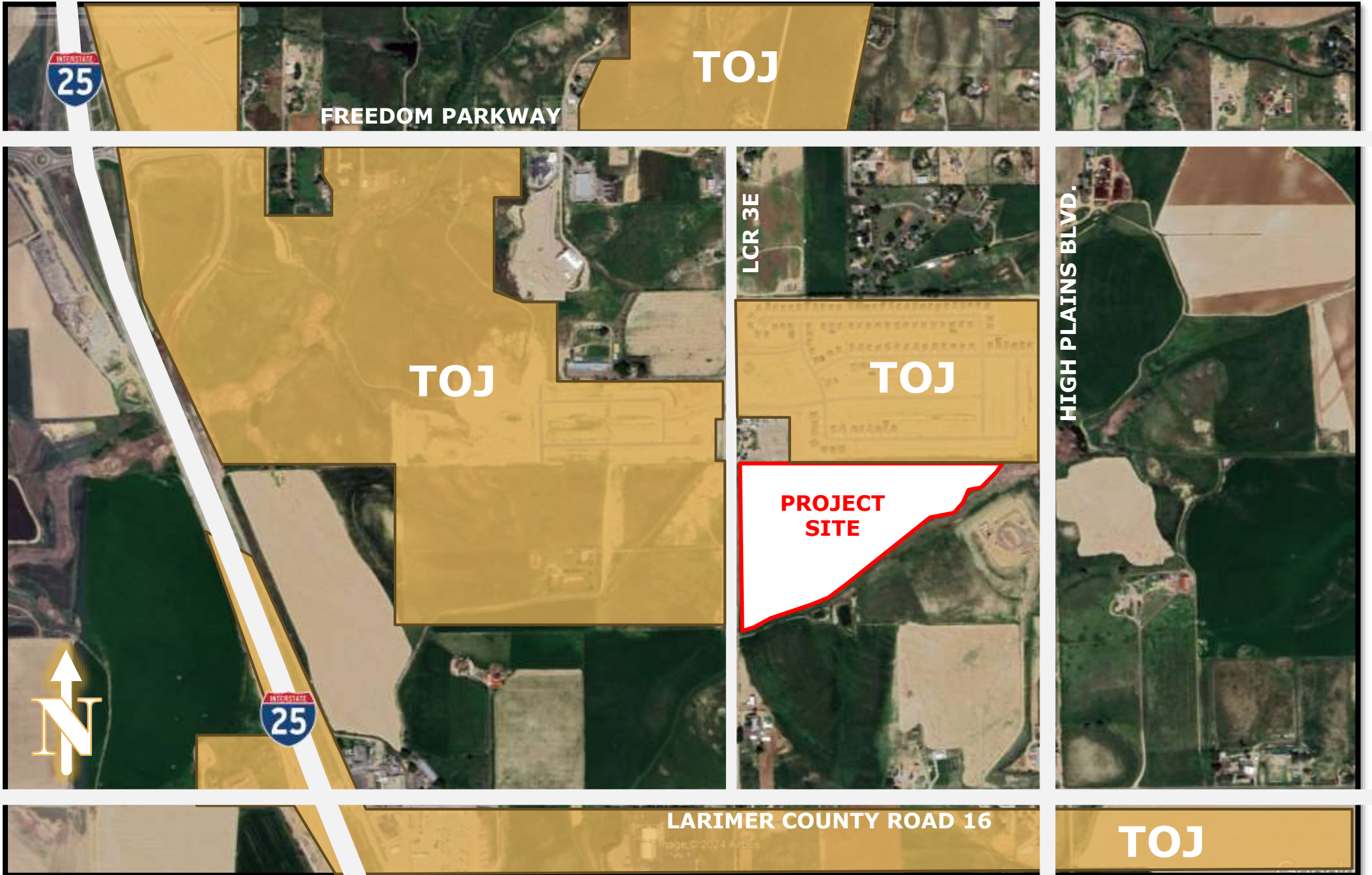
The background features a large, light-colored watermark of the Town of Johnstown seal. The seal is circular and contains the text "TOWN OF JOHNSTOWN" at the top and "COLORADO" at the bottom. In the center of the seal is a stylized mountain range with three peaks. The text "EST. 1903" is also visible within the seal's border.

