



Town of Johnstown

TOWN COUNCIL AGENDA COMMUNICATIONS

AGENDA DATE: July 19, 2021

SUBJECT: Ordinance 2021-205 Approving the Establishment of PUD-MU Zoning for the North Ridge Annexation

ACTION PROPOSED: Hold Public Hearing and Consider Ordinance 2021-205 on First Reading - Approving the Establishment of PUD-MU Zoning for the North Ridge Annexation

ATTACHMENTS:

1. Ordinance 2021-205
2. Vicinity Map
3. North Ridge Zoning Plat
4. PZC Agenda Memorandum – Annexation and Zoning

PRESENTED BY: Kim Meyer, Planning & Development Director

AGENDA ITEM DESCRIPTION:

In conjunction with a Petition for Annexation for the North Ridge Annexation, the Town has received a request to establish zoning on this 35.32 acres of PUD-MU (Planned Unit Development – Mixed Use). A separate Outline Development Plan is being proposed to further define the PUD zoning for a larger 60-acre area, which included this 35.32-acre property.

The property is located east of the I-25 frontage road, adjacent to the Thompson River Ranch subdivision, and south of the Abundant Life Tabernacle Church. (See Attachment 2).

The Planning & Zoning Commission (PZC) held a public hearing on June 9, 2021, to consider the North Ridge Zoning (Case ZON20-0005). Public comment was given by two neighbors in the area, with concerns for how the existing ditch will be addressed in development, and requesting a privacy fence along property lines, adjoining the proposed development area. A Thompson River Ranch neighbor is concerned for his mountain views, density, impact on his very low water pressure, and his property value. Concern was also expressed regarding the increase in traffic on CR 18. Staff indicated that the development-level details are noted and will be further addressed at subdivision and development planning. The Applicant spoke of the intent to “culvert” the ditch and that there are existing agreements with the Gard Lateral Ditch Co.; also indicated that likely both parties would likely want perimeter fencing for screening and buffering between these uses.

The Planning & Zoning Commission Agenda Memorandum attached (See Attachment 3) provides background and historical use of the property. The property has been undeveloped agricultural land until recently. The memo also describes notification and a remote Neighborhood Meeting held on April 27, 2021, which no neighbors attended.

Based upon the materials submitted, analysis, and findings, the PZC approved a motion (4-0) to recommend to Town Council approval of this zoning request.

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Note: There was a discrepancy found in the legal description as additional work was done by the Applicant on this property. The current annexation plat and PZC staff report show a 36.971 AC property; with the revised legal the Town was recently provided, the property encompasses 35.32 AC. Staff has requested updated plat that fully reflect this corrected legal in the notations and legal descriptions on that plat; this revision will be included with Council packets for the 2nd reading, to ensure a corrected plat for Council approval, signature, and recordation.

LEGAL ADVICE:

Ordinance was prepared by the Town Attorney.

FINANCIAL ADVICE:

NA

RECOMMENDED ACTION:

Approve Ordinance 2021-205 approving PUD-MU Zoning for the property known as North Ridge Annexation on First Reading.

SUGGESTED MOTIONS:


For Approval

I move to approve Ordinance 2021-205 approving PUD-MU Zoning for the property known as North Ridge Annexation on First Reading.

For Denial

I move to deny Ordinance 2021-205 with the following findings...

Reviewed and Approved for Presentation,

A handwritten signature in blue ink, appearing to be 'W. J. C.', is written over a horizontal line.

Town Manager

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