



Town of Johnstown

PLANNING & ZONING COMMISSION AGENDA MEMORANDUM

DESCRIPTION: North Ledge Rock Change of Zone (3.4 acres) from PUD-R to PUD-MU
PROJECT #: ZON22-0004
LOCATION: South of Hwy 60, East of High Plains Blvd.
APPLICANT: Ledge Rock Center, LLC
STAFF: Kim Meyer, Planning and Development Director *Km*
HEARING DATE: June 8, 2022

ATTACHMENTS

- 1- Vicinity Map
- 2- Zoning Map

BACKGROUND & SUMMARY

The applicant/owner, Ledge Rock Center, LLC, requests a change of zoning district for approximately 3.436 acres of land, located south of Highway 60 east of High Plains Boulevard.

The subject property was annexed into the town in 2003, as part of the "Ridgeview Ranch," and was zoned PUD-R (Residential) at that time. Historically, this property has been used for rural residential.

SURROUNDING ZONING & LAND USE

North: SF-1 Single-family residential (Rocksbury Ridge) & Weld County Ag (undeveloped)
South: PUD-MU – Ledge Rock Center PUD – undeveloped, planned for multi-family and commercial uses
East: PUD-MU - Ledge Rock Center PUD – undeveloped, planned for commercial uses
West: PUD-MU - Ledge Rock Center PUD – undeveloped, planned for commercial uses

PUBLIC NOTICE & AGENCY REFERRALS

Notice for the Planning & Zoning Commission hearing was published in the local paper of widest circulation, the Johnstown Breeze, on Thursday, May 19, 2022. This notice provided the date,

The Community That Cares

johnstown.colorado.gov

P: 970.587.4664 | 450 S. Parish Ave, Johnstown CO 80534 | F: 970.587.0141

time, and location of the Planning and Zoning Commission hearing, as well as a description of the project. Notices including PZC and Council hearings were mailed to all property owners within 500 feet of the subject property. This notice included a map of the proposed zoning.

NEIGHBORHOOD MEETING & PUBLIC COMMENT

A neighborhood meeting was not held for this requested change of zone. No public comments or questions have been forthcoming to Town Staff, as of the publication date of this memorandum.

ANALYSIS

This property is located along a main activity corridor for the Town, with expectations of higher intensity and densities of development. The highway and future major arterial are anticipated to accommodate this level of development, with right of way dedications and road improvements required to be constructed with that development. There are either existing infrastructure in place, or water and sewer can be extended as future development occurs, with adequate capacities to serve the property. This property will be integrated as part of the overall Ledge Rock Center development, as delineated in the Outline Development Plan, and the Design Guidelines for that PUD will apply with proposed development on this site. The proposed intent and application of the mixed-use zoning aligns well with the Comprehensive Plan designation as an area of High Density/Intensity.

RECOMMENDED PLANNING AND ZONING COMMISSION FINDINGS AND MOTIONS

It is recommended that Planning and Zoning Commission send a recommendation for Approval to Town Council that the requested zoning of PUD-MU for the North Ledge Rock Center Change of Zone parcel be approved based upon the finding that the proposed zoning will allow appropriate levels of development to occur, with greater design flexibility, in alignment with the Town's Comprehensive Plan.

Motion

Based on the application materials received and analysis and presentation at the hearing, the Planning & Zoning Commission finds that the request for PUD-MU zoning for the North Ledge Rock Center site furthers the *Johnstown Area Comprehensive Plan*, and is compatible with surrounding neighborhoods, and therefore moves to recommend to the Town Council approval of the request for PUD-MU zoning for this area based upon the finding as stated above.

