearing, I move to approve Resolution 2022-18 Approving the Preliminary Plat and Preliminary Development Plan for the Podtburg Property.

**For Denial**

Based on information presented in this hearing, I move to deny Resolution 2022-18.

*Reviewed and Approved for Presentation,*



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Town Manager