



450 S. Parish Avenue  
Johnstown, CO 80534  
970-587-4664  
[JohnstownCO.gov](http://JohnstownCO.gov)

**Planning and Zoning Commission  
Regular Meeting  
450 S. Parish, Johnstown, CO  
Wednesday January 28 at 6:00 PM**

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Mission Statement: Enhancing the quality of life of our residents, businesses, and visitors through community focused leadership.

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**Agenda**

**Call to Order**

**Roll Call**

**Agenda Approval**

**Approval of Minutes**

**Public Comment**

Members of the audience are invited to speak at the meeting. Public Comment is reserved for citizen comments on items not contained on the Public Hearing portion of the agenda. Citizen comments are limited to 5 minutes per speaker. When several people wish to speak on the same position on a given item, they are requested to select a spokesperson to state that position.

**New Business**

1. North Ridge Subdivision Filing Number 2
2. Rezone of Rieder Farms Property from H-A Zoning to MU-DT and R-3 Zoning

**Departmental Report**

**Commissioner Reports and Comments**

**Adjourn**

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**Americans with Disabilities Act Notice**

In accordance with the Americans with Disabilities Act and other applicable laws, persons who need accommodation in order to attend or participate in this meeting should contact Town Hall at 970-587-4664 no later than 48 hours before the meeting in order to request such assistance. De conformidad con la Ley de Discapacitados Estadounidenses y otras leyes vigentes, los individuos que necesitan adaptaciones funcionales para asistir o participar en esta reunión

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deberán comunicarse con la Municipalidad marcando el 970 587- 4664 a lo más tardar 48 horas antes de dicha reunión para solicitarla.

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**THE COMMUNITY THAT CARES**



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## **Planning and Zoning Commission Agenda Communication**

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**Agenda Date:** January 28, 2026

**Subject:** North Ridge Subdivision Filing Number 2

**Action Proposed:** **Suggested Motions:**

**For Approval:** I recommend that the Town Council approve the major subdivision for Case No. DEV25-0005.

**For Denial:** I move to deny the major subdivision for Case No. DEV25-0005 based on the following findings...

**Attachments:**

1. Major Subdivision
2. Major Sub Presentation

**Presented by:** JT Stewart, Senior Planner

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### **Background and History:**

The applicant has submitted concurrent applications for a Major Subdivision and Site Development Plan for the development of a 7-Eleven. To help realize the 7-Eleven facility in the North Ridge Planned Unit Development (PUD), the applicant must first subdivide the larger lot, which is the subject of this application. The Major Subdivision requires Planning & Zoning Commission review and then consideration by the Town Council. The Site Development Plan is administrative, and will not be reviewed by the Planning & Zoning Commission or Town Council.

Pursuant to the Town's adopted Land Use and Development Code, Section 17-2-2(C) states that the division of up to four lots is a minor plat. Since this project proposes the division of six lots, the project is considered a major subdivision (17-2-2D).

### **Information:**

The applicant has submitted concurrent applications for a Major Subdivision and Site Development Plan within this subdivision for the development of a 7-Eleven. The Major Subdivision requires Planning & Zoning Commission review and recommendation, and then final action will be taken by the Town Council. The 7-Eleven Site Development Plan concurrently associated with this subdivision is administrative and will not be reviewed by the Planning & Zoning Commission or Town Council.

FINDINGS of the major subdivision.

Section 17-2-2(E)(1) provides Review Criteria for the consideration of Final Plats. The criteria is listed below, followed by the findings of fact:

a. Criteria: The layout and design of the final plat is substantially consistent with the approved preliminary plat considering the number and size of lots and outlots, the block layout, street designs and access; the open space systems and civic design elements; the infrastructure systems; or other elements of coordinated developments. Deviations made necessary due to the further detail in planning, design and engineering, and which meet the standards of this code, are generally considered “substantially consistent” with the preliminary plat.

Findings: The layout and design of this subdivision is consistent with the approved preliminary plan.

b. Criteria: The construction plans for any utilities, infrastructure, and public or common facilities meet all technical specifications.

Findings: The major utilities and infrastructure needed for all future lots to tie into is proposed to be constructed in part by the concurrent site plan (7-Eleven) and are ensured via a Development Agreement (DA) that will be attached to this subdivision for Town Council review.

c. Criteria: All required improvements, dedications, fees, financial guarantees, and maintenance guarantees are provided.

Findings: All required fees and improvements will be satisfied during this subdivision and will be ensured by a subdivision DA.

d. Criteria: The phasing and timing of required improvements ensures construction and performance guarantees. Any phasing that meets an approved preliminary plat is presumed acceptable. Any deviations of the final plats from an approved phasing plan shall not alter the timing or coordination of required improvements or amenities in the approved preliminary plat.

Findings: Phasing and timing of required improvements has been captured in a DA.

e. Criteria: Deviations in the final plat from the approved preliminary plat may be considered where the change:

(1) Complies with all applicable zoning standards, subdivision design standards, and meets the intent and design objectives of those standards.

(2) Does not increase the impact of any development on required improvements beyond the capacity for required improvements identified in the preliminary plat.

(3) Does not impact any condition of the Planning and Zoning Commission or Town Council associated with the approval of the preliminary plat.

(4) Is generally consistent with development concepts in the preliminary plat in terms of land uses, scale, and intensity of development, and in no case changes the number of lots, dwelling units, buildings, or sizes of blocks and open spaces by more than 10 percent.

(5) If technical studies were required with the preliminary plat, the author of the study shall submit an amendment noting that the change does not impact any findings of the study.

Findings for e.1-5: There are no substantial deviations from the approved preliminary plat.

f. Criteria: Any other changes to the preliminary plat, including significant changes in the phasing or dedication of public lands and rights-of-way, may require resubmittal of a revised preliminary plat.

Findings: No significant changes have been found in this major subdivision, so a revised preliminary plan is not necessary.

**Neighborhood Meeting:**

N/A

**Process:**

Staff will calendar this project for Town Council review and consideration after receiving a recommendation from the Planning & Zoning Commission.

**Recommended Action:**

The Planning & Zoning Commission recommend that the Town Council approve the major subdivision for Case No. DEV25-0005.

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# NORTH RIDGE SUBDIVISION FILING NO. 2

## BEING A REPLAT OF TRACT A AND LOT 2, NORTH RIDGE SUBDIVISION

### SITUATE IN THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH P.M.

### TOWN OF JOHNSTOWN, COUNTY OF LARIMER, STATE OF COLORADO

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS that we, the undersigned being all the owners and lienholders of the following described property to wit:

A parcel of land situate in the Southeast Quarter of Section Twenty-two (22), Township Five North (T.5N.), Range Sixty-eight West (R.68W.) of the Sixth Principal Meridian (6th P.M.), Town of Johnstown, County of Weld, State of Colorado, and being more particularly described as follows:

Tract A and Lot 2, North Ridge Subdivision as recorded January 13, 2023 at Reception No. 20230001573 of the Larimer County Clerk & Recorder.

Said parcel contains 615,698 Square Feet or 14.134 Acres more or less by this survey.

do hereby cause said land to be laid out and platted under the name of NORTH RIDGE SUBDIVISION FILING NO. 2, and do hereby dedicate to the public forever all public rights of way, easements and other places designated or described for public uses. All conditions, terms and specifications designated or described herein shall be binding on the owners, their heirs, successors and assigns.

Owners: Ridge II Holdeo LLC

BY: \_\_\_\_\_ AS: \_\_\_\_\_  
 Witness my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

**NOTARIAL CERTIFICATE**

STATE OF COLORADO )  
 ss )  
 COUNTY OF LARIMER )  
 The foregoing instrument was acknowledged before me by \_\_\_\_\_ as  
 \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.  
 Witness my Hand and Official Seal.  
 My commission expires: \_\_\_\_\_.

LIENHOLDERS: Sconset Resources

By: \_\_\_\_\_ As: \_\_\_\_\_  
 Witness my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

**NOTARIAL CERTIFICATE**

STATE OF COLORADO )  
 ss )  
 COUNTY OF LARIMER )  
 The foregoing instrument was acknowledged before me by \_\_\_\_\_ as  
 \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.  
 Witness my Hand and Official Seal.  
 My commission expires: \_\_\_\_\_.

**BASIS OF BEARINGS AND LINEAL UNIT DEFINITION**

Assuming the Northeast line of Tract A, North Ridge Subdivision, monumented as shown on this plat, as bearing South 42°41'51" East, a distance of 1084.77 feet and with all other bearings contained herein relative thereto.

The lineal dimensions as contained herein are based upon the "U.S. Survey Foot".

**TITLE COMMITMENT NOTE**

For all information regarding easements, rights-of-way and title of records, Majestic Surveying, LLC relied upon Title Commitment Number 459-HS0843014-003, Amendment No. 2, dated September 10, 2025, as prepared by Heritage Title Company to delineate the aforesaid information. This survey does not constitute a title search by Majestic Surveying, LLC to determine ownership or easements of record.

**FLOOD PLAIN NOTE**

The subject property is in flood zone 'X'. Areas determined to be outside the 0.2% annual chance of floodplain per FEMA flood map 08069C1213F effective December 19, 2006.

**SURVEYOR'S CERTIFICATE**

I, Steven Parks, certify that this plat accurately represents the results of a survey made by me or under my responsible charge.

DRAFT

Steven Parks - On Behalf of Majestic Surveying, LLC  
 Colorado Licensed Professional Land Surveyor #38348

**TOWN COUNCIL**

This plat, to be known as NORTH RIDGE SUBDIVISION FILING NO. 2, is approved and accepted by the Town of Johnstown, by Resolution 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\_\_.

Attest:  
 Mayor \_\_\_\_\_ Town Clerk \_\_\_\_\_

**MAINTENANCE NOTE:** Maintenance access shall be provided to all storm drainage facilities to assure continuous operational capability of the system. The Metro District shall be responsible for the maintenance of all common access drives, drainage facilities including inlets, pipes, culverts, channels, ditches, hydraulic structures, and detention basins located within the access and drainage easements unless modified by separate agreements. All property owners shall be responsible to maintain all other improvements on their property outside of the easement areas. Should the Metro District or Owner fail to adequately maintain said facilities, the Town of Johnstown shall have the right to enter said land for the purposes of operations and maintenance. All such maintenance costs incurred by the Town will be assessed to responsible party.

**GENERAL OVERLOT DRAINAGE NOTE:** Lots and Tracts as platted may be required to convey surface drainage from other lots and tracts in this filing, in accordance with Town of Johnstown requirements and the approved drainage plan for this filing. No alterations to the grading of the lots and tracts may be made that would disrupt the approved drainage plan, without prior approval from the Town of Johnstown. All natural and improved drainage ways or drainage systems in said lots and tracts shall be maintained by the lot or tract owner. Should the owner fail to adequately maintain said facilities, the Town of Johnstown shall have the right to enter said land for the purposes of operations and maintenance of the drainage ways or drainage systems. All such maintenance costs incurred by the Town will be assessed to the property owner.

**DEVELOPMENT AGREEMENT NOTE**

A Development Agreement has been filed in conjunction with this plat. That agreement should be viewed for additional stipulations or requirements that may encumber the property.

