

DEVELOPMENT CODE REWRITE / UPDATE

JOHNSTOWN, CO

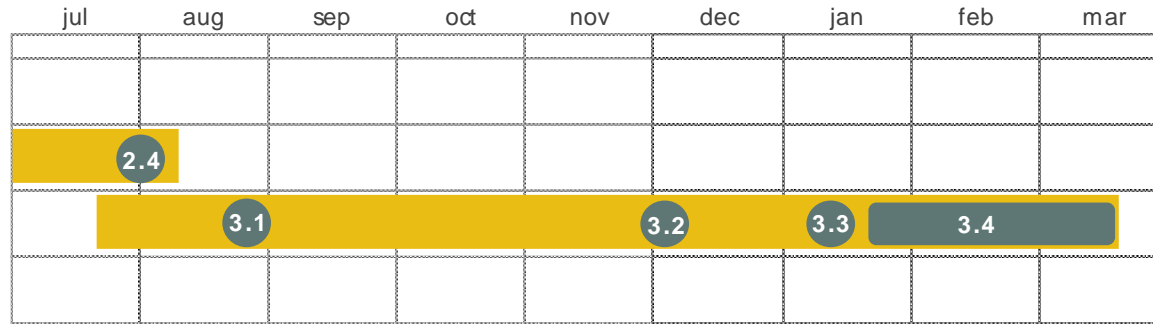
Town Council Work Session | December 12, 2022



- 
- Project Overview
 - Development Code Update
 - Opportunities
 - What We Have Heard
 - Regulatory Implication
 - Approach
 - Regulation Framework

AGENDA

SCHEDULE



- Task 2.1 Critical Issues Summaries
- Task 2.2 Public Open House
- Task 2.3 Critical Issues Workshop
- Task 2.4 Draft Regulation Framework

- Task 3.1 Initial Draft
- Task 3.2 Public Open House/
Officials Work Session
- Task 3.3 Adoption Draft
- Task 3.4 Public Hearings

Johnstown is **RESILIENT**

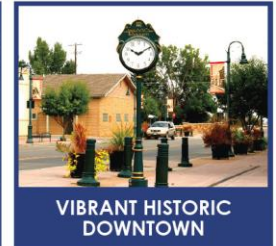
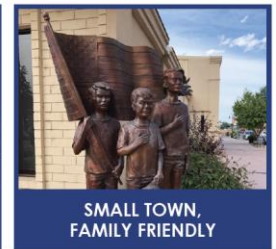
- Preserve **Natural** Systems
- Build **Housing** Variety
- Adequate **Public Facilities**
- Concentrate **Employment** Hubs
- Promote **Agriculture** Heritage

Johnstown is **VIBRANT**

- Design **Diverse** Neighborhoods
- Strengthen **Walkable** Downtown
- Neighborhood **Activity** Centers
- Community **Corridors & Gateways**

Johnstown is **CONNECTED**

- Open **Spaces** + Gathering **Places**
- **Multimodal** Streetscape Design
- **Connected** Street Networks

