



450 S. Parish Avenue  
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JohnstownCO.gov

## TOWN COUNCIL AGENDA COMMUNICATIONS

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**AGENDA DATE:** November 4, 2024

**SUBJECT:** Ordinance 2024-260, Second Reading, Approving R-2 Zoning, with Modifications and Restrictions, for The Blue Spruce Ridge Annexation

**ACTION:** Approve Ordinance 2024-260, Second Reading, Approving R-2 Zoning, with Modifications and Restrictions, for The Blue Spruce Ridge Annexation

**ATTACHMENTS:** Ordinance 2024-260

**PRESENTED BY:** Jeremy Gleim, AICP, Planning & Development Director

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### AGENDA ITEM DESCRIPTION

Town Council approved Ordinance No. 2024-260 on first reading following a public hearing conducted on October 21, 2024.

### EXECUTIVE DESCRIPTION

Blue Spruce Ridge ManageCo, LLC (Applicant), is requesting R-2 zoning, with modification and restrictions, for approximately 41 acres of land immediately south of The Ridge at Johnstown subdivision. This is the second request for zoning in conjunction with this property. A full summary of the events that have taken place with this property, along with the analysis, conclusions, and recommendations is included in the Planning & Zoning Commission staff report dated September 25, 2024 (Attachment #1).

### PLANNING & ZONING COMMISSION SUMMARY

On September 25, 2024, the Planning & Zoning Commission (Commission) convened a regular meeting and held a public hearing for this project. Staff presented the project to the Commission, which was followed by a presentation by the Applicant. The Commission Chair opened the public hearing and invited comments from the public.

*The Community that Cares*

The majority of commentors were supportive of R-2 zoning with the stated modifications and restrictions. Those who spoke in favor of the proposal acknowledged the Applicant for working with the community at the neighborhood meetings and responding in kind to find an equitable resolve. A few people spoke in opposition to the request, citing such things as infrastructure deficiencies, traffic concerns, and not wanting to live next to renters.

After due consideration of the staff report, presentations, public testimony, and discussion, a motion was made to recommend that the Town Council approve R-2 zoning, with modifications and restrictions. The motion was approved unanimously on a 7/0 vote.

### **PUBLIC NOTICE**

Notice for the Town Council public hearing was published in the Johnstown Breeze, on Thursday, October 10, 2024. Notices were mailed to all property owners within 800 feet of the subject property. This notice included a vicinity map and the proposed subdivision map.

### **STRATEGIC PLAN ALIGNMENT**

- Natural & Built Environment
  - *Guide growth in the community through appropriate annexation, zoning, planning, and land use development.*

### **LEGAL ADVICE:**

The Town Attorney prepared Ordinance 2024-260.

### **FINANCIAL ADVICE:**

NA

**RECOMMENDED ACTION:** Approve Ordinance 2024-260, Second Reading, Approving R-2 Zoning, with Modifications and Restrictions, for Blue Spruce Ridge Annexation.

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*Reviewed and Approved for Presentation,*



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Town Manager