



Town of Johnstown

TOWN COUNCIL AGENDA COMMUNICATIONS

AGENDA DATE:	November 6, 2023
SUBJECT:	Johnstown Plaza Apartments & Storage Units- Request for External Use
ACTION PROPOSED:	Consider the external use of the existing storage units at Johnstown Plaza Apartments
ATTACHMENTS:	1. Graycliff Capital – Johnstown Plaza Apartments & Storage Units Presentation
PRESENTED BY:	Sarah Crosthwaite, Economic Development Manager

AGENDA ITEM DESCRIPTION:

Enclosed for your review and consideration is a presentation and request from Graycliff Capital, owners of Johnstown Plaza Apartments located at 5150 Ronald Reagan Blvd. They are requesting permission to allow the external use of the existing on-site storage units. The storage building itself includes 243 enclosed units and 21 garages, located near the southeast boundary of the property along Exposition Drive.

The storage units were built similarly to the construction of the apartments to blend in with the surrounding apartments. The original intent is to be used for on-site storage and leased to the apartment lease holders only. Graycliff Capital has been in contact with Town Staff since they purchased the property in 2022 to determine the feasibility of using the on-site storage units for external leasing. Per Graycliff Capital, the on-site storage units have reached a 16% lease rate with apartment lease holders which significantly reduces the potential income and leasing capacity of the units.

The existing Johnstown Plaza PUD Design Guidelines references the 2534 Design Guidelines related to multi-family residential development. Within the design guidelines, mini storage is a permitted use, but specifically for the on-site residents. The applicant, as previously mentioned is requesting the ability to expand this use. This could be accomplished by making a formal request to amend the design guidelines subject to approval by Council. Staff has concerns about this approach as it could produce a greater number of mini storage facilities throughout the Town. In

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fact, the Town code now limits those uses looking forward to only 1 within a 3 mile buffer. In an effort to propose a compromise, if Council is sensitive to the applicant's request, an approach may include a letter of agreement that permits external leasing under the following conditions. These conditions are only meant to be illustrative as an example and may be expanded or condensed at Council's discretion, if they desire to provide for this option:

- No dwelling permitted in the storage units.
- Advertising and signage shall be limited to a type defined by the Town.
- The initial letter agreement permitting the use shall be for a time specific (24 months) at which time the Town shall review the agreement to ensure compliance and issues related to public safety at the facility and determine if a second agreement should be permitted for an additional defined time period.
- Should the property change ownership during the specified time period, the new owners can petition for the letter agreement to remain in effect until the end of the term, at which time the Town will review the agreement and determine if a second agreement should be permitted as mentioned above.

Currently the letter of agreement if considered by Council has not been drafted. If directed by Council, Staff would work with the Town Attorney to accomplish this task at the cost to Graycliff Capital and bring it back to Council for consideration.

LEGAL ADVICE:

NA

FINANCIAL ADVICE:

NA

RECOMMENDED ACTION: Staff recognizes the challenges of both positions on this issue. In the interest of finding a compromise and providing value to a facility which otherwise may remain predominantly vacant; Staff supports the alternative of a letter of agreement.

SUGGESTED MOTIONS:

For Approval: I move to direct Staff to develop a letter agreement with Graycliff Capital for the Johnstown Plaza Storage Units for external leasing.

For Denial: I move to deny the use of the Johnstown Plaza Storage Units for external leasing.

Reviewed and Approved for Presentation,



Town Manager

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