



Town of Johnstown

TOWN COUNCIL AGENDA COMMUNICATIONS

AGENDA DATE: November 20, 2023

SUBJECT: Public Hearing – First Reading Ordinance 2023-261 Approving a Change of Zone for Property known as Vista Commons to R3 (Residential) and MU-RC (Regional Commercial)

ACTION PROPOSED: Consider First Reading of Ordinance 2023-261

ATTACHMENTS:

1. Ordinance 2023-261
2. Vicinity Map
3. Zoning Map
4. PZC Staff Report
5. Staff Presentation

PRESENTED BY: Tony LeFevre, Planner I

AGENDA ITEM DESCRIPTION:

The Applicant, I-25 Johnstown Developers, LLC, has requested a change of zone (rezoning) to the R3 (residential) and MU-RC (Regional Commercial) Zone Districts to clarify the intent to develop this property as a Mixed-Use development with commercial and mixed density residential areas. Current zoning on the property is PUD-MU (Commercial & Industrial) as set forth in the 2000 Annexation agreements for the property then known as Pratt Technology Campus.

The property is located along a main activity corridor for the town and has expectations of medium to high intensity and development. This change of zone allows the Town and Applicant to work off the updated TOJ Land Use code implemented in May 2023. The change from Industrial (PUD-MU) to Residential (R-3) for the northeastern portion of the land aligns the zoning more with offsetting land uses that are predominantly detached, single-family homes. The re-zoning complies with Section 17-2-3 of the TOJ LUDC and is consistent with the goals and objectives of the TOJ Comprehensive Plan.

The Planning & Zoning Commission held a public hearing on November 1, 2023. Public comment was received concerning noise, traffic, and fast development of the general area, though there were no specific questions concerning the zoning of the land. The Commission voted unanimously to recommend approval

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of the Vista Commons Change of Zone to the Town Council, with the findings that are contained in the attached PZC staff report (Attachment 4).

LEGAL ADVICE:

The ordinance was drafted by the Town Attorney in consultation with Staff.

FINANCIAL ADVICE:

None.

RECOMMENDED ACTION:

Approve Ordinance 2023-261 upon first reading.

SUGGESTED MOTIONS:

For Approval: I move to approve Ordinance No. 2023-261, an ordinance Approving a Change of Zone for Property known as Vista Commons to R3 and MU-RC upon first reading.

For Denial: I move to deny Ordinance No. 2023-261.

Reviewed and Approved for Presentation,



Town Manager