

**TOWN OF JOHNSTOWN, COLORADO**

**RESOLUTION NO. 2022-40**

**APPROVING AN AMENDMENT TO THE 2534 DESIGN GUIDELINES LAND USE PLAN TO DESIGNATE THE PROPERTY LOCATED AT THE NORTHWEST CORNER OF EXPOSITION DRIVE AND THOMPSON PARKWAY AS “AREA B.2” TO ALLOW MULTI-FAMILY RESIDENTIAL DEVELOPMENT**

**WHEREAS**, the Town of Johnstown, Colorado (“Town”) is a Colorado home rule municipality, duly organized and existing under the laws of the State of Colorado and the Town’s Home Rule Charter; and

**WHEREAS**, the Town Council is vested with authority to administer the affairs of the Town; and

**WHEREAS**, on November 1, 2004, the Town Council approved and adopted design guidelines for the 2534 Development (“2534 Design Guidelines”); and

**WHEREAS**, since the initial approval, the Town Council has approved amendments to the 2534 Design Guidelines, consistent with the evolving needs and desires of the 2534 Development; and

**WHEREAS**, MNC Holdings, LLC, a Colorado limited liability company, submitted an application for an amendment to the 2534 Design Guidelines Land Use Plan to modify the zoning of the property located at the northwest corner of Exposition Drive and Thompson Parkway from an Area B.1 designation (office, flex and retail) to an Area B.2 designation (office, flex, retail and multifamily residential), to allow, in addition to the current uses, multifamily residential development; and

**WHEREAS**, Section 1.5.5 of the 2534 Design Guidelines provides that a change in land use constitutes a major change and shall require action by the Planning and Zoning Commission and final approval by the Town Council; and

**WHEREAS**, on September 14, 2022, the Planning and Zoning Commission held a public and voted to recommend approval of the proposed land use change; and

**WHEREAS**, on October 3, 2022, the Town Council held a public hearing to consider the application, and, based upon the Planning and Zoning Commission’s recommendation and evidence presented at the public hearing, found that proposed land use change is appropriate and in the best interests of the Town; and

**WHEREAS**, the Town Council desires to approve the proposed land use change.

**NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF JOHNSTOWN, COLORADO, THAT:**

Section 1. The 2534 Design Guidelines Land Use Plan shall be amended to designate the property located at the northwest corner of Exposition Drive and Thompson Parkway as “Area B.2.”

Section 2. This Resolution shall be in full force and effect from and after the date of its passage and approval.

PASSED, SIGNED, APPROVED, AND ADOPTED this 3<sup>rd</sup> day of October, 2022.

**ATTEST:**

**TOWN OF JOHNSTOWN, COLORADO**

By: \_\_\_\_\_  
Hannah Hill, Town Clerk

By: \_\_\_\_\_  
Gary Lebsack, Mayor