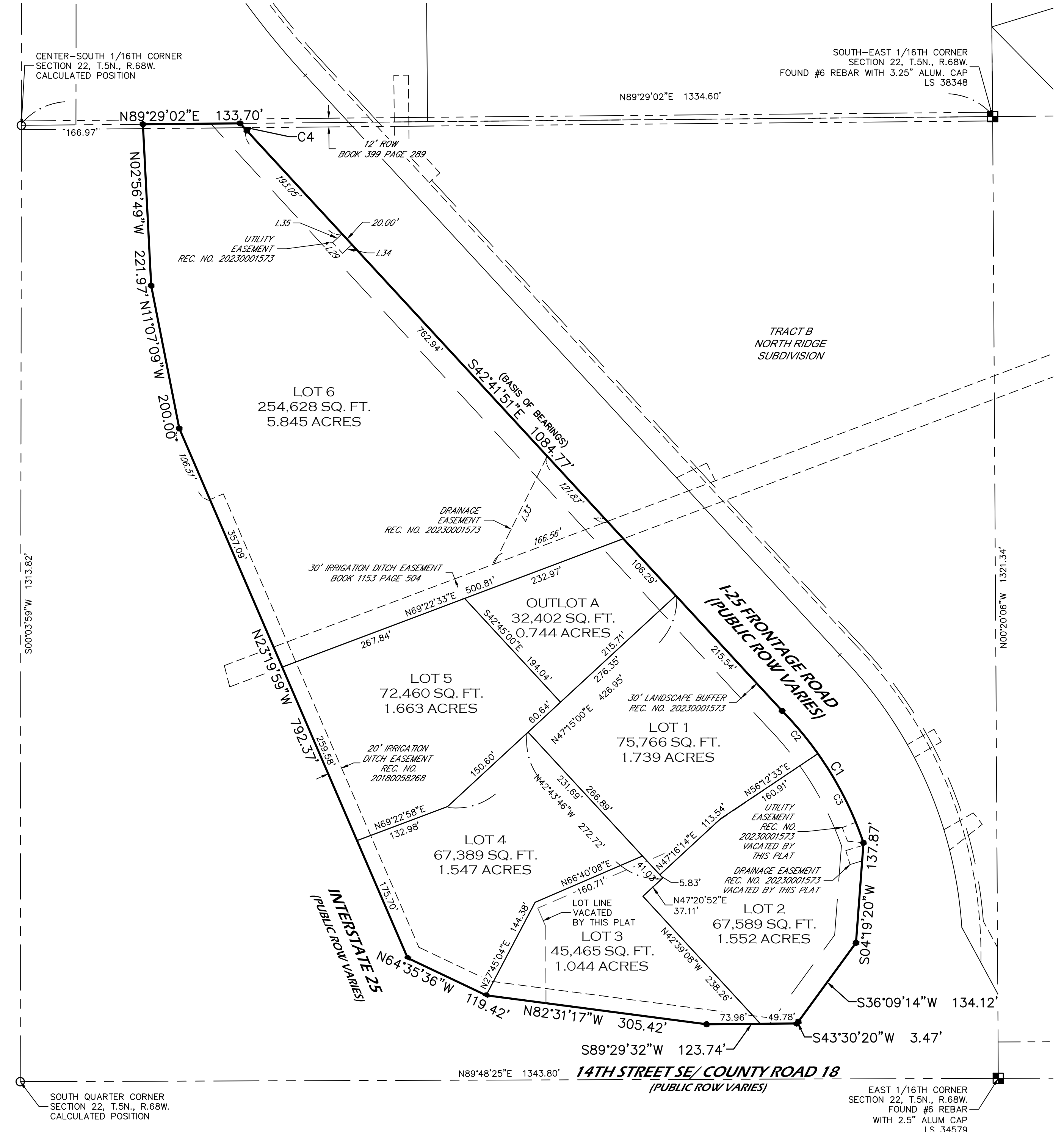
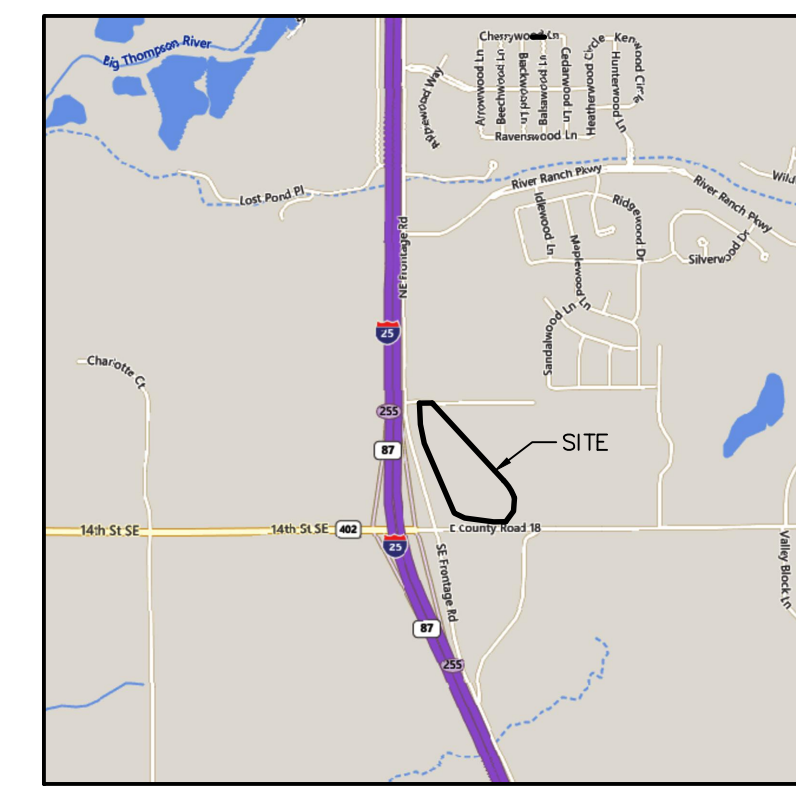
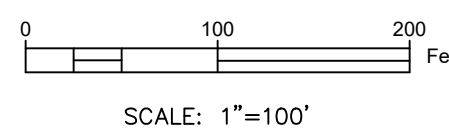
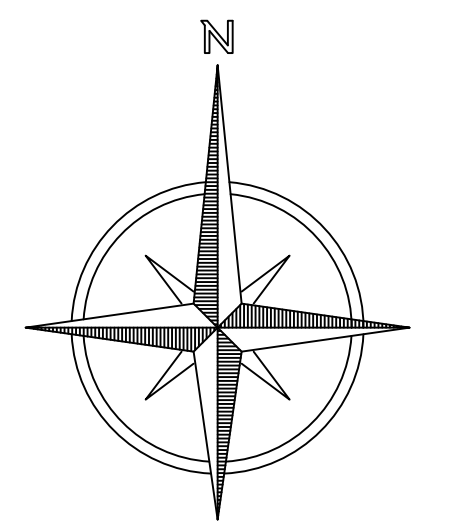
**NOTICE**

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. (13-80-105 C.R.S. 2012)

NORTH RIDGE SUBDIVISION FILING NO. 2					
Land Use Table					
Name	Description/Land Use	Area	Intended Fee Ownership	Maintenance Upon Completion & Acceptance	
Lots	Private	583,296 sq. ft. 13.39 acres	Private	Private	
Outlot A	Drainage Easement	32,402 sq. ft. 0.74 acres	Metro District	Metro District	

**LEGEND**

- BOUNDARY LINE
- - - EASEMENT LINE
- - - RIGHT OF WAY LINE
- - - SECTION LINE
- ALIQUOT CORNER AS DESCRIBED
- FOUND MONUMENT AS DESCRIBED
- FOUND #4 REBAR WITH 1" RED PLASTIC CAP LS 38348



SEE PAGE 2 FOR EASEMENT DETAIL

 MAJESTIC SURVEYING, LLC   111 DIAMOND VALLEY DRIVE #104, WINDSOR, CO 80550	PROJECT NO: 2025193	PROJECT NAME: NORTH RIDGE	REVISIONS:	DATE:
	DATE: 5-8-2025	CLIENT: CALIBER	REDLINES	9-18-25
	DRAWN BY: SIP	FILE NAME: 2025193SUB	REVISED LOT LINE	9-26-25
	CHECKED BY: SIP	SCALE: 1" = 100'	REVISED EASEMENTS	12-22-25