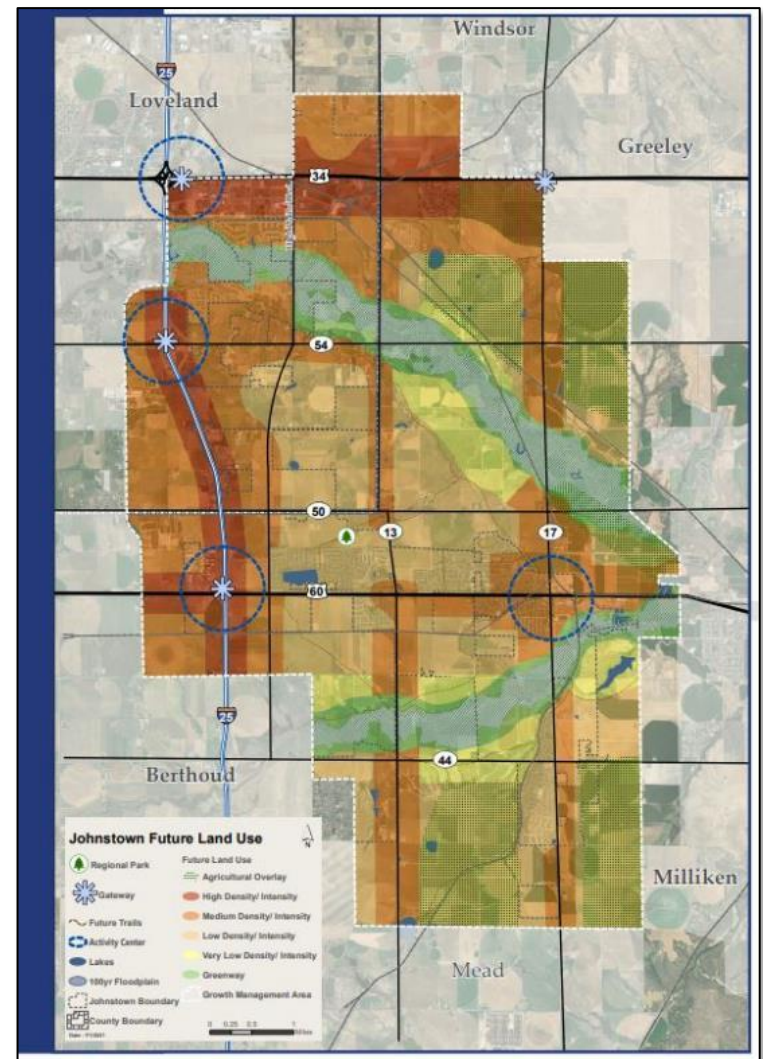


FUTURE LAND USE MAP

Future Land Use Framework

- Development density / intensity (“Heat Map”)
 - Scale of development
 - Corridor alignment
- Use mix – non-residential / residential
 - High to Very low Density/Intensity
- Greenways - Floodplains & River Corridor
- Agricultural overlay
- Activity Centers & Gateways
 - Opportunities for conservation tools
- Character driven
 - Character driven

PATTERN OF DEVELOPMENT



■ Streets

- Weak connectivity & continuity standards
- Lack bike / pedestrian accommodations
- Lack contextual design

■ Housing & Neighborhoods

- Lack scale, form & format standards
- Density standards – support larger projects
- Lack neighborhood design standards

