

# NORTH RIDGE DESIGN GUIDELINES

Design Guidelines (ZON22-0007)  
Planning and Zoning Commission Meeting  
February 14<sup>th</sup> , 2024  
7 p.m.

*The Community that Cares*

# SITE LOCATION & BACKGROUND

## General Location

- East of I-25 & North of Freedom Pkwy/LCR 18
  - Approx. 59.9 acres

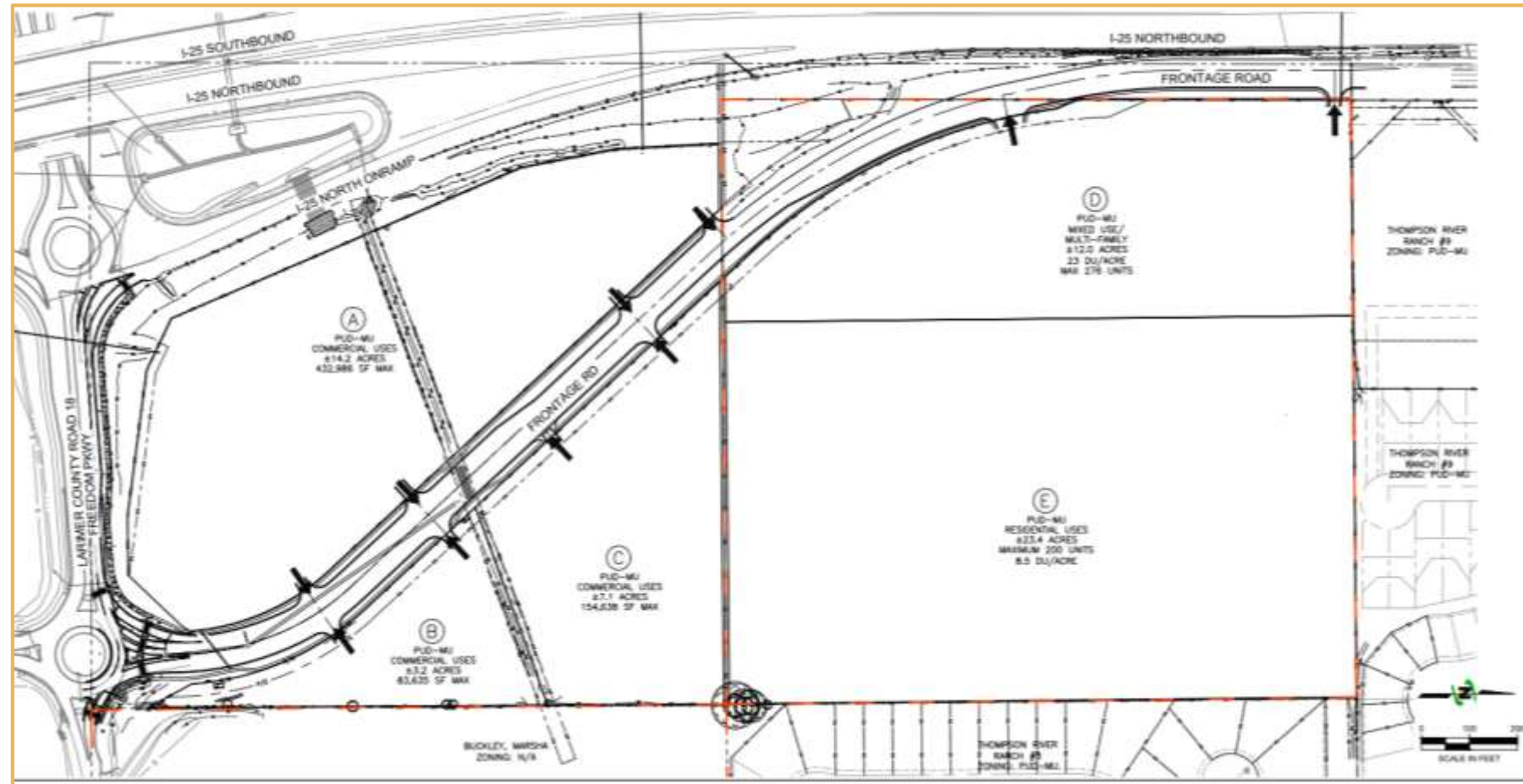
## Previous Land Use Events

- 2006: 402 Exchange Business Park Annexation
- 2021: North Ridge Annexation (~north half)
- 2021: North Ridge ODP
  - Established PUD-MU zoning and uses
- 2022: North Ridge Subdivision
  - 4 lots and 2 tracts platted
- 2023: North Ridge ODP Amendment 1
  - Remained PUD-MU with increased residential uses allowed



