

The background features a large, light-colored watermark of the Town of Johnstown seal. The seal is circular and contains the text 'TOWN OF JOHNSTOWN' at the top and 'COLORADO' at the bottom. In the center, there is a shield with a mountain range and a banner that reads 'THE COMMUNITY THAT CARES'.

Blue Spruce Ridge Annexation

Anx 23-0001

Planning and Zoning Commission Meeting

EST. 1902

Public Hearing

March 13, 2024 7p.m.

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LOCATION & ADJACENT LAND USES



ADJACENT ZONING

- ▶ **North-PUD** – Residential Town of Johnstown – Ridge at Johnstown Subdivision
- ▶ **South-RR-2** – Unincorporated Larimer County – Rural Residential
- ▶ **East-RR-2** – Unincorporated Larimer County – Rural Residential
- ▶ **West-PUD** – Residential Town of Johnstown – South Ridge Subdivision

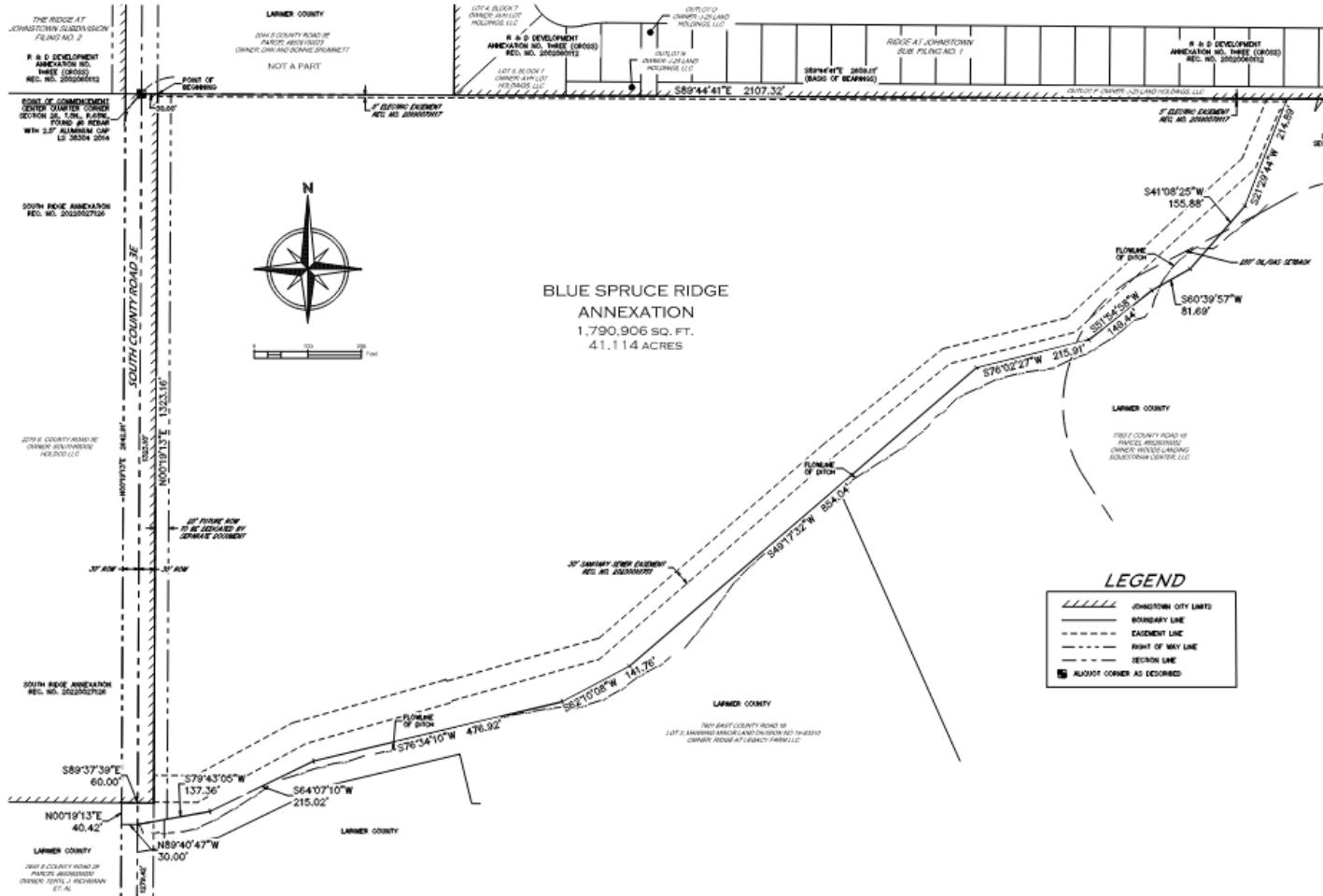


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ANNEXATION MAP

BLUE SPRUCE RIDGE ANNEXATION MAP

BEING AN ANNEXATION TO THE TOWN OF JOHNSTOWN, COLORADO
 SITUATE IN THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH P.M.
 COUNTY OF LARIMER, STATE OF COLORADO
 41.114 ACRES