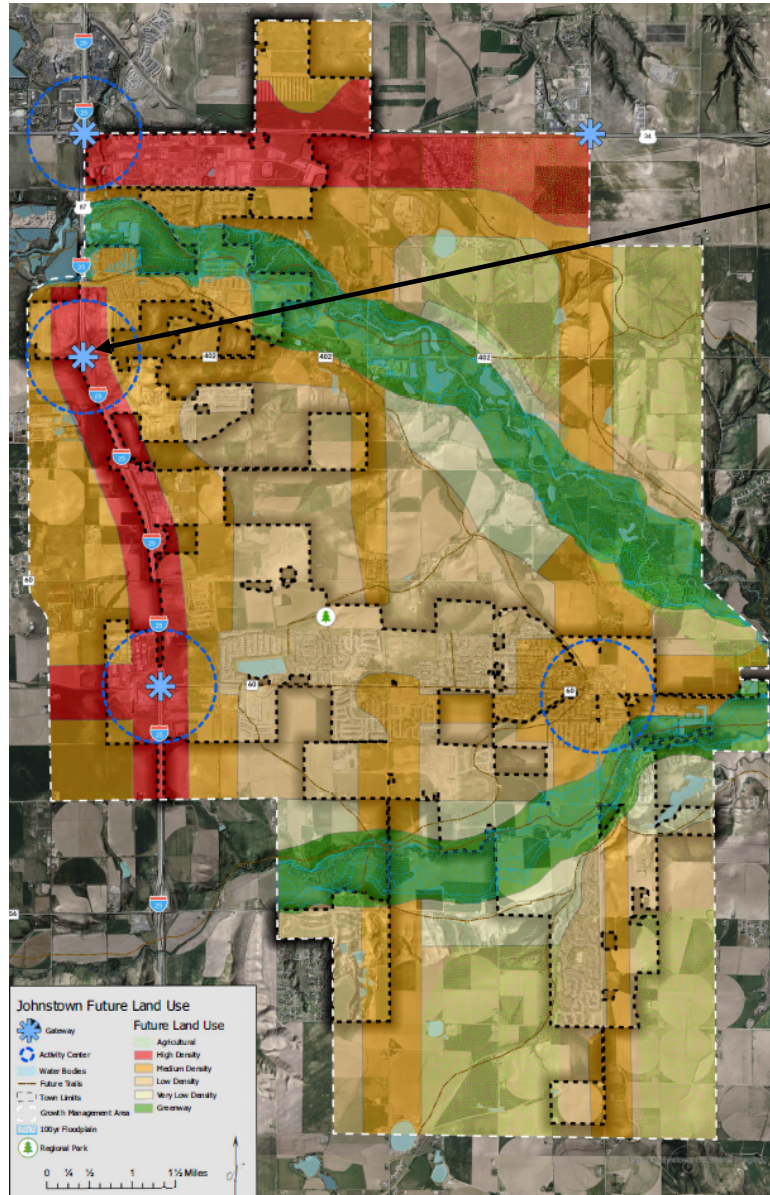


## **NORTH RIDGE SUBDIVISION FILING NO 2**

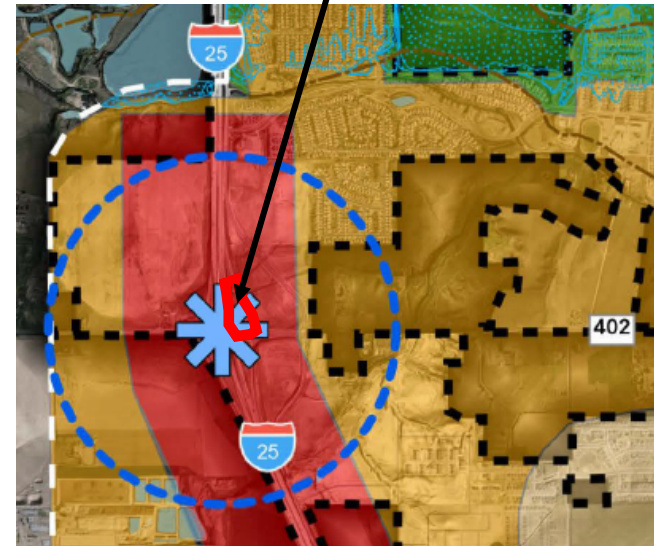
**CASE NO. DEV25-0005**


JANUARY 28, 2026



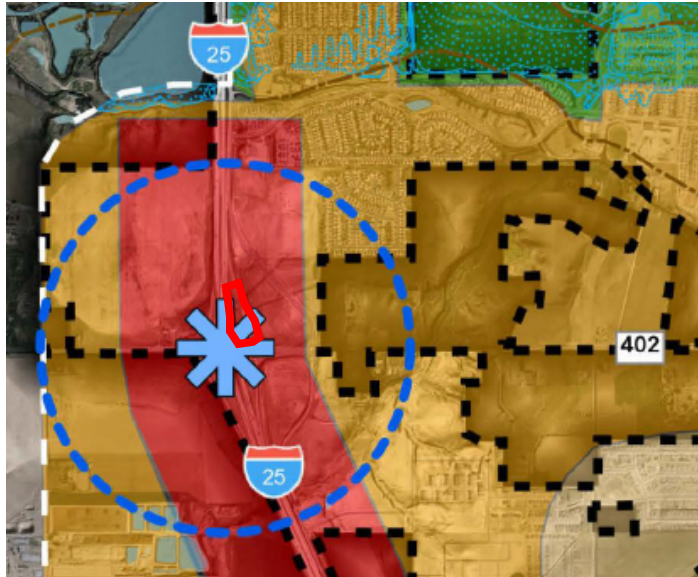


**PROPOSED MAJOR SUBDIVISION**



-  Gateway
-  Activity Center





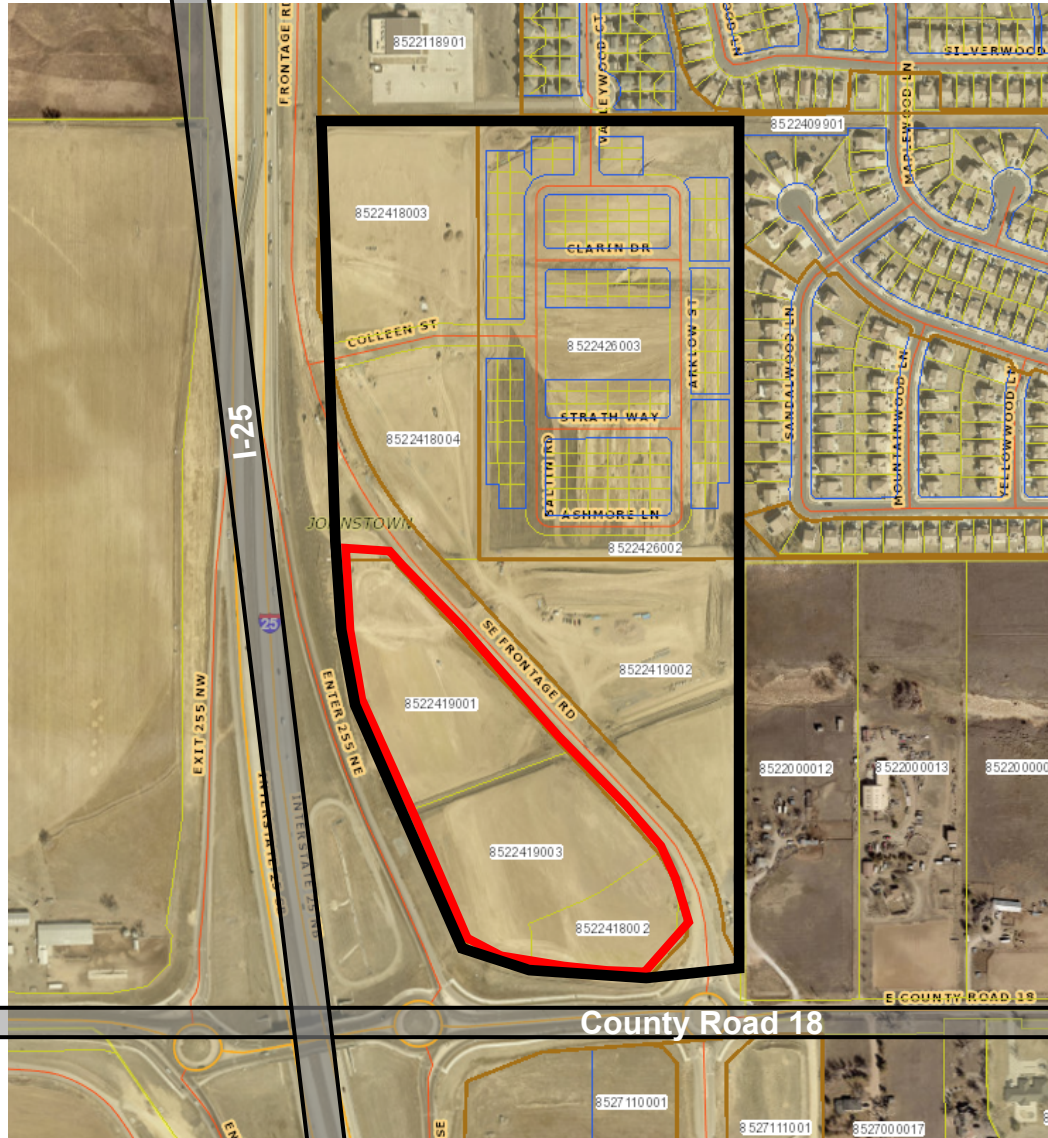
## Activity Center

- Identified as strategy areas that support local networks between living, recreation, and service
- These areas are intended to be mixed-use centers that make a highly efficient use of space by offering a vibrant public realm.
- These centers should connect to the trail networks, facilitating and encouraging active modes of transportation, and enhancing recreation opportunity for the community.

## Gateway

- These are unique entrances into Town that are intended to define our community, both in terms of physical limits and identity, to welcome residents and visitors and slow traffic well outside Town Limits
- These gateways should be designed and landscaped to create cohesive, attractive, and celebratory landmarks that pay homage to Johnstown's character and values





**NORTH RIDGE SUBDIVION**



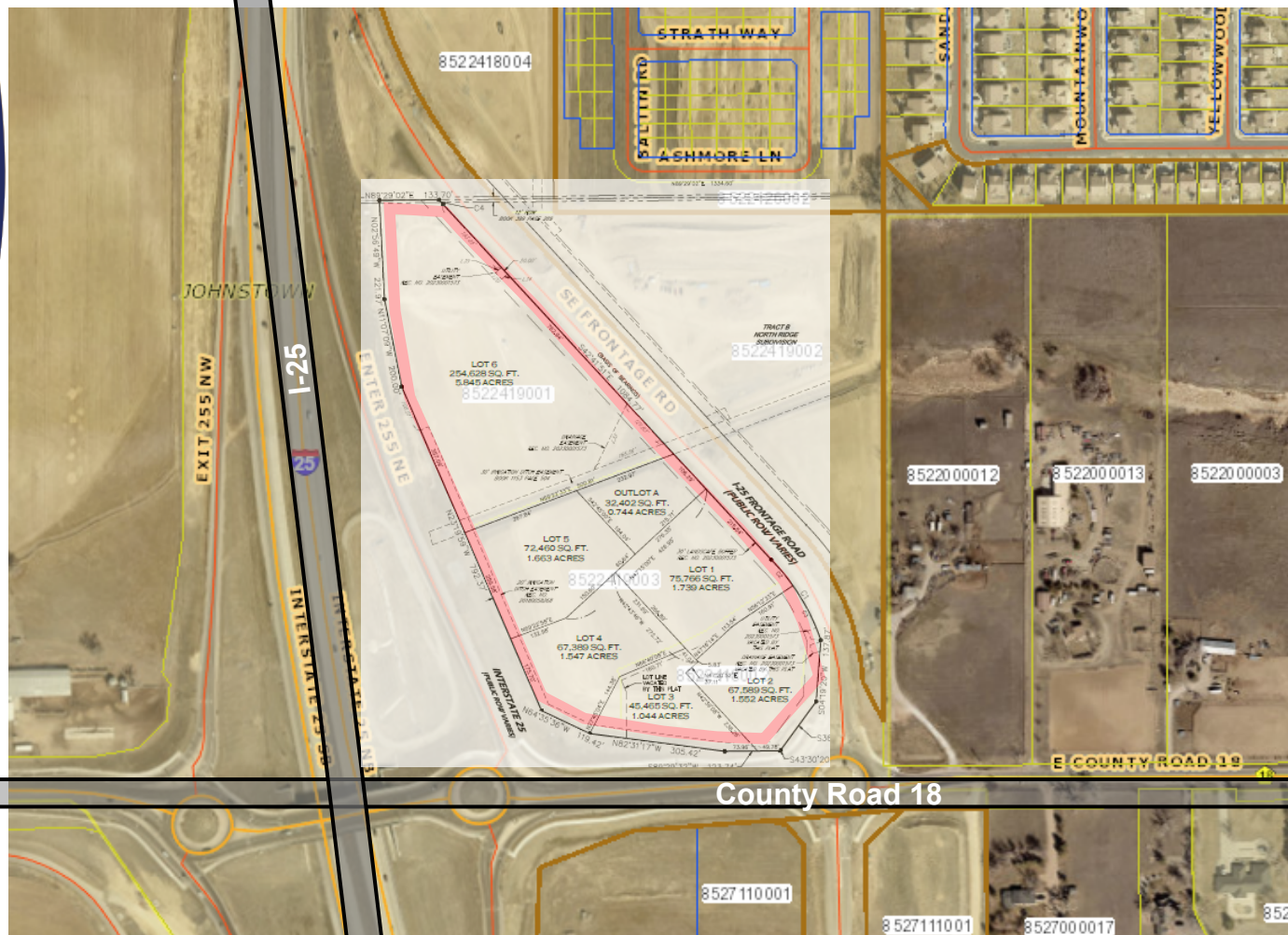
**PROPOSED NORTH RIDGE  
SUBDIVISION FILING NO. 2**





**PROJECT BOUNDARY**





 PROJECT BOUNDARY



### NORTH RIDGE SUBDIVISION FILING NO. 2

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SITUATE IN THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH P.M.  
TOWN OF JOHNSTOWN, COUNTY OF LARIMER, STATE OF COLORADO

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Attest: \_\_\_\_\_  
Mayor \_\_\_\_\_ Town Clerk \_\_\_\_\_

