



# Town of Johnstown

## TOWN COUNCIL AGENDA COMMUNICATIONS WORK SESSION

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**AGENDA DATE:** August 2, 2021

**SUBJECT:** Lot Diversity, Size, & Neighborhood Character

**ATTACHMENTS:**

1. DRAFT Future Land Use Plan & Descriptions (Comp Plan)
2. Plans for nearby Master Planned neighborhoods
3. Current relevant Johnstown Municipal Code excerpts

**PRESENTED BY:** Kim Meyer, Planning & Development Director

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*Legal Note: A current land use Public Hearing remains Open, and continued to August 16<sup>th</sup>. No specific discussion of this pending agenda item may occur outside that formal public hearing forum. The intent of this Work Session is only to discuss and clarify broader general development issues, revisit existing code sections, and provide guidance to Staff for future land use proposals.*

### AGENDA ITEM DESCRIPTION:

The purpose of this work session is to obtain more clarity on the desired direction of the Town Council as it relates to future land use and development policy, and guidance that Staff can offer our development community. Recent discussions on several land use items have prompted Staff to request a more robust policy conversation related to desired character and development standards. The desired result is clear guidance from Council that will help ensure Town Staff is providing appropriate guidance early in the process to our development community, such that they feel confident moving forward with development in the Town, and through our review and approval processes.

Staff is currently working with multiple projects that are pending reviews and hearings. Projects currently submitted and in review remain subject to existing codes and policies. Significant desired changes may warrant an interim code update, to ensure that new applicants meet any updated code requirements.

The Community That Cares

[johnstown.colorado.gov](http://johnstown.colorado.gov)

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## Discussion Prompts:

1. What are the components and specifications that Council feels create great neighborhoods? A short list, to spur thoughts...
  - Lot Size – minimums, diversity, % mix
  - Housing Type – min/max acreage or % to one type
  - Architectural design - Massing, orientation, differentiation
  - Min # of models, elevations, “styles,” or builders
  - Location & scale of garage & driveways
  - Setbacks – front and side
  - Overall scale of streets
  - Sizes of individual yards vs yard reductions to aggregate as common open space
  - Pocket parks, playgrounds; oversized multi-modal trails; other amenities
  - Proximity and accessibility to schools, regional parks, employment, commercial areas, transportation corridors
  - Tie density to certain or extra amenities / additional open space
  - a. Is it a combination of these that creates that ideal character?
  - b. Are any of these make-or-break?
  - c. Would a point system be an option? Point values that are weighted and assigned, creating some minimum point value that must be hit to proceed, or get certain incentives.
2. Does the Town want a variety of densities and intensities of development, located in different areas and generally correlated to the scale of transportation corridors (as is being proposed in the current Comp Plan draft) – or is a more consistent, suburban/auto-urban look and feel desired throughout the Town?
  - a. Do we want to incentive or require a wider range of minimum lot sizes and housing types – accommodating apartments to townhomes to large estate lots?
  - b. How does residential fit into existing PUD-MU “mixed use” areas, where residential uses may be placed adjacent to, or integrated with, commercial uses?
3. As the Town develops and begins to fill in, there will be developing property adjacent to existing neighborhoods.
  - a. Is the “mirroring” concept of like-next-to-like to be implemented in all cases?
  - b. Are there other acceptable methods of compatibility and mitigating impacts? Such as % +/- of adjacent lot size or building height, berming, expanded landscape buffers, fencing, a buffer of less-intense/dense uses.