



Larson Property

Zoning Concept Review

Town Council February 18th, 2025

Zoning Concept Plan Review Summary

Previous Land Use Development Code

Proposal 1

- Original Concept
- PUD Zoning
- 213 5,300 SF Lots
- 106 6,300 SF Lots
- 144 Units of Multi-Family

Proposal 1 Presented to Planning Commission

- Updated Concept following Neighborhood Meeting
- PUD Zoning
- 209 5,300 SF Lots
- 78 6,300 SF Lots
- 19 7,500 SF Lots
 - Lot sizes increased in response to request from Rolling Hills Ranch
- 140 ± Units Multi-Family
- Increased buffer from 20' to 50' adjacent to Rolling Hills Ranch
 - This larger buffer allows for a larger east-west pedestrian corridor to Nelson Farm Ball Fields

Proposal 1 Presenting to Town Council

- Updated Concept following Planning Commission
- PUD Zoning
- 209 5,300 SF Lots
- 57 6,300 SF Lots
- 36 7,500 SF Lots
- 120 ± Units Multi-Family
- Increased buffer from 20' to 50' adjacent to Rolling Hills Ranch

Original Concept Plan Proposal #1



Proposal 1

- Original Concept
- PUD Zoning
- 213 5,300 SF Lots
- 106 6,300 SF Lots
- 144 Units of Multi-Family

Updated Concept Plan Proposal #1 Presented at Planning Commission



Proposal 1 Presented to Planning Commission

- Updated Concept following Neighborhood Meeting
- PUD Zoning
- 209 5,300 SF Lots
- 78 6,300 SF Lots
- 19 7,500 SF Lots
 - Lot sizes increased in response to request from Rolling Hills Ranch
- 140 ± Units Multi-Family
- Increased buffer from 20' to 50' adjacent to Rolling Hills Ranch
 - This larger buffer allows for a larger east-west pedestrian corridor to Nelson Farm Ball Fields

Updated Concept Plan Proposal #1 Presented at Town Council

Proposal 1 Presenting to Town Council

- Updated Concept following Planning Commission
- PUD Zoning
- 209 5,300 SF Lots
- 57 6,300 SF Lots
- 36 7,500 SF Lots
- 120 ± Units Multi-Family
- Increased buffer from 20' to 50' adjacent to Rolling Hills Ranch





Concept Plan adjustments from Neighborhood Meeting & Planning Commission

- Residents requested larger buffer between Rolling Hills Ranch and Development
 - Adjusted open space areas throughout to allow for larger buffer yard
 - Buffer yard increased to 50' to allow pedestrian connectivity corridor
 - Sidewalk and landscaping will be installed in this area to be determined at a later stage of development
- Lot size complementary to Rolling Hills Ranch
 - Increase lot sizes to minimum 75' in width
- No Connection to Brittany Avenue
 - Removed connection at Brittany Avenue
- Reduced Multi-Family Density



Zoning Concept Plan Review Proposal #2

Current Land Use Development Code

- R-2 & R-3 Zoning
- 223 5,300 SF Lots
- 127 6,300 SF Lots

Zoning Concept Plan Review Proposal #2

- R-2 & R-3 Zoning
- 223 5,300 SF Lots
- 127 6,300 SF Lots





Zoning Concept Plan Review Proposal #3

Previous Land Use Development Code

- SF-1 Zoning Designation
- 331 6,300 SF Lots

Zoning Concept Plan Review Proposal #3

- SF-1 Zoning Designation
- 331 6,300 SF Lots





Journey Homes Developments in Town of Johnstown

- Clearview – 226 SF
- Clearview – 56 MF
- Johnstown Farms – 75 SF
- Rocksbury Ridge – 231 SF
- Southridge – 305 SF
- The Ridge – 122 SF
- The Overlook – 378 MF