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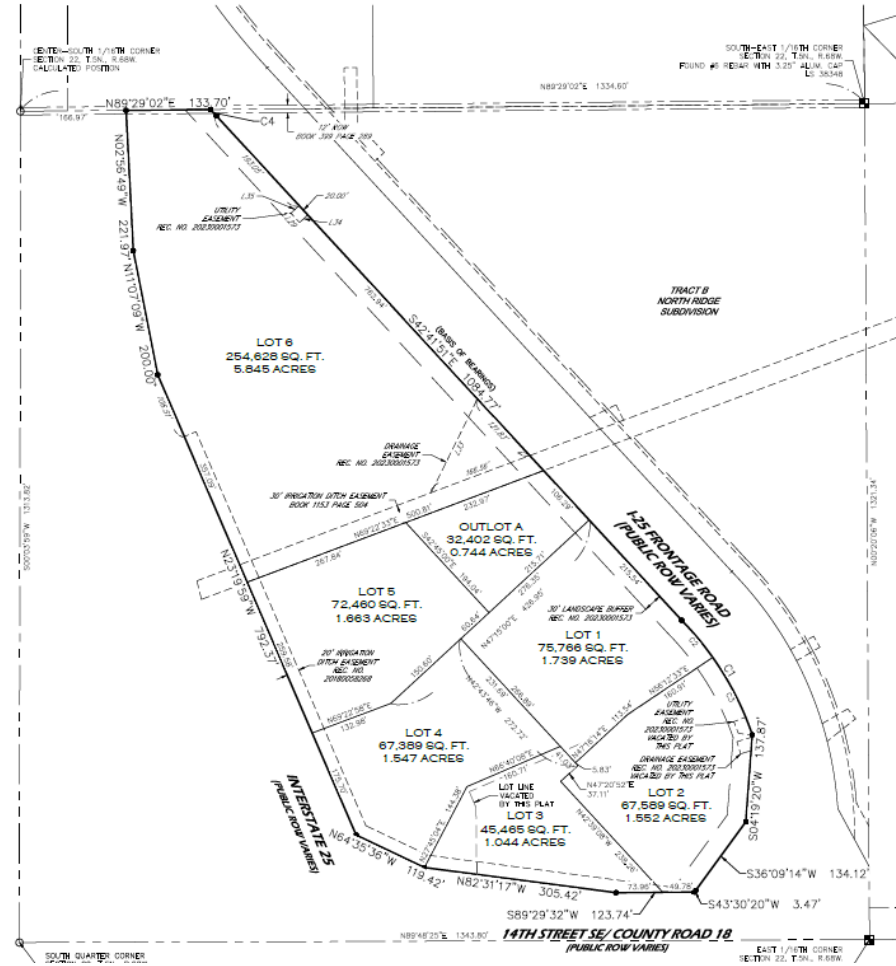
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**LEGEND**

- BOUNDARY LINE
- EASEMENT LINE
- RIGHT OF WAY LINE
- SECTION LINE
- ALSO/OT CORNER AS DESCRIBED
- FOUND MONUMENT AS DESCRIBED
- FOUND #1 REBAR WITH 1" HD PLASTIC CAP LS 38348



as shown on this plat, as to other bearings contained herein.  
Survey Foot.  
records, Majestic Surveying, LLC dated (No. 2, dated September 10, 2025, as mutation. LLC to determine ownership or



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## **Planning and Zoning Commission Agenda Communication**

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**Agenda Date:** January 28, 2026

**Subject:** Rezone of Rieder Farms Property from H-A Zoning to MU-DT and R-3 Zoning

**Action Proposed:** Consideration of Zoning Case No. ZON25-0001: Rezone of Rieder Farms Property from H-A Zoning to MU-DT and R-3 Zoning

**Attachments:**

1. Application
2. Vicinity Map
3. Zoning Map
4. Staff Presentation

**Presented by:** James Shrout, Planner

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### **Background and History:**

Platte Land & Water, LLC (Applicant) is seeking to rezone approximately 37.9 acres of property currently zoned as Holding Agriculture (H-A; Ordinance 2023-240) to Mixed Use – Downtown (MU-DT) and high-density residential (R-3) zoning. The subject property is located at the southwest quadrant of the Parish Ave (WCR 17) and WCR 48 ½ intersection. This property is bound by the Hillsboro Ditch on the west, with Roosevelt Middle School on the west side of the ditch. This property was annexed into the Town in 2023 (Ordinance 2023-239) and has historically been used for agricultural purposes.

### **SURROUNDING ZONING & LAND USE**

North: Agriculture – Weld County  
South: R-1 – Town of Johnstown  
East: H-A – Town of Johnstown  
West: R-1 – Town of Johnstown

### **Information:**

The property is subject to two land use designations: Medium Density/Intensity and as an Activity Center.

Pursuant to the Town’s adopted Comprehensive Plan, the intent and desired character of Medium Density/ Intensity (MDI) areas, is described as follows:

*A Medium Density/Intensity area (MDI) will generally be characterized by a more balanced, and wider-ranging mix of land uses—incorporating walk-up apartment buildings, townhomes, small*

*lot (3,500-5,000 SF) attached and detached single-family housing, in close proximity to neighborhood-scale shopping, personal services, restaurants, small medical facilities, and facilities such as libraries and recreational centers. MDI areas may also occur along arterials and other major corridors, and may serve as the next layer away from the High Density/Intensity areas they may neighbor, as a transition to lower density neighborhoods. MDI's will offer complete neighborhoods with a diversity of shops and services, including schools and civic facilities, within walking or biking distance from residential areas; and offer good walking connections along with larger-scale multi-modal trails.*

*Commercial uses may be developed as stand-alone sites or be grouped in small 10 to 20-acre centers or campuses. Johnstown's Downtown would be ideal for this level of development. Reuse and redevelopment of existing structures may occur, with historic residences and structures changing to offices, boutiques, or personal services with alley-served parking. Commercial centers in an MDI will feature more walkability, perhaps offering covered arcades or awnings, pedestrian-scaled signage, shade trees and nice landscaping that helps slow traffic and break-up parking areas, and enjoyable outdoor spaces to gather. Rooftop and sidewalk patios, along with courtyard plazas offer patrons enjoyable places to meet and eat, gather and chat with friends.*

*Residential neighborhoods will provide a range of housing options and provide street and trail connections to adjacent neighborhoods. Housing will be encouraged to provide porches that extend closer to the sidewalks, and garages that are alley-loaded or setback to offer a safer, slower, and more interesting streetscape. Future considerations may include accessory dwelling or carriage house units to increase affordability and diversity. These are great neighborhoods to encourage and accommodate a diversity of lifestyles and income ranges, and allow active-agers to remain in Johnstown once larger family homes and yards may be less desirable.*

**ACTIVITY CENTER OVERLAY**

The property is also subject to an Activity Center overlay, as depicted in the Town's adopted Comprehensive Plan.

*Activity Centers have been identified as strategic areas that support local and regional transportation networks, living, employment, recreation, and services. These areas are intended to be mixed-use centers that make a highly efficient use of space by offering high-density residential areas supported by a diversity of shops and services and a vibrant public realm. Activity Centers continue to develop at highway interchanges, Downtown, and generally in conformance with other characteristics of a High Density/Intensity area. While three of the four activity centers are located along the I-25 corridor making them convenient for motorized travelers, these centers should also connect to the Town's trail network, facilitating and encouraging active modes of transportation, and enhancing recreation opportunities for the community. These centers are ideal opportunities for the Town to consider future transit or other transportation services, and connections to nearby systems.*

**PROJECT DESCRIPTION & ANALYSIS**

The subject property is currently zoned H-A and was annexed into the Town of Johnstown in 2023.

The applicant proposes to change the zoning from H-A to MU-DT and R-3 to support the future expansion of the existing Downtown Johnstown. This rezone is supported by the passing of the Downtown Master Plan, Resolution No. 2025-20.

The zoning map presented in Attachment three (3) demonstrates a 300' flexible zoning space that will allow development to occur fluently between the two zoning districts, reducing the number of rezones needed in the future. This flexible zoning space was imperative for staff to allow development to continue without undue delays. The flexible zoning space will allow for approved MU-DT and R-3 uses within the defined area.

*Any portion of the property lying within one hundred fifty feet (150') of the zoning boundary between the MU-DT zoning district and the R-3 zoning district may be assigned to either such zoning district. The election of the zone district assignment shall be made by the owner at the time of approval of the final plat, and such assignment shall be conclusively established and shown on the final plat prior to its recordation. If any of the property lying within one hundred fifty feet (150') is replatted, its assignment can change.*

**MU-DT**

Pursuant to the LUDC, the MU-DT district provides an integrated mix of retail, service, entertainment, and civic uses, and supporting office and residential uses, in a compact and walkable format. This district preserves the historic “main street” scale and small-town character of Johnstown. It is the vibrant heart of the community with a high level of civic design, walkable urban patterns, and a concentration of diverse, small-scale uses. The MU-DT zoning districts' relation to the comprehensive plan is the general application for the Downtown Activity Center.

**R-3**

Pursuant to the LUDC, the R-3 zoning district provides residential living (small or large scale residential building types) in a moderate-to-high-density pattern in suburban areas or walkable neighborhoods. This district should be located as a transition between lower-density neighborhoods or more intense non-residential uses, and where a high level of accessibility, public amenity, and support services are immediately available.

**Neighborhood Meeting:**

On January 12, 2026, a neighborhood meeting was held at the Johnstown Senior Center. Notices advertising this meeting were mailed to all property owners within 800 feet of the subject property. Approximately twenty (20) members of the community attended this neighborhood meeting to ask questions regarding the proposed change in zoning. The primary topics of discussion included:

- Increase traffic concerns and traffic calming measures.
- Expanding ROW and potentially losing land.
- Raymond Street extending to the north.
- Loss of views for large commercial and residential buildings.
- Density of the proposed residential zoning.
- How the zoning line was determined between R-3 and MU-DT zonings.

These issues, questions, and concerns were addressed during the neighborhood meeting as follows:

- Traffic studies performed when platting occurs will provide a scope of the potential traffic concerns to reduce concerns for vehicular and pedestrian conflicts. Traffic calming measures could be implemented to reduce impacts.
- Proposed road networks will likely come from the newly zoned property and not from existing residential areas.
- Conceptual plans to extend Raymond Street to the north are purely conceptual in nature and have not been submitted for Town review.
- Residential uses are necessary to support the MU-DT zoning district.
- The density could not be provided as plans have not been conceptualized. The applicant indicated that street networks, parks and recreational areas, as well as detention basins, would need to be identified, which would impact the overall density of the property.
- The zoning line was determined based on a conceptual idea that Raymond Street would extend to the North and then follow a curvilinear path that would intersect with Parish Avenue.

**Process:**

Notices for the Planning and Zoning Commission public hearing were mailed to all property owners of record within 800 feet of the subject property on January 15, 2026. This notice provided the date, time, and location of the Planning and Zoning Commission public hearing and a project description. Notice for the Planning & Zoning Commission public hearing was published in the local newspaper of record, the Johnstown Breeze, on Thursday, January 15, 2026.

**ZONING & DEVELOPMENT STANDARDS**

The Town of Johnstown Land Use and Development Code (17-2-3.B) identifies the following criteria for review of a rezoning proposal decision:

1. The rezone furthers one or more of the purposes of these regulations in Section 17-1-3, and on balance, any purposes that may be undermined are outweighed by the benefits of the purposes it furthers.
2. The proposal is consistent with the goals and objectives of the Comprehensive Plan and any other plan, policy, or guidance adopted pursuant to that plan.
3. The change is consistent with the intent of the proposed zoning district, specifically considering:
  1. The design of streets, civic spaces, and other open space;
  2. The pattern, scale, and format of buildings and sites; and
  3. The compatibility and transition with other complementary uses and development in the vicinity.
4. The change is necessary for at least one of the following reasons:
  1. There has been a material change in the character of the area or in the Town generally, such that the proposed rezone is in the public interest.
  2. The change will serve a community need or provide an amenity or benefit to the surrounding area that was not anticipated at the time of the initial zoning.
5. The town or other agencies have the ability to provide services or facilities that may be

necessary for anticipated uses in the proposed district.