Blue Spruce Ridge Zoning CASE ANX23-0001

Town Council
October 21, 2024

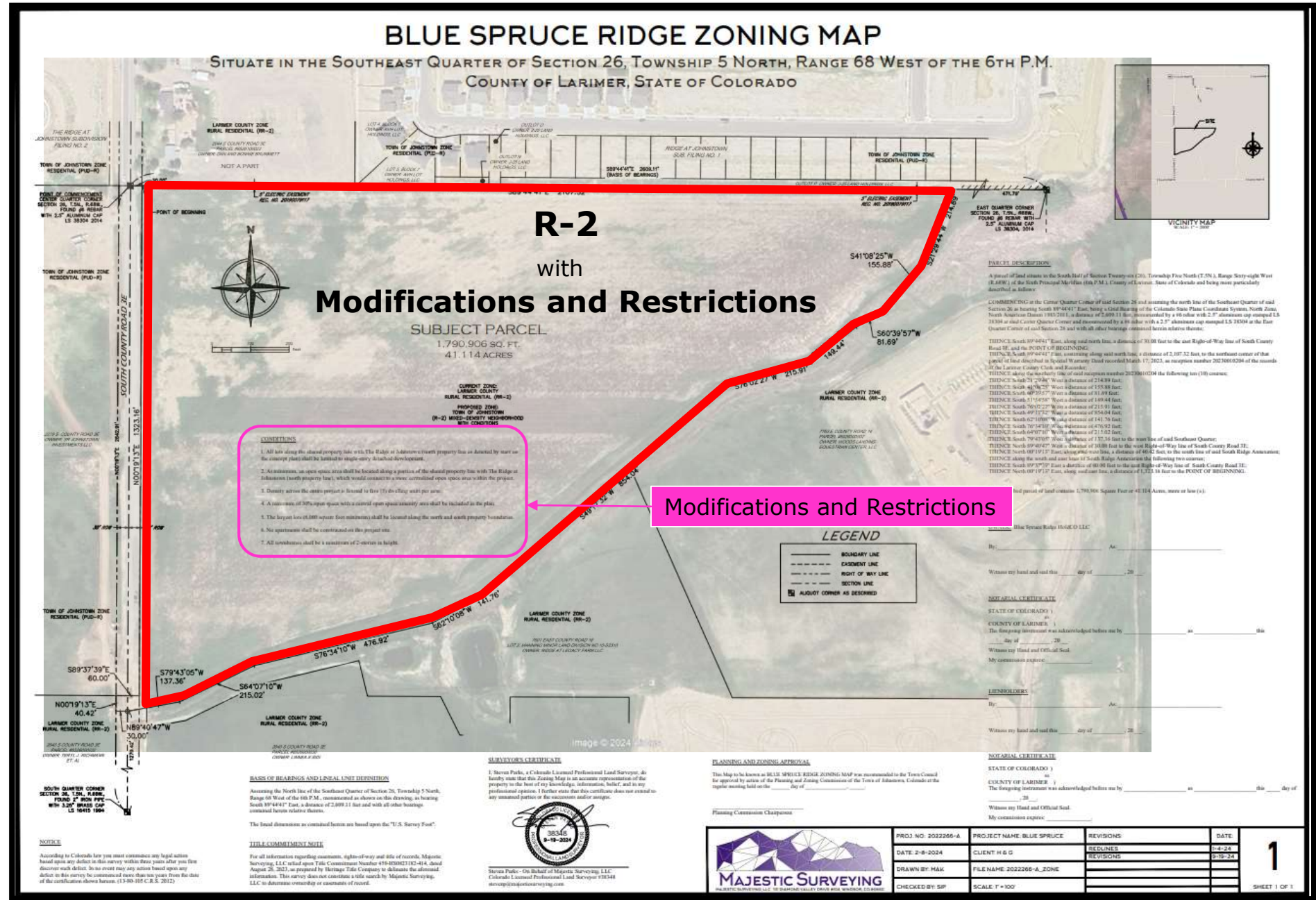
