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JohnstownCO.gov

TOWN COUNCIL AGENDA COMMUNICATIONS

AGENDA DATE: March 4, 2024

SUBJECT: Public Hearing – Resolution 2024-11 Approving the North Ridge Design Guidelines

ACTION PROPOSED: Consideration of Resolution 2024-11 Approving the North Ridge Design Guidelines

ATTACHMENTS:

1. Resolution 2024-11 Approving the North Ridge Design Guidelines
2. Vicinity Map
3. Planning & Zoning Commission Agenda Memorandum
4. Staff Presentation
5. Applicant Presentation

PRESENTED BY: Tony LeFevre, Planner I

AGENDA ITEM DESCRIPTION:

Enclosed for your review and consideration are the North Ridge Design Guidelines submitted by Ridge II HOLDCO, LLC covering approximately 59.9 acres of land, located east of I-25 and north of Larimer CR 18/Freedom Parkway (Attachment 2).

The subject property is part of the 2021 North Ridge Outline Development Plan (ODP) Amendment 1 that modified the land uses and provided minimal design standards. The design guidelines presented here will supersede the 2021 ODP Amendment 1 design guidelines but will not change the zoning or overarching mix of land uses over the aforementioned 59.9 acres. The North Ridge Design Guidelines were submitted in March 2022 and are part of a larger effort by the developer to provide standardized Design Guidelines across North Ridge, The Ridge and adjacent retail, commercial and residential properties. The North Ridge Design Guidelines have not been previously reviewed by Town Council.

The Planning and Zoning Commission (PZC) held a public hearing on February 14, 2024 to consider the North Ridge Design Guidelines. The Planning & Zoning Commission Agenda Memorandum (Attachment 3) provides additional background and analysis. The Commission approved a motion to recommend to Town Council approval of the North Ridge Design Guidelines with the condition of

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updating the reference documents in Section 2.9. The reference documents have been updated to reflect the most current Town of Johnstown reference documents at the time of any project submittal.

The North Ridge Design Guidelines are in substantial compliance with the Town of Johnstown Land Use Code effective December 5, 2023.

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 ALIGNMENT:

- Natural & Built Environment
 - *Expect and encourage community centered design*

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.

LEGAL ADVICE:

The Town Attorney prepared the Resolution.

FINANCIAL ADVICE:

NA

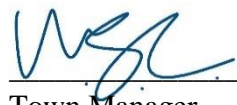
RECOMMENDED ACTION: Approve Resolution 2024-11, approving the North Ridge Design Guidelines.

SUGGESTED MOTIONS:

For Approval: I move to approve Resolution No. 2024-11 accepting the North Ridge Design Guidelines.

For Denial: I move to deny Resolution No. 2024-11.

Reviewed and Approved for Presentation,



Town Manager