# NORTH RIDGE ODP AMENDMENT 1 OVERVIEW

- North is to the right
- PUD-MU with more commercial & retail uses closer to Freedom Parkway
- Residential increases to the north closer to Thompson River Ranch
- Zoning & Land Uses, Master grading and drainage plan, and Master Utility Plan remain the same from the North Ridge ODP Amend 1



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# North Ridge Design Guidelines

## Entirety of North Ridge ODP Amend 1 Design Guidelines:

**OUTLINE DEVELOPMENT PLAN AMENDMENT 01  
NORTH RIDGE**

LOCATED ON THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, AND STATE OF COLORADO

**CONCEPT NOTE:**  
CONCEPTUAL PLANNING ELEMENTS WITHIN THIS ODP ARE SUBJECT TO FURTHER REVIEW AND UPDATED REQUIREMENTS OF THE TOWN WITH SUBSEQUENT SUBMITTALS FOR DEVELOPMENT AND CONSTRUCTION PLANS. THESE ELEMENTS ARE INCLUDED TO ILLUSTRATE FEASIBILITY OF THE SITE FOR THE PROPOSED LEVEL OF DEVELOPMENT AND PRESENT HIGH LEVEL DEVELOPMENT CONCEPTS ONLY.

**LEGEND**

←	POTENTIAL FUTURE ACCESS
—	DEVELOPMENT PARCEL BOUNDARY (FOR GRAPHICAL PURPOSES ONLY)
— PA —	PROPERTY BOUNDARY
— R/W —	RIGHT OF WAY
—	JOHNSTOWN TOWN LIMITS

**NOTES:**

- ADDITIONAL DESIGN REQUIREMENTS FOR COMMERCIAL DEVELOPMENT FOR THE DESIGN GUIDELINES.
- THE PLANNING DIRECTOR MAY APPROVE ADJUSTMENTS TO COMMERCIAL SETBACKS THAT MAY BE NECESSARY DUE TO PARCEL SIZE, CONFIGURATION, OR OTHER CONSTRAINTS.
- LANDSCAPING, SIGNAGE, ARCHITECTURE, NON-RESIDENTIAL PARKING, FENCING, AND LIGHTING FOR DEVELOPMENT WITH THIS PUD WILL EITHER FOLLOW THOSE APPLICABLE STANDARDS IN THE TOWN OF JOHNSTOWN MUNICIPAL CODE OR THE DESIGN GUIDELINES SPECIFIC FOR CALIBER PROJECTS.

**PLANNING AREA BOUNDARIES:**  
PLANNING AREA ACREAGE AND BOUNDARIES ARE PRELIMINARY AND SUBJECT TO CHANGE WITH DETAILED PLANNING. PLANNING ACREAGE MAY CHANGE UP TO 30% WITHOUT A MAJOR AMENDMENT TO THIS PUD DOCUMENT.

**PLANNING AREA INDEX:**

PLANNING AREA (PA)	APPROX. ACREAGE	ANTICIPATED USES	LOT COVERAGE
PA-A	±14.2	COMMERCIAL	70%
PA-B	±3.2	COMMERCIAL	80%
PA-C	±7.1	COMMERCIAL	50%
PA-D	±12.0	COMMERCIAL/RESIDENTIAL	—
PA-E	±23.4	RESIDENTIAL	—

**DENSITY:**  
ANTICIPATED RESIDENTIAL DENSITIES ARE SPECIFIED WITHIN EACH PARCEL. THE FINAL DENSITY SHALL BE DETERMINED AT THE TIME OF PLACING. NO MINIMUM DENSITIES ARE REQUIRED FOR RESIDENTIAL PLANNING AREAS.

