



Town of Johnstown

TOWN COUNCIL AGENDA COMMUNICATIONS

AGENDA DATE: August 15, 2022

SUBJECT: Resolution 2022-35 Approving the East Ledge Rock Center Preliminary/Final Subdivision Plat

ACTION PROPOSED: Hold Public Hearing and Consider Resolution 2022-35 Approving the East Ledge Rock Center Filing No. 2 Preliminary/Final Plat

ATTACHMENTS:

1. Resolution 2022-35
2. Vicinity Map
3. Subdivision Plat
4. PZC Staff Report
5. Traffic Impact Study - Excerpt

PRESENTED BY: Kim Meyer, Planning & Development Director

AGENDA ITEM DESCRIPTION:

The Applicant, Ledge Rock Center, LLC, is requesting subdivision of approximately 153 acres of land located south of Hwy 60, east of High Plains Blvd. (Attachment 2) The parcel is zoned PUD-MU and subject to the approved PUD guidelines.

The proposed subdivision plat (Attachment 3) includes rights-of-way for future roads, as well as several large tracts for development and/or resubdivision into multi-family sites, future commercial, and single-family neighborhoods. This portion of the development is intended only to create these larger tracts, and provide the needed public improvement plans and engineering reports (still under administrative review) to construct the primary portions of needed infrastructure to support that future development. The development and construction is covered by a prior approved development agreement with the Applicant and the associated metropolitan district.

As public infrastructure is being reviewed, and given the location, Staff has also included excerpts from the master traffic study for the Development to clarify some of the long term roadway improvements that will be provided along High Plains Blvd and Hwy 60.

The Community That Cares

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The Planning & Zoning Commission held a public hearing on August 10, 2022. No public comments or concerns were provided as of the date of this publication. Staff recommended that the Commission recommend approval to the Town Council, with the findings contained in the attached staff report (Attachment 4).

LEGAL ADVICE:

Resolution was prepared by the Town Attorney.

FINANCIAL ADVICE:

NA

RECOMMENDED ACTION:

Approve Resolution 2022-35 Approving East Ledge Rock Center Filing No. 2 Preliminary/Final Subdivision Plat.

SUGGESTED MOTIONS:

For Approval

Based on findings and analysis presented at this hearing, I move to approve Resolution 2022-35.

For Denial

Based on information presented in this hearing, I move to deny Resolution 2022-35

Reviewed and Approved for Presentation,



Town Manager