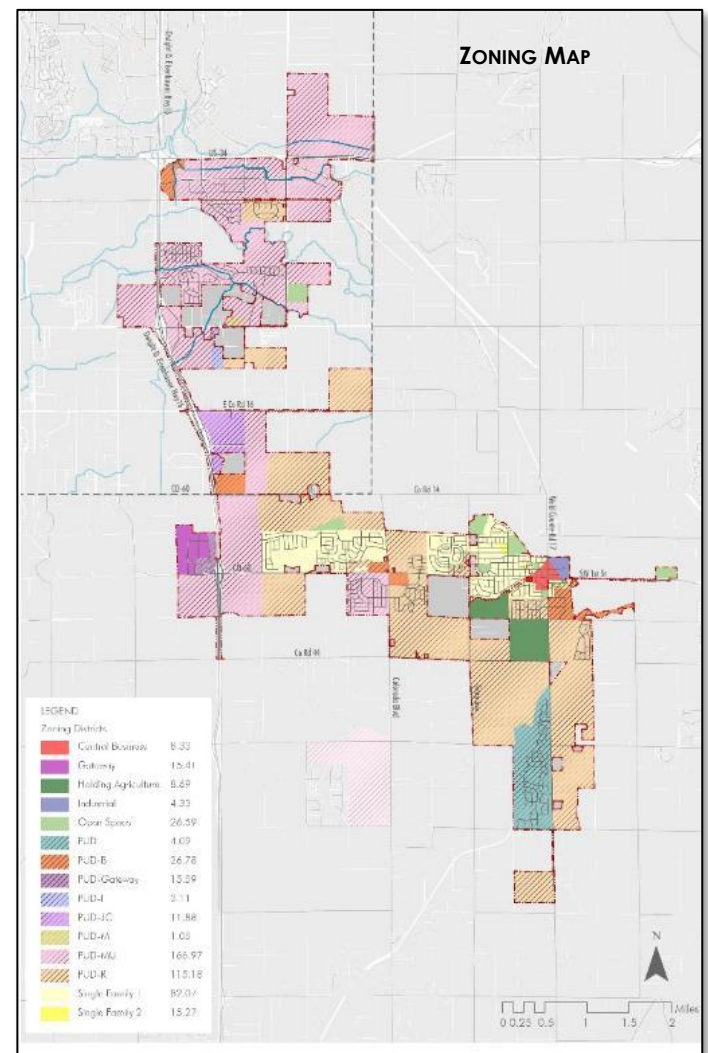
■ Walkable Commercial

- No distinction of scale or format for compatibility
- Parking standards lack context and flexibility
- Mismatch development standards
- PUD – lack standards, relies on process

■ Community Design

- Heavy reliance on numerous PUD/design guidelines
- Livability / open space / parks requirements - working?
- FAR (floor area ratio) – abstract, unintended consequences
- Standards lack nuance, and specifics

CODE ANALYSIS



PUD

- -MU Mixed Use
- -R Residential
- -MH Mobile Home
- -B Business
- -V Village
- -I Industrial
- -JC Johnson's Corner

Residential

- SF-1 Single Family
- SF-2 Duplex
- MF-1 Duplex+

Commercial

- NC Neighborhood
- CB Central Business
- GC Gateway Comm

Industrial

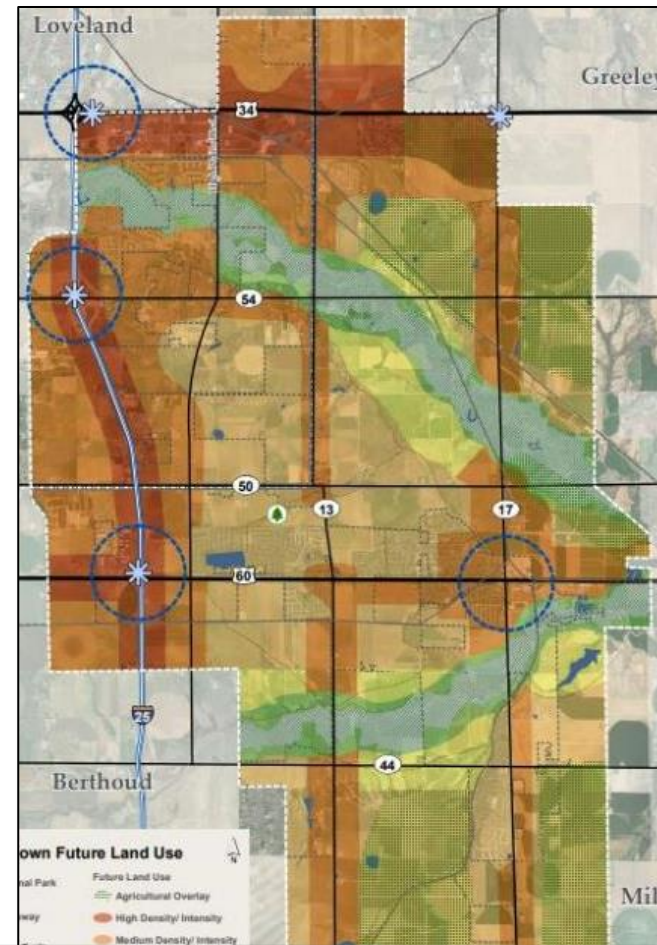
- I Industrial
- G Gateway/Lt Ind

General Use

- O Rec & Open
- H-A Holding Ag

Analysis:

- Unused, underused, or narrowly defined districts
- Heavy use of PUDs & Design Guidelines
- "O" not used for stated purpose
- Consider expansion of some district types to align with Comp Plan areas makes implementation logical
- Flexible code to incentivize straight zoning over PUD creation



