



Town of Johnstown

PLANNING & ZONING COMMISSION AGENDA MEMORANDUM

ITEM:	North Ridge Design Guidelines (ZON22-0007)
DESCRIPTION:	The North Ridge Design Guidelines guide development for 59.9 acres and provides performance standards across The North Ridge development.
LOCATION:	NE corner of I-25 and LCR 18/Hwy 402/Freedom Parkway.
APPLICANT:	Ripley Design and TST Consulting Engineers on behalf of RIDGE II HOLDCO, LLC
STAFF:	Tony LeFevre, Planner I
HEARING DATE:	February 14, 2024

ATTACHMENTS

- 1- Vicinity Map
- 2- North Ridge Outline Development Plan Amendment 1
- 3- North Ridge Design Guidelines

BACKGROUND AND SUMMARY

The applicant, Ridge II HOLDCO, LLC, requests approval of the North Ridge Design Guidelines covering approximately 59.9 acres of land, located east of I-25 and north of Larimer CR 18/Highway 402/Freedom Parkway.

The application for the North Ridge Design Guidelines was originally taken to the Town of Johnstown Planning and Zoning Commission on August 10, 2022. The public hearing was opened and the staff report was given to the commission. The applicant requested tabling the Design Guidelines until a decision was made by Town Council concerning the North Ridge ODP Amendment 1. The request was granted and the application was tabled with the Planning and Zoning Commission.

SURROUNDING ZONING & LAND USE

North:	PUD – Thompson River Ranch single family residential
East:	PUD-MU – North Ridge at TRR single family residential & Larimer County – Rural Residential (RR2) single family residential
South:	PUD-MU – The Ridge PUD – planned commercial, retail & residential
West:	I-25 and PUD-MU – Mountain View Farms - planned commercial & residential uses

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PUBLIC NOTICE AND AGENCY REFERRALS

Notice for the Planning and Zoning Commission hearing was published in the local paper of widest circulation, the Johnstown Breeze, on Thursday, February 1, 2024. 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 500 feet of the property in questions. This notice included a map of the proposed zoning changes. Based upon the changes proposed, this land use designation amendment did not warrant a full referral review by the Johnstown Review Committee (JRC). No neighborhood meeting was required at the time of submittal.

No public comments or questions have been forthcoming to Town Staff, as of the publication date of this memorandum

STAFF ANALYSIS

The North Ridge Design Guidelines are in substantial compliance with the Town of Johnstown Land Use Code. The Design Guidelines will provide consistent signage and design standards across the North Ridge Subdivision developments, as well as in adjacent properties to the west and south. These updated design guidelines provide clear design standards for future commercial, retail and residential within the North Ridge subdivision and they will supersede the minimal design standards in the North Ridge ODP Amendment 1 (see attached). The zoning of land within the North Ridge ODP Amendment 1 will remain the same, PUD-MU.

The North Ridge PUD ODP Amendment 1 includes a narrative in the signature block that states “The Annexation of the Bath Parcel will complete North Ridge and complement The Ridge Development bridging the two projects together through integrated concept design and uniform development standards.” The North Ridge Design Guidelines and The Ridge Design Guidelines fulfill this approved narrative as they have the same concept design as well as uniform development standards.

COMPREHENSIVE PLAN COMPLIANCE

GOAL L1 of the adopted Johnstown Comprehensive Plan reads as follows: Ensure neighborhood character and amenities contribute to the health and wellbeing of diverse residents. Staff finds that the proposed design guidelines further this goal, because they establish consistent design standards for a large project area.

STRATEGIC PLAN COMPLIANCE

GOAL: Expect and encourage community centered design.

Strategy: Create and maintain neighborhoods and activity centers with high standards of site and architectural design.

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Staff finds that the proposed design guidelines correlate directly with the Goal and Strategy listed above. Establishing comprehensive design guidelines for large projects and project areas creates neighborhood cohesion and an elevated sense of community beautification.

RECOMMENDED PLANNING AND ZONING COMMISSION FINDINGS AND MOTIONS

It is recommended that Planning and Zoning Commission send a positive recommendation to Town Council concerning the North Ridge Design Guidelines based upon the substantial compliance with Town of Johnstown Land Use Code as well as the stated need for integration of concept design and uniform development standards as approved with the North Ridge PUD ODP Amendment 1. The North Ridge Design Guidelines are also in alignment with the Johnstown Comprehensive Plan and Johnstown Strategic Plan.

Recommended Motion

Based on the application materials received and analysis and presentation at the hearing, the Planning & Zoning Commission moves to recommend to the Town Council approval of the North Ridge Design Guidelines.

Alternate Motion

Motion to Deny: “I move that the Commission recommend to the Town Council denial of North Ridge Design Guidelines based upon the following...”

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