

The background features a large, faint, circular seal of the Town of Johnstown, Colorado. The seal contains a mountain range and the text "TOWN OF JOHNSTOWN" at the top and "COLORADO" at the bottom. On the right side of the slide, there are abstract geometric shapes in shades of blue and gold.

# Maxfield ODP Titan-Zeiler Rezone

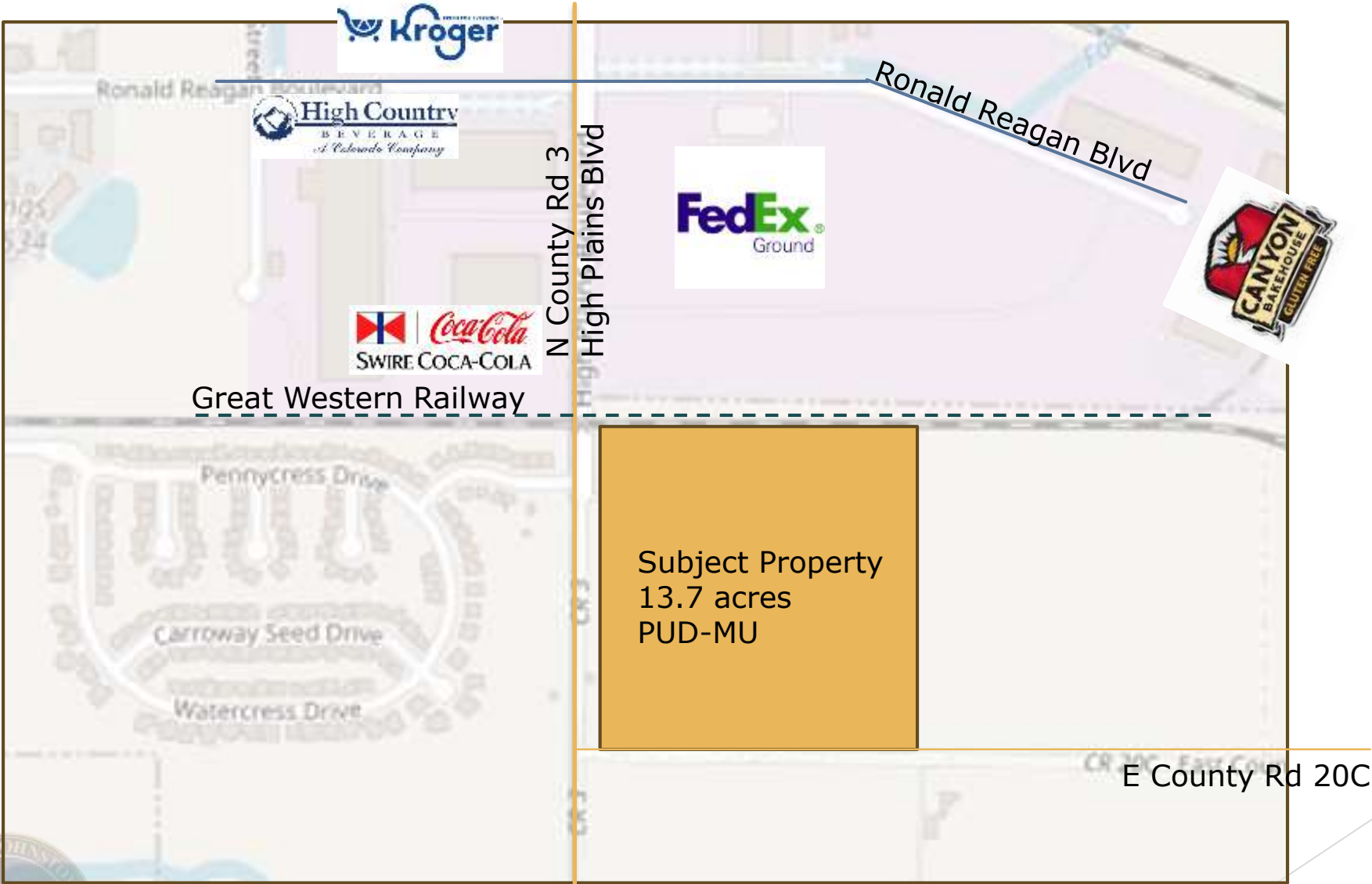
Planning and Zoning Commission

