



*Town of Johnstown*

# VISTA COMMONS ZONING

**Change of Zone**

Town Council

November 20, 2023

# LOCATION & BACKGROUND

- Acreage: 147.4
- Current Zone: PUD-MU(Commercial & Industrial)
- Annexed 2000 as Pratt Technology Campus
- Proposed: MU-RC (Regional Commercial) and R-3
- Comp Plan: High Density/Intensity Area (SW) to Medium Density/Intensity Area (NE)

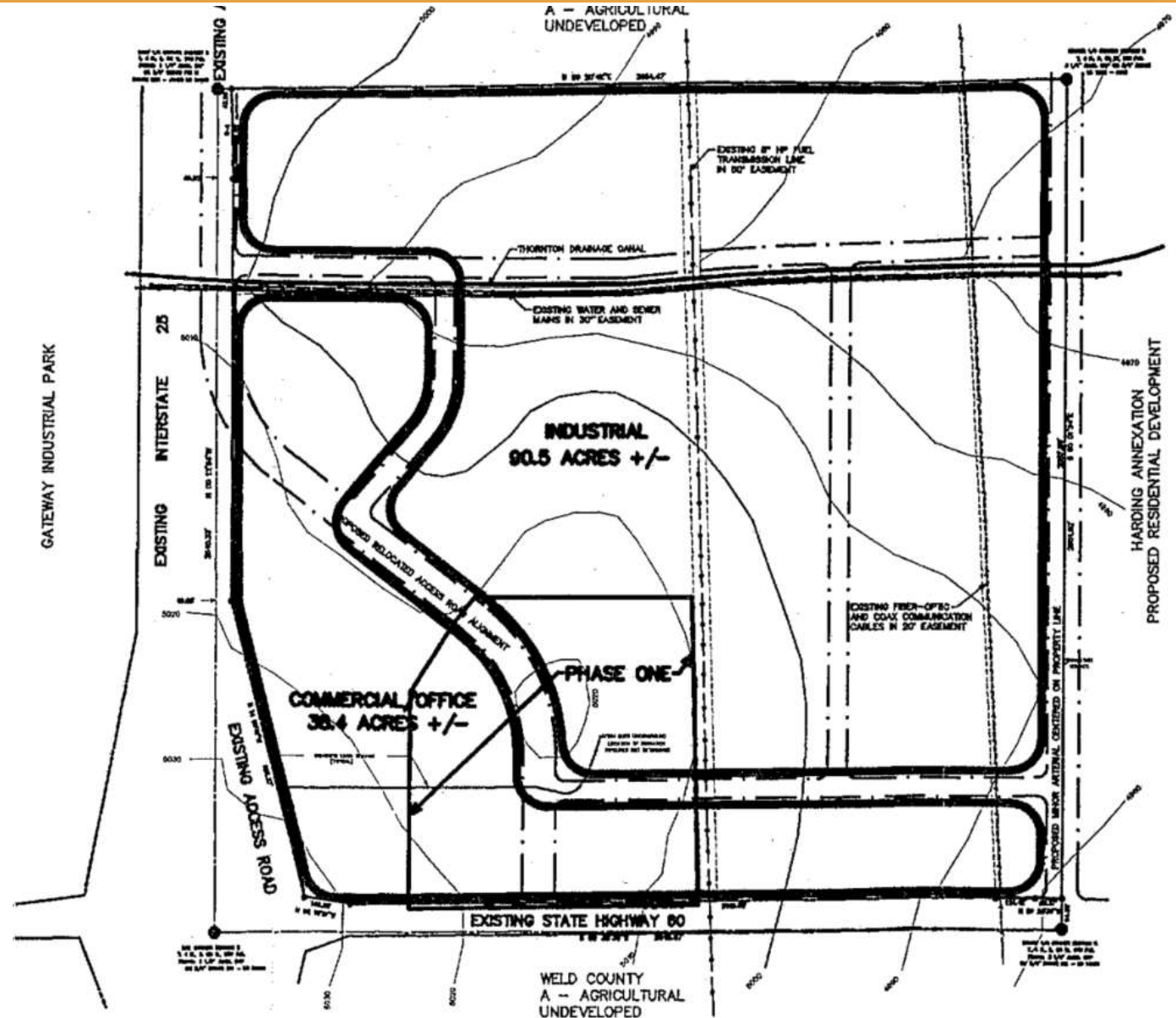


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# PRATT TECHNOLOGY CAMPUS - ODP

- Original Zoning Map from 2000
- Various Preliminary Development Plans proposed but no changes to zoning
- Major change from Industrial to Residential
- Minor change in outline of internal collector roads



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# PROJECT SUMMARY & ANALYSIS

- ROW Dedication and Traffic Impact Study will come with future subdivision and development.
- Change of Zone aligns with 2021 Comprehensive Plan of Medium to High Density/Intensity uses and offset zoning and development
- Change of Zone allows Town staff and Applicant to work off updated 2023 TOJ Land Use Development Code.
- Staff recommends approval.
- Planning and Zoning Commission Recommendation for Approval.



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