



Town of Johnstown

PLANNING & ZONING COMMISSION STAFF ANALYSIS REPORT

ITEM:	Preliminary/Final Subdivision Plat of East Ledge Rock Center Subdivision, Filing No. 2
DESCRIPTION:	Proposed large-tract subdivision to establish lots for future development and dedicate rights-of-way and easements. Creates three buildable lots, large tracts for future development and stormwater management, and dedicates street rights-of-way.
LOCATION:	South of CO Hwy 60 and East of High Plains Blvd extension (south)
APPLICANT:	Ledge Rock Center, LLC
STAFF:	Kim Meyer, Planning & Development Director
HEARING DATE:	August 10, 2022

ATTACHMENTS

1. Vicinity Map
2. Final Plat
3. Excerpts from Town-accepted Master Traffic Impact Study

PROJECT SUMMARY

The Applicant is requesting consideration of a combined Preliminary/Final Subdivision Plat encompassing approximately 155 acres. (Attachment 2) This plat proposes to dedicate major streets, as well as create lots for future multi-family development; one tract for the north commercial area, as well as two large tracts for single family re-subdivision. Detailed engineering drawings, plans and reports for the build-out of public infrastructure (streets, utilities, stormwater, etc.) have been submitted and are under current review by the Town. These plans are subject to final technical and administrative review prior to construction of any improvements. Plans related to CDOT and the Home Supply ditch improvements are also in review by those entities, and final approvals will be required by the Town prior to any work on those improvements.

Town approval of this subdivision would permit the Applicant to begin construction of public improvements, upon approval of all engineering construction plans and reports, for the east side of the Ledge Rock Center development area including High Plains Boulevard. Site development plan approvals for individual uses and sites will be administrative. Single family development will require additional subdivision and development plan approvals by Planning & Zoning and Town Council.

The Community That Cares

johnstown.colorado.gov

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

Zoning: PUD-MU (Mixed Use) – Ledge Rock ODP & Design Guidelines apply

ADJACENT ZONING & LAND USE

North SF-1 – Rocksbury Ridge
East Weld Co. ‘A’ – Existing ag properties
South Weld Co. ‘A’ – Existing ag properties + GWRR railroad
West PUD-MU – West Ledge Rock Center (future)

PROPERTY LAND USE HISTORY

This property has historically been agricultural use, with some oil and gas – now abandoned and vacated.

Ledge Rock Center has an approved Outline Development Plan and Design Guidelines. Tract A and the building footprint lots in the northwest corner were created with a prior subdivision plat (Filing No 1).

PUBLIC NOTICE

Notice for the Planning & Zoning Commission hearing was published in the Johnstown Breeze. This notice provided the date, time, and location of the Planning and Zoning Commission hearing, as well as a brief description of the project. Courtesy notices were mailed to owners within 500 feet of the parcel. No neighborhood meeting was required. No public comments have been received by Staff as of the date of publication of this report.

STAFF ANALYSIS

This “super-plat” (large tract) subdivision is being processed to permit master public improvements to occur ahead of other contingent development. This plat also permits the multi-family areas to proceed with administrative Site Development Plans, as well as creates the tracts to accommodate a subsequent subdivision into single family neighborhoods and a north commercial area.

This subdivision creates an east-west collector road (Carson Lane) that will connect to High Plains Blvd on the west, and the proposed Payton Drive on the east. Additional roads associated with future single-family development will be platted with resubdivision upon a full review of that project.

A large sanitary sewer trunkline, serving the entire Ledge Rock Center area, will extend from the southeast corner of the development site, along the eastern boundary line through property to the south via an easement, to connect to the Town’s Interceptor Project along CR 46, which will be built to just-past Colorado Blvd. by other development and continued west by this development. Stormwater and detention areas are master planned for this East Ledge Rock Center subdivision, and will be designed to meet Town standards.

Traffic impacts have been evaluated and required improvements to CO Hwy 60 and High Plains Boulevard will be required to occur with the associated public improvements. See Attachment 3 for excerpts of the TIS. High Plains Blvd. will be constructed, with this project, to the ultimate four lane configuration, with a median. A full movement signal will be installed at this intersection, in conjunction with CDOT reviews, approvals, and permits. At Payton Drive (WCR 11 in TIS), longer term traffic estimate analysis, 2027 & 2041, would place a full movement signal at this intersection, but that is likely a future improvement that would occur as traffic counts meet engineering signal warrants.

Staff has no outstanding concerns and believes this subdivision will promote the Town's goals of efficient development patterns and extension of infrastructure. Final engineering and technical reviews will be completed prior to any significant work on public improvements, other than some early grading that has received Town approval.

Staff is working with the Applicant to amend an initial development agreement, with the Town, for the Ledge Rock Commercial areas, to ensure that full development impacts and obligations are appropriately documented, as further detail of needed improvements have become known.

RECOMMENDED PLANNING AND ZONING COMMISSION FINDINGS AND MOTIONS

Recommended Findings

It is recommended that Planning and Zoning Commission send a recommendation for Approval to Town Council that the Preliminary/Final Subdivision Plat for East Ledge Rock Center Filing No. 2 be approved based upon the following findings:

The proposed development...

1. Is consistent with the Johnstown Area Comprehensive Plan.
2. Is in substantial compliance with the Town's codes, regulations, and requirements.
3. Is in alignment with the Ledge Rock Center Outline Development Plan and Design Guidelines.
4. Will contribute to a logical pattern of growth and infrastructure extension.

Recommended Motion

Based on the application received, associated materials presented, and the preceding analysis, I move to recommend to the Town Council Approval with Conditions of the East Ledge Rock Center Filing No. 2 Subdivision based upon the findings as stated above.

Alternate Motion

- Motion to Deny: I move that the Commission recommend to the Town Council Denial of the East Ledge Rock Center Filing No. 2 Subdivision preliminary/final subdivision plat.