



Town of Johnstown

PLANNING & ZONING COMMISSION AGENDA MEMORANDUM

ITEM:	The Ridge Design Guidelines (ZON22-0012)
DESCRIPTION:	The Ridge Design Guidelines give direction to development and update performance standards for 159.3 acres across The Ridge Development.
LOCATION:	SE corner of I-25 60 and LCR 18/Hwy 402/Freedom Parkway
APPLICANT:	Ripley Design and TST Consulting Engineers on behalf of J-25 Land Holdings, LLC
STAFF:	Tony LeFevre, Planner I
HEARING DATE:	February 14, 2024

ATTACHMENTS

- 1- Vicinity Map
- 2- 2018 The Villages at Johnstown Performance Standards
- 3- The Ridge Design Guidelines

BACKGROUND AND SUMMARY

The applicant, J-25 Land Holdings, LLC, requests approval of The Ridge Design Guidelines covering approximately 159.3 acres of land, located east of I-25 and south of Larimer CR 18/Highway 402/Freedom Parkway.

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 Ridge Design Guidelines were submitted as 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 proposal for The Ridge Guidelines was submitted in November 2022 for staff but review has not been presented to the Town of Johnstown Planning and Zoning Commission.

SURROUNDING ZONING & LAND USE

North: PUD - North Ridge PUD, mixed use commercial
East: PUD - Ridge Filing 2, Single family residential under development

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South: Unincorporated Ag, & PUD - South Ridge, Future single family residential development
West: Interstate 25 and City of Loveland

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 800 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. The Town will hold neighborhood meetings for the surrounding property owners when future development plans are required that implement these design guidelines.

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

STAFF ANALYSIS

The 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 Ridge Subdivision Filings 3 and 4 developments, as well as in adjacent properties to the north and northwest. These updated design guidelines provide clear design standards for future commercial, retail and residential development within The Ridge subdivisions and they will supersede the 2018 The Villages at Johnstown Performance Standards (see attached).

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.

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.

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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 Ridge Design Guidelines based upon the substantial compliance with Town of Johnstown Land Use Code, and 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 Ridge Design Guidelines.

Alternate Motion

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

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