



Town of Johnstown

TOWN COUNCIL AGENDA COMMUNICATIONS

AGENDA DATE: December 13, 2021

SUBJECT: Welty Ridge Subdivision Filing No. 1 – Preliminary/Final Subdivision

ACTION PROPOSED: Consider Resolution 2021-50 Approving the Welty Ridge Subdivision Filing No. 1 (Preliminary/Final)

ATTACHMENTS:

1. Resolution 2021-50
2. Vicinity Map
3. Proposed Welty Ridge Subdivision Filing No. 1 Plat
4. PZC Staff Report (11/17/21)
5. Public Comment – Gateway Owners

PRESENTED BY: Kim Meyer, Planning & Development Director

AGENDA ITEM DESCRIPTION:

The Applicant, Buc-ee's, Ltd, is requesting subdivision plat approval of approximately 144 acres located on the south side of Weld CR 48 and the west side of I-25. (Attachment 1)

The proposed subdivision plat (Attachment 3) includes creation of two (2) buildable lots, and a large Tract A that will be subdivided further as future development is proposed. Additional right-of-way for expansion of Weld CR 48 is dedicated with this plat, as well as for two streets internal to the site, which provide access to the two lots. Lot 1 is currently planning to obtain a direct access from Weld CR 48.

A basic development agreement accompanies this proposed subdivision (on this same agenda). That agreement will apply to Tract A of the subdivision; while a separate and more detailed agreement will be pursued with the prospective developer/user of Lots 1 and 2.

A set of construction & engineering documents for the public improvements to the platted rights-of-way/streets has been submitted and is being reviewed in association with this subdivision – however additional reviews and revisions are ongoing. No development will be permitted to occur on Lots 1 and 2 until all plans have received approval/acceptance by the Town and our reviewing agencies. A more detailed development agreement for those lots will be forthcoming, once development details are better known and identified.

The Community That Cares

johnstown.colorado.gov

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

Public Comment was submitted to the Town, along with an accompanying supplemental traffic analysis, which is under review by the Town's contracted traffic engineer, FHU, as a part of the construction and engineering review for the proposed public improvements. Town Staff has worked to keep the Gateway owners "in the loop" on our reviews, the applicant's submittals, and the review/hearing process, and continue to work diligently to facilitate the best solution possible for both parties as well as the Town's long-range transportation network. Approval of this proposed subdivision does not assure or solidify a specific traffic solution; that will remain a matter of technical engineering review. Staff will continue to keep these concerns top of mind as we proceed with our reviews. CDOT and Weld County have also been reviewing agencies on these plans.

The Planning & Zoning Commission held a public hearing on December 1, 2021 (rescheduled from original date of November 17, 2021); no additional public comments or concerns were forthcoming. The Commission voted unanimously to recommend approval of the Preliminary/Final Subdivision plat to the Town Council, with the findings and conditions that are contained in the attached staff report (Attachment 4) and reiterated in substance in the proposed Resolution 2021-50 (Attachment 1).

LEGAL ADVICE:

The Town Attorney drafted the Resolution.

FINANCIAL ADVICE:

NA

RECOMMENDED ACTION:

Approve Resolution 2021-50 approving Preliminary/Final Subdivision Plat for Welty Ridge Subdivision Filing No. 1, with conditions.

SUGGESTED MOTIONS:

For Approval: Based on findings and analysis presented at this hearing, I move to approve Resolution 2021-50 approving Preliminary/Final Subdivision Plat for Welty Ridge Subdivision Filing No. 1, with conditions as stated within that resolution.

For Denial: Based on information presented in this hearing, I move to deny Resolution 2021-50 as presented

Reviewed and Approved for Presentation,


Town Manager