



Town of Johnstown

PLANNING & ZONING COMMISSION AGENDA MEMORANDUM

DESCRIPTION:	North Ridge Outline Development Plan Amendment 1 (60 Acres)
PROJECT #:	ZON22-0003
LOCATION:	Northeast corner of Freedom Parkway (County Rd. 18) and I-25 East Frontage Road
APPLICANT:	Ridge II HoldCo, LLC
STAFF:	Justin Currie, Planner II
HEARING DATE:	August 10, 2022

ATTACHMENTS

- 1- Vicinity Map
- 2- Current Outline Development Plan
- 3- Proposed Outline Development Plan, Amendment 1
- 4- 2021 Comprehensive Plan Future Land Use Map
- 5- Applicant Justification Letter

BACKGROUND & SUMMARY

The applicant, Ridge II HoldCo, LLC, requests an amendment to an existing Outline Development Plan (ODP) to change the the land use type on several Planning Areas to include a larger acreage for residential uses, and result in less commercial area.

The southern half of the subject property was annexed into the Town in 2006 while the northern portion was annexed in 2021, as part of the “North Ridge PUD,” and was zoned PUD-MU at that time.

SURROUNDING ZONING & LAND USE

North:	PUD-MU - Single-family residential (Thompson River Ranch)
South:	PUD-MU – The Ridge PUD – undeveloped, planned for commercial & residential uses
East:	PUD-MU - Single-family residential (Thompson River Ranch) & Larimer County - Rural Residential (RR2) Single-family residential
West:	PUD-MU – I-25, and Mountain View Farms PUD – undeveloped, planned for commercial & residential uses

The Community That Cares

johnstown.colorado.gov

P: 970.587.4664 | 450 S. Parish Ave, Johnstown CO 80534 | F: 970.587.0141

LAND USE HISTORY

Historically, this property has been used for rural residential/farming, and remains undeveloped currently. A proposed subdivision is currently being reviewed by the Town for the North Ridge PUD area.

PUBLIC NOTICE & AGENCY REFERRALS

Notice for the Planning & Zoning Commission hearing was published in the local paper of widest circulation, the Johnstown Breeze, on Thursday, June 23, 2022. This notice provided the date, time, and location of the Planning and Zoning Commission hearing, as well as a description of the project. Notices including PZC and Council hearings were mailed to all property owners within 500 feet of the subject property.

NEIGHBORHOOD MEETING & PUBLIC COMMENT

A neighborhood meeting was not held for this requested change of zone. No public comments or questions have been forthcoming to Town Staff, as of the publication date of this memorandum.

PROJECT DESCRIPTION & ANALYSIS

The proposed amendment to the North Ridge ODP includes a request to increase the amount of residential, specifically high-density multifamily units, within this PUD, and thereby decrease the amount of commercial areas that remain. (See Attachment 2 and 3) Planning Area A is immediately adjacent to the I-25 interchange; Planning Area D is located south of the church on the east side of Frontage Road. No changes are proposed for B, C, or E. The following table provides a summary of the changes in use and potential numbers of residential units:

Planning Area	Current Acreage	Land Use	Proposed Land Use
A	14.2	Commercial	8.3 Acres Commercial 5.9 Acres Residential
B	3.2	Commercial	Commercial
C	7.1	Commercial	Commercial
D	12	Commercial	Residential
E	23.4	Residential	Residential
Total	59.9	23.4 Acres Residential 36.5 Acres Commercial	41.3 Acres Residential 18.6 Acres Commercial

The 2021 Johnstown Area Comprehensive Plan calls for the North Ridge PUD to be an area of High Density/Intensity with a land use balance of “80+% non-residential uses to a maximum of 20% residential”. In addition to the High Density/Intensity land use designation, the plan also designates this area to be an “Activity Center,” which are “areas that support local and regional transportation networks, living, employment, recreation, and services” and call for a land use balance of 85-90% non-residential and a maximum 15% residential uses.

The North Ridge ODP was approved in July 2021 with five (5) planning areas of various sizes; of those five planning areas only one, Planning Area E, proposed a residential use, as a transition and buffer from the existing Thompson River Ranch homes to the east. With the current ODP, the residential to non-residential land use ratio is 60% non-residential to 40% residential. While higher than what the Comprehensive Plan calls for, this ODP was approved prior to the Council adopting the 2021 Comprehensive Plan and still generally meets the intent of a higher commercial/employment use versus a more residential use. The proposed amendment would change that ratio to almost 70% residential to 30% non-residential within this PUD, by exclusively allowing residential uses to Planning Area 'D' and to a portion of Planning Area 'A'. This change would result in the North Ridge ODP being incompatible and out of alignment with the 2021 Johnstown Area Comprehensive Plan.

It is not required within the Johnstown Municipal Code that zoning districts or development projects strictly adhere to the Comprehensive Plan, instead it is meant to be a guiding policy document for Staff to use when reviewing and evaluating development submittals and changes to land use or density. While Staff tries to utilize a reasonable amount of flexibility in interpreting the comprehensive plan, to collaborate with our development community, the proposed amendment would drastically change the land use ratios that the Council approved for an area of Town, at an interstate interchange, which was envisioned for more active commercial and employment uses, and residential that supports that type of development.

Staff has been forthcoming with the Applicant in terms of our reviews and inability to support this amendment to Planning & Zoning Commission and Town Council, in light of the comprehensive plan guidance we have. Staff also understands, and has communicated, that ultimately, any decision on land uses and densities is a wholly legislative action, and rests with the Council.

RECOMMENDED PLANNING AND ZONING COMMISSION MOTIONS

It is recommended that Planning and Zoning Commission send a recommendation for Denial to Town Council for the requested North Ridge ODP Amendment #1, for a change of Land Uses, based upon the finding that the proposed land use changes are not in alignment with the 2021 Johnstown Area Comprehensive Plan.

Motion to Deny

Based on the application materials received and analysis and presentation at the hearing, the Planning & Zoning Commission finds that the request for the North Ridge ODP Amendment #1 is incompatible with the 2021 Johnstown Area Comprehensive Plan and therefore moves to recommend to the Town Council denial of the request for this amendment.

Alternate Motion to Approve: "I move that the Planning & Zoning Commission recommend to the Town Council approval of the request, as presented, for the North Ridge ODP Amendment #1.