

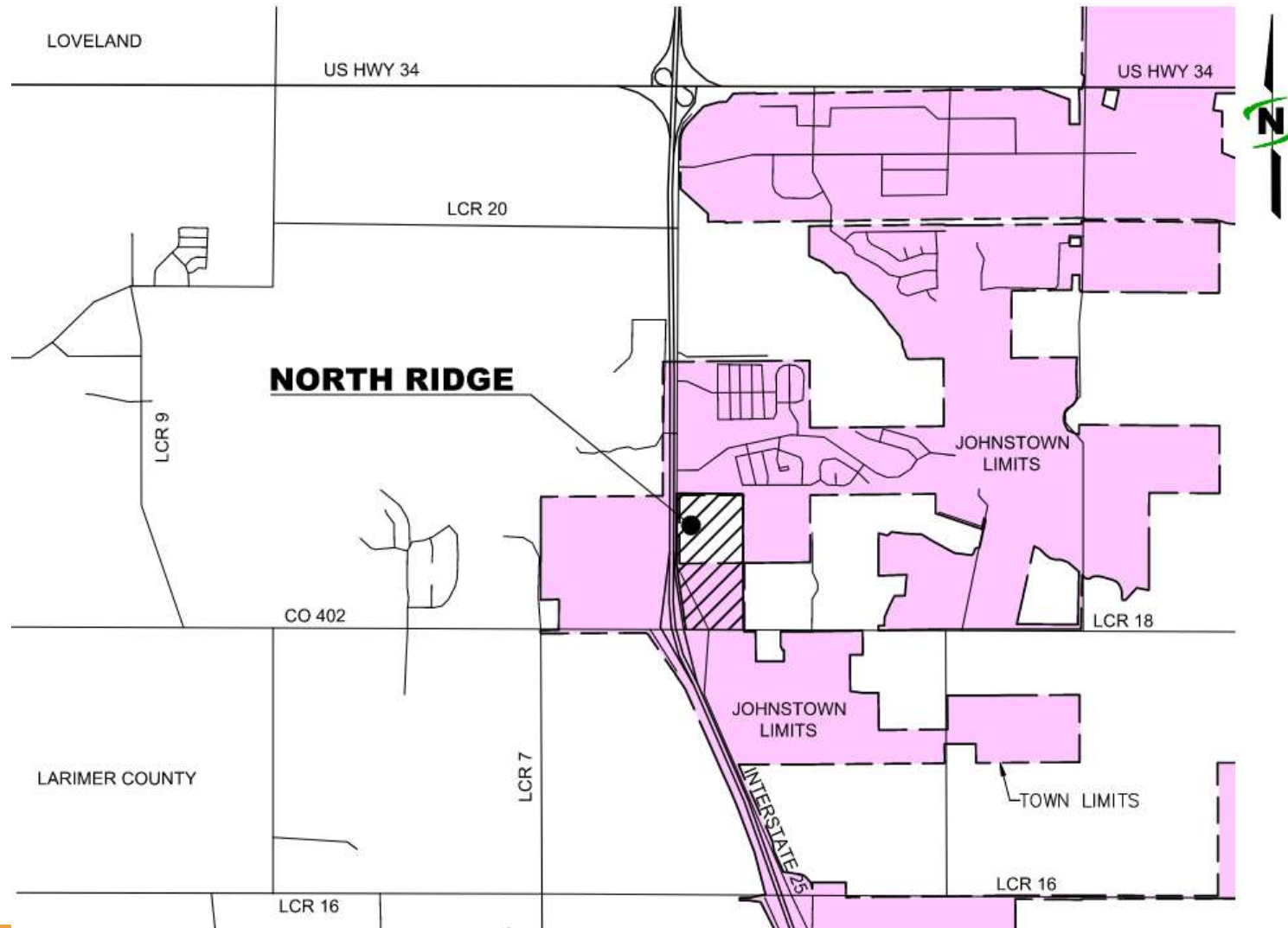


Town of Johnstown

NORTH RIDGE
OUTLINE DEVELOPMENT PLAN
AMENDMENT 1

Town Council Hearing
January 4, 2023

VICINITY MAP

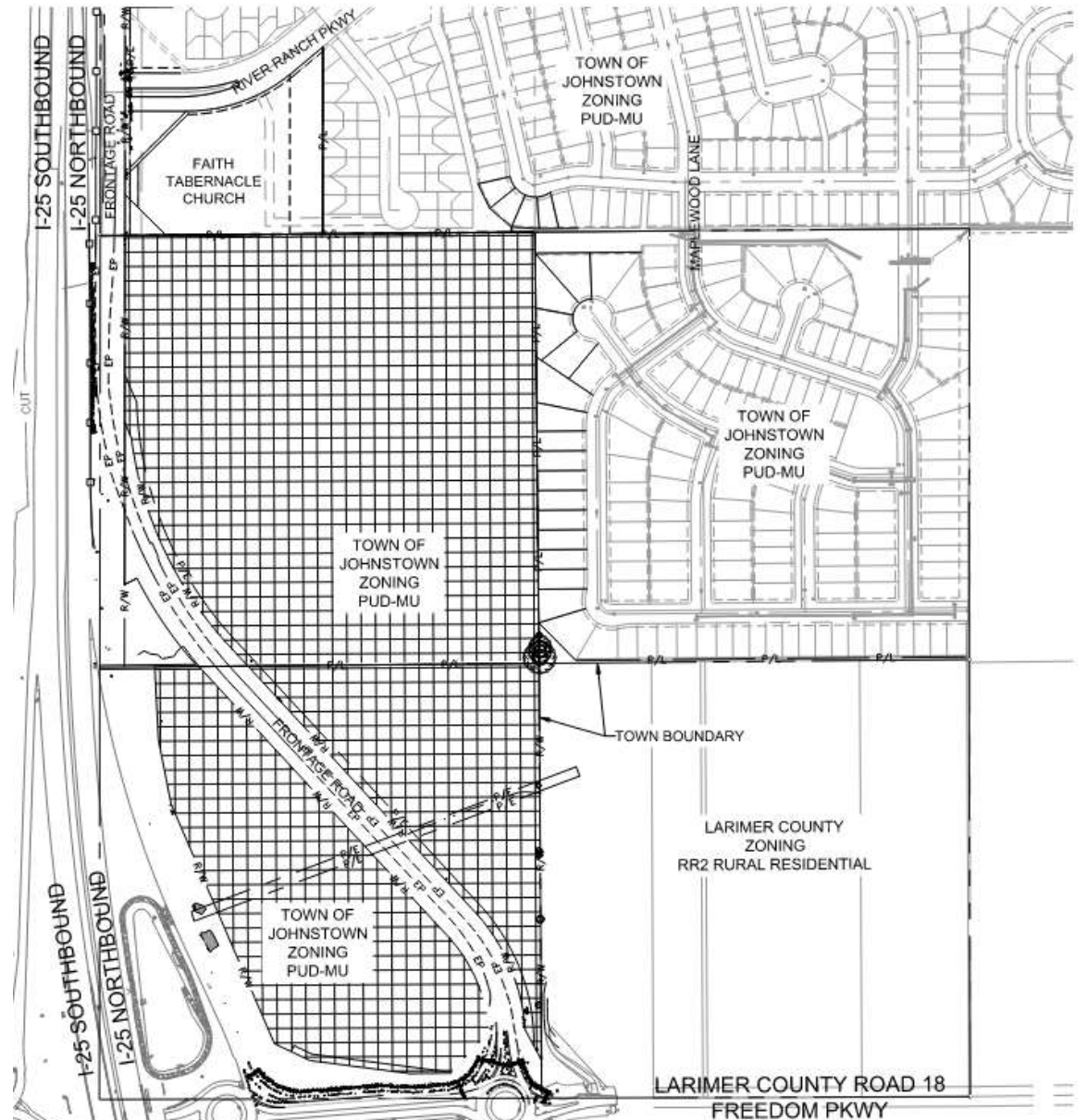


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BACKGROUND

- 2006: 402 Exchange Business Park Annexation
 - Zoned PUD-MU
- 2021: North Ridge Annexation
 - Zoned PUD_MU
- North Ridge ODP approved in July 2021 - prior to 2021 Comprehensive Plan update