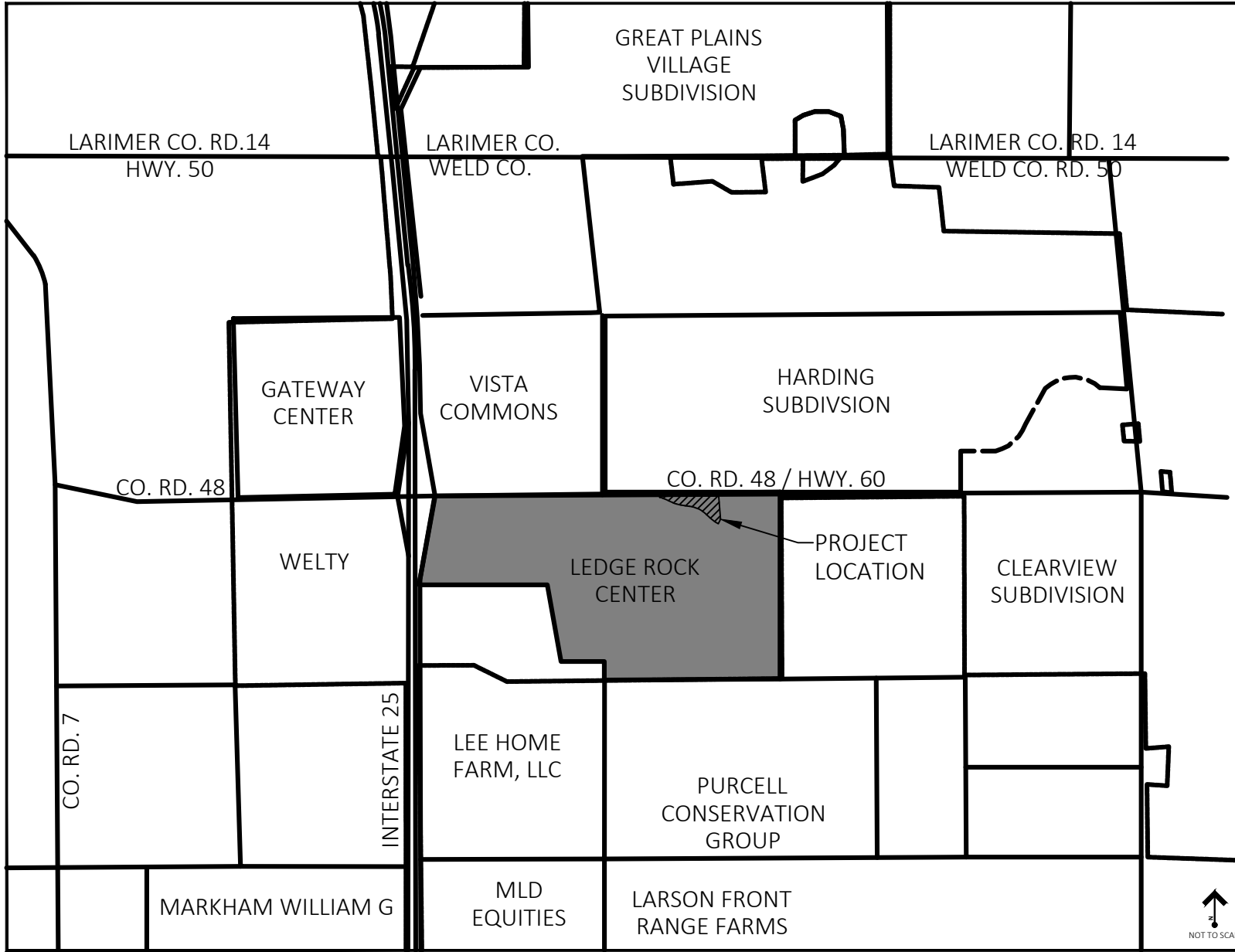
Alternate Motion

to Deny: "I move that the Commission recommend to the Town Council denial of the request for PUD-MU zoning for the property included in the North Ledge Rock Center Change of Zone."

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 CIVIL ENGINEERING
 LANDSCAPE ARCHITECTURE
 LAND SURVEYING

PROJECT EXHIBITS
Ledge Rock Center

JOHNSTOWN, COLORADO

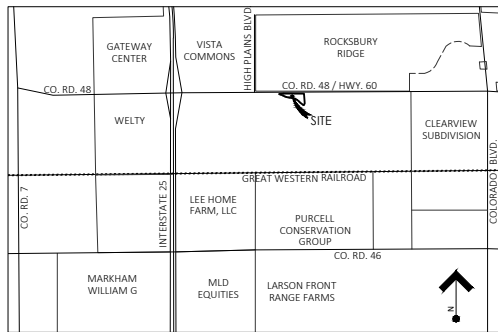
VICINITY MAP JOB NO. 21.022

DATE	DESCRIPTION
2023/04/24	ORIGINAL PREPARATION
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SHEET 1/1

NORTH LEDGE ROCK CENTER ZONING MAP

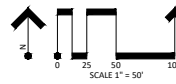
SUBDIVISION EXEMPTION NO. 665, SITUATED IN THE NORTHEAST ONE-QUARTER OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO



VICINITY MAP
Scale 1" = 2,000'

SURVEYOR'S NOTES:

- ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY POINT CONSULTING, LLC. FOR INFORMATION REGARDING BOUNDARY, EASEMENTS AND TITLE, POINT CONSULTING, LLC RELIED UPON THE FOLLOWING TITLE COMMITMENT PREPARED BY CHICAGO TITLE OF COLORADO:
- ORDER NO. C2070545-100-EM-CPE, EFFECTIVE DATE OF MARCH 18, 2022.
- ZONING INFORMATION DERIVED FROM:
PARCELS OUTSIDE SECTION 11, TOWN OF JOHNSTOWN, COLORADO - ZONING MAP WITH A DATA CURRENT AS OF DATE OF DECEMBER, 11 2020;
PARCELS WITHIN SECTION 11, ENCOMPASSES AN ONGOING PROJECT WHERE AS OTHER DOCUMENTS ARE CHANGING THE CURRENT ZONING.
- THE SUBJECT PROPERTY IS WITHIN THE TOWN OF JOHNSTOWN.
- PUBLISHED PROPERTY ADDRESS: 4822 W. SOUTH 15TH, JOHNSTOWN, CO 80534
- THE SUBJECT PROPERTY CONTAINS 149,661 SQUARE FEET OR 3.436 ACRES, MORE OR LESS.
- UNIT OF MEASURE: DISTANCES SHOWN HEREON ARE U.S. SURVEY FOOT.
- BASIS OF BEARINGS: BEING THE NORTH SECTION LINE OF THE NORTHEAST ONE-QUARTER SECTION 11, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN AS MEASURED BETWEEN THE MONUMENTS FOUND AND SHOWN HEREON AS N 89°04'42" E.



ABBREVIATIONS:

SEC.	SECTION
COR.	CORNER
R.O.W.	RIGHT OF WAY
N.	NORTH
E.	EAST
S.	SOUTH
W.	WEST
FT.	U.S. SURVEY FOOT
SQ. FT.	SQUARE FOOT
AC.	ACRE
TYP.	TYPICAL
ALTA	AMERICAN LAND TITLE ASSOCIATION
NSPS	NATION SOCIETY OF PROFESSIONAL SURVEYORS
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY

MAP LEGEND:

SET 24" WS REBAR & ALUMINUM CAP "SURVEY LS 38570"	SECTION LINE
SET NAIL & ALUMINUM TAG "SURVEY LS 38570"	BOUNDARY LINE
FOUND ROYAL PIPE	LOT LINE
FOUND IRON PIPE	ADJACENT BOUNDARY LINE
FOUND REBAR	EASEMENT LINE
	ZONE DELINEATION
	TOWN OF JOHNSTOWN JURISDICTION LIMITS

LINE TABLE		
TAG #	LENGTH	DIRECTION
L 1	12.82	N00°09'42" E
L 2	65.42	N65°14'38" W
L 3	65.72	N76°41'48" W
L 4	72.92	N87°18'09" W
L 5	40.88	N70°19'49" W
L 6	65.40	N47°51'00" W
L 7	39.49	N67°31'04" W

CURVE TABLE				
TAG #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING
C 1	10.21	305.79	81°22'05"	N07°02'29" W
C 2	86.39	888.31	174°14'19"	N67°31'38" W
C 3	55.86	300.68	107°38'40"	N89°44'24" W
C 4	52.35	406.56	72°27'37"	N89°33'27" W
C 5	81.41	456.82	107°12'37"	N76°56'40" W
C 6	75.19	275.76	115°37'23"	N59°44'23" W
C 7	72.05	926.26	4°27'24"	N50°31'47" W
C 8	111.24	742.26	8°33'13"	N52°02'33" W

LEGAL DESCRIPTION:

SUBDIVISION EXEMPTION NO. 665 RECORDED DECEMBER 18, 1997 IN BOOK 1638 AT RECEPTION NO. 258500, BEING A PART OF THE NE 1/4 OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH P.M., 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, COUNTY OF WELD, STATE OF COLORADO.

PURPOSE STATEMENT:

THIS ZONING MAP EXHIBIT DEPICTS A ZONING CHANGE UPON THE ENTIRETY OF SUBDIVISION EXEMPTION 665, RECEPTION NUMBER 2585001.

