



Town of Johnstown

PLANNING & ZONING COMMISSION STAFF ANALYSIS REPORT

ITEM:	Preliminary/Final Subdivision Plat of East Ledge Rock Center Subdivision Filing No. 1
DESCRIPTION:	Proposed 155-acre parcel to create building footprints for future commercial development, and one large tract for future subdivision
LOCATION:	South of Hwy 60 and east of future High Plains Blvd alignment (south extension)
APPLICANT:	Ledge Rock Center, LLC
STAFF:	Kim Meyer, Planning & Development Director
HEARING DATE:	April 27, 2022

ATTACHMENTS

1. Vicinity Map
2. Proposed Plat

PROJECT SUMMARY

The Applicant is requesting consideration of a combined Preliminary/Final Subdivision Plat encompassing approximately 155 acres. The existing use of this parcel is agricultural. This plat subdivides Lot "B" and Lot "A" of recorded exemption No. 1060-11-1-RE 2092, dedicates right of way, and vacates certain legal extents. Tract A (31.604 AC.) will be subdivided into Lots "1"- "5" for future commercial development. Tract B (119.311 AC.) will be reserved for a future subdivision.

The western boundary of this project will develop as the southern extension to High Plains Boulevard, and eventually connect into the larger, 14-mile, regional "interstate parallel arterial" envisioned within an existing IGA between Johnstown, multiple municipalities, counties, and CDOT. Future accesses would be anticipated to be primarily from this future High Plains Blvd., and would be further determined with future development plans.

Zoning: PUD-MU (Mixed Use)

ADJACENT ZONING & LAND USE

North	SF-1 – Existing "Rocksbury Ridge Subdivision"
East	Weld Co. 'A' – Existing ag properties
South	Weld Co. 'A' – Existing ag properties
West	PUD-MU – Proposed "West Ledge Rock Subdivision"

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PROPERTY LAND USE HISTORY

This property has historically been agricultural use. This property consisted of four parcels that were annexed into the Town of Johnstown in 2004 as “Ridgeview Ranch Annexation.”

PUBLIC NOTICE

Notice for the Planning & Zoning Commission hearing was published in the Johnstown Breeze, on Thursday, April 7, 2022, per municipal code. This notice provided the date, time, and location of the Planning and Zoning Commission hearing, as well as a brief description of the project. Notices were mailed to all property owners within 500 feet of the property in question. This notice included a location map and concept plan for the proposed subdivision. No neighborhood meeting was held for this project or required at this time. No public comments have been received by Staff as of the date of publication of this report.

STAFF ANALYSIS

This 155-acre property is encompassed in the Ledge Rock Center ODP and intended for a mix of uses, including a commercial/retail center, multifamily and single-family development. The proposed plat dedicates needed right-of-way along Highway 60, to a full 150’ cross-section, and High Plains Boulevard (120’ cross section), creates a 119-acre Tract B for future subdivision of these additional uses; and Tract A, which will be owned by the metro district and ultimately be used for common elements such as drives, parking, and landscaping. The “building footprint” lots (1-5) are intended to coincide with future commercial development – which may have minor modifications as the Town reviews the commercial site plan for this portion of the project. Additional planning and engineering review processes and approvals, as well as final agreements with the town, must be completed prior to construction.

A submittal for the “master” development of Ledge Rock Center has been submitted and is in review with the Town. Those plans and reports provide detail on extension and needed sizing of utilities, regional detention and stormwater management, and configuration/construction of proposed internal streets. Additional subdivision will be required to dedicate additional street rights-of-way and create additional buildable lots. The Ledge Rock Center Retail East Site Development Plans, which would apply to Tract A and these commercial building lots, have been submitted to the Town and are currently in the development review process, pending administrative approval, once all codes, standards and regulations are met; and contingent upon that master development plan set being approved.

The proposed Preliminary/Final Subdivision Plat substantially complies with town code and regulations; aligns with the Johnstown Area Comprehensive Plan as an area of Medium and High Density/Intensity; and meets the development standards of the Ledge Rock Center PUD Outline Development Plan.

This subdivision is being processed without submittal of full construction drawings, with the understanding that future development plans, subdivisions, and any construction or development will require additional town review and approval of all development and engineering reports, plans, construction drawings, and other plans for public and private improvements prior to construction of improvements or structures. Notes to this effect has been added to the plat, and also provide for minor amendments that would allow the footprints to move, as needed, to better match final approved development plans. These footprint lots are typically finalized based upon field surveys of the final foundation footprint once structures are constructed.

As noted on prior projects of this nature, while this type of subdivision is not in strict conformance with code requirements that require submittal of engineering reports and development plans with plats, the ability to proceed to platting without full plans and “CD’s” in place is accommodated elsewhere, in Staff’s

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interpretation, by [JMC §17-111](#) requiring that an agreement be in place that requires all necessary improvements, in conformance with Town design standards and other applicable codes and regulations, and which plans/reports have been reviewed and approved by the Town. The Town has existing agreements in place to that effect, with this Applicant, and more specifically, with the metropolitan district that is the “developer” of the proposed commercial center.

Staff recognizes that, on large properties with potentially long-term development plans that may not yet be known, this type of platting can be utilized as a reasonable and flexible approach to how the market functions. Utilizing this option allows known uses/users to move forward, creates larger tracts for sale to other specialty developers (i.e., shopping center, multi-family, single family), while securing right-of-way, utility easements, and other up-front needs of the Town and community to ensure logical and efficient build-out as the area develops. Staff believes that this approach fulfills the spirit and intent of the Code.

RECOMMENDED PLANNING AND ZONING COMMISSION FINDINGS AND MOTIONS

Recommended Findings

It is recommended that Planning and Zoning Commission send a recommendation for Approval with Conditions to Town Council that the requested subdivision of East Ledge Rock Center Subdivision Filing No. 1 be approved based upon the following findings:

1. The proposed development is consistent with the Johnstown Area Comprehensive Plan, and the approved Ledge Rock Center Outline Development Plan.
2. The proposed subdivision is in substantial compliance with the Town’s codes, regulations, and requirements.
3. The proposed subdivision will allow a more flexible approach to development of the large acreage, while meeting the needs of the community as it develops.

Recommended Motion

Based on the application received, associated materials presented, and the preceding analysis, I move that the Planning & Zoning Commission recommend Approval of the East Ledge Rock Center Subdivision Filing No. 1 Preliminary/Final Plat to the Town Council based upon the findings as stated above, and with the following conditions:

1. Prior to construction of any public or private development improvements, Town-approval of all required plans, reports, and permits shall be obtained.
2. The Applicant shall enter into all appropriate agreements related to development and construction activities and water and sewer service prior to construction of public and private improvements and issuance of any building permits.

Alternate Motion

Motion to Deny: “I move that the Planning & Zoning Commission recommend to the Town Council Denial of the East Ledge Rock Center Subdivision Filing No. 1 Preliminary/Final Plat based upon the following findings...”

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