ZONING OVERVIEW

Agricultural & Natural

- preservation vs. integration with development
- ag-supportive infrastructure
- ag-supportive uses

Public space

- street networks and connectivity
- multimodal streets
- streetscape design
- open space

Neighborhoods

- design & context
- housing variety
- walkability
- mixed-density



Commercial destinations

- walkable vs. car-oriented
- regional- vs. neighborhood-scale
- mix of uses, design, parking



CRITICAL ISSUES

Topical Examples

- Variety of communities / neighborhoods
- Demonstrate different methods / practices
- Assess the appropriateness for Johnstown
- Define the what & how



SOUTH VILLAGE
South Burlington, VT

PROJECT OVERVIEW

South Village is a farm-based, pedestrian friendly neighborhood with a variety of housing types including single-family homes, duplexes, townhomes, and multifamily buildings. A 12-acre organic farm at the heart of South Village plays a vital role in connecting South Village residents to local food production, farm programs, open space, and community social space.

Total Area: about 102 acres



PROJECT HIGHLIGHTS

Connectivity: ■■■■

- Small block sizes, with walkable tree-lined streets.
- Trails connect the entire neighborhood from south to north farm.

Open Space: ■■■■

- Significant nature preserve abuts the neighborhood on the west.

Development: ■■■■

- Walkable neighborhood residential building
- Agriculture farm on neighborhood site social spaces for use

Notes: Rate □

PRIVATE DEVELOPMENT: BUILDING TYPES

<p>Townhome Housing</p> <p>Lot Size: 2,241 sq. ft. Frontage Type: Neighborhood yard Entry Feature: Porch, portico</p>	<p>Detached House</p> <p>Lot Size: 6,090 sq. ft. Frontage Type: Suburban Yard Entry Feature: Porch, portico</p>
<p>Detached House</p> <p>Lot Size: 3,631 sq. ft. Frontage Type: Neighborhood yard Entry Feature: Slope, porch, portico</p>	<p>Duplex</p> <p>Lot Size: 8,460 sq. ft. Frontage Type: Neighborhood yard Entry Feature: Porch</p>

All lot sizes estimated from google map.

Agricultural & Natural Systems

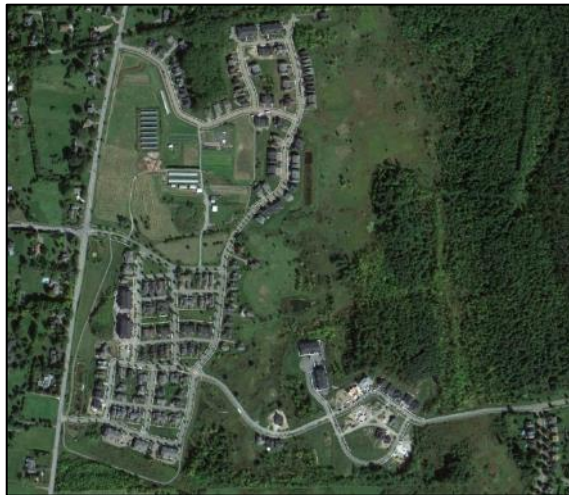
- protect wildlife and ecological functions
- enhance recreational space & connectivity
- reduce impact to public infrastructure
- protect town heritage & community character



OPPORTUNITIES

Agricultural & Natural Systems

- Account for transition from ag to non-ag. uses
- Allow continuation of ag uses & practices
- Water Conservation & irrigation issues – consider ditches
 - integrate with parks & recreation uses
- Consider public ownership/stewardship of ag. land – local model
- Mindful of traffic impacts on and from ag. uses



WHAT WE'VE HEARD

Agriculture & Natural Systems

- Retain the H-A (Holding Agriculture) Zone
- Promote Conservation Pattern in H-A and R-1 zoning for “very low intensity” and “agriculture overlay” areas of plan.
 - Density bonus & additional housing type
 - Increasing bonus based on extent of conservation set aside.
- Open spaces “systems” & design types
 - Subdivision-scale (*public / metro district*)
 - Neighborhood- / development-scale (*metro district / common*)
 - Site-scale (*common / private*)



