



Town of Johnstown

TOWN COUNCIL AGENDA COMMUNICATIONS

AGENDA DATE:	December 4, 2023
SUBJECT:	Second Reading of Ordinance 2023-261 Approving a Change of Zone for Property known as Vista Commons to R-3 (Residential) and MU-RC (Regional Commercial)
ACTION PROPOSED:	Consider Second Reading of Ordinance 2023-261 Approving Change of Zone for Vista Commons
ATTACHMENTS:	1. Ordinance 2023-261
PRESENTED BY:	Tony LeFevre, Planner I

AGENDA ITEM DESCRIPTION:

A public hearing and approval on first reading was completed on November 20, 2023.

The Applicant, I-25 Johnstown Developers, LLC, has requested a change of zone (rezoning) to the R3 (residential) and MU-RC (Regional Commercial) Zone Districts to clarify the intent to develop this property as a Mixed-Use development with commercial and mixed density residential areas. Current zoning on the property is PUD-MU (Commercial & Industrial) as set forth in the 2000 Annexation agreements for the property then known as Pratt Technology Campus.

The property is located along a main activity corridor for the town and has expectations of medium to high intensity and development. This change of zone allows the Town and Applicant to work off of the updated TOJ Land Use code implemented in May 2023. The change from Industrial (PUD-MU) to Residential (R-3) for the northeastern portion of the land aligns the zoning more with offsetting land uses that are predominantly detached, single-family homes.

The Planning & Zoning Commission held a public hearing on November 1, 2023. Public comment was received concerning noise, traffic and fast development of the general area, though there were no specific questions concerning the zoning of the land. The Commission voted unanimously to recommend approval of the Vista Commons Change of Zone to the Town Council, with the findings that are contained in the PZC staff report.

The Community That Cares

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LEGAL ADVICE:

Ordinance 2023-261 was drafted by the Town Attorney in consultation with Staff.

FINANCIAL ADVICE:

None.

RECOMMENDED ACTION:

Approve Ordinance 2023-261 on second reading.

Reviewed and Approved for Presentation,



Town Manager

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