Public Hearing

September 25, 2024

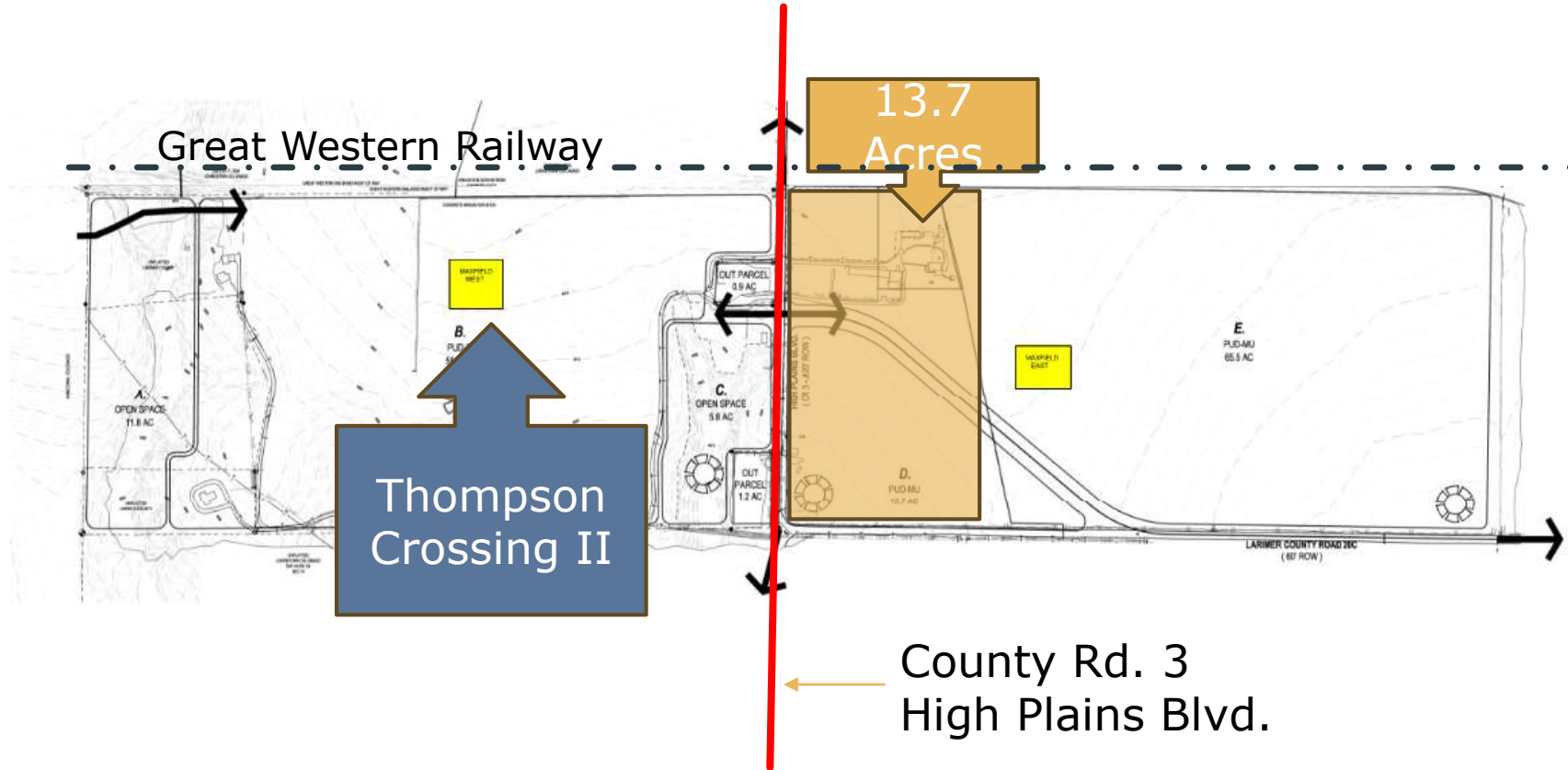
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# VICINITY MAP



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# Maxfield ODP – Approved 2007



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# Surrounding Area Zoning

Subject Property is zoned PUD-MU, Maxfield ODP  
Approved for residential and commercial uses.