Street Networks

- street networks - local and regional connectivity
- inter-neighborhood connectivity
- multimodal street design
- streetscape design that support the context



OPPORTUNITIES

Street Networks

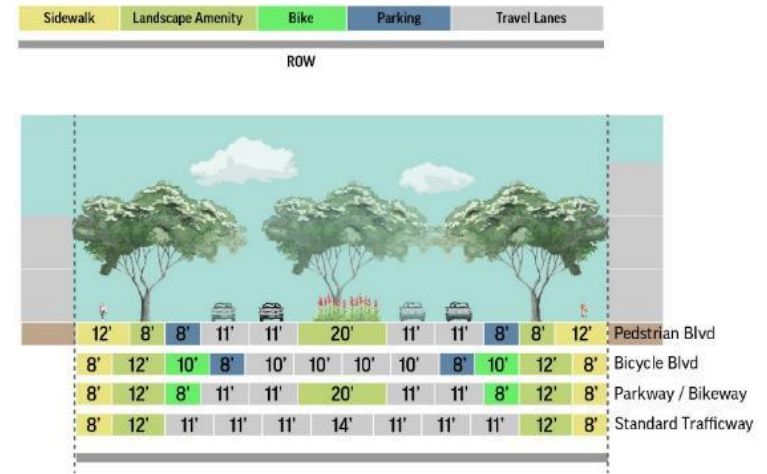
- need to connect neighborhoods – current and future
- better connectivity north to south needed
 - as growth occurs
- make multi-modal connections



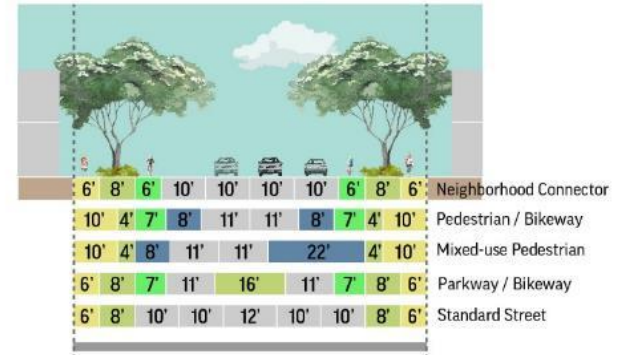
WHAT WE'VE HEARD

Street Networks

- Increased street connection standards based on planning context
 - High-intensity / activity centers.
 - Moderate- & low-intensity / neighborhoods
 - Very low-intensity / greenway areas
- Contextual Street Design – add “design types” to current functional class
 - Pedestrian streets
 - Bikeway
 - Parkway
 - Neighborhood
- Complete Street – allocate elements based on context & type



Major Arterial
120' ROW, 80' Street Width



Collector
80' ROW, 52' Street Width

Housing & Neighborhood Design

- Focus on neighborhood details
- Use building types to set expectations
- Enable a variety of compatible building types
- Use objective design standards to create neighborhood distinctions



