

**TOWN OF JOHNSTOWN, COLORADO**  
**ORDINANCE NO. 2022-232**

**APPROVING A CHANGE OF ZONE FOR THE PROPERTY KNOWN AS NORTH LEDGE ROCK CENTER, SUBDIVISION EXEMPTION NO. 665, LOCATED IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6<sup>TH</sup> P.M., COUNTY OF WELD, STATE OF COLORADO, CONSISTING OF APPROXIMATELY 3.436 ACRES, TO PLANNED UNIT DEVELOPMENT – MIXED USE (PUD-MU)**

**WHEREAS**, the Town of Johnstown, Colorado (“Town”) is a Colorado home rule municipality, duly organized and existing under the laws of the State of Colorado and the Town’s Home Rule Charter; and

**WHEREAS**, the Town Council is vested with authority to administer the affairs of the Town; and

**WHEREAS**, Ledge Rock Center, LLC, a Kansas limited liability company, the property owner (“Owner”), applied to rezone the property known as North Ledge Rock Center, Subdivision Exemption No. 665, located in the Northeast Quarter of Section 11, Township 4 North, Range 68 West of the 6<sup>th</sup> Principal Meridian, Town of Johnstown, County of Weld, State of Colorado, excepting therefrom a parcel of land conveyed to the Department of Highways, State of Colorado by instrument recorded May 10, 1957, in Book 1477 at Page 290, consisting of approximately 3.436 acres, being more particularly described on Exhibit A, which is attached hereto and incorporated herein by this reference (“Property”), from Planned Unit Development – Residential (PUD-R) to Planned Unit Development - Mixed Use (PUD-MU); and

**WHEREAS**, the Owner requests a change of zone the Property to PUD-MU because the proposed development of the Property is anticipated to include commercial uses; and

**WHEREAS**, on June 8, 2022, the Town’s Planning and Zoning Commission held a public hearing and recommended approval of PUD-MU zoning for the Property; and

**WHEREAS**, on June 20, 2022, the Town Council held a public hearing to determine appropriate zoning for the Property and, based upon the evidence received at the hearing, finds that the requested rezoning of the Property to PUD-MU conforms to the *Johnstown Area Comprehensive Plan* and should be approved; and

**WHEREAS**, upon the rezoning of the Property to PUD-MU, the Owner anticipates seeking administrative approval to amend the P.U.D. Outline Development Plan for Ledge Rock Center, approved by the Town Council by Ordinance No. 2022-23, to include the Property.

**NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF JOHNSTOWN, COLORADO, THAT:**

1. Zoning of the Property known as North Ledge Rock Center and more particularly described on the attached Exhibit A shall hereby and hereinafter be designated as PUD-MU.
2. This Ordinance, after its passage on final reading, shall be numbered, recorded, published and posted as required by the Home Rule Charter of the Town of Johnstown, Colorado (“Charter”) and the adoption, posting and publication shall be authenticated by the signature of the Mayor and the Town Clerk and by the Certificate of Publication. This Ordinance shall become effective upon final passage as provided by the Charter.
3. Upon its effective date, the Town Clerk is hereby directed to file this Ordinance with the real estate records of the Weld County Clerk and Recorder.

**INTRODUCED AND APPROVED** on first reading by the Town Council of the Town of Johnstown, Colorado, this \_\_\_ day of \_\_\_\_\_, 2022.

**TOWN OF JOHNSTOWN, COLORADO**

**ATTEST:**

By: \_\_\_\_\_  
Diana Seele, Town Clerk

By: \_\_\_\_\_  
Gary Lebsack, Mayor

**PASSED UPON FINAL APPROVAL AND ADOPTED** on second reading by the Town Council of the Town of Johnstown, Colorado, this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

**TOWN OF JOHNSTOWN, COLORADO**

**ATTEST:**

By: \_\_\_\_\_  
Diana Seele, Town Clerk

By: \_\_\_\_\_  
Gary Lebsack, Mayor