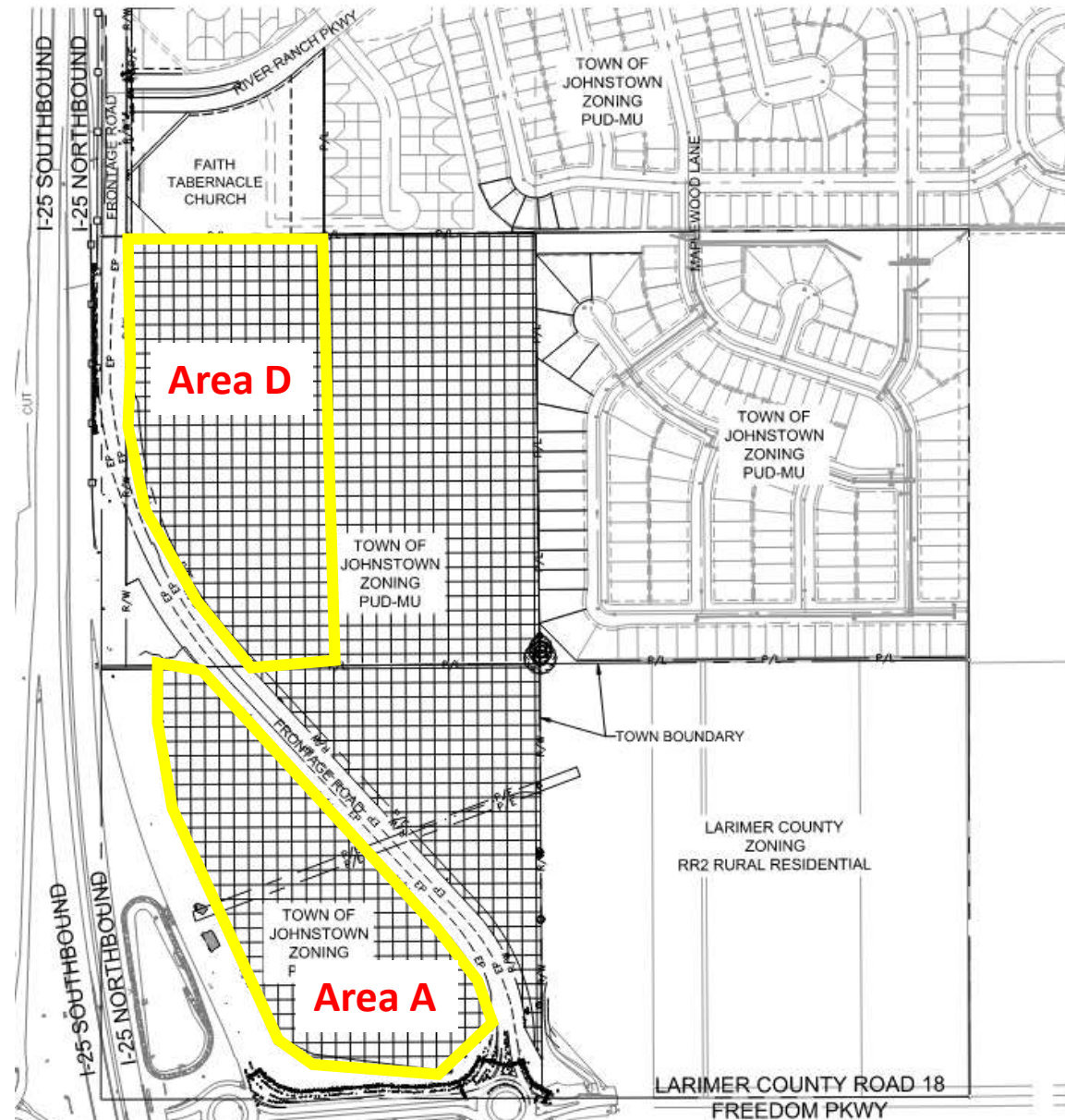


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PROJECT OVERVIEW

- Amendment would increase the area of residential land use, for high-density multi-family, in Planning Areas A and D
- High Intensity/Density and an Activity Center (2021 Comp Plan)
 - 80% Commercial:20% Residential
- Amendment would be to:
 - 30% Commercial: 70% Commercial



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CODE ANALYSIS

- Section 16-302(d)(1) The number of residential units that may be built is flexible, but said number must achieve an acceptable proportion with commercial development to allow the development to be self-supporting.
- Section 16-303 The Town Administration, Planning and Zoning Commission and the Town Council shall evaluate all Planned Unit Development plans pursuant to the following criteria... balancing and evaluating the implementation of