OPPORTUNITIES

Housing & Neighborhood Design

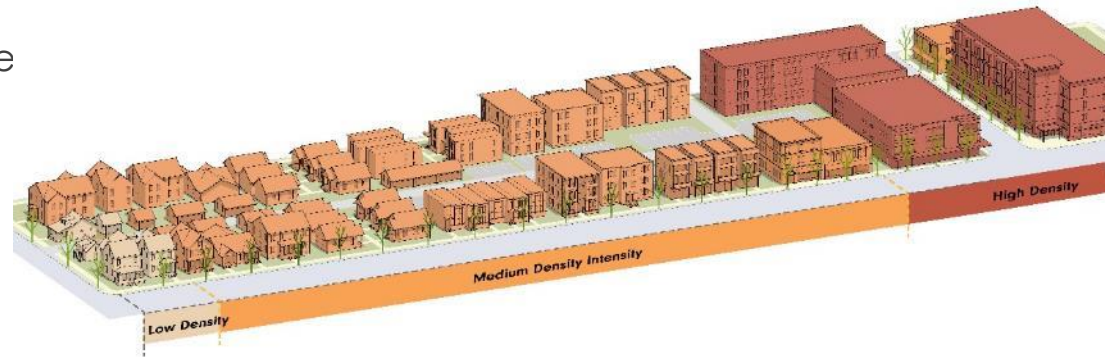
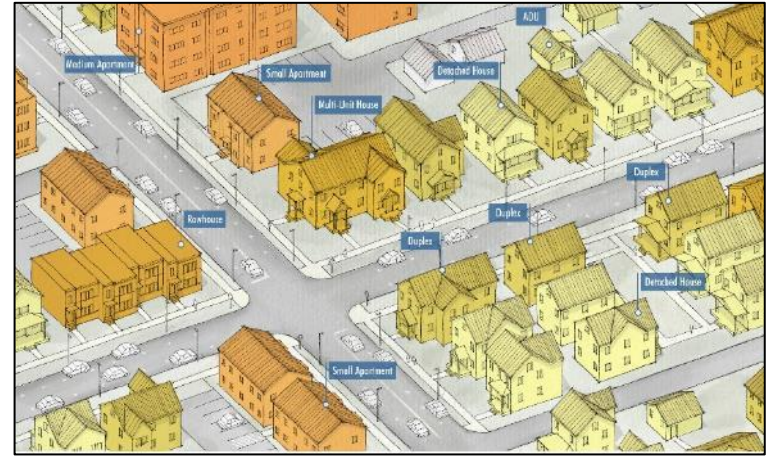
- Variety (affordability comes from variety & diversity of types)
- Small lots fit well in mixed use areas
 - Provide “Missing Middle” housing
- Larger lots to create some more traditional & rural/estate areas
- Mixed-density neighborhoods are good
- Neighborhood commercial to provide local services



WHAT WE'VE HEARD

Housing & Neighborhood Design

- Building Types – define types to create variety and compatibility
- Expand three residential districts based on scale, form, and density
- “Public Realm” Design – streetscapes, public & civic spaces
- Development Standards – scale, mass and frontage treatments
- Mixed-density Requirements – require for larger-scale projects
- Alternative patterns
 - *Courtyard Pattern*
 - *Conservation Pattern*
 - *Small-format Housing Pattern*



APPROACH

Walkable Commercial Places

- Connected, walkable destinations
- Variety of uses – define format and scale
- Contextual site and development standards
- Optimize parking - on-street, shared, etc.
- Transitions/ relationships of places to neighborhoods



OPPORTUNITIES

Walkable Commercial Places

- Current regulations lack pedestrian standards
- Need to be flexible to changing markets
- Opportunities
 - Neighborhood / small town feel
 - People-oriented destinations – multiple uses

WHAT WE'VE HEARD



Walkable Commercial Places

- Retain CB district for downtown with greater form & design standards
- Expand three mixed-use districts based on scale and intensity
- Permitted uses table - consolidated
 - *Broad general categories (flexible / mixed use)*
 - *Distinguish types by scale / intensity / impact (coordinated to plan & places)*
- Contextual design –
 - *Frontages*
 - *Building massing / design*
 - *Open space*
- Parking – optimize to context



APPROACH

Code Structure

- Organization – logical framework
- Simplicity, understanding –
 - Plain language (avoid legalese)
 - Tables and graphics for clarity
- Design – scale, format, details... and use
- Flexibility –
 - Intent and design objectives
 - Ranges and alternatives
 - Procedures and criteria
- Approvals –
 - Streamline
 - Administrative vs. Quasi-Judicial Hearings
 - PUD – need clear standards & process

REGULATORY FRAMEWORK



SUMMARY OF CONTENTS:

Article 1 General Provisions

- 17-1-1 Title
- 17-1-2 Authority
- 17-1-3 Purposes
- 17-1-4 Applicability
- 17-1-5 Administration
- 17-1-6 Interpretation
- 17-1-7 Nonconformities
- 17-1-8 Enforcement