**LAND USE SUMMARY:**

LAND USE	ACRES	PERCENTAGE (NEAREST 1%)
COMMERCIAL	24.8	41
RESIDENTIAL	35.4	58
TOTAL	60.2	100

**OPEN SPACE:**

OPEN SPACE	ACRES	PERCENTAGE (NEAREST 1%)
COMMERCIAL	3.7	15
RESIDENTIAL	15.8	50
TOTAL	19.5	33.8

**DEVELOPMENT STANDARDS: COMMERCIAL**

MAXIMUM HEIGHT	A: 13'0" B & C: 40' ALL AREAS UP TO 110' W/ CONDITIONAL USE PERMIT
LANDSCAPE REQUIREMENT	20% LANDSCAPING
BUILDING SETBACK FROM HIGHWAY	20'
BUILDING SETBACK FROM ARTERIAL	20'
BUILDING SETBACK FROM FRONTAGE ROAD	30'
PARKING SETBACK FROM ROW	30'

**DEVELOPMENT STANDARDS: RESIDENTIAL**

	SINGLE FAMILY DETACHED	SINGLE FAMILY ATTACHED	MULTI FAMILY
MINIMUM LOT SIZE	1,400 SF	4,000 SF	R/A
MAXIMUM HEIGHT	30'	32' 00"	50' 00"
FRONT SETBACK TO BUILDING	15' MIN.	15' MIN.	15' MIN.
FRONT SETBACK TO DRIVE	10' MIN.	10' MIN.	10' MIN.
FRONT SETBACK TO SEE LOADED GARAGE	10' MIN.	10' MIN.	10' MIN.
SIDE YARD SETBACK	5' MIN.	5' MIN.	5' MIN.
REAR YARD SETBACK (FRONT LOADED)	5' MIN.	5' MIN.	5' MIN.
REAR YARD SETBACK (ALLEY LOADED)	5' MIN.	5' MIN.	5' MIN.
SIDE (CORNER) SETBACK	15' MIN.	15' MIN.	15' MIN.
BUILDING SEPARATION	PER THE CODE		
PER CONDITIONAL USE PERMIT	PER THE CODE		

**OPEN SPACE, PARKS, & WALK/TRAILS:**

- 30% OF RESIDENTIAL ACREAGE IS REQUIRED TO BE OPEN SPACE.
- PARK SPACE WILL BE COUNTED TOWARDS OPEN SPACE REQUIREMENTS.
- OPEN SPACE INCLUDED STREETSCAPES OUTSIDE OF ROW HARDSCAPES, PLAZAS, FOUNTAIN AREAS, PONDS, AND AREAS SUCH AS SIDEWALKS WITH BENCH SEATING.
- SIDEWALKS ARE REQUIRED TO BE 10' WIDE AND 6" DEEP REINFORCED CONCRETE ALONG STANDARD ARTERIAL STREET SECTIONS. DETACHED AND MEANDERING SIDEWALKS PROPOSED AS FEASIBLE.

**PARKS AND RECREATION:**

- 1% OF RESIDENTIAL ACREAGE IS REQUIRED TO BE DESIGNATED AS LAND USE FOR PARKS AND RECREATION.
- PARKS MAY BE PRIVATELY OR PUBLICLY OWNED, TO BE DETERMINED AT THE TIME OF FINAL PLAN.
- ALL PARKS, NO MATTER IF OWNERSHIP IS PUBLIC OR PRIVATELY HELD, WILL BE ACCESSIBLE TO THE GENERAL PUBLIC, REGARDLESS OF RESIDENCY STATUS.

**PARCEL DESIGN INTENT:**

PARCEL A, B AND C: THE DESIGN INTENT FOR PLANNING AREAS A, B AND C IS TO ALLOW FOR A WIDE RANGE OF COMMERCIAL DEVELOPMENT USES, WHICH COULD INCLUDE CONVENIENCE STORE WITH GAS, DRIVE-UP CORTEX, AND ADDITIONAL COMMERCIAL USES DETERMINED BY MARKET DEMAND.

PARCEL D AND E: THE DESIGN INTENT FOR PLANNING AREA D AND E IS TO ALLOW FOR RESIDENTIAL DEVELOPMENT. RESIDENTIAL DEVELOPMENT COULD INCLUDE SINGLE-FAMILY, MULTI-FAMILY USES.

