



# Town of Johnstown

## TOWN COUNCIL AGENDA COMMUNICATIONS

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<b>AGENDA DATE:</b>	July 19, 2021
<b>SUBJECT:</b>	Ordinance 2021-206 Approving the North Ridge P.U.D. Outline Development Plan
<b>ACTION PROPOSED:</b>	Hold Public Hearing and Consider Ordinance 2021-206 on First Reading - Approving the North Ridge P.U.D. Outline Development Plan, which supersedes any existing PUD plans
<b>ATTACHMENTS:</b>	<ol style="list-style-type: none"><li>1. Ordinance 2021-206</li><li>2. Vicinity Map</li><li>3. North Ridge Outline Development Plan</li><li>4. PZC Agenda Memorandum – Outline Development Plan</li></ol>
<b>PRESENTED BY:</b>	Kim Meyer, Planning & Development Director

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### AGENDA ITEM DESCRIPTION:

The North Ridge Outline Development Plan (ODP) is connected to, and contingent upon, final adoption of the Ordinances related to the North Ridge Annexation and Zoning. That annexation and establishment of zoning to PUD-MU encompasses 35.32 acres, while the proposed ODP covers additional land for a total of approximately 60 acres. The additional acreage is land annexed into Johnstown, in 2005, as the 402 Exchange Business Park Annexation, and zoned PUD-MU at that time with the intent of commercial and mixed-use development. The ODP area is located along the I-25 frontage road, adjacent to Thompson River Ranch subdivision, county parcels, and the Abundant Life Tabernacle Church. (See Attachment 2).

The Planning & Zoning Commission (PZC) held a public hearing on June 9, 2021, to consider the North Ridge ODP, in conjunction with the proposed annexation and PUD-MU zoning. Public comment was given by two neighbors in the area, with concerns for how the existing ditch will be addressed in development, and requesting a privacy fence along property lines, adjoining the proposed development area. A Thompson River Ranch neighbor is concerned for his mountain views, density, impact on his very low water pressure, and his property value. Concern was also expressed regarding the increase in traffic on CR 18. Staff indicated that the development-level details are noted and will be further addressed at subdivision and development planning. The Applicant spoke of the intent to “culvert” the ditch and that there are existing agreements with the Gard Lateral Ditch Co.; also indicated that likely both parties would likely want perimeter fencing for screening and buffering between these uses.

The proposed ODP clarifies and identifies the proposed mix of uses, densities, and intensities of use, as well as providing a basis for Town staff – through the supplemental materials and reports required including engineering reports, master traffic study, and similar – to ensure that the proposed development plan is feasible for this location.

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The ODP document (See Attachment 3) illustrates:

<b>Planning Area</b>	<b>Acreage</b>	<b>Use</b>	<b>Density/Intensity</b>	<b>Imperv Lot Coverage</b>	<b>Height</b>
A	±14.2 Ac	Commercial	432,986 SF Max	70%	130 ft
B	± 3.2 Ac	Commercial	83,635 SF Max	60%	85 ft
C	± 7.1 Ac	Commercial	154,638 SF Max	50%	85 ft
D	±12.0 Ac	Office/Commercial	261,360 SF Max	50%	50 ft
E	±23.4 Ac	Residential	10 DU/Ac. Max	na	35 ft

There is language within the ODP that also allows some flexibility once more detailed development plans are proposed, which permits transfers of acreages between planning areas of up to 30%, to accommodate opportunities or obstacles encountered with the market or in detailed engineering and site design. Basic development standards are included, with more detailed design guidelines are expected with subsequent development plans which are expected to closely mimic those of The Ridge (formerly The Villages at Johnstown) immediately to the south of this.

Commercial Development standards would provide for a 50-foot building setback, and 20-foot parking setback from the I-25 corridor, and 20-foot setback for buildings and parking from the frontage road right-of-way. A minimum of 20% of commercial lots will be landscaped areas. Few specific uses were included in this ODP – mentioning only “a wide range of commercial development uses, which could include office, retail, private garage condominiums, hotel development or similar uses.” Staff generally supports these development standards, given the size of the lots remaining after the recent frontage road realignment, and the distance of Planning Area A from the main flow of highway traffic, but would seek to narrow and better understand that “wide range” of uses with updated development guidelines with preliminary and final development plans and subdivision.

The Residential area is currently under design and conceptual plans and indications with Staff is that the units will be proposed as for-sale, fee simple lots for small-lot single family, with a comparable design to the courtyard homes located to the north. The minimum 1400 SF lot size would be applicable primarily to a medium-density, townhome-type attached unit, and would necessarily increase as various types of housing types are proposed to accommodate required parking, drives, and setbacks. The residential area will be required to provide a minimum of 30% open space, which may include plazas, walks/trails, and other “hardscape” as well as landscaped areas.

Infrastructure capacity exists and/or will be constructed as development warrants. Town systems can adequately handle this additional demand.

The Johnstown Review Committee reviewed this project and provided redlines and comments, which have been addressed by the Applicant or will be incorporated into future development plans. Referrals of this ODP were sent to Loveland and Larimer County, comments related to future development plans or the annexation only.

The Planning & Zoning Commission Agenda Memorandum attached (See Attachment 4) provides further background and details. The property has been undeveloped agricultural land until recently. The memo also describes notification and a remote Neighborhood Meeting held on April 27, 2021, which no neighbors attended.

Based upon the materials submitted, analysis, and findings, the PZC approved a motion (4-0) to recommend to Town Council approval of this zoning request.

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**LEGAL ADVICE:**

Ordinance was prepared by the Town Attorney.

**FINANCIAL ADVICE:**

NA

**RECOMMENDED ACTION:**

Approve Ordinance 2021-206 Approving the North Ridge P.U.D. Outline Development Plan on First Reading.

**SUGGESTED MOTIONS:**

**For Approval**

I move that the Town Council approve Ordinance 2021-206 Approving the North Ridge P.U.D. Outline Development Plan on First Reading.

**For Approval with Conditions:**

I move to approve Ordinance 2021-206 Approving the North Ridge P.U.D. Outline Development Plan on First Reading, with the following conditions...

**For Denial**

I move to deny Ordinance 2021-206 with the following findings...

*Reviewed and Approved for Presentation,*



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Town Manager