



Town of Johnstown

TOWN COUNCIL AGENDA COMMUNICATIONS

AGENDA DATE: June 20, 2022

SUBJECT: Public Hearing – First Reading Ordinance 2022-232 Approving a Change of Zone for Property known as North Ledge Rock Center to PUD-MU

ACTION PROPOSED: Consider First Reading of Ordinance 2022-232

ATTACHMENTS:

1. Ordinance 2022-232
2. Vicinity Map
3. Zoning Map
4. PZC Staff Report

PRESENTED BY: Kim Meyer, Planning & Development Director

AGENDA ITEM DESCRIPTION:

The Applicant has requested a change of zone (rezoning) to the Planned Unit Development – Mixed Use (PUD-MU) Zone District 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 Planned Unit Development – Residential (PUD-R), which was put in place with 2008 Annexation of Ridgeview Ranch.

This property has recently been purchased by the Developer of the adjacent lands, Ledge Rock Center, LLC, and is intended to be integrated into the overall development for Ledge Rock Center. Minor modifications to the Ledge Rock Center Outline Development Plan may be approved administratively, so Staff is working with the Applicant for updates to include this parcel into the plan set, as well as the area encompassed and subject to the development’s Design Guidelines.

The Planning & Zoning Commission held a public hearing on June 8, 2022. No public comment was received. The Commission voted unanimously to recommend approval of the North Ledge Rock Center Change of Zone to the Town Council, with the findings that are contained in the attached PZC staff report (Attachment 4).

The Community That Cares

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LEGAL ADVICE:

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

FINANCIAL ADVICE:

None.

RECOMMENDED ACTION:

Approve Ordinance 2022-232 upon first reading.

SUGGESTED MOTIONS:

For Approval: I move to approve Ordinance No. 2022-232, an ordinance Approving a Change of Zone for Property known as North Ledge Rock Center to PUD-MU upon first reading.

For Denial: I move to deny Ordinance No. 2022-232.

Reviewed and Approved for Presentation,



Town Manager