such criteria to maximize, to the great practical extent, the community interest and welfare.” Review criteria on the basis of Comprehensive Plan and Code requirements:
 - (1)a. “Is the proposed development in accordance with all elements of the Comprehensive Plan including, but not restricted to, park and school sites, street location and classification?”
 - (5)a. “Is the land use mix appropriate given land use designations of the Comprehensive Plan, support facilities in the area, project design and PUD district intent?”
- Sec 16-304(2) contemplates ODP should comply with the Comprehensive Plan.
 - The current Comprehensive Plan Future Land Use Map designates this area along the I-25 corridor as an area best suited to High Density / Intensity (HDI) uses and design.



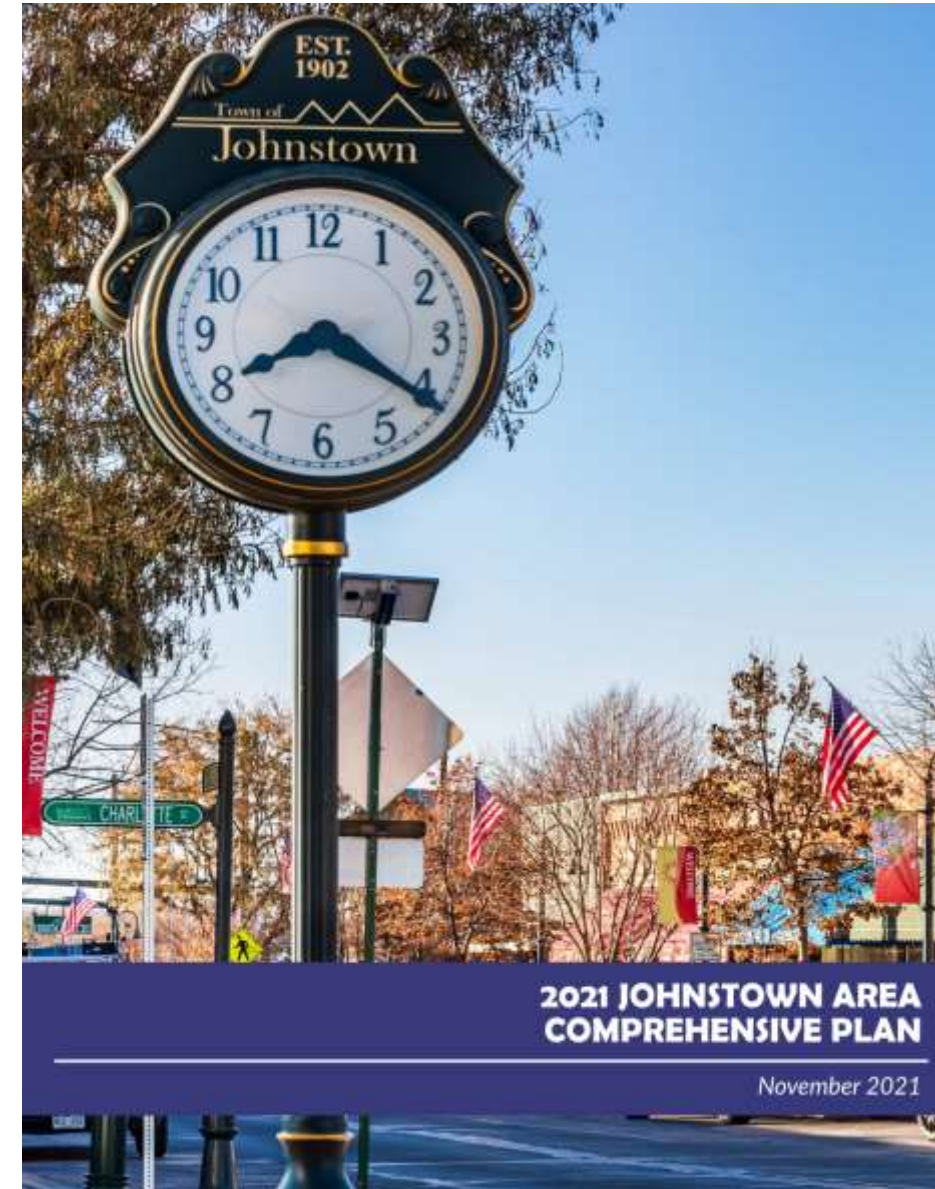
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COMPREHENSIVE PLAN ANALYSIS

