



Town of Johnstown

PLANNING & ZONING COMMISSION AGENDA MEMORANDUM

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| ITEM: | Public Hearing and Consideration of an Amendment to the 2534 Planned Unit Development (P.U.D.) Design Guidelines (ZON22-0008) |
| DESCRIPTION: | 2534 Land Use Designation Amendment for 2.1 acres within the 2534 P.U.D. |
| LOCATION: | NW corner of Exposition Dr. and Thompson Pkwy |
| APPLICANT: | Nico Campana, MNC Holdings LLC / Aliversa Builders |
| STAFF: | Kara Washam, Planner I |
| HEARING DATE: | September 14, 2022 |

ATTACHMENTS

- 1- Land Use Application
- 2- Proposed Amended 2534 Land Use Plan
- 3- 2534 Land Use Plan (current)
- 4- Conceptual Site Plan - Townhomes
- 5- 2534 DRC Letter of Support

PROJECT SUMMARY

This project request is for a change of land use designation in the 2534 P.U.D. Design Guidelines, which apply to the full area known as the 2534 P.U.D. The subject property for this proposed amendment is approximately 2.1 acres, located at the NW corner of Exposition Dr. and Thompson Pkwy, and is zoned PUD-MU with a land use designation of B.1 (office, flex, and retail) (Attachment 3). The applicant proposes a change to B.2 (office, flex, retail, and multi-family) (Attachment 2)

SURROUNDING ZONING & LAND USE

North: PUD-MU – B.2 (office, flex, retail, and multi-family) – Cortland at 2534 Apartments
East: PUD-MU – G (gun store and related accessory uses) – Liberty Firearms Institute
South: PUD-MU – B.2 (office, flex, retail, and multi-family) – Rise at 2534 Apartments
West: PUD-MU – B.2 (office, flex, retail, and multi-family) – Cortland at 2534 Apartments
Floodplain: No

PROJECT BACKGROUND & SUMMARY

The property comprising the 2534 P.U.D. was annexed into the Town of Johnstown in 2000. As part of

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that Annexation Agreement, Johnstown and the Property Owners agree to performance standards for the purpose of addressing design considerations including architectural, site planning, landscaping, streetscape and sign elements for land uses within 2534. 2534 Design Guidelines are the performance standards and serve as the design standards for the 2534 Master Association. The current 2534 Design Guidelines was adopted on February 20, 2019. Projects must be submitted to the 2534 Design Review Committee (DRC) to ensure proposed developments meet the standards as established in the Design Guidelines in order to maintain a consistency of planning and design for the entire project. The 2534 Design Guidelines legally apply to all land that is part of 2534, regardless of ownership, and are in addition to the zoning and land use regulations of the Town.

SUBMITTAL AND REFERRALS

Based upon the changes proposed, this land use designation amendment did not warrant a full referral review by the Johnstown Review Committee (JRC). Submitted documents were provided to the JRC for a preliminary evaluation. No concerns or comments by the JRC were noted.

The project was referred to and reviewed by:

- Public Works Department
- Utilities Department
- IMEG (Town Engineer)

STAFF ANALYSIS

This property is located in a high-density area and is surrounded by multi-level apartment complexes. The proposed land use designation change 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 (Attachment 4). In addition, the land use designation proposal was evaluated by the 2534 Design Review Committee (DRC). The applicant has provided a letter of support from the 2534 DRC (Attachment 5).

PUBLIC NOTICE

Notice for the Planning & Zoning Commission hearing was published in the local paper of widest circulation, the Johnstown Breeze, on Thursday, August 25, 2022. This notice provided the date, time, and location of the Planning and Zoning Commission hearing, as well as a description of the project.

NEIGHBORHOOD MEETING

No neighborhood meeting was held for this requested change of land use designation as the proposed change to “B.2” is the current land use designation of adjacent properties.

RECOMMENDED PLANNING AND ZONING COMMISSION FINDINGS AND MOTIONS

It is recommended that Planning and Zoning Commission send a positive recommendation to Town Council that the 2534 Land Use Designation Amendment be approved based upon the following findings:

1. The proposed land use designation is in agreement with the Johnstown Area Comprehensive Plan and its Future Land Use Map.

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2. The level of development of the proposed land use designation appears serviceable by Town systems, services and utilities, with required improvements that will be reflected in future development and construction plans.
3. The land use change is a more compatible use in this area, with regard to surrounding residential development and uses.

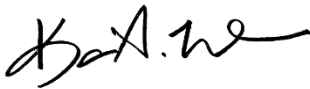
Recommended Motion

Based on the application received, associated submittal materials, and the preceding analysis, the Planning & Zoning Commission finds that the request for the Land Use Amendment to the 2534 Design Guidelines furthers the *Johnstown Area Comprehensive Plan* goals, is compatible with the surrounding land uses in the 2534 P.U.D., and therefore moves to recommend to the Town Council approval of the requested action based upon the findings as stated in this memo.

Alternate Motions

- a. Motion to Approve with Conditions: "I move that the Commission recommend to Town Council approval of the 2534 Land Use Amendment with the following conditions..."
- b. Motion to Deny: "I move that the Commission recommend to the Town Council denial of the 2534 Land Use Amendment."

Planner:



Kara Washam
Planner I