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## PLANNING & ZONING COMMISSION STAFF REPORT

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**AGENDA DATE:** April 24, 2024

**SUBJECT:** The Ridge Filing No. 4 – Case No. SUB21-0004

**ACTION PROPOSED:** Public Hearing – Consideration of Final Subdivision Plat for The Ridge at Johnstown Filing No. 4

**ATTACHMENTS:**

1. Vicinity Map
2. Proposed Final Plat
3. Preliminary Plat – The Villages at Johnstown (2018)

**ZONING:** PUD  
The Ridge Johnstown Design Guidelines (Resolution No. 2024-12)

**PRESENTED BY:** Jeremy Gleim, AICP, Planning Director

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### EXECUTIVE DESCRIPTION

The Developer, J-25 Land Holdings, LLC, is requesting approval for a final subdivision within The Ridge at Johnstown PUD. The subdivision will result in five (5) buildable commercial lots, six (6) tracts for future development and dedicated road right-of-way. The subdivision will also plat various utility easements throughout the site to service new lots (Attachment 2).

### LOCATION

The subject property is located on the south side of Freedom Parkway (Colorado 402), just east of Interstate 25 (I-25). The project site is approximately 130 acres in size, is relatively flat, and features prominent western views of the mountains. There is also high visibility into the site from I-25. Major vehicular access points are located along Freedom Parkway and the Frontage Road.

### HISTORY

The subject property was annexed into Johnstown as part of the R&D Development Annexations 1, 2, and 3. It was annexed into the Town by way of Ordinance No. 2001-648, which was recorded by Larimer County on June 4, 2002. Upon annexation, PUD zoning was established pursuant to

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Ordinance No. 2001-651. The PUD included a mix of uses, including PUD-MU (mixed-use), PUD-R (residential), and PUD-I (industrial). Comprehensive design guidelines for The Ridge were approved by the Town Council in March of 2024 via Resolution 2024-12.

**ZONING & LAND USE**

The subject property is subject to PUD zoning and is regulated by The Ridge Johnstown Design Guidelines. Pursuant to the Land Use Map in the 2021 Johnstown Area Comprehensive Plan, the subject property is split between two land use areas: High Density/Intensity on the west portion of the project, and Medium Density/Intensity on the eastern portion of the project.

<b>ADJACENT ZONING &amp; LAND USE</b>	
NORTH	PUD – North Ridge PUD: Mixed Use Commercial
EAST	PUD – Ridge Filing No. 2: Single-Family Residential
SOUTH	PUD – South Ridge: Single-Family Residential (Under Review)
WEST	Interstate 25 and Unincorporated Larimer County

A portion of the project site is also located within an Activity Center area, as depicted on the Land Use Map. The Activity Center overlay is intended for higher density development that includes a diversity of shops and services and a vibrant public realm. Because Activity Centers are located primarily along I-25 at prominent interchanges, they are meant to support local and regional transportation networks, high-density residential development, employment, recreation, and a diversity of services. The land use balance within the Activity Center overlay should be 85-90% non-residential, with a maximum of 15% residential uses.

**PROJECT DESCRIPTION & ANALYSIS**

The proposed subdivision is intended to create five (5) lots and dedicated road rights-of-way, as well as large tracts for future development. Eight (8) outlots will also be platted, which will provide open space and other infrastructure needed to serve platted lots. Right-of-way will also be platted and dedicated to the Town to provide access to new lots and the surrounding area.

Outlots A through H will serve as drainage, utility, and irrigation easements to service the five new commercial lots. Tract B is the larger central portion of the subdivision and is transected by the Big Hollow Gulch drainage easement; this tract will also provide a large portion of open space for the overall subdivision.

The five buildable commercial lots that would be created with the approval of this subdivision total approximately 29 acres, the largest of which comprises approximately 18 acres. The other four lots range from 2 – 3.4 acres in size. The lot labeled as Block 3 – Lot 1 measures 2.9 acres and is being dedicated to Front Range Fire Rescue for their future development needs. There are no current plans for the other four lots at this time.

The primary function of this filing is to create the infrastructure and circulation network that will ultimately serve the project site. The five (5) buildable lots being created with this filing comprise less than a quarter of the overall project area, so there will be much activity on this site in years to come. The subject request is a prudent step in guiding successful future development.

### **PUBLIC NOTICE**

Notice for the Planning & Zoning Commission hearing was published in the Johnstown Breeze, on Thursday, April 11, 2023. This notice provided the date, time, and location of the Planning and Zoning Commission hearing, as well as a description of the project. Notices were mailed to all property owners within 800 feet of the property in question. This notice included a vicinity map and the proposed subdivision map.

### **COMPREHENSIVE PLAN ALIGNMENT**

The 2021 Comprehensive Plan (Comp Plan) identifies this area as appropriate for both high and medium density and intensity development. The western portion of this land use area is planned to support a high percentage of commercial and non-residential uses that will take advantage of the proximity to Interstate 25. The eastern portion of this subdivision is planned to support a higher percentage of residential uses with some supporting non-residential uses.

Pursuant to the Comp Plan, the High Density/Intensity (HDI) areas are intended for a high percentage of non-residential uses, with some residential possibly integrated into larger development areas. HDI corridors and nodes will accommodate and experience larger volumes of traffic and be located along busy arterials and highways, especially at interchanges and intersections. These areas are intended to provide high-quality, high-visibility locations for retail, office, and employment activities, with some light industrial uses that can appropriately mitigate impacts and contribute to the employment base.

The Medium Density/Intensity (MDI) areas are intended for a more balanced, and wider-ranging mix of land uses. 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.

The Ridge Johnstown Design Guidelines have been established in alignment with the concepts highlighted above, wherein land use intensities dissipate across the project site from west to east. Staff finds that this project aligns with the adopted Comprehensive Plan and will help create the framework for future development that aligns with the goals and policies listed therein.

### **STRATEGIC PLAN ALIGNMENT**

*The Community that Cares*

- Healthy & Resilient Economy
  - *Drive projects and initiatives that promote Johnstown as a premier destination for business*
  - *Support the local labor market and work with partners to grow diverse employment opportunities*
- Natural & Built Environment
  - *Expect and encourage community centered design*
- Quality Infrastructure & Facilities
  - *Ensure future viability of infrastructure and facilities*

## **FINDINGS**

1. The proposed subdivision is consistent with the Johnstown Area Comprehensive Plan.
2. The proposed subdivision is in substantial compliance with the approved Preliminary Plat, Town's codes, regulations, and requirements.
3. The proposed subdivision will meet the needs of the community by creating new lots for commercial development which is intended to expand the community services for its residents, businesses, and visitors alike.
4. The proposed subdivision is compatible with adjacent development and surrounding land uses and will not detract from existing land uses. Additionally, the continued expansion of a regionally significant mixed-use development creates a comprehensive and full-service built environment that increasingly supports the community.

**RECOMMENDED ACTION:** Staff recommends that the Planning & Zoning Commission make a favorable recommendation to the Town Council regarding The Ridge Filing No. 4 – Case No. SUB21-0004.

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## **SUGGESTED MOTIONS:**

**For Approval:** Based upon the content and findings in the staff report, and the information provided at this hearing, I recommend that the Town Council APPROVE The Ridge Filing No. 4 – Case No. SUB21-0004.

**For Denial:** I move to deny The Ridge Filing No. 4 – Case No. SUB21-0004, based upon the following findings...