



450 S. Parish Avenue
Johnstown, CO 80534
970.587.4664
JohnstownCO.gov

TOWN COUNCIL AGENDA COMMUNICATIONS

AGENDA DATE: October 21, 2024

SUBJECT: Public Hearing – Zoning Case No. ANX23-0001 for The Blue Spruce Ridge Annexation

ACTION PROPOSED: Consideration of Ordinance 2024-260 Approving R-2 Zoning, with Modifications and Restrictions, for The Blue Spruce Ridge Annexation

ATTACHMENTS:

1. Planning & Zoning Commission Staff Report
2. Ordinance 2024-260
3. Vicinity Map
4. Zoning Map
5. Concept Plan
6. Letters of Support
7. Staff Presentation
8. Applicant Presentation

PRESENTED BY: Jeremy Gleim, AICP, Planning and Development Director

EXECUTIVE DESCRIPTION

Blue Spruce Ridge ManageCo, LLC (Applicant), is requesting R-2 zoning, with modification and restrictions, for approximately 41 acres of land immediately south of The Ridge at Johnstown subdivision. This is the second request for zoning in conjunction with this property. A full summary of the events that have taken place with this property, along with the analysis, conclusions, and recommendations is included in the Planning & Zoning Commission staff report dated September 25, 2024 (Attachment #1).

PLANNING & ZONING COMMISSION SUMMARY

On September 25, 2024, the Planning & Zoning Commission (Commission) convened a regular meeting and held a public hearing for this project. Staff presented the project to the Commission, which was followed by a presentation by the Applicant. The Commission Chair opened the public hearing and invited comments from the public.

The majority of commentors were supportive of R-2 zoning with the stated modifications and restrictions. Those who spoke in favor of the proposal acknowledged the Applicant for working with

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the community at the neighborhood meetings and responding in kind to find an equitable resolve. A few people spoke in opposition to the request, citing such things as infrastructure deficiencies, traffic concerns, and not wanting to live next to renters.

After due consideration of the staff report, presentations, public testimony, and discussion, a motion was made to recommend that the Town Council approve R-2 zoning, with modifications and restrictions. The motion was approved unanimously on a 7/0 vote.

PUBLIC NOTICE

Notice for the Town Council public hearing was published in the Johnstown Breeze, on Thursday, October 10, 2024. Notices were mailed to all property owners within 800 feet of the subject property. This notice included a vicinity map and the proposed subdivision map.

STRATEGIC PLAN ALIGNMENT

- Natural & Built Environments
 - *Expect and encourage community-centered design.*
- Quality Infrastructure & Facilities
 - *Ensure future viability of infrastructure and facilities.*

LEGAL ADVICE:

The Town Attorney prepared Ordinance 2024-260 for this request.

FINANCIAL ADVICE:

NA

RECOMMENDED ACTION: The Planning & Zoning Commission recommends that the Town Council approve Ordinance 2024-260, to Establish R-2 Zoning, with Modifications and Restrictions, for Case No. ANX23-0001, for The Blue Spruce Ridge Annexation.

SUGGESTED MOTIONS:

For Approval: I move to approve Ordinance No. 2024-260, Approving R-2 Zoning, with Modifications and Restrictions, for The Blue Spruce Ridge Annexation, Case No. ANX23-0001.

For Denial: I move to deny Ordinance No. 2024-260

Reviewed and Approved for Presentation,



Town Manager