Chapter 1 Introduction: Who is this Comprehensive Plan for? “This Plan is designed for Town leaders to guide and for community members to understand future development and redevelopment considerations for the Johnstown Area from now into the next 20 years. The Plan is designed for:

- Planning & Zoning Commission, Town Council, and Town staff to make decisions regarding:
 - Development applications
 - Provision and extension of community services and infrastructure
 - Regional Coordination efforts with other jurisdictions and agencies.



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COMPREHENSIVE PLAN ANALYSIS

Chapter 3 Johnstown Today

- **Where We Live – Opportunities Moving Forward** “Balance residential with commercial land uses to promote local job opportunities as the town grows and develops.”
- **Where We Work & Shop**
 - **Community Patterns of Primary Workers** “Of the 6,323 Johnstown residents in the workforce (based on individuals holding a primary job – the highest paying job for a worker), only 420 work in Johnstown and the rest leave the town for work.”
 - **Opportunities Moving Forward** “Seek to balance larger, more intense commercial uses along the periphery of town and major corridors, while encouraging smaller, more local, “boutique” commercial uses in Downtown.”
- **Commercial Land Uses** “Areas that provide opportunity for additional commercial and employment uses include existing and rapidly-developing properties along the I-25 and US 34 corridors.”



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COMPREHENSIVE PLAN ANALYSIS

Chapter 4 Johnstown Tomorrow (Policies and Goals)

- **Goal L1** Ensure neighborhood character and amenities contribute to the health and wellbeing of diverse residents.
- **L1.1** – Update land use regulations to address balance of residential and non-residential development consistent with the Future Land Use Plan; to create complete neighborhoods within and surrounding activity centers; to include design guidelines and wireless design standards for high quality developments; and to promote creative and diverse housing types and neighborhoods.
- **Goal W2** Balance more intense commercial uses along major highway corridors while having neighborhood-scale commercial in the downtown and throughout the community to ensure convenient access to jobs, goods, and services for all residents.
- **W2.3** Promote appropriate, mixed-density residential development in and adjacent to employment and commercial centers to enliven these areas, and provide options to live, play and work in close proximity.



