



Town of Johnstown

TOWN COUNCIL AGENDA COMMUNICATIONS

AGENDA DATE: October 3, 2022

SUBJECT: Resolution 2022-40 Approving an Amendment to the 2534 P.U.D. Design Guidelines Land Use Plan on 2.1 Acres, to allow Multifamily

ACTION PROPOSED: Hold Public Hearing and Consider Resolution 2022-40 an Amendment to the 2534 P.U.D. Design Guidelines Land Use Plan

ATTACHMENTS:

1. Resolution 2022-40
2. Vicinity Map
3. Proposed Land Use Plan
4. PZC Agenda Memorandum

PRESENTED BY: Kim Meyer, Planning & Development Director

AGENDA ITEM DESCRIPTION:

The Town has received an application from MNC Holdings, LLC, for consideration of an amendment to the land use designation in the 2534 P.U.D. Design Guidelines, which apply to the area known as the 2534 P.U.D. The subject property for this proposed amendment is approximately 2.1 acres and located at the NW corner of Exposition Dr. and Thompson Pkwy. (Attachment 2). The subject property is zoned PUD-MU with a land use designation of B.1 (office, flex, and retail). The applicant proposes a change to B.2 to allow multi-family development (Attachment 3).

The property affected is located in a high-density residential area and is surrounded to the north, west, and south, by multi-level apartment complexes. The proposed land use amendment from “B.1” to “B.2” to allow multi-family housing is compatible with the surrounding land uses. The applicant has expressed intent for future townhome development to provide a housing type that is currently not offered in the 2534 area.

The Planning & Zoning Commission (PZC) held a public hearing on September 14, 2022, to consider the 2534 Land Use Amendment (Case ZON22-0008). The Planning & Zoning Commission Agenda Memorandum (Attachment 4) provides background and historical use of the property. Based upon the materials submitted, analysis, and findings, the PZC approved a motion (5-0) to recommend to Town Council approval of this request. No public comments were received.

The Community That Cares

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The Johnstown Review Committee (JRC) reviewed this project and no concerns or comments were noted. Staff has no remaining outstanding concerns.

LEGAL ADVICE:

Resolution was prepared by the Town Attorney

FINANCIAL ADVICE:

NA

RECOMMENDED ACTION: Approve Resolution 2022-40 Approving the Amendment to the 2534 Design Guidelines Land Use Plan.

SUGGESTED MOTIONS:

For Approval

I move that the Town Council approve Resolution 2022-40 Approving the Amendment to the 2534 Design Guidelines Land Use Plan.

For Denial

I move that the Town Council deny Resolution 2022-40.

Reviewed and Approved for Presentation,



Town Manager