



# Town of Johnstown

## TOWN COUNCIL AGENDA COMMUNICATIONS

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- AGENDA DATE:** August 1, 2022
- SUBJECT:** Ordinance 2022-235 Approving PUD-MU Zoning for the property known as SunCatcher Annexation
- ACTION PROPOSED:** Hold Public Hearing and Consider Ordinance 2022-235 on First Reading, Approving PUD-MU Zoning for the property known as SunCatcher Annexation
- ATTACHMENTS:**
1. Ordinance 2022-235
  2. Vicinity Map
  3. Zoning Plat
  4. PZC Agenda Memorandum for Annexation & Zoning
- PRESENTED BY:** Kim Meyer, Planning & Development Director
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### AGENDA ITEM DESCRIPTION:

In conjunction with a Petition for Annexation, the Town has received a request to establish zoning for the 125-acre property known as SunCatcher Annexation, to PUD-MU (Planned Unit Development – Mixed Use) (Attachment 3). The intent of the PUD-MU zoning is to allow development of a mix of commercial and higher-density residential uses along WCR 46, and up to approximately 600-feet (1 block) south, where the site will then provide areas for lower density residential. An associated Outline Development Plan (ODP) is being proposed that further defines the intent of the PUD-MU zoning for this property.

The property is located on the southwest corner of Telep Ave (WCR 15) and Weld County Road 46, south of The Granary subdivision currently under development. (Attachment 2). The surrounding zoning is Weld County Agricultural and Town of Johnstown PUD-R.

The Planning & Zoning Commission (PZC) held a public hearing on July 13, 2022, to consider the SunCatcher Annexation and Establishment of Zoning (Case ANX21-0005). The Planning & Zoning Commission Agenda Memorandum (Attachment 4) provides background and historical use of the property. Based upon the materials submitted, analysis, and findings, the PZC approved a motion (5-0) to recommend to Town Council approval of this zoning request.

*The Community That Cares*

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The Johnstown Review Committee reviewed this project and provided redlines and comments, which have been addressed by the Applicant.

This request for Establishment of Zoning to PUD-MU (Planned Unit Development – Mixed Use) is accompanied by companion requests, including the Petition for Annexation and a PUD Outline Development Plan (ODP) that encompasses this annexation area.

**LEGAL ADVICE:**

Ordinance was prepared by the Town Attorney.

**FINANCIAL ADVICE:**

NA

**RECOMMENDED ACTION:**

Approve Ordinance 2022-235 Establishing PUD-MU Zoning for the property known as SunCatcher Annexation, on First Reading.

**SUGGESTED MOTIONS:**

**For Approval**

I move that the Town Council approve Ordinance 2022-235 Establishing PUD-MU Zoning for the property known as SunCatcher Annexation, on First Reading.

**For Denial**

I move that the Town Council deny Ordinance 2022-235.

*Reviewed and Approved for Presentation,*

  
Town Manager