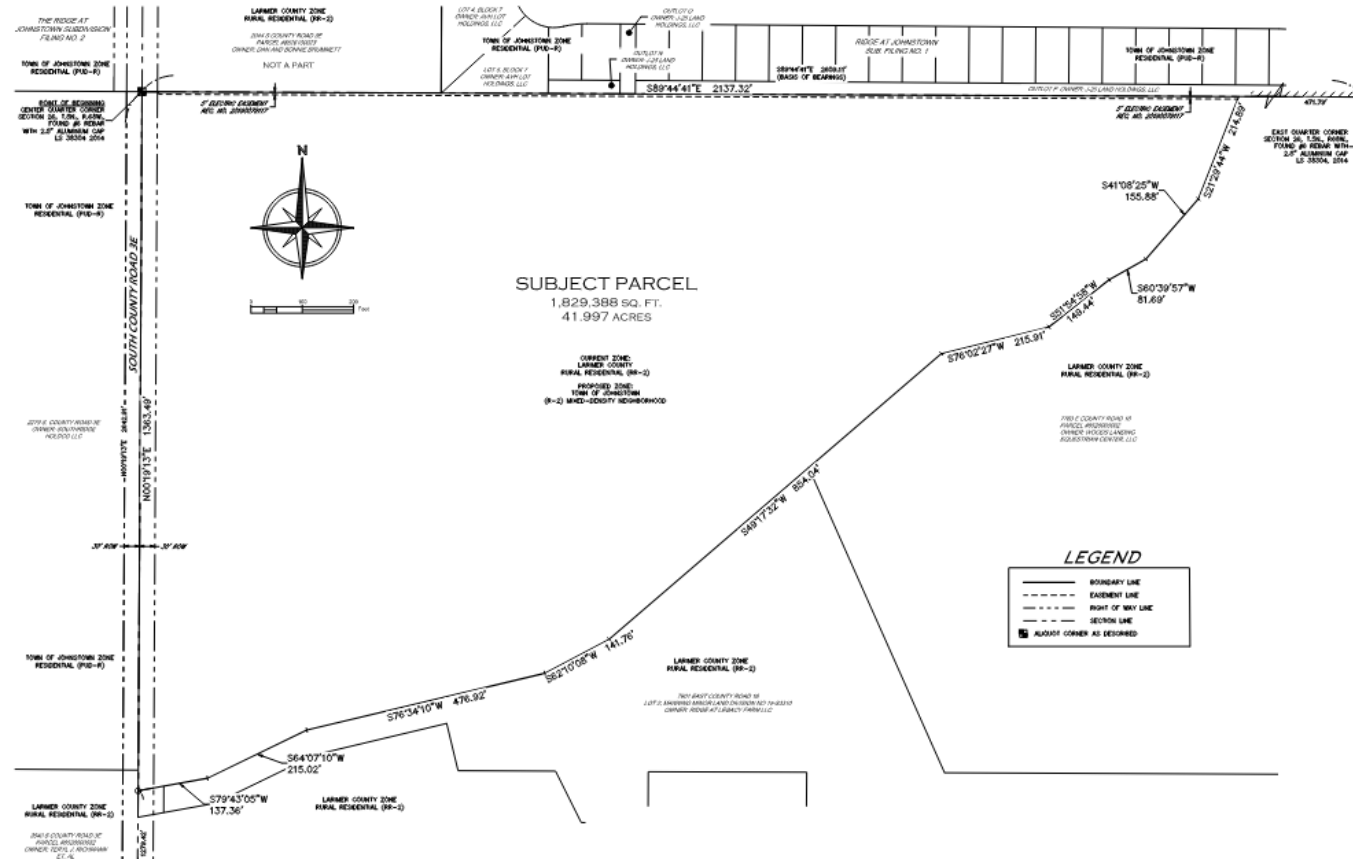


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ZONING MAP

- ▶ Existing Zoning :
RR-2 Rural Residential (Larimer County Zoning)
- ▶ Proposed Zoning:
R2 - Mixed density Residential

BLUE SPRUCE RIDGE ZONING MAP SITUATE IN THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH P.M. COUNTY OF LARIMER, STATE OF COLORADO



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R-2 Zoning District

Table 5-1: Residential Building & Lot Standards																	
Zoning Districts						Building / Lot Types		# of Units/ Structure	Development Standards – Primary Structure								
H-A	R-E	R-1	R-2	R-3	MU	With PD-M	Principal	Accessory* (ADU)	Minimum Lot Standards			Minimum Setbacks [4]				Max Building Height	
									Size	Width [1]	Lot Open Space	Front [2]	Interior Side	Corner Side [1]	Rear		
■	■						Detached House – Farmstead	1	1	40 ac.	200' +	n/a	35'	25'	35'	50'	35' / 2.5 stories
	■	■					Detached House – Estate Lot	1	1	40K s.f.	80' +	n/a	35'	25'	35'	50'	35' / 2.5 stories
		■	■				Detached House – Large Lot	1	1	12K s.f.	65'	50%	25'	7'	15'	20'	35' / 2.5 stories
		■	■	■			Detached House – Standard Lot	1	1	6K s.f.	50'	30%	25'	5'	10'	20'	35' / 2.5 stories
		◇	■	■			Detached House – Small Lot	1	n/a	4K s.f.	35'	20%	15'	4'	10'	8'	35' / 2.5 stories
			◇	◇		■	Detached House – Compact Lot	1	n/a	1.5K s.f.	28'	n/a	15'	4'	10'	8'	24' / 2 stories
			■	■			Duplex / Multi-unit House	2 - 6	n/a	6K s.f.; 2.5K s.f. per unit	50'	25%	25'	5'	10'	20'	35' / 2.5 stories