6. Any reasonably anticipated negative impacts on the area or adjacent property either are mitigated by sound planning, design, and engineering practices or are outweighed by broader public benefits to the surrounding community.
7. If owner initiated, at least two-thirds of the subject property owners within the change zone boundary have signed the application.
8. If owner initiated, the subject property has not been included in a rezone action in the prior 12 months, with the exception of property in the H-A zoning district which was established concurrently with annexation.
9. The recommendations of any professional staff and advisory review bodies have been considered.

### **COMPREHENSIVE PLAN ALIGNMENT**

The proposed zoning designation complies with the intent and character of the MDI land use areas, as defined in the Town's adopted Comprehensive Plan, by occurring along arterials and other major corridors, and creating the potential for an attractive streetscape, offering a diversity of shops and services within walking or biking distance from residential areas. This rezoning effort will meet goal L2.3 of the Comprehensive plan, by expanding the extent of the downtown as development and redevelopment near the current core area is proposed.

### **STRATEGIC PLAN ALIGNMENT**

- Natural & Built Environment
  1. *Guide growth in the community through appropriate annexation, zoning, planning, and land use development.*
- Healthy & Resilient Economy
  1. *Drive development to expand the downtown corridor.*

### **Recommended Action:**

Staff recommend approval of this change of zone request pursuant to the findings of fact listed below:

1. ***The rezone furthers one or more of the purposes of these regulations in Section 17-1-3, and on balance any purposes that may be undermined are outweighed by the benefits of the purposes it furthers, because;***

This rezone implements the Comprehensive Plan, and other plans and programs authorized under the guidance of the Comprehensive Plan. This rezone will promote planning and urban design that emphasizes distinct places and unique elements of community character throughout Johnstown. The rezone will assist in the division of the town into zones and districts that promote the character, intensity, and development patterns of distinct places identified in the Comprehensive Plan. This rezone will create compatibility within the area and will be transitional between complementary districts, uses, and buildings.

2. ***The proposal is consistent with the goals and objectives of the Comprehensive Plan and any other plan, policy, or guidance adopted pursuant to that plan, because;***

This proposal is consistent with Goal L2 of the Comprehensive Plan by revitalizing and maintaining downtown as the heart of the community by way of seeking to expand the extent of Downtown as development and redevelopment near the current core area are proposed, utilizing more urban design standards to encourage an active streetscape and mix of uses.

3. ***The change is consistent with the intent of the proposed zoning district, specifically considering because;***

The proposed zoning designation will be a continuation of the MU-DT zoning by providing an integrated mix of retail, service, entertainment, and civic uses, and supporting residential uses, in a compact and walkable format. The proposed zoning designation will preserve the historic “main street” scale and small-town character of Johnstown.

4. ***The change is necessary for at least one of the following reasons because;***

1. *There has been a material change in the character of the area or in the Town generally, such that the proposed rezone is in the public interest.* The proposed rezone is in the public interest by providing wider opportunities for retail and business development within the downtown. The residential zoning component will support the mixed-use downtown development by allowing owners to live, work, and shop in a pedestrian-friendly format.
2. *The change will serve a community need or provide an amenity or benefit to the surrounding area that was not anticipated at the time of the initial zoning.* The initial zoning was approved as an interim zoning designation to allow for continued agricultural use until development needs could be identified. With the approved Downtown Master Plan serving as the guiding document for the development of the downtown corridor, this mixed-use and residential zoning supports one another by providing places to live, work, and shop in a pedestrian-friendly format.

5. ***The town or other agencies have the ability to provide services or facilities that may be necessary for anticipated uses in the proposed district, because;***

The Town and other responsible agencies have services in the vicinity of the project site, but at this time, there have been no applications for platting of the property to support development.

6. ***Any reasonably anticipated negative impacts on the area or adjacent property either are mitigated by sound planning, design, and engineering practices or are***
-

***outweighed by broader public benefits to the surrounding community, because;***

The subject property will be governed by the adopted Land Use and Development Code to lessen the impact on adjacent property owners.

***7. If owner initiated, at least two-thirds of the subject property owners within the change zone boundary have signed the application, because;***

The property subject to this proposed change in zoning is owner-initiated[\[JS1\]](#) and has the support of two-thirds of the owners.

**SUGGESTED MOTIONS:**

**For Approval:** I move that the Planning & Zoning Commission recommends that the Town Council approve the Change of Zone pursuant to Zoning Case No. ZON25-0001.

**For Denial:** I move that the Planning & Zoning Commission recommends that the Town Council deny the Change of Zone pursuant to Zoning Case No. ZON25-0001, because...  

---



# Town of Johnstown

## LAND USE APPLICATION FORM

Check all boxes that apply for the subject submittal.

Land Use	Land Division	Miscellaneous	
<input type="checkbox"/> Annexation & Establishment of Zoning	<input type="checkbox"/> Major Subdivision & Development Plan	<input type="checkbox"/> Wireless Communication Facility (WCF)	<input type="checkbox"/> Stand-alone Public Improvement/Utility/Road Plans
<input type="checkbox"/> Change of Zone	<input type="checkbox"/> Preliminary	<input type="checkbox"/> Small Cell	<input type="checkbox"/> Home Model Review
<input type="checkbox"/> Planned Development	<input type="checkbox"/> Final	<input checked="" type="checkbox"/> EFR or Base Station	<input type="checkbox"/> C-LOMR Review
<input type="checkbox"/> Site Development Plan	<input type="checkbox"/> Combined	<input checked="" type="checkbox"/> Alt. Tower Structure	<input type="checkbox"/> Floodplain Development Permit
<input type="checkbox"/> Use by Special Review (USR)	<input type="checkbox"/> Minor Subdivision	<input type="checkbox"/> Tower/Other - USR	<input type="checkbox"/> Alternative Compliance
<input type="checkbox"/> 17-10-3 Facility - USR	<input type="checkbox"/> Major Amendment	<input type="checkbox"/> Variance	<input type="checkbox"/> Appeal of Administrative Decision
<input type="checkbox"/> Amendment/Conversion	<input type="checkbox"/> Minor Amendment	<input type="checkbox"/> Permit, Home Occupation, Compliance Review, Other	

### Property Information:

Parcel Number(s):		County:	Larimer <input type="checkbox"/>   Weld <input type="checkbox"/>
Site Address:	NW Corner of Parish Ave. and North 2nd Street	Zoning:	Agricultural
Legal Description:	PT N2SE4 5-4-67 LOT B REC EXEMPT RE-1592 EXC COMM SE COR N2SE4 SEC TH N01D14W 1310.12 TO POB TH N88D59W 60.05 S01D14E 155.21 N88D38E 60 N01D14W 152.71 TO POB ALSO EXC BEG SE COR N2SE4 SEC TH N89D00W 60.05 N01D14W 965.18 N88D37E 60 S01D14E 967.65	Acres:	37.9
Project Name:	Reider Farm		
Project Description:	Rezoning of Reider Farm from agricultural to Mixed Use (MU-DT) and Residential (R-3)		

### Applicant / Developer Contact: Check if Primary Point of Contact

Company:	Platte Land & Water	Phone:	(269) 274-1225
Name:	Tod Matuga	Email:	tod@platteassets.com
Address:	3900 E. Mexico Ave. Ste. 614	City, State, Zip:	

### Consultant / Representative Contact: Check if Primary Point of Contact

Company:	Land Asset Strategies	Phone:	(303) 905-3496
Name:	Don Guerra	Email:	don.guerra@landassetstrategies.com
Address:	619 12th Street, #31	City, State, Zip:	Golden, CO 80402

### Property Owner Authorization for Land Use Action: **(Required\*)** Check if Primary Point of Contact

The undersigned (1) affirms ownership or authorized representation thereof of the subject property, and (2) hereby authorizes the individuals or entities listed herein as "Applicant" and/or "Representative" to represent me/us in all aspects of the land use process for the project being submitted with this application.

Company:		Phone:	
Name:		Email:	

*Matuga*

\*Signature of Property Owner

Date

\*Signature of Property Owner

Date

Submit trust documents for any above-listed trust entity.

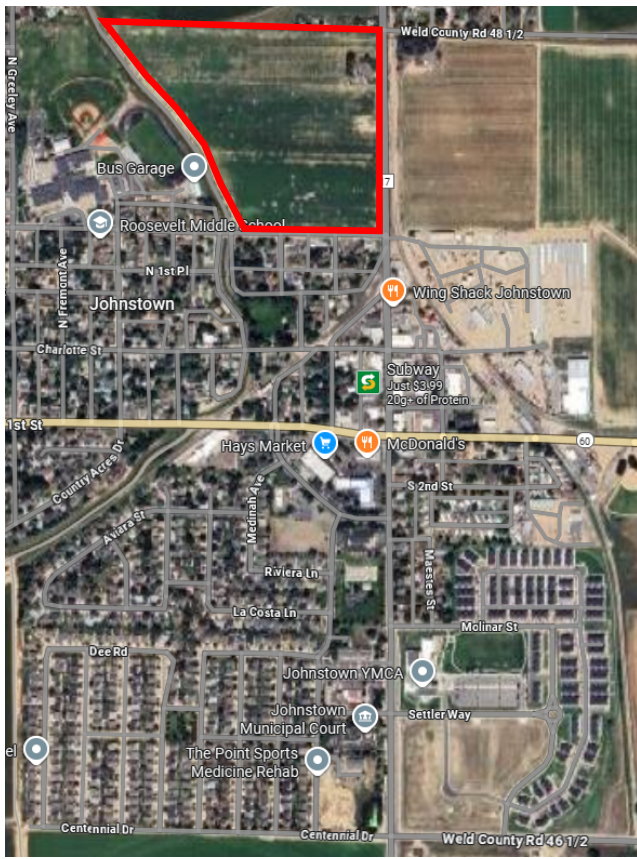
Submit a Statement of Authority and Certificate of Good Standing for any above-listed business entity.

Version 4.10.23

The Community That Cares

www.TownofJohnstown.com

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# RIEDER FARMS

## LOCATED IN THE N1/2 OF THE SE1/4 OF SECTION 5, TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO REZONING MAP

### LEGAL DESCRIPTION ZONE MU-DT:

A PARCEL OF LAND BEING A PORTION OF LOT B, RECORDED EXEMPTION NO. 1059-5-4-RE1592, LOCATED IN THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THE BASIS OF BEARINGS IS THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, MONUMENTED AT THE CENTER QUARTER CORNER BY A 2.5" ALUMINUM CAP STAMPED "PLS 38197" IN A RANGE BOX, AND AT THE EAST QUARTER CORNER BY A 3.25" ALUMINUM CAP STAMPED "LS 16425" IN A RANGE BOX, BEING ASSUMED TO BEAR S88°59'03"E.

