



# Town of Johnstown

## PLANNING & ZONING COMMISSION AGENDA MEMORANDUM

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<b>ITEM:</b>	<b>Public Hearing for the South Ridge PUD Design Guidelines</b>
<b>DESCRIPTION:</b>	Proposed South Ridge PUD Design Guidelines for approximately 80 acres of Residential Development
<b>LOCATION:</b>	South of Freedom Parkway (LCR 18) and West of LCR 3E
<b>APPLICANT:</b>	Southridge HoldCo, LLC
<b>STAFF:</b>	Justin Currie, Planner II
<b>HEARING DATE:</b>	December 14, 2022

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### EXECUTIVE SUMMARY

The project includes the submitted South Ridge Design Guidelines (Attachment 2), that would apply to the properties previously encompassed in the South Ridge PUD Outline Development Plan (ODP) (See Attachment 4) for additional residential development as an extension of The Ridge PUD. These Design Guidelines (DGs) would apply to current and future development projects.

### ATTACHMENTS

- 1- Vicinity Map
- 2- Proposed South Ridge Design Guidelines
- 3- Staff changes/edits to South Ridge Design Guidelines
- 4- Approved South Ridge Outline Development Plan (ODP)

### PROPERTY DATA

Zoning / Land Use:	PUD-R / undeveloped
Surrounding Zoning / Land Use:	
North:	PUD-MU – The Ridge Filing No 2 / SF neighborhood
East:	Larimer County 'RR2' residential / agricultural
South:	Larimer County 'RR2' residential / agricultural
West:	Larimer County 'RR2' residential / agricultural

### PROPERTY BACKGROUND

Property was annexed and zoned PUD-R, as the South Ridge Annexation and PUD in 2022. The Applicant submitted a plat and development plan, which are in development review, that would provide public streets, open and park space, and lots for residential uses.

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

## PROJECT OVERVIEW

The Applicant is proposing Design Guidelines that generally include:

1. Provide a manual to ensure the character of South Ridge is maintained throughout the development
2. Provide instruction on acceptable site planning

## STAFF ANALYSIS

The proposed design guidelines largely comply with Town Code and regulations and the South Ridge ODP, however, after on-going reviews Town Staff proposes that additional items be removed and/or better clarified.

**Land Use:** The Applicant included multi-family as an allowed use, but per the South Ridge ODP, multi-family/apartments are not an approved use. Per the ODP only “Large lot homes, traditional single-family detached and/or single-family attached” are the allowed land uses, so to ensure compliance and clarity, Staff would strongly recommend that all references to multi-family development be removed from these design guidelines prior to being presented to Council.

**Required Fencing:** Town Code and Design Standards require fencing along adjacent arterial and major collector rights-of-way, with masonry columns, and open/split-rail fencing adjacent to open spaces. Recently, the Town has encountered issues with other development related to questions of responsibility for construction of fencing (developer or homeowner), what type of fence can be used, and where each type of fencing is required or may be installed. Staff is recommending that the Applicant add language or a graphic to the design guidelines clarifying the Town-required fencing along arterial and major collector streets along with any additional internal fencing requirements or design standards that may be permitted within the subject property area.

**Residential Architectural Standards:** Town Design Standards require that a minimum of 30% of the front façade (less windows and doors) be masonry with at least 24” of wrap around the corners. The proposed standards call for a minimum of 20% with no 24” wrap, Staff is asking that the Applicant either remove that standard and default to the minimum Town standard or demonstrate and provide a rationale as to how this results in “as good or better” development than the current standard. This standard has been in place throughout the Town for some time, and feels it should remain for this development.

In most other respects, these proposed guidelines provide for a high-quality development that meets or exceeds the Town’s current standards, and Staff believes they will serve the development and the community well. Where these guidelines do not address an issue or standard, the PUD defaults to current Town Code and Design Guidelines. Staff has no further concerns, if those recommended revisions can be made to the document prior to presentation to Council.

## NOTICE

Notice for the Planning & Zoning Commission hearing was published in the local paper of widest circulation, the Johnstown Breeze, on Thursday, November 24, 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 were mailed to all property owners within 500 feet of the property in question. No public comments have been received by Staff as of the date of publication of this report.

## **RECOMMENDED PLANNING AND ZONING COMMISSION FINDINGS AND MOTIONS**

### **Findings:**

1. The proposed South Ridge Design Guidelines are in alignment with the current Johnstown Area Comprehensive Plan and its Future Land Use Plan, as well as the South Ridge PUD Outline Development Plan.
2. The proposed guidelines provide “as good or better” development to the Town, than strict implementation of current Town Code for residential development would provide.

### **Recommended Motion – Approval with Conditions**

Based on the application received, associated submittal materials, and the preceding analysis, the Planning & Zoning Commission finds that the proposed South Ridge Design Guidelines further the *Johnstown Area Comprehensive Plan* goals, and are generally compatible with all other applicable Town standards and regulations, and therefore moves to recommend to the Town Council Approval of the South Ridge Design Guidelines based upon the findings as stated in this staff report, on the condition that the following revisions are made prior to the Council hearing:

1. Removal of all references to “Multi-Family” development.
2. Clarify responsibility for installation of fencing, where fencing is required or permitted, and what types and designs are required or permitted within the project site.
3. Remove the conflicting façade masonry requirement of 20%, or provide written justification and graphic representation of how reducing the front façade masonry requirement is “as good or better” than current Town design requirements.

### **Alternate Motions**

- A. Motion to Deny: “I move that the Commission recommend to the Town Council denial of the South Ridge Design Guidelines.”

Respectfully Submitted:



Justin Currie  
Planner II