

THE RIDGE DESIGN GUIDELINES

Design Guidelines (ZON22-0012)
Planning and Zoning Commission Meeting
February 14th , 2024
7 p.m.

The Community that Cares

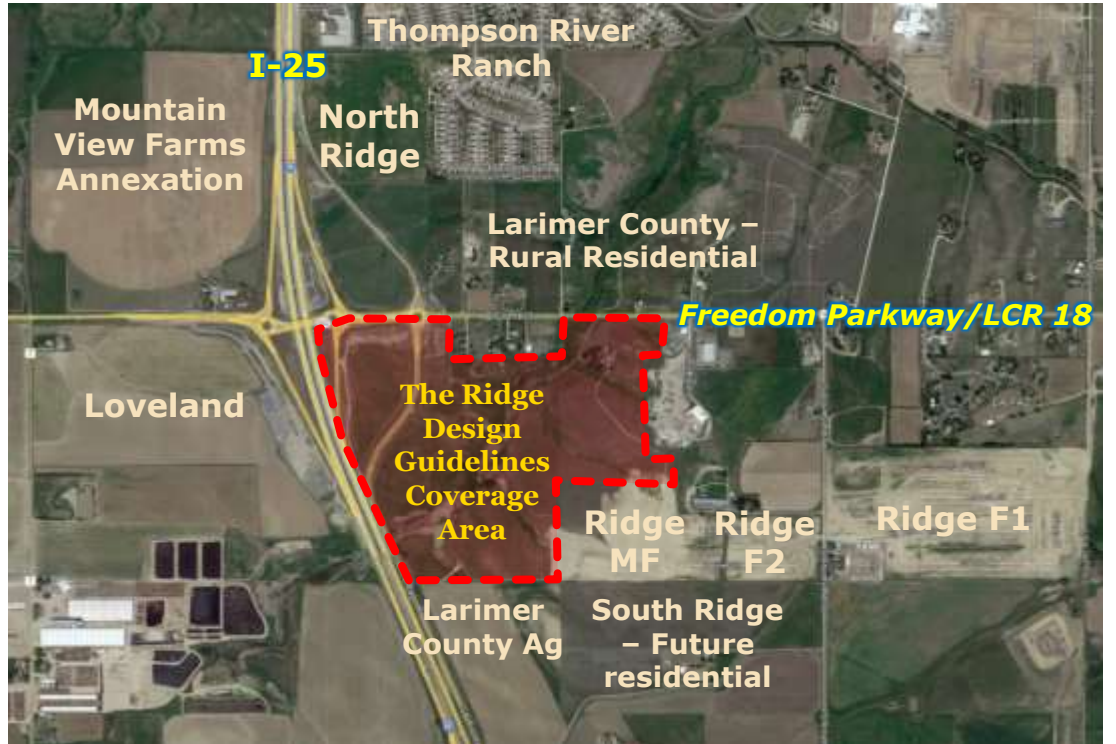
SITE LOCATION & BACKGROUND

General Location

- East of I-25 & South of Freedom Pkwy/LCR 18
 - Approx. 135.5 acres

Previous Land Use Events

- 2002: R&D No 1,2,3 Annexation
 - PUD-MU,PUD-R,PUD-I zoning
- 2005: Villages at Johnstown Performance Standards approved
- 2018: Villages at Johnstown Performance Standards revised
- 2023: Ridge Filing 3 approved
 - Created 1 buildable lot
- 2024: Ridge Filing 4 submittals under review
 - Public infrastructure and creation of 5 buildable lots



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Previous Design Guidelines referenced the following:

- R & D Development and Cross Annexation Agreement – March 1, 2002
- Town of Johnstown Zoning Code
- Town of Johnstown Sign Code
- Town of Johnstown Comprehensive Plan – April 1, 2001
- Johnstown/Milliken Parks, Trails, Recreation and Open Space Plan – May 2003
- Town of Johnstown Landscape Standards and Specifications
- Johnstown Public Improvement Criteria and Construction Regulations – April 2004
- Johnstown Transportation Plan

The Ridge Design Guidelines references are updated to the following:

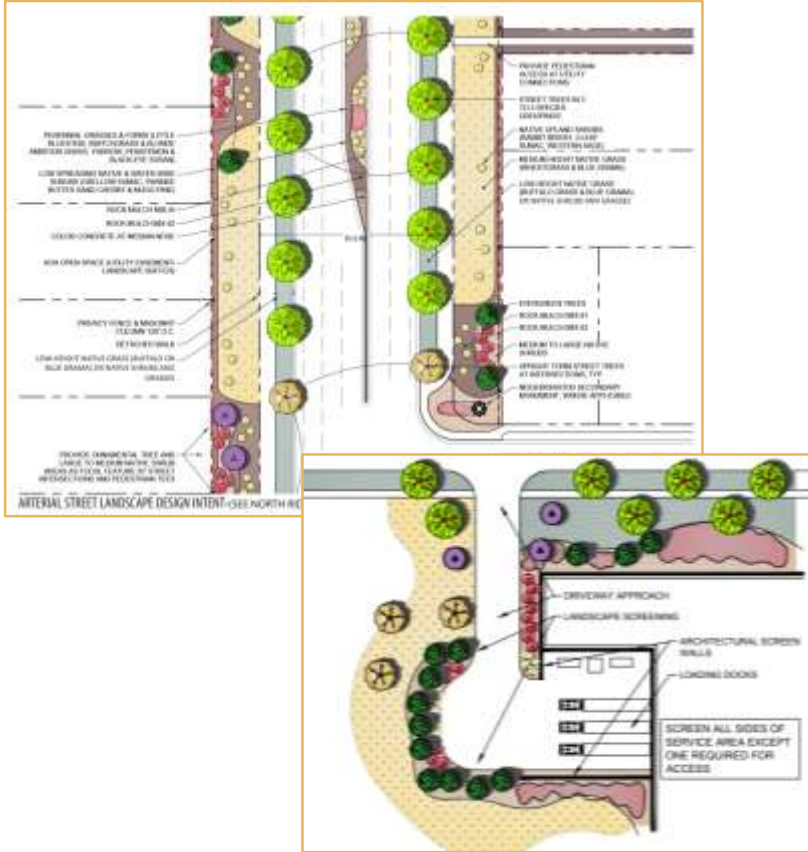
- A. Town of Johnstown Municipal Code
- B. Johnstown Area Comprehensive Plan- November 2021
- C. Johnstown/Milliken Parks, Trails, Recreation and Open Space Plan-May 2003
- D. Town of Johnstown Landscape Standards and Specifications
- E. Johnstown Criteria and Construction Regulations-April 2004
- F. Johnstown Transportation Plan
- G. Governing Documents of the property owners' association (if any exists) or Metro District.

The original design guidelines could have been amended again, however:

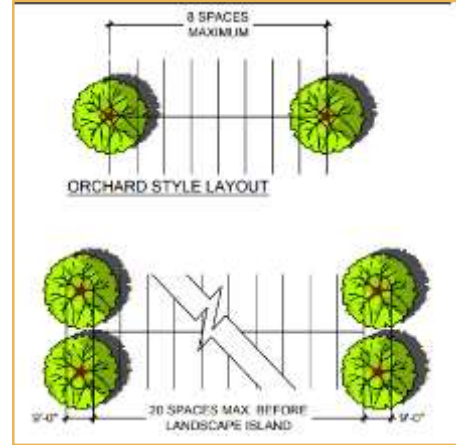
- 1. A re-design of the guidelines incorporates the ideal of the 2023 TOJ LUDC update and 2021 TOJ Comprehensive Plan update**
- 2. The design guidelines are applicable across multiple development areas and add consistent design standards for both developers and reviewers of projects**

The Ridge Design Guidelines Examples

Landscaping



Parking



USE	PARKING REQUIREMENTS
Single-family residence	2 spaces per dwelling unit
Multifamily residence	1 space per dwelling unit (Studio / 1 bedroom) 1.5 spaces per dwelling unit (2 bedroom) 1.75 spaces per dwelling unit (3 bedroom) 2 spaces per dwelling unit (4+ bedroom) Attached Single Family (duplex, rowhome) shall provide required spaces in an enclosed garage.
	2 spaces for every classroom
	1 space for every 5 students of max auditorium capacity
	1 space for every 5 students of max auditorium capacity
	1 space for every 2 beds
	5 spaces for every practitioner
	1 space for every 1,250 sq. ft. of G.L.A. & 1 trailer space per dock door