Article 2 Procedures

- Summary Table
- 17-2-1 General – All Applications
- 17-2-2 Platting
- 17-2-3 Zone Change
- 17-2-4 Planned Development
- 17-2-5 Site Plan – Full Review
- 17-2-6 Site Plan – Administrative
- 17-2-7 Alternative Compliance
- 17-2-8 Conditional Use Grant
- 17-2-9 Variance
- 17-2-10 Appeal of Administrative Decision
- 17-2-11 Text Amendment
- 17-2-12 Vested Property Rights
- 17-2-13 Annexation

Article 3 Subdivision & Community Design

- 17-3-1 Street Design
- 17-3-2 Open & Civic Space Design
- 17-3-3 Blocks & Lots
- 17-3-4 Required Improvements
- 17-3-5 Community Facilities & Fees

Article 4 Zone Districts & Uses

- 17-4-1 Zone Districts
- 17-4-2 Allowed Uses (Use Table)
- 17-4-3 Accessory Uses
- 17-4-4 Specific Use Standards
- 17-4-5 District Performance Standards

Article 5 Residential Development & Design

- 17-5-1 Intent & Applicability
- 17-5-2 Residential Development Standards
- 17-5-3 Neighborhood Design
- 17-5-4 Special Patterns

Article 6: Nonresidential Development & Design

- 17-6-1 Intent & Applicability
- 17-6-2 Nonresidential development Standards
- 17-6-3 Nonresidential Design

Article 7 Access & Parking

- 17-7-1 Intent & Applicability
- 17-7-2 Access & Circulation
- 17-7-3 Required Parking
- 17-7-4 Parking Design

Article 8 Landscape Design

- 17-8-1 Intent & Applicability
- 17-8-2 Plant Requirements
- 17-8-3 Buffers & Screens
- 17-8-4 Plant Specifications
- 17-8-5 Fences & Walls

Article 9 Signs

- 17-9-1 Intent & Applicability
- 17-9-2 Exempt Signs
- 17-9-3 Sign Allowances
- 17-9-4 Standards Applicable to All Signs
- 17-9-5 Standards for Specific Sign Types
- 17-9-6 Design Guidelines
- 17-9-7 Alternative Compliance

Article 10 Supplemental Standards

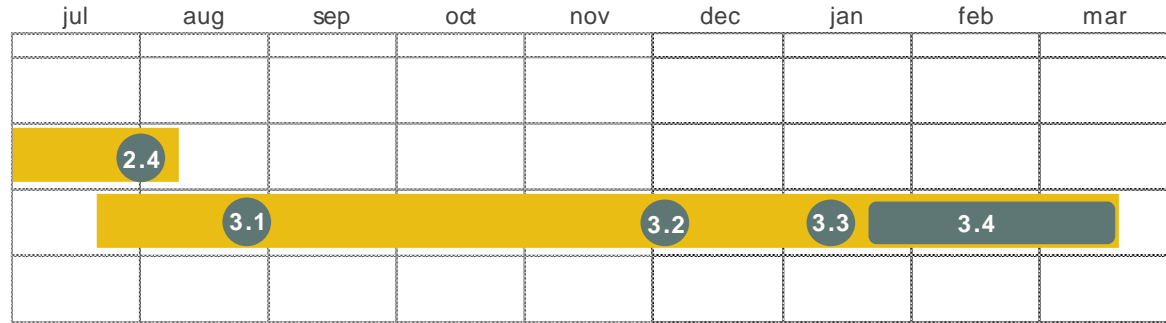
- 17-10-1 Telecommunications
- 17-10-2 Oil & Gas
- 17-10-3 Flood Prevention
- 17-10-4 Local Improvement Districts

Article 11 Definitions

- 17-11-1 Defined Terms
- 17-11-2 Description of Uses



DISCUSSION / QUESTIONS / BIG ISSUES



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- draft articles – through December
- review and discussion – January
- adoption – February & March

NEXT STEPS

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