



# Town of Johnstown

## TOWN COUNCIL AGENDA COMMUNICATIONS

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**AGENDA DATE:** June 6, 2022

**SUBJECT:** Public Hearing – Resolution 2022-20 Approving Amendments to the Iron Horse Design Guidelines

**ACTION PROPOSED:** Consider and Approve Resolution Approving Amendments to the Iron Horse Design Guidelines

**ATTACHMENTS:**

1. Resolution 2022-20
2. Vicinity Map
3. Amendment Narrative
4. Amended Design Guidelines (Final)
5. Amended Design Guidelines (Redlines)
6. PZC Staff Report 02/16/22

**PRESENTED BY:** Kim Meyer, Planning & Development Director

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### AGENDA ITEM DESCRIPTION:

The Applicant, Centerra Commercial, LLC (McWhinney), was the original developer of the Iron Horse PUD, and has submitted several proposed amendments to the approved Design Guidelines.

The amendments clean up several small housekeeping items that Staff and the Applicant have discovered as we apply these to proposed development, as well as address a number of additional issues. A narrative and redline of the guideline amendments (excerpt) provides the specific changes proposed – see Attachments 3 & 5.

- Land Use changes to the Industrial areas:
  - Pg 7 – clarifies what type of equipment may be sold or rented within the development, creating a classification and better definition for non-permitted “Heavy Equipment”; while allowing smaller consumer and contractor-type equipment.
  - Pag 7 & 8 – Creates a distinction in sales of vehicles, boats, RV – between non-permitted; and adds a conditional use for vehicle sales with some limitations on size and site locations.

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- Multiple locations (Pg 8, 25-30) – requirements for screening, outdoor storage, service areas, and fencing issues were scattered throughout the document, and have been provided additional clarity
- Pg 17 - Revisions to architectural massing and façade treatments for industrial buildings to better focus aesthetic treatments to public-facing areas
- Pg 31 – Update to project sign design

Staff has worked extensively with the Applicant on these revisions, and believes they will provide a high-quality development, clearer rules for proposed site development, while accommodating the industrial nature of this area of Johnstown.

**LEGAL ADVICE:**

The resolution was drafted by the Town Attorney.

**FINANCIAL ADVICE:**

NA

**RECOMMENDED ACTION:**

Approve Resolution 2022-20 amending the Iron Horse Design Guidelines.

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**SUGGESTED MOTIONS:**

**For Approval:** I move to approve Resolution 2022-20.

**For Denial:** I move to deny Resolution 2022-20.

*Reviewed and Approved for Presentation,*



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Town Manager