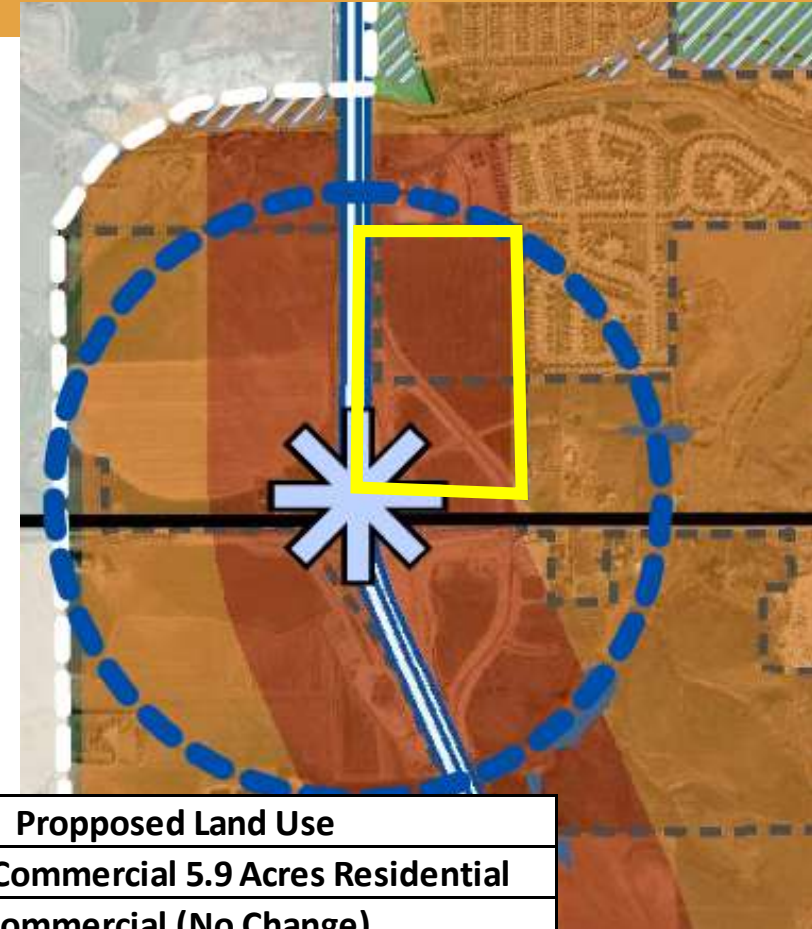
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COMPREHENSIVE PLAN ANALYSIS

Chapter 5 Future Land Use Map

- High Intensity/Density - area with a land use balance of "80+% non-residential uses to a maximum of 20% residential"
- Activity Centers 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



Planning Area	Total Acreage	Current Land Use	Proposed Land Use
A	14.2	Commercial	8.3 Acres Commercial 5.9 Acres Residential
B	3.2	Commercial	Commercial (No Change)
C	7.1	Commercial	Commercial (No Change)
D	12	Commercial	Residential
E	23.4	Residential	Residential (No Change)
Total	59.9	23.4 Acres Residential 36.5 Acres Commercial	41.3 Acres Residential 18.6 Acres Commercial
Percentage	NA	39% Residential 61% Commercial	69% Residential 31% Commercial



NORTH RIDGE APPROVED ODP (60%C:40%R)



Planning Area A: Commercial
14.2 AC
432,986 SF Max

Planning Area B: Commercial
3.2 AC
(83,635 SF Max)

Planning Area C: Commercial
7.1 AC
154,838 SF Max

Planning Area D: Office / Commercial
12.0 AC - 261,360 SF Max

Planning Area E: SF or MF Residential
23.4 AC - 10 DU/Ac Max

NORTH RIDGE PROPOSED ODP (30% C : 70% R)



STAFF ANALYSIS

- Proposed amendment results in 20% Commercial to 80% Residential land use mix ratio.
- Code required Staff, Planning & Zoning Commission and Town Council to consider alignment with the Comprehensive Plan land use categories and policies.
- Staff finds this proposed amendment incompatible and out of alignment with the 2021 Comprehensive Plan, and recommends Denial of this Proposed Amendment to the North Ridge ODP
- Planning & Zoning Commission hearing (August 10, 2022) resulted in a recommendation for Denial from the Commission.