## Proposed North Ridge Design Guidelines include:

- Permitted Specific Land Uses
- Procedures for development
- Parking, Landscaping and Signage
- Retail Building Design Standards

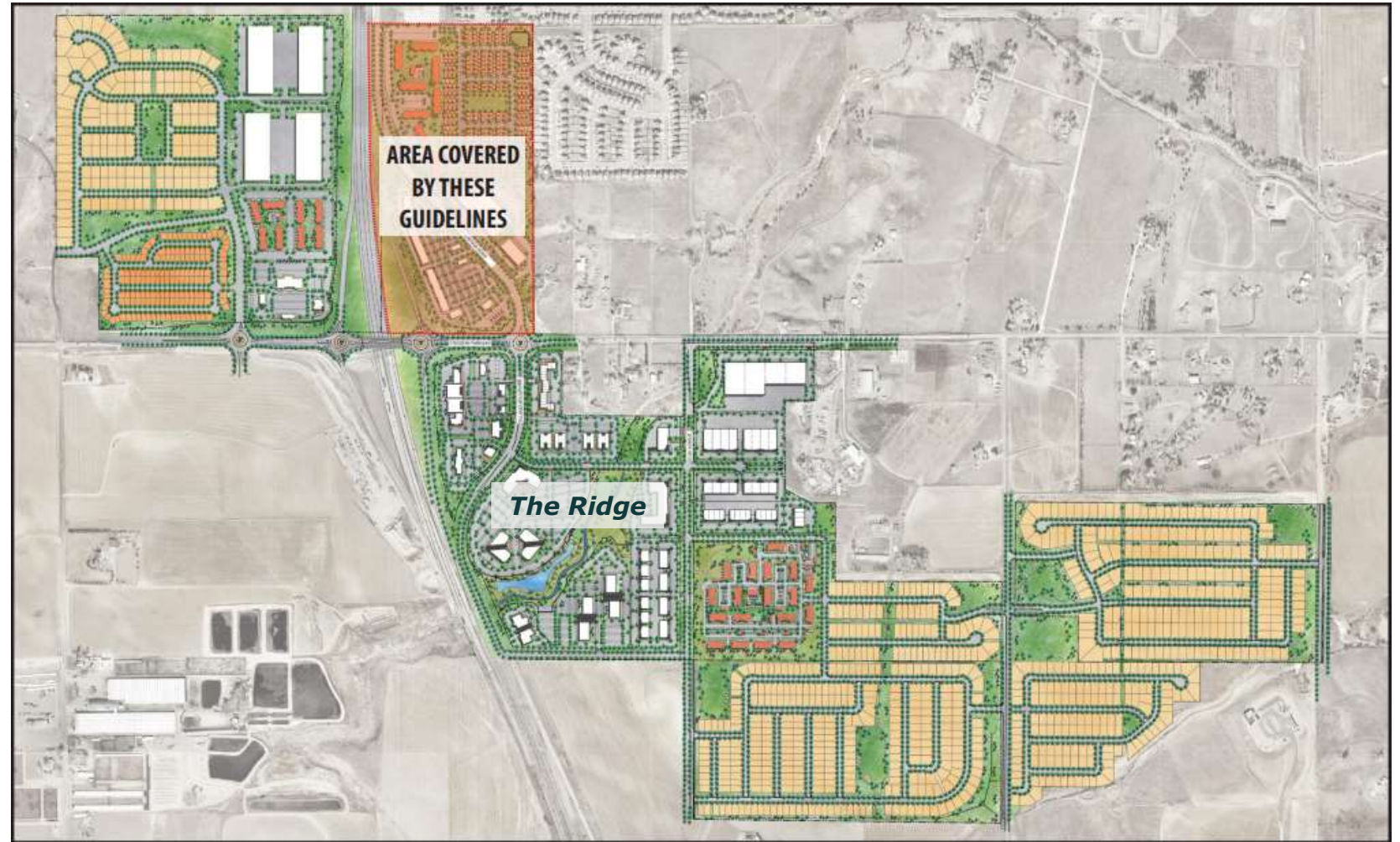
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# North Ridge Design Guidelines

## *Relationship to surrounding areas:*

- The Ridge Design Guidelines will use the same technical design guidelines with only naming changes as a difference.
- The uniform design guidelines bridge the two projects together through “integrated concept design and uniform development standards.”



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# STAFF ANALYSIS & RECOMMENDATION

- ▶ Substantial Compliance with Town Land Use Code
- ▶ Provides the integrated concept design and uniform development standards approved by Town Council with the narrative from the North Ridge Outline Development Plan Amendment 1
- ▶ Encourages consistent design and uniform development standards across a growing area of the Town.
- ▶ Staff recommendation for is for Approval



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