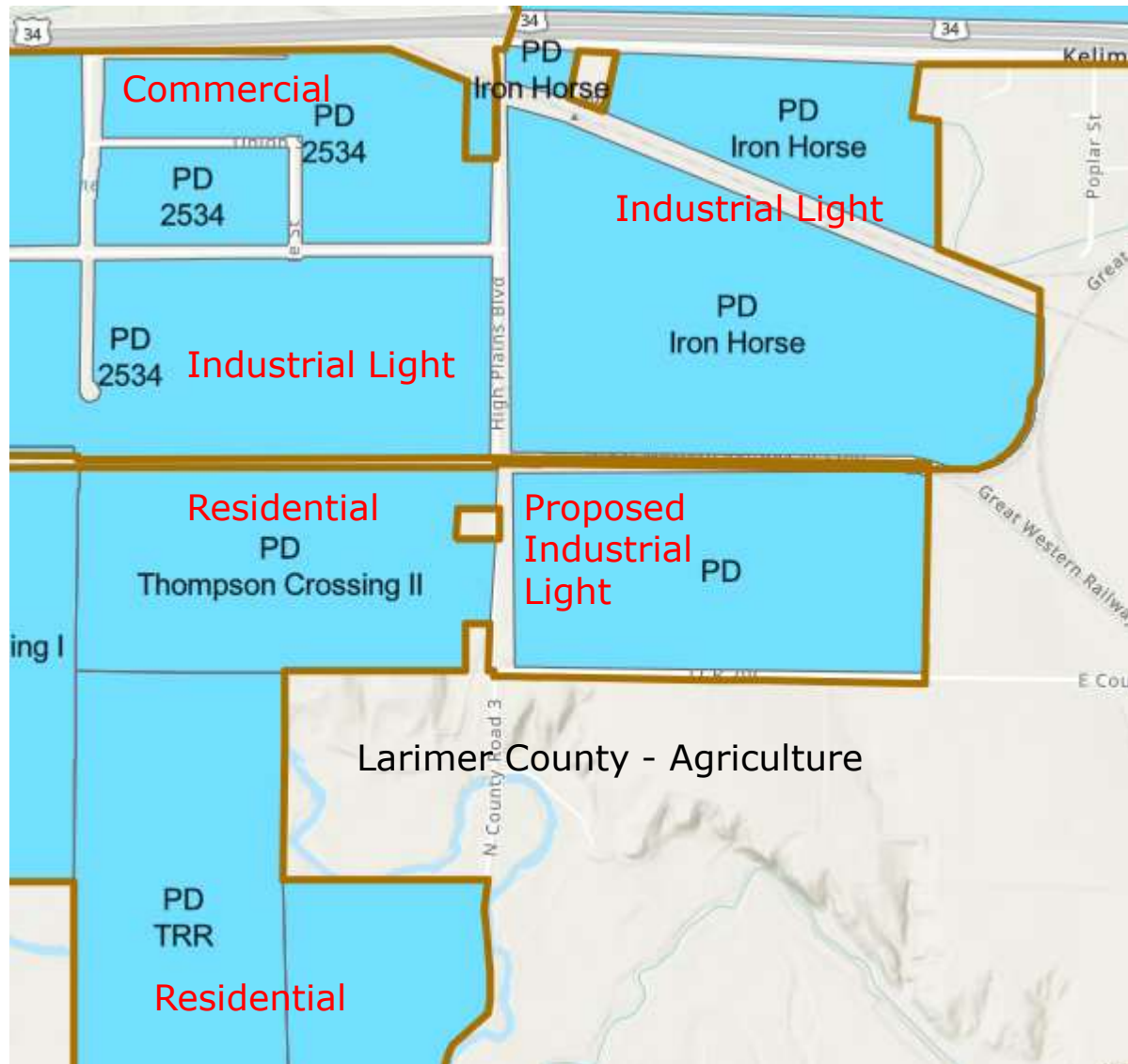
- North of the property is zoned Iron Horse PUD-MU
  - FedEx Ground, Canyon Bakehouse, Carrier West, etc.
  - Northeast of the property is 2534
    - Swire Coca-Cola, Kroger, PODS, High County Beverage
- South of the property is zoned Agriculture by Larimer County
- East of the property is zone PUD-MU, Maxfield ODP
- West of the property is zoned PUD-MU, Maxfield ODP
  - Thompson Crossing II Subdivision

*\*If I-1 Zoning is approved, this property will be subject to the 2023 Land Use and Development Code.*



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# Neighboring Zoning



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# Proposed Building Types

No development plans have been received. These renderings were provided by the applicant as an example of proposed building types.



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# Nearby Building Types



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# RECOMMENDATIONS

## **ORDINANCE 2024-258**

Staff recommend a positive recommendation to remove the parcel from the Maxfield ODP, zoned as PUD-MU, and establish the new zoning as I-1, Industrial-Light

## **ORDINANCE 2024-258**

On September 25, 2024, the Town of Johnstown Planning and Zoning Commission recommended a \_\_\_\_\_ recommendation to remove the parcel from the Maxfield ODP, zoned as PUD-MU, and establish the new zoning as I-1, Industrial- Light.



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