			■	■	■		Row House	3 - 8	n/a	1.5K s.f. per unit	18' per unit	15%	15'	5' [3]	10'	8'	40' / 3 stories
			□	■	■		Apartment – Small Lot	3 - 12	n/a	5K – 14K s.f.	50' – 100'	Per Table 3-5	15'	5' [3]	10'	20'	40' / 3 stories
				■	■		Apartment – Medium Lot	13 - 24	n/a	14K – 30K s.f.	100' – 200'	Per Table 3-5	25'	5' [3]	10'	20'	50' / 4 stories
				□	□		Apartment – Large Lot / Complex	25 +	n/a	30K + s.f.	100' +	Per Table 3-5	25'	5' [3]	20'	20'	65' / 6 stories
		■	■	■	■	■	Accessory Buildings*	see 17-4-3		See Residential Accessory Buildings* in Section 17-5-2							
						■	Small Format Housing Project			See Small Format & Manufactured Housing Projects in section 17-5-6							

■ Permitted / ◇ Limited to Courtyard Pattern only per Section 17-5-4 or to meet the housing diversity requirements of Section 17-5-2.
□ Limited to locations along Collector or Arterial streets, or otherwise incorporated into lots or blocks that are part of the civic and open space system in Section 17-3-2.

Mixed density Residential District

The R-2 district provides residential living (range of small to large-scale residential building types) in compact, walkable neighborhood settings, allowing a mix of housing unit options, and integration or transition to complementary and supporting non-residential uses.

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STAFF ANALYSIS

- ▶ Proposed Zoning is complimentary to the surrounding area
- ▶ Aligns with Town Strategic plan to ensure a community centered design



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