The Community that Cares

VICINITY MAP

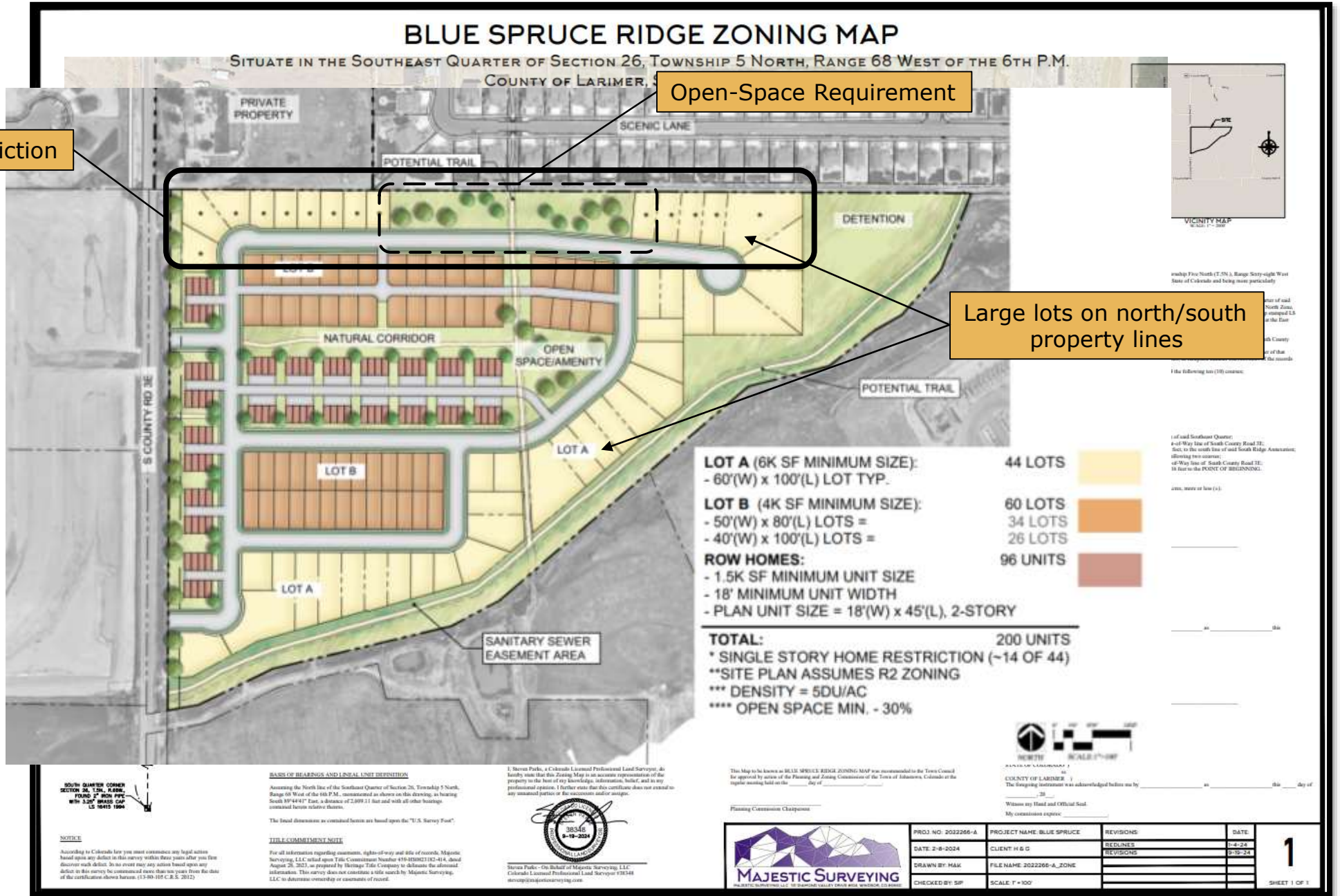


ADJACENT
ZONING