TOWN COUNCIL APPROVAL:

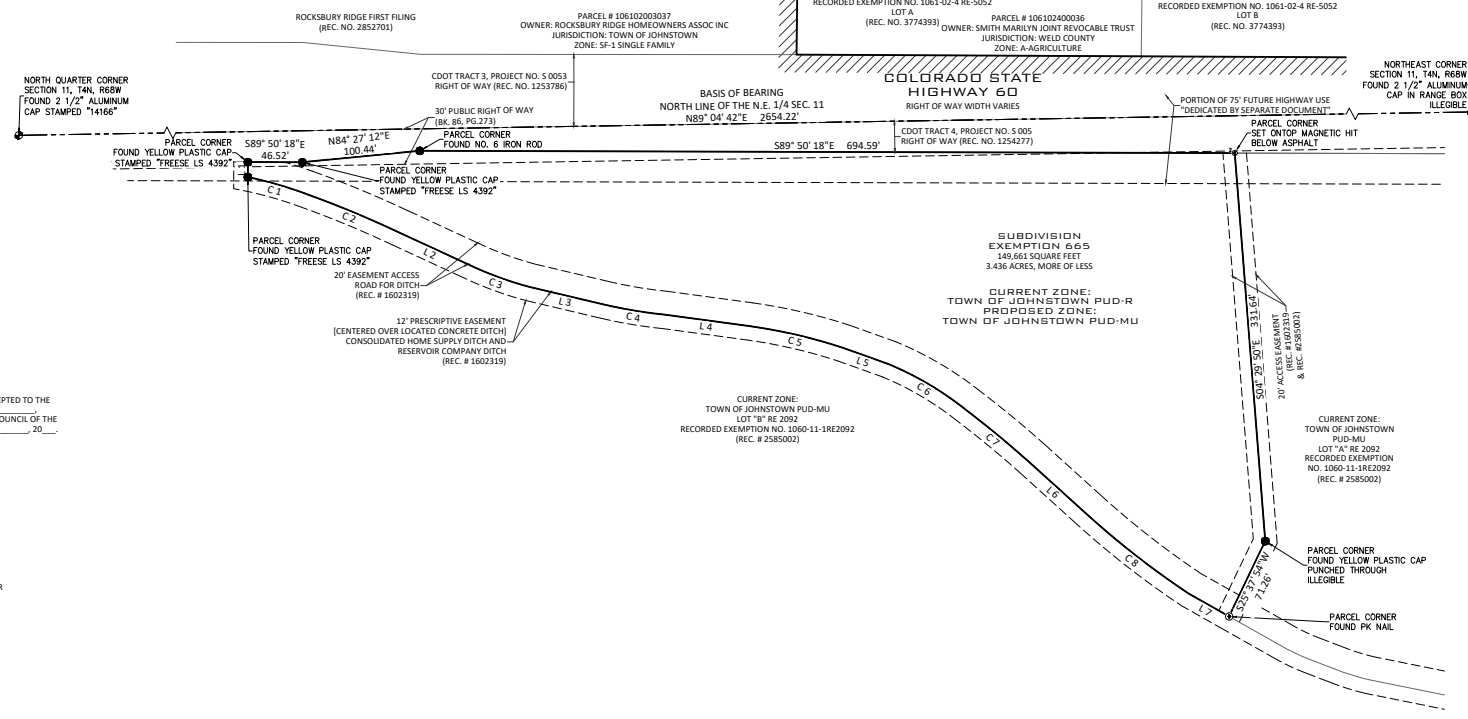
THIS MAP TO BE COUNCIL AS _____ IS APPROVED AND ACCEPTED TO THE TOWN OF JOHNSTOWN, COLORADO BY ORDINANCE NUMBER _____ PASSED AND ADOPTED ON FINAL READING AT A REGULAR MEETING OF THE TOWN COUNCIL OF THE TOWN OF JOHNSTOWN, COLORADO, HELD ON THE _____ DAY OF _____ 20____.

BY: _____ MAYOR ATTEST: _____ TOWN CLERK

CERTIFICATION:

I, ADAM R. ZETTELMEYER, BEING A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS ZONING MAP IS AN ACCURATE REPRESENTATION OF THE PROPERTY TO THE BEST OF MY KNOWLEDGE, INFORMATION, BELIEF, AND IN MY PROFESSIONAL OPINION. I FURTHER STATE THAT THIS CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTIES OR THE SUCCESSOR AND/OR ASSIGNS.

ADAM R. ZETTELMEYER, PLS
COLORADO LICENSE NUMBER 38570
FOR AND ON BEHALF OF
POINT CONSULTING, LLC
8460 W KEN CARLY AVE
LITTLETON, CO 80120
(702) 258-6836
azettelmeoyer@pnt-llc.com



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PLANNING
CIVIL ARCHITECTURE
LANDSCAPE ARCHITECTURE
LAND SURVEYING

NORTH LEDGE ROCK CENTER
ZONING MAP
TOWN OF JOHNSTOWN, COLORADO
JOB NO. 21.022

DATE	DESCRIPTION
04-11-2022	ORIGINAL PREPARATION
04-24-2022	TOWN COMMENTS
05-12-2022	FINAL

SHEET 1/1