



Town of Johnstown

TOWN COUNCIL AGENDA COMMUNICATIONS

AGENDA DATE: February 7, 2022

SUBJECT: Ledge Rock Center P.U.D. Design Handbook

ACTION PROPOSED: Consider Approving the Design Handbook for Ledge Rock Center P.U.D.

ATTACHMENTS:

1. Vicinity Map
2. Proposed Ledge Rock Center PUD Design Handbook
3. PZC Staff Report, January 12, 2022

PRESENTED BY: Kim Meyer, Director

AGENDA ITEM DESCRIPTION:

The Ledge Rock Center P.U.D. stretches across approximately 221 acres, located south of Highway 60 between I-25, and across the future High Plains Blvd. to the quarter section of land to the east. This proposed Design Handbook would apply to development within this PUD, in accordance with the proposed Ledge Rock Center Outline Development Plan.

Per recommendation of the Town Attorney, the Design Guidelines/Handbook have been separated from the ODP ordinance to allow for a more streamlined process for amendments in the future. Based on the results of the public hearing, Staff would ask Council to provide direction for a Resolution to be considered at the next regular meeting.

The Planning & Zoning Commission held a public hearing on January 12, 2022, recommending approval with Conditions to Town Council. Many of these specific issues Staff included in that staff report - parking standards and sizing, tenant signage, and a list of uses - which now defaults to Town Code - have been negotiated and agreed-upon between Staff and the Applicant. Overall, Staff believes these design guidelines will contribute to an attractive and successful development.

The remaining outstanding concerns include:

Sec. 2.1 Image Framework Plan

1. Transportation – Road Classification & Access Spacing concerns – must conform to Town standards and be subject to approved Traffic Impact Studies.
2. Signage – Indicates location of three signs, along I-25 and Hwy 60. These may require an update, as appropriate for final approval draft for Council.

The Community That Cares

johnstown.colorado.gov

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

Sec 2.2 & 2.3 Signage System (Development)

1. Two 80-foot tall towers along I-25 frontage, as well as one 50-foot tower along Hwy 60, east of High Plains Blvd.
 - a. The design and materials are attractive and appropriate.
 - b. The height is of concern. To date, the Town's tallest approved sign height, via the Welty Ridge ODP Amendment 1, is planned for 70-feet tall, also to be located along the I-25 frontage to the west of this proposed development. Staff is concerned at the ever-growing desire to have the tallest sign. Maintaining the 70-foot height as our highway-adjacent P.U.D. maximum seems appropriate and like a minor requested revision. Larger and taller signs are appropriate when addressed the speeds along those highways.
 - c. Staff supports the location of one sign along Hwy 60 and one along the I-25 frontage, and believes this would be more consistent with the application and intent of the Town's sign code. (One per frontage, max 25' height) The proposal for two 80-foot tall signs within approximately 1000 feet of one another seems unnecessary given the considerable additional thematic and substantial signage proposed at entrances and along High Plains Blvd. Staff recommends a revision to one sign along I-25, and one along Hwy 60.
2. Entry Features
 - a. Figure 2.3.5 Entry Pylons – would be placed (per the 2.3 Master Plan) on either side of the High Plains Blvd street. Staff does not have detailed plans on the placement of these – they would need to conform to sight distance triangles, and be set back some minimum distance from public walks. These are proposed at 24-feet to the top of the column, with some general “sculpture” intended to top that, so could conceivably exceed 30 feet in height – which is on-par with an arterial street light height (for comparison).

Staff has noted that the single-family architectural design pages read with many instances of “encourage” and “should” which are challenging for the Town to administer. Town Staff will default to Town Design Guidelines as needed to ensure adequate and appropriate architectural design, and rely on the Ledge Rock Center Design Review Committee (DRC) to ensure their builders and users provide upgraded architecture where that is envisioned.

Section 5.5 and 5.6 are not considered approved by, and will not be enforced by, the Town unless a comparable Town code exists. Notation of this is included on Section 5.5, but not 5.6 and should be added prior to final approval by the Town. An additional housekeeping note would be to update the date on the proposed handbook to the final date of approval.

Staff requests Council direction on these outstanding issues, and on drafting a Resolution that would include recommended Conditions of Approval, such as:

1. Section 2.1 shall include a notation that street accesses and classifications shall meet town standards and be permitted only in conformance with town-approved traffic studies. Any updates to sign locations shall be depicted in the final handbook.
2. Section 2.3 be revised to include allowance for one 70-foot tall sign along I-25 frontage, and one 50-foot tall sign along Hwy 60 frontage, maintaining the other proposed pylons, median art, and signs that would work together to adequately identify this development.

The Community That Cares

www.johnstown.colorado.gov

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

3. Section 5.6 shall include a notation that this section is not approved by the Town, not enforced beyond those areas already regulated by Town Code or standards.

LEGAL ADVICE:

NA

FINANCIAL ADVICE:

NA

RECOMMENDED ACTION:

Approve the Design Handbook for Ledge Rock Center P.U.D., with the recommended conditions from Staff to be reflected in a final approval draft, and direct the Town Attorney to prepare a Resolution.

SUGGESTED MOTIONS:

For Approval: Based on findings and analysis presented at this hearing, I move to Approve the Design Handbook for Ledge Rock Center P.U.D. as presented.

For Approval with Conditions: Based on findings and analysis presented at this hearing, I move to approve the Design Handbook for Ledge Rock Center P.U.D., with the staff's recommended conditions as stated in this memo.

For Denial: Based on information presented in this hearing, I move to deny the Design Handbook for Ledge Rock Center P.U.D. as presented.

Reviewed and Approved for Presentation,



Town Manager

The Community That Cares

www.johnstown.colorado.gov

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