



Town of Johnstown

TOWN COUNCIL AGENDA COMMUNICATIONS

AGENDA DATE: September 8, 2021

SUBJECT: Ordinance No. 2021-206 Approving the North Ridge P.U.D. Outline Development Plan

ACTION PROPOSED: Consider Ordinance No. 2021-206 Approving P.U.D. Outline Development Plan for North Ridge Located in the Southeast Quarter of Section 22, Township 5 North, Range 68 West, County of Larimer, State of Colorado, Consisting of Approximately 60 Acres on Second Reading.

ATTACHMENTS: 1. Ordinance No. 2021-206

PRESENTED BY: Kim Meyer, Planning & Development Director

AGENDA ITEM DESCRIPTION:

This is a continuation of the Agenda Item opened on July 19, 2021. See Attachment 1 for a full set of prior documents related to this item.

Please be advised that the public hearing conducted on this matter was closed prior to passage of the motion to continue the hearing. If Town Council would like to consider additional evidence, the public hearing should be re-opened by motion duly passed.

If the hearing is re-opened:

This memo addresses additional perspectives on issues brought up in July. During that hearing Council expressed concern with the residential density proposed adjacent to existing larger-lot single family homes in Thompson River Ranch Filings 3 & 4.

In re-evaluating the existing context of this proposed Outline Development Plan (ODP), Staff has provided a brief analysis of the area.

- The Ridge at Johnstown is a larger master-planned mixed-use area (410+ acres), of which North Ridge is a part. The Ridge, focused around the interchange, is intended a more commercially-intense development, overall. There are two existing subdivision filings of The Ridge which include 288 single family lots with more traditional lot sizing. A new “South Ridge” Annexation and ODP was recently submitted to the Town for an additional 80-acres of traditional single-family lots, and a transitional higher-density residential area acting as a buffer between those neighborhoods and the commercial and business areas nearer Freedom Parkway (CR 18) and Frontage Road. Staff estimates approximately 225 acres of the 410 acres are dedicated to residential development.

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- Thompson River Ranch is primarily a residential neighborhood, with areas originally intended for “mixed-use” nearest the Frontage Road, which have since been developed as a church site and the more-dense Filing 9 “Carriage Homes.” As there is concern with compatibility related to the TRR areas adjacent to the North Ridge site, Staff completed a brief comparison table to better clarify the issues:

	Thompson River Ranch		North Ridge ODP
	Filing 3 & 4 – SFD	Filing 9 – Carriage SFD	Planning Area E – SFD, SFA or Multi
Gross Acres	39.5	21.2	23.4
Acres of O.S.	4.0 (10.1%)	7.6 (35.8%)	7.3 (min 30%)
Acres – Net of O.S.	35.5	13.6	16.1
Lots/Units	136	128	234
Gross Density*	3.4	6.0	10.0
Net Density (for comparability)	3.8	9.4	14.5
Lot Size Range	5,500 - 9,000 In-line 8,016 - 16,234 Cul-de-sac	2,785 - 5,310 Carriage 3,740 - 6,256 Alley	TBD with Development Plans

Note that most of the PUD-required open space for Thompson River Ranch Filings 3 & 4 is located in other areas of the master-planned community and the Big Thompson floodplain areas. The lots in this area along the southern boundary in this area have homes set between 48 to 57 feet from that boundary line; homes along the eastern and western boundaries range from approximately 51 to 92 feet from those boundaries, largely dependent on the size of the home.

- North Ridge proposed a residential area that is more-dense than the adjacent subdivisions, with the intent being to create a buffer of residential uses between the higher intensity highway commercial areas and the existing Thompson River Ranch neighborhood.
- Johnstown Municipal Code (JMC) Analysis:
 - Section 16-302(d) provides that residential units in a PUD-MU zone should be consistent with the type of units permitted in the SF-2 and MF-1 zoning districts. While there is no minimum lot size required for the PUD-MU district to encourage more creative designs and provide community amenities, the SF-2 zone provides that the minimum lot area per dwelling unit is 4,500 SF (§16-203) and the MF-1 zone provides that the minimum lot area per dwelling unit is 3,000 SF (§16-223).
 - Section 16-306 encourages clustering of dwelling units, as well as bufferyards to minimize impacts to adjacent properties, the size of which shall be determined through the review process.
 - Section 17-133 indicates the maximum density of dwelling units in a PUD shall be 12 units/acres, or less, if the Planning & Zoning Commission permits such, provided that a density less than 12 units per acre shall be based on the proposed land use plan.

In light of the comments and discussion at the July 19th hearing, and subsequent analysis of the adjacent areas as well as the municipal code and standards, Staff has considered potential revisions to the North Ridge ODP that could further mitigate the impacts of development of the North Ridge area. The intent is to find a balance of compatibility between the existing residential and the proposed buffer of high-density residential.

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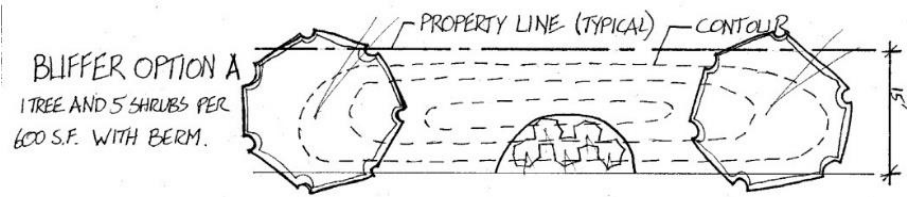
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RECOMMENDED REVISIONS:

Staff proposes revisions to the approval of this ordinance on first reading, that requires a revision to the ODP documents prior to the Second Reading of the Ordinance, that includes the following:

1. ADD: A minimum 15-foot Buffer Yard A is required adjacent to existing residential properties, in compliance with the Town Landscape Standards (Sec. E.2), with 1 tree and 5 shrubs, per 600 SF.

(Note: This is a typical buffer yard between non-residential and residential uses.)



- ~~2. ADD: Construction of a 6 foot solid fence or wall is required, adjacent to existing larger lot residential properties (>6000 SF), where none may exist at the time of construction.~~
REMOVED WITH APPROVED MOTION
3. REVISE: Maximum residential density in Planning Area E shall be revised to 8.5 DU/Ac. This would result in a maximum unit count of 200 units on 23.4 Acres.
4. ADD: Planning Area E shall permit only single family detached homes within 150-feet of the north and east boundaries. Any attached or multi-family housing types shall be placed outside of this use-transition buffer area.

These proposed revisions have been presented to the Applicant for their consideration.

LEGAL ADVICE:

Ordinance was prepared by the Town Attorney.

FINANCIAL ADVICE:

NA

RECOMMENDED ACTION:

Approve Ordinance No. 2021-206 Approving the North Ridge P.U.D. Outline Development Plan on Second Reading.

SUGGESTED MOTIONS:

Reviewed and Approved for Presentation,

Town Manager

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