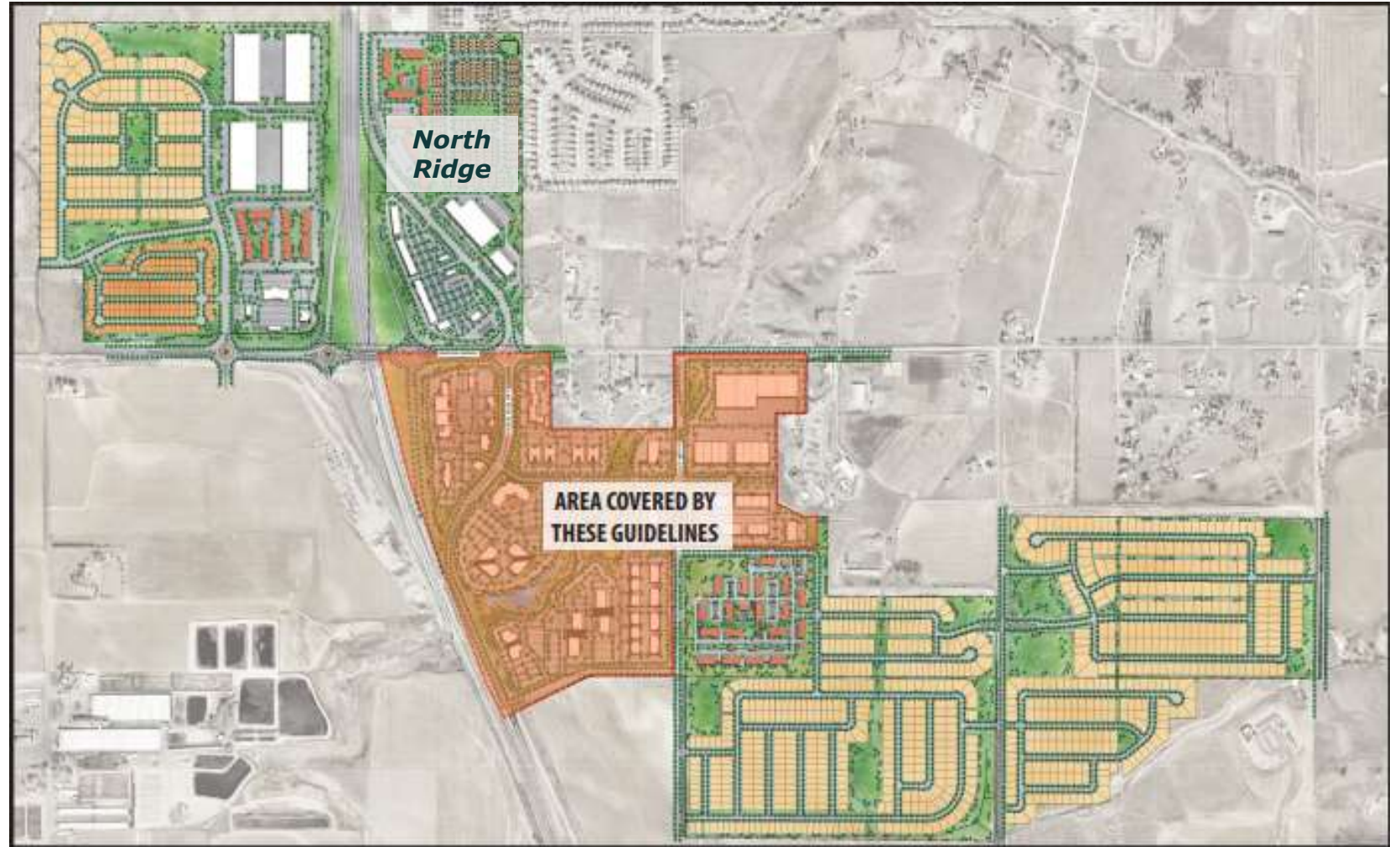
Signage



The Ridge Design Guidelines

Relationship to surrounding areas:

- The North 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.”



STAFF ANALYSIS & RECOMMENDATION

- ▶ Substantial Compliance with Town of Johnstown Land Use Code
- ▶ Encourages consistent design and uniform development standards across a growing area of the Town.
- ▶ Supersedes previous design standards to incorporate recent LUDC and Comprehensive Plan updates
- ▶ Staff recommendation for Approval



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