



Town of Johnstown

TOWN COUNCIL AGENDA COMMUNICATIONS

- AGENDA DATE:** April 04, 2022
- SUBJECT:** Ordinance 2022-229 Approving PUD-R Zoning for the property known as South Ridge Annexation
- ACTION PROPOSED:** Hold Public Hearing and Consider Ordinance 2022-229 on First Reading Approving PUD-R Zoning for property known as South Ridge Annexation
- ATTACHMENTS:**
1. Ordinance 2022-229
 2. Vicinity Map
 3. Zoning Map
 4. PZC Agenda Memorandum for Annexation & Zoning
- PRESENTED BY:** Justin Currie, Planner II
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AGENDA ITEM DESCRIPTION:

In conjunction with a Petition for Annexation for the South Ridge Annexation, the Town has received a request to establish zoning on this 80.66 acres, of PUD-R (Planned Unit Development – Residential). A separate Outline Development Plan is being proposed to further define the PUD zoning this 80.66-acre property.

The property is located west of Larimer County Road 3E, immediately south of the existing Ridge Filing 1 and 2 single-family residential subdivisions currently under construction. (See Attachment 2). This property is intended to be a continuation of The Ridge master-planned areas, which are zoned PUD-MU (Mixed Use) and will contain a mix of employment, commercial and residential uses.

The Planning & Zoning Commission (PZC) held a public hearing on March 23, 2022, to consider the South Ridge Zoning (Case ZON21-0006). Public comment was given by one neighbor in the area, with concerns for how traffic along County Road 18 and 16, crime, and other growth-related issues. Staff indicated that the development-level details are noted and will be further addressed at subdivision and development planning. The Applicant spoke of the intent to improve the section of County Road 18 that intersects County Road 3E that currently has a blind spot caused by a hill

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creating a hazardous situation. Staff indicated that the development-level details are noted and will be further addressed at subdivision and development planning.

The Planning & Zoning Commission Agenda Memorandum attached (See Attachment 4) provides background and historical use of the property. The memo also provides additional project details.

Based upon the materials submitted, analysis, and findings, the PZC approved a motion (4-0) to recommend to Town Council approval of this zoning request.

LEGAL ADVICE:

Ordinance was prepared by the Town Attorney.

FINANCIAL ADVICE:

NA

RECOMMENDED ACTION: Approve Ordinance 2022-229 Approving PUD-R Zoning for the property known as South Ridge Annexation, on First Reading.

SUGGESTED MOTIONS:

For Approval

I move to approve Ordinance 2022-229 Approving PUD-R Zoning for the property known as South Ridge Annexation on First Reading.

For Denial

I move that the Town Council deny Ordinance 2022-229.

Reviewed and Approved for Presentation,



Town Manager