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TOWN COUNCIL AGENDA COMMUNICATIONS

AGENDA DATE: March 4, 2024

SUBJECT: Public Hearing – Resolution 2024-12 Approving The Ridge Design Guidelines

ACTION PROPOSED: Consideration of Resolution 2024-12 Approving The Ridge Design Guidelines

ATTACHMENTS:

1. Resolution 2024-12 Approving The 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 Ridge Design Guidelines submitted by J-25 Land Holdings, LLC covering approximately 135.5 acres of land, located east of I-25 and south of Larimer CR 18/Freedom Parkway (Attachment 2).

The subject property was part of the 2018 The Villages at Johnstown Amended Preliminary Plat and Performance Standards that approved the preliminary plat and design guidelines concurrently. The design guidelines presented here will supersede the 2018 Performance Standards over the aforementioned 135.5 acres. The Ridge Design Guidelines were submitted in November 2022 and are part of a larger effort by the developer to provide standardized Design Guidelines across The Ridge, North Ridge and adjacent retail, commercial and residential properties. The 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 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 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 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 well-being 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

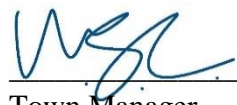
RECOMMENDED ACTION: Approve Resolution 2024-12, approving The Ridge Design Guidelines.

SUGGESTED MOTIONS:

For Approval: I move to approve Resolution No. 2024-12 accepting The Ridge Design Guidelines.

For Denial: I move to deny Resolution No. 2024-12.

Reviewed and Approved for Presentation,



Town Manager