



# Town of Johnstown

## PLANNING & ZONING COMMISSION AGENDA MEMORANDUM

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**DESCRIPTION:** Ledge Rock Change of Zone (155 acres)  
**LOCATION:** South of Hwy 60, East of future High Plains Blvd southern extension  
**APPLICANT:** Ledge Rock Center, LLC  
**STAFF:** Kim Meyer, Planning and Development Director *Km*  
**HEARING DATE:** January 12, 2022

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### ATTACHMENTS

- 1- Vicinity Map
- 2- Zoning Map

### BACKGROUND & SUMMARY

The applicant/owner, Ledge Rock Center, LLC, requests a change of zoning district for approximately 155 acres of land, located south of Highway 60 between and east of the future High Plains Blvd south extension.

The subject property was annexed into the town in 2003, known at the time as "Ridgeview Ranch," and was zoned PUD-B (Business) and PUD-R (Residential) at that time. Historically, this property has been used for farming and continues as that use today.

### SURROUNDING LAND USE

North: Single-family residential (Rocksbury Ridge) & Weld County residential  
South: Great Western railroad & Existing Ag in Weld County (Zone "A")  
East: Existing Ag in Weld County (Zone "A")  
West: Incorporated PUD-MU, Developing Oil & Gas Facilities (S&B Site)

### OIL & GAS ACTIVITY

COGCC (Oil & Gas) online maps show a shut in well and flowline on-site, with horizontal drilling planned. These facilities will be further identified and addressed through future development plans.

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## **PUBLIC NOTICE & AGENCY REFERRALS**

Notice for the Planning & Zoning Commission hearing was published in the local paper of widest circulation, the Johnstown Breeze, on Thursday, December 23rd, 2021. This notice provided the date, time, and location of the Planning and Zoning Commission hearing, as well as a description of the project. Notices were mailed to all property owners within 500 feet of the property in question. This notice included a map of the proposed zoning and ODP request that is also on this meeting's agenda.

## **NEIGHBORHOOD MEETING**

No neighborhood meeting was held for this requested change of zone as PUD-MU provides a similar range of uses to the PUD-B + PUD-R zoning on the site today. The "MU" designation merely permits more flexibility in delineating development areas for a commercial vs residential area, leading to better neighborhood and street designs. The Town will hold neighborhood meetings for the surrounding property owners with future development plans, when more detailed uses and plans are known.

## **ANALYSIS**

This property is located along a main activity corridor for the Town, with expectations of higher intensity and densities of development. The highway and future major arterial are anticipated to accommodate this level of development, with right of way dedications and road improvements required to be constructed with that development. There are either existing infrastructure in place, or water and sewer can be extended as future development occurs, with adequate capacities to serve the property.

## **RECOMMENDED PLANNING AND ZONING COMMISSION FINDINGS AND MOTIONS**

It is recommended that Planning and Zoning Commission send a positive recommendation to Town Council that the requested zoning of PUD-MU for the Ledge Rock Center be approved based upon the finding that the proposed zoning will allow appropriate levels of development to occur, with greater design flexibility, in alignment with the Town's Comprehensive Plan.

### **Motion**

Based on the application materials received and analysis and presentation at the hearing, the Planning & Zoning Commission finds that the request for PUD-MU zoning for Ledge Rock furthers the *Johnstown Area Comprehensive Plan*, and is compatible with surrounding neighborhoods, and therefore moves to recommend to the Town Council approval of the request for PUD-MU zoning for this area based upon the finding as stated above.

### **Alternate Motion**

Motion to Deny: "I move that the Commission recommend to the Town Council denial of the request for HA zoning for the Ledge Rock Annexation based upon the following..."

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