



Town of Johnstown

PLANNING & ZONING COMMISSION AGENDA MEMORANDUM

ITEM:	Vista Commons Change of Zone from PUD-MU to MU-RC & R3 (ZON23-0002)
DESCRIPTION:	Change of zone for 147.4 acres from the Vista Commons P.U.D. from PUD-MU (Commercial/Industrial) to MU-RC (Regional Commercial) and R3 (Residential)
LOCATION:	NW corner of Highway 60 and High Plains Blvd.
APPLICANT:	I-25 Johnstown Partners, LLC
STAFF:	Tony LeFevre, Planner I
HEARING DATE:	November 1, 2023

ATTACHMENTS

- 1- Vicinity Map
- 2- Zoning Map

BACKGROUND AND SUMMARY

The applicant I-25 Johnstown Partners, LLC is requesting a change of zoning for approximately 147.4 acres of land, located west of High Plains Blvd. and north of Highway 60.

The subject property was annexed into the Town in 2000 as the Pratt Technology Campus and was zoned PUD-MU, with a designated land use of Commercial & Industrial over the acreage. Historically, the property has been used for agricultural use.

SURROUNDING ZONING & LAND USE

North:	PUD-MU Great Plains Village – Residential and Mixed Use/Employment (Revere)
East:	R1 – Roxbury Ridge Residential
South:	PUD-MU – Ledge Rock Center
West:	PUD-MU – I-25 Gateway Center (Retail/Commercial/Light Industrial)

PUBLIC NOTICE AND AGENCY REFERRALS

Notice for the Planning and Zoning Commission hearing was published in the local paper of widest circulation, the Johnstown Breeze, on Thursday, October 5, 2023. 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 800 feet of the property in questions. This notice included a map of the proposed zoning changes.

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Based upon the changes proposed, this land use designation amendment did not warrant a full referral review by the Johnstown Review Committee (JRC). Submitted documents were provided to the JRC for a preliminary evaluation. No concerns or comments by the JRC were noted specifically related to the change of zoning of the subject property.

NEIGHBORHOOD MEETING

A neighborhood meeting was held October 2nd, 2023 for this requested zoning change due to the change of zoning from PUD-MU (Commercial and Industrial) to R3 (Residential) and MU-RC (Regional Commercial). The Town mailed notices to all property owners within 800 feet of the subject property. Any comments from the meeting or received by the staff will be shared with the Planning and Zoning Commission on the hearing date.

STAFF ANALYSIS

This property is located along a main activity corridor for the Town, with expectations of medium to high intensity and development. Updates to existing roadway infrastructure are planned to accommodate this level of development along both Hwy 60 and High Plains Blvd, with right of way dedications and road improvements for this and surrounding properties. The zone change to MU-RC and R-3 allows for the Town and developers to work off of the updated 2023 Town of Johnstown Land Use Code. The MU-RC (Regional Commercial) zoning is in alignment with the high density/intensity areas of the Town of Johnstown Comprehensive Use Plan on the western and southern sides of the subject property. The R3 zoning to the north and east is in alignment with the medium density/intensity areas of the Town of Johnstown Comprehensive Use Plan and provides a transition from lower density residential areas to the north and east.

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 MU-RC and R3 for Vista Commons be approved based upon the finding that the proposed zoning will allow appropriate levels of development to occur in alignment with the Town's Comprehensive Plan.

Recommended Motion

Based on the application materials received and analysis and presentation at the hearing, the Planning & Zoning Commission finds that the request for MU-RC and R3 zoning for Vista Commons 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 MU-RC and R3 zoning for this area based upon the finding as stated above.

Alternate Motions

Motion to Deny: "I move that the Commission recommend to the Town Council denial of the MU-RC and R3 zoning for Vista Commons based upon the following..."

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