BEGINNING AT THE EAST QUARTER CORNER OF SECTION 5, TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 5, N88°59'03"W A DISTANCE OF 60.05 FEET, TO THE WESTERLY RIGHT-OF-WAY LINE OF NORTH PARISH AVENUE AS DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NO. 4892848 IN THE RECORDS OF THE WELD COUNTY CLERK AND RECORDER;

THENCE ON SAID WESTERLY RIGHT-OF-WAY LINE, BEING 60.00 FEET WESTERLY OF AND PARALLEL WITH THE EAST LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 5, S01°14'10"E A DISTANCE OF 155.21 FEET, TO A POINT ON THE NORTHERLY LINE OF LOT A, RECORDED EXEMPTION NO. 1059-5-4-RE1592;

THENCE ON SAID NORTHERLY, WESTERLY AND SOUTHERLY LINES OF SAID LOT A THE FOLLOWING THREE (3) COURSES:

1. S88°38'11"W A DISTANCE OF 169.87 FEET;
2. S01°21'49"E A DISTANCE OF 189.78 FEET;
3. N88°37'56"E A DISTANCE OF 169.45 FEET, TO A POINT ON SAID WESTERLY RIGHT-OF-WAY LINE;

THENCE ON SAID WESTERLY RIGHT-OF-WAY LINE, S01°14'10"E A DISTANCE OF 965.18 FEET, TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 5;

THENCE ON SAID SOUTH LINE, N89°00'17"W A DISTANCE OF 623.04 FEET;

THENCE DEPARTING SAID SOUTH LINE THE FOLLOWING THREE (3) COURSES:

1. N01°14'00"W A DISTANCE OF 434.24 FEET, TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF 67°04'47" AND AN ARC LENGTH OF 292.69 FEET, TO A POINT OF NON-TANGENT;
3. N01°14'00"W A DISTANCE OF 639.87 FEET, TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 5;

THENCE ON SAID NORTH LINE, S88°59'03"E A DISTANCE OF 470.23 FEET, TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 675,587 SQUARE FEET OR 15.5093 ACRES.

### OWNER

PLATTE LAND & WATER, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_

TITLE: \_\_\_\_\_

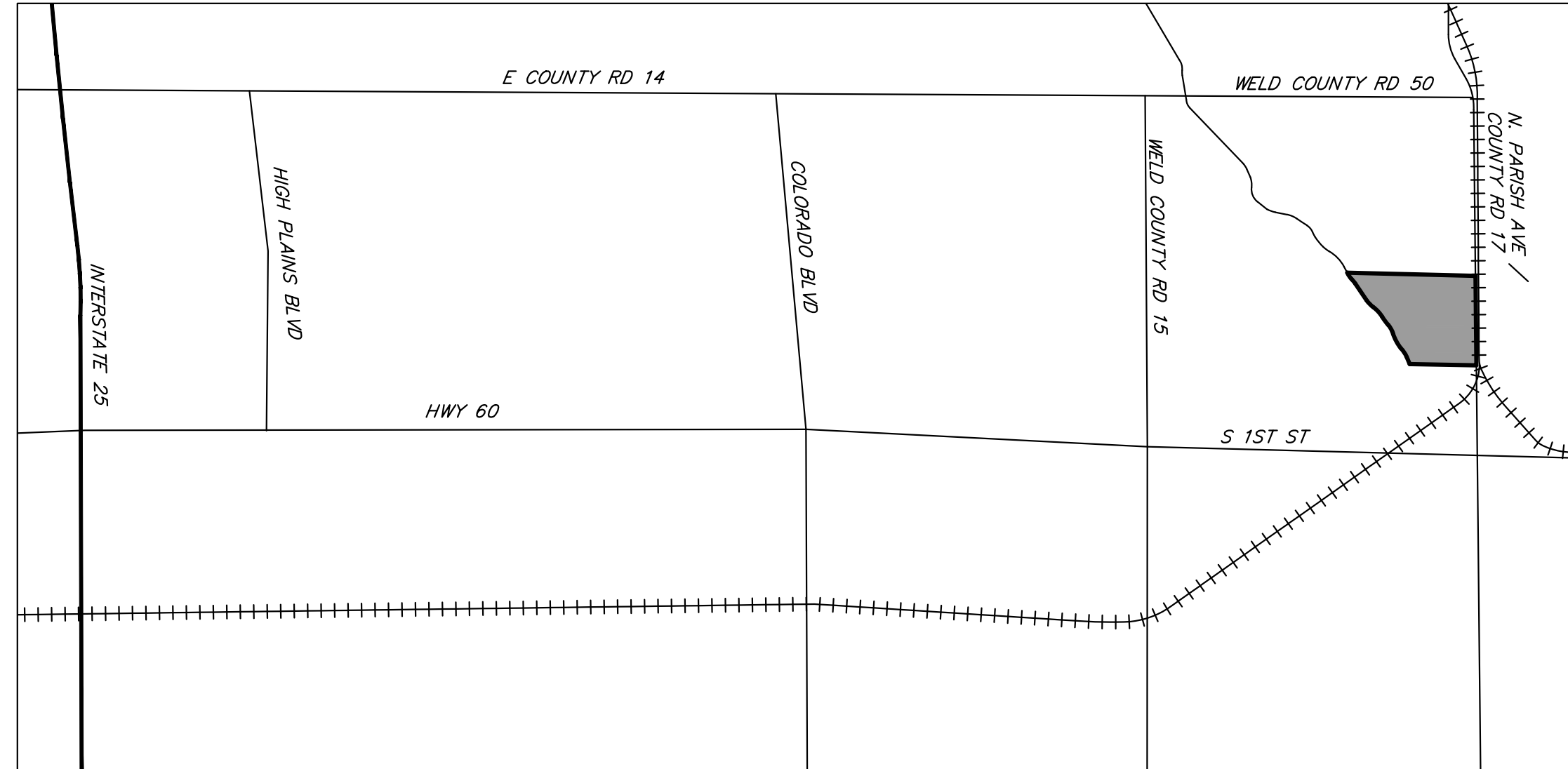
STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } SS  
CITY OF \_\_\_\_\_ }

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, AD 20\_\_.

BY \_\_\_\_\_ AS \_\_\_\_\_ OF DIBC 96TH AND POTOMAC, LLC,  
A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND SEAL:

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC



VICINITY MAP  
SCALE: 1"=2000'

### GENERAL NOTES:

1. ALL REFERENCES HEREON TO BOOKS, PAGES, MAPS AND RECEIPTION NUMBERS ARE PUBLIC DOCUMENTS FILED IN THE RECORDS OF WELD COUNTY, COLORADO.
2. PER C.R.S. 38-51-106, "ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET. ONE METER EQUALS 39.37/12 U.S. SURVEY FEET, EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY."
3. THIS ZONING MAP DOES NOT REPRESENT A MONUMENTED LAND SURVEY NOR A LAND SURVEY PLAT.
4. NOTICE: PER C.R.S. 13-80-105, 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.
5. ANY PORTION OF THE PROPERTY LYING WITHIN ONE HUNDRED FIFTY FEET (150') OF THE ZONING BOUNDARY BETWEEN THE MU-DT ZONE DISTRICT AND THE R-3 ZONE DISTRICT MAY BE ASSIGNED TO EITHER SUCH ZONE DISTRICT. THE ELECTION OF ZONE DISTRICT ASSIGNMENT SHALL BE MADE BY THE OWNER AT THE TIME OF APPROVAL OF THE FINAL PLAT, AND SUCH ASSIGNMENT SHALL BE CONCLUSIVELY ESTABLISHED AND SHOWN ON THE FINAL PLAT PRIOR TO ITS RECORDATION. IF ANY PORTION OF THE PROPERTY LYING WITHIN ONE HUNDRED FIFTY FEET (150') IS REPLATED ITS ASSIGNMENT CAN CHANGE.

### SURVEYOR'S STATEMENT

I, DEREK LEE VAGIAS, A COLORADO PROFESSIONAL LAND SURVEYOR, 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 CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTIES OR THE SUCCESSORS AND OR ASSIGNS.

DEREK LEE VAGIAS  
COLORADO PLS NO. 38578  
FOR AND BEHALF OF JR ENGINEERING LLC

### LEGAL DESCRIPTION ZONE R-3:

A PARCEL OF LAND BEING A PORTION OF LOT B, RECORDED EXEMPTION NO. 1059-5-4-RE1592, LOCATED IN THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THE BASIS OF BEARINGS IS THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, MONUMENTED AT THE CENTER QUARTER CORNER BY A 2.5" ALUMINUM CAP STAMPED "PLS 38197" IN A RANGE BOX, AND AT THE EAST QUARTER CORNER BY A 3.25" ALUMINUM CAP STAMPED "LS 16425" IN A RANGE BOX, BEING ASSUMED TO BEAR S88°59'03"E.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 5, TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 5, N88°59'03"W A DISTANCE OF 530.28 FEET, TO THE POINT OF BEGINNING;

THENCE DEPARTING SAID NORTH LINE THE FOLLOWING THREE (3) COURSES:

1. S01°14'00"E A DISTANCE OF 639.87 FEET, TO A POINT OF NON-TANGENT CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S24°09'13"E, HAVING A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF 67°04'47" AND AN ARC LENGTH OF 292.69 FEET, TO A POINT OF TANGENT;
3. S01°14'00"E A DISTANCE OF 434.24 FEET, TO THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 5;

THENCE ON SAID SOUTH LINE, N89°00'17"W A DISTANCE OF 342.50 FEET;

THENCE DEPARTING SAID SOUTH LINE THE FOLLOWING FOURTEEN (14) COURSES:

1. N12°01'41"W A DISTANCE OF 78.29 FEET, TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 268.38 FEET, A CENTRAL ANGLE OF 20°04'43" AND AN ARC LENGTH OF 94.05 FEET, TO A POINT OF TANGENT;
3. N32°06'24"W A DISTANCE OF 39.51 FEET, TO A POINT OF CURVE;
4. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 782.25 FEET, A CENTRAL ANGLE OF 09°13'03" AND AN ARC LENGTH OF 125.85 FEET, TO A POINT OF TANGENT;
5. N22°53'21"W A DISTANCE OF 102.07 FEET, TO A POINT OF CURVE;
6. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 596.53 FEET, A CENTRAL ANGLE OF 12°53'22" AND AN ARC LENGTH OF 134.20 FEET, TO A POINT OF TANGENT;
7. N35°46'43"W A DISTANCE OF 201.96 FEET, TO A POINT OF CURVE;
8. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 833.52 FEET, A CENTRAL ANGLE OF 09°42'26" AND AN ARC LENGTH OF 141.22 FEET, TO A POINT OF TANGENT;
9. N45°29'09"W A DISTANCE OF 136.96 FEET, TO A POINT OF CURVE;
10. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 889.75 FEET, A CENTRAL ANGLE OF 11°00'24" AND AN ARC LENGTH OF 170.92 FEET, TO A POINT OF TANGENT;
11. N34°28'45"W A DISTANCE OF 132.78 FEET, TO A POINT OF CURVE;
12. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 755.45 FEET, A CENTRAL ANGLE OF 06°08'36" AND AN ARC LENGTH OF 81.00 FEET, TO A POINT OF TANGENT;
13. N40°37'22"W A DISTANCE OF 90.23 FEET, TO A POINT OF CURVE;
14. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 302.20 FEET, A CENTRAL ANGLE OF 15°04'46" AND AN ARC LENGTH OF 79.53 FEET, TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 5, AND A POINT OF NON-TANGENT;

THENCE ON SAID NORTH LINE, S88°59'03"E A DISTANCE OF 1346.79 FEET, TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 1,038,745 SQUARE FEET OR 23.8463 ACRES.

### TOWN COUNCIL

THIS ZONING MAP IS APPROVED AND ACCEPTED BY THE TOWN OF JOHNSTOWN, 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: \_\_\_\_\_ ATTEST: \_\_\_\_\_  
MAYOR TOWN CLERK

REZONING MAP  
RIEDER FARMS  
JOB NO. 39830.00  
11/21/2025  
SHEET 1 OF 2



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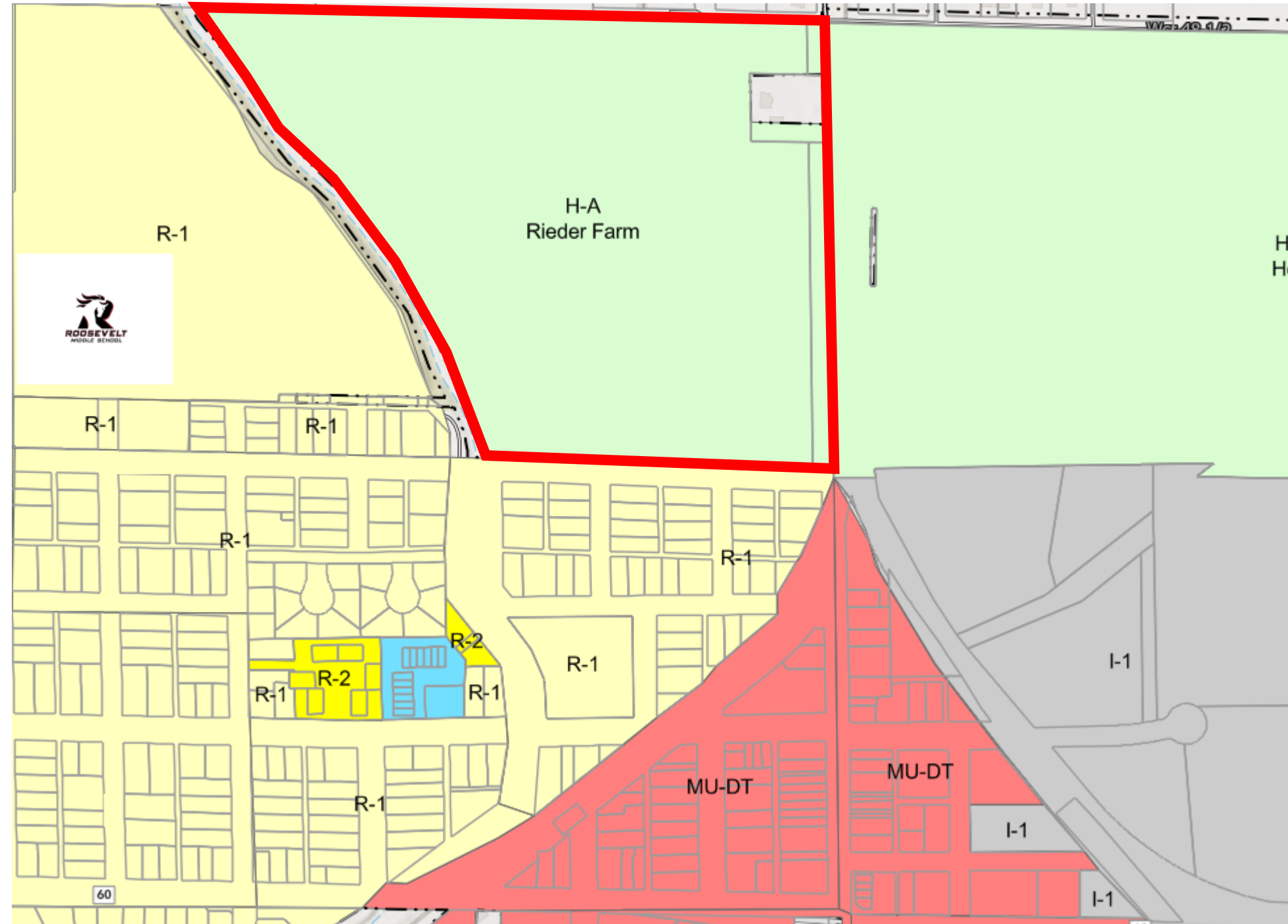
**RIEDER FARM REZONE  
CASE NO. ZON25-0001  
PUBLIC HEARING**

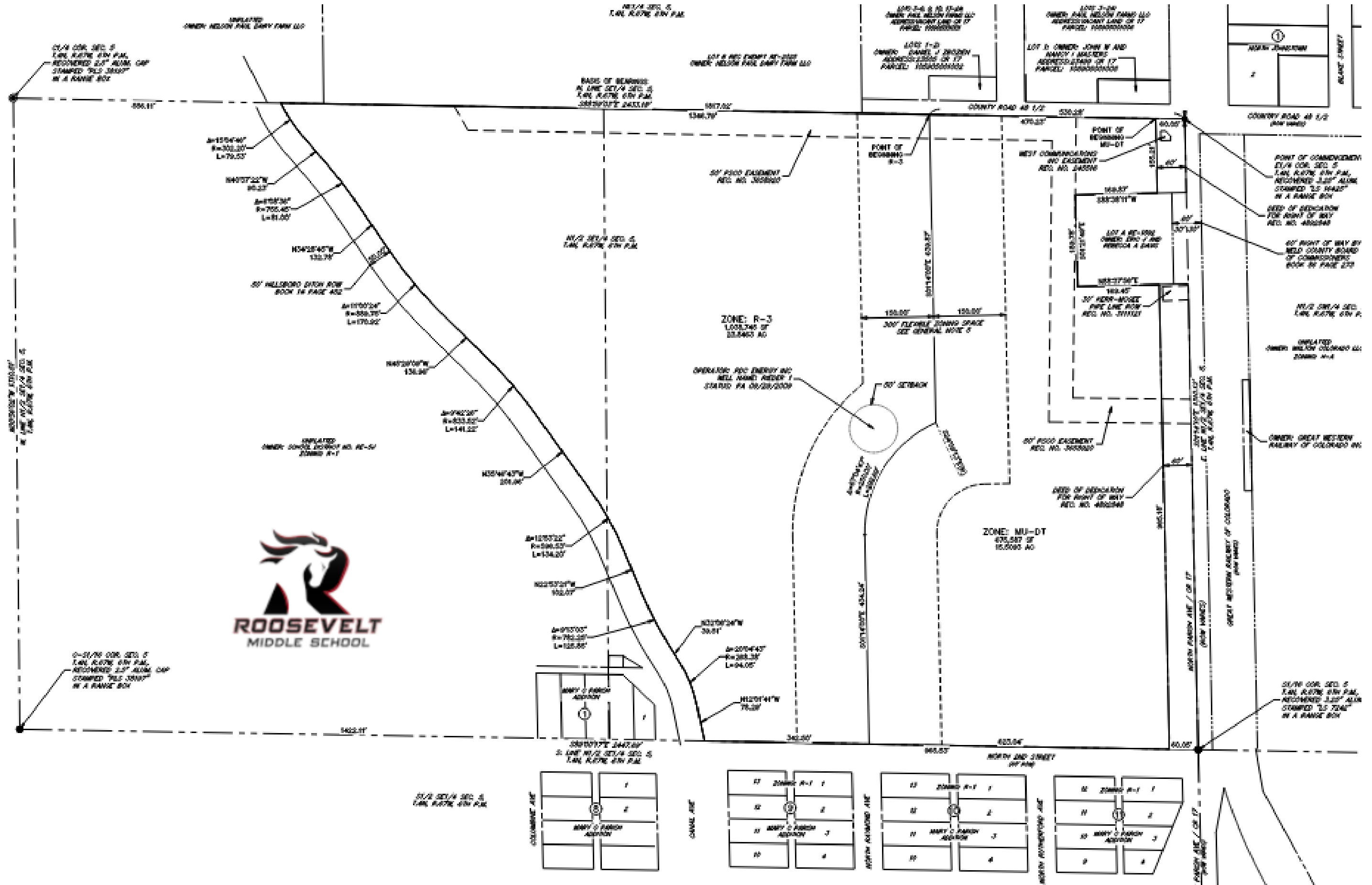
**PLANNING AND ZONING COMMISSION  
JANUARY 28, 2026**

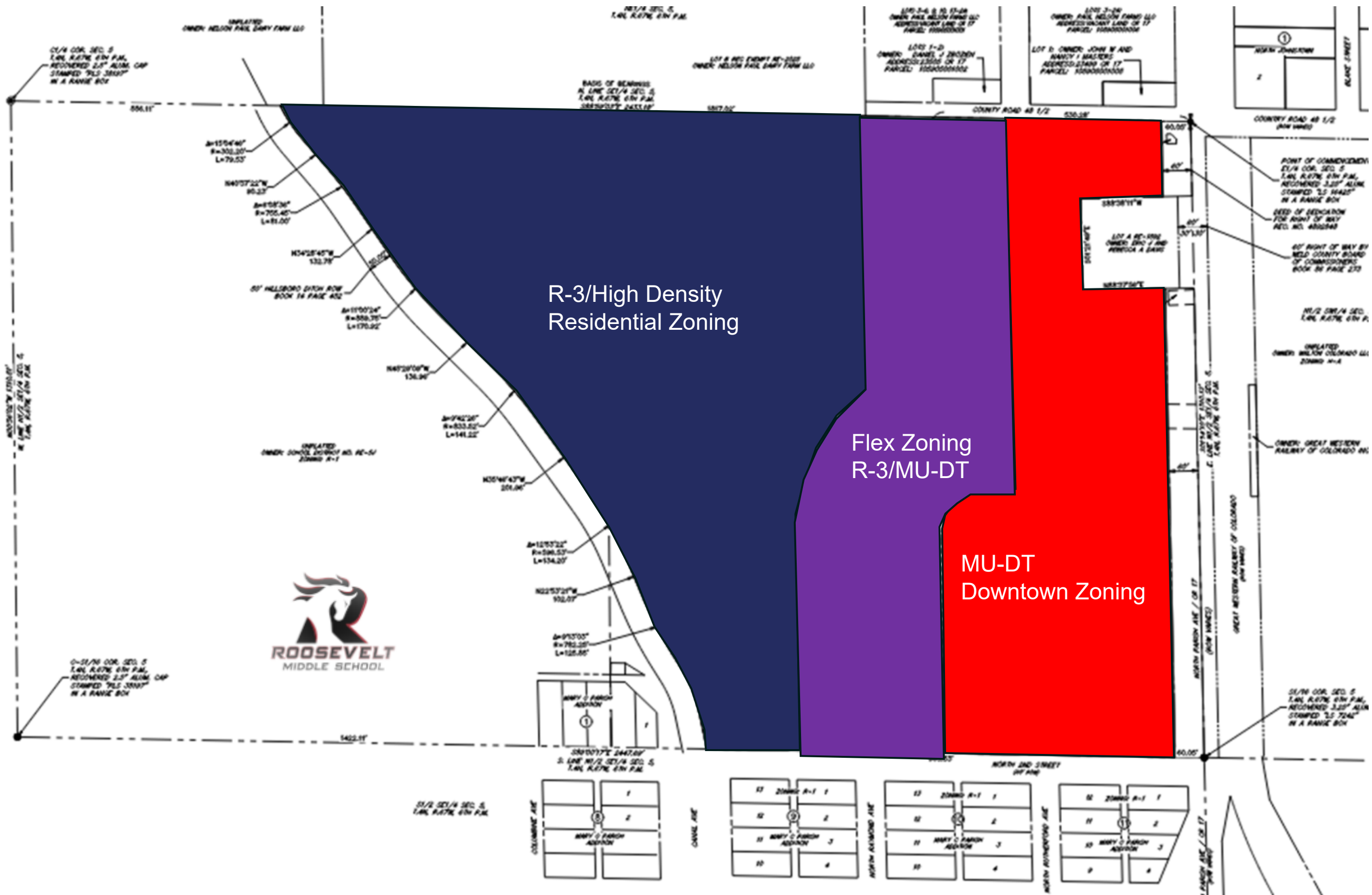
**TOWN COUNCIL  
MARCH 2, 2026**

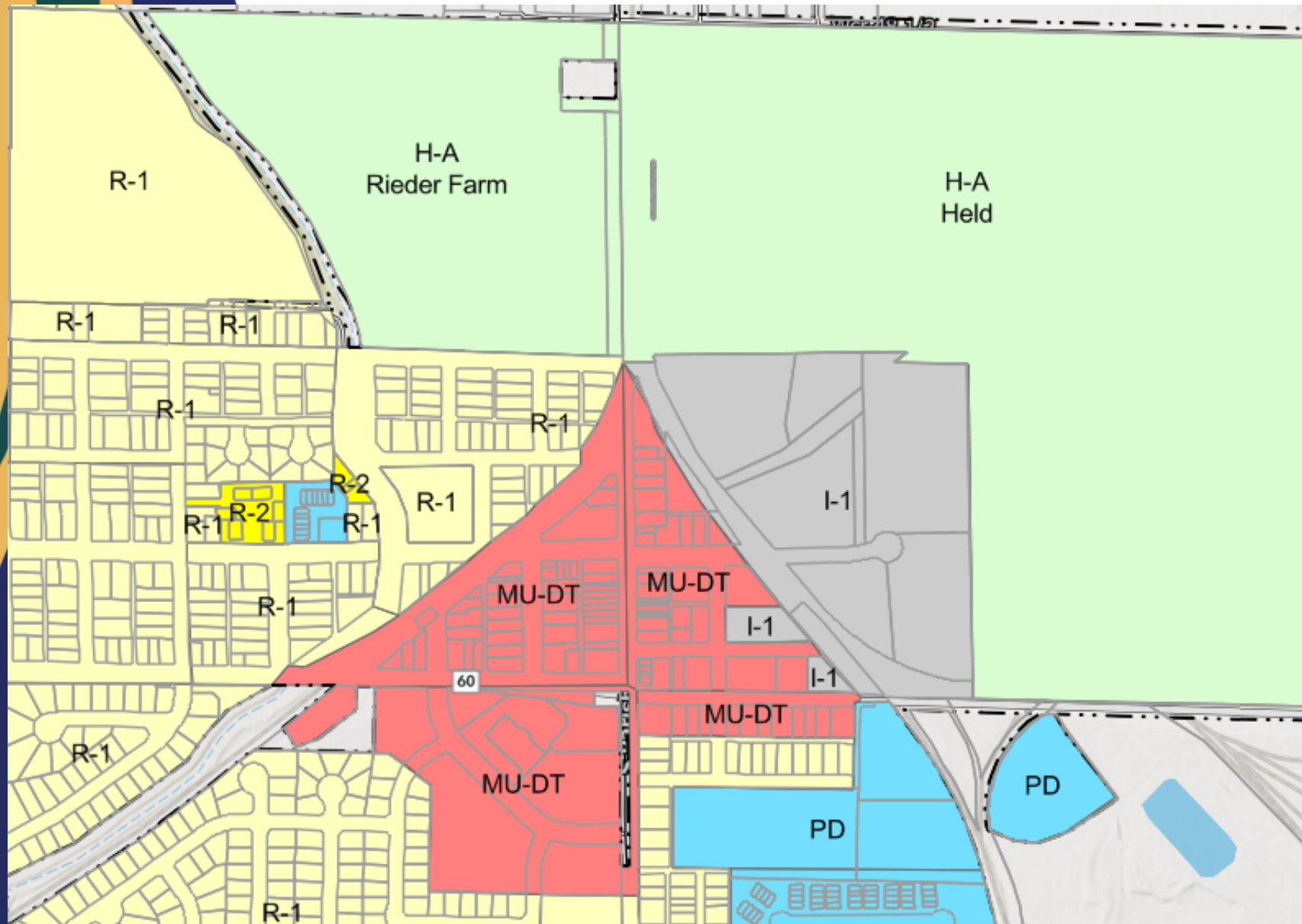






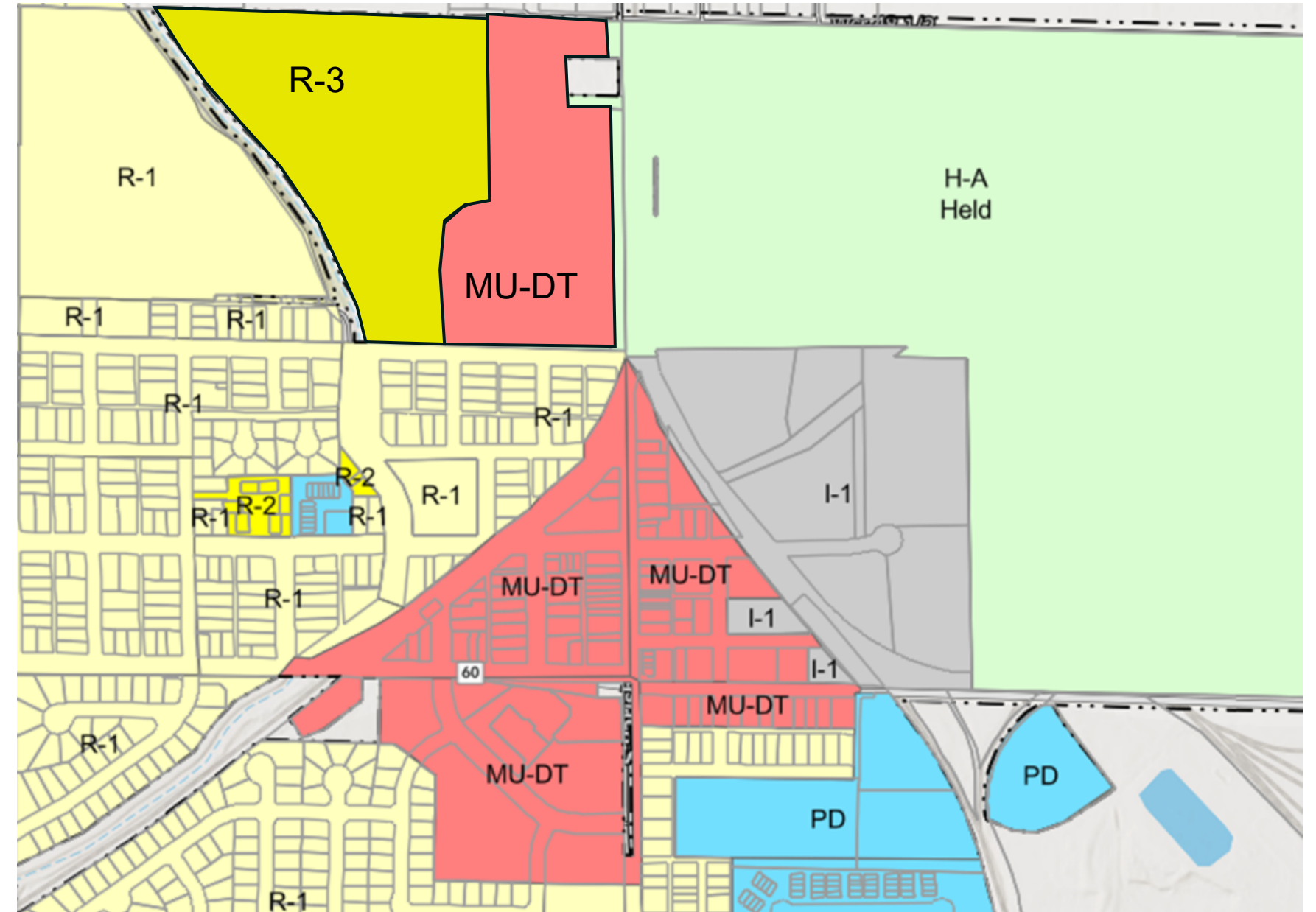






Current Downtown Johnstown  
Zoning District Boundaries

Proposed Downtown Johnstown  
Zoning District Boundaries



**Table 4-1: Zoning Districts & Intent**

<i>District &amp; Intent</i>	<i>Relationship to Comprehensive Plan</i>
<p><b>H-A – Holding / Agriculture.</b> The H-A district is intended for agriculture and associated uses, and may include rural residential living with detached houses on acreages or very large “pre-development” lots. Due to the development patterns and inefficiency of providing municipal services, this area receives only limited infrastructure investment. It is used as a “pre-development” district to preserve open and rural lands, or to hold areas until more coordinated, compact, and efficient growth and development can occur.</p>	<p>Limited application as a pre-development area or to preserve agriculture lands in the very low intensity areas.</p> <p>Alternatively, the conservation pattern can be used to cluster development areas served by infrastructure in exchange for preserving large, intact areas of open space, natural areas, or agriculture lands.</p>
<p><b>R-3 – High Density Neighborhood</b> The R-3 district provides residential living (small- or large-scale residential building types) in a moderate-to high-density pattern in suburban areas or walkable neighborhoods. This district should be located as a transition between lower-density neighborhoods or more intense non-residential uses, and where a high level of accessibility, public amenity and support services are immediately available.</p>	<p>General application in high-intensity areas, or limited applicability at strategic points and transitions to and within Activity Centers.</p>
<p><b>MU-DT – Downtown.</b> The MU-DT district provides an integrated mix of retail, service, entertainment, and civic uses, and supporting office and residential uses, in a compact and walkable format. This district preserves the historic “main street” scale and small-town character of Johnstown. It is the vibrant heart of the community with a high level of civic design, walkable urban patterns, and a concentration of diverse, small-scale uses.</p>	<p>General application for Downtown Activity Center.</p>



- Designed to be an extension of the current downtown.
- Creates a visitor experience.
- Small-scale, boutique-style shopping experience.
  - Not a Ledge Rock or 2534 shopping experience.
- Civic gathering plaza – Community engagement spaces.
  - Spend leisure time outside.
- Healthy and Resilient Economy
  - Fosters economic growth and sustainability while building a thriving community that meets the evolving needs of residents, businesses, and visitors.
  - A vibrant downtown is critical to achieving this vision, serving as both an economic engine and a community gathering place.
- Cultivating a dynamic, walkable, and interconnected downtown that attracts businesses, supports local entrepreneurs, and offers a diverse range of amenities and services.

The goal is to preserve the spirit of the historic character while bringing amenities that apply to modern life. An increase in pedestrian foot traffic will consequently increase the patronage of local businesses.



## **Staff Recommendation**

Staff recommends that the Planning and Zoning Commission recommend to the Town Council to approve ZON25-0001; rezoning the Rieder Farm property from H-A to MU-DT and R-3 zoning.

## **Planning and Zoning Commission Recommendation**

The Planning and Zoning Commission recommends that the Town Council \_\_\_\_\_ ZON25-0001; rezoning the Rieder Farm property from H-A to MU-DT and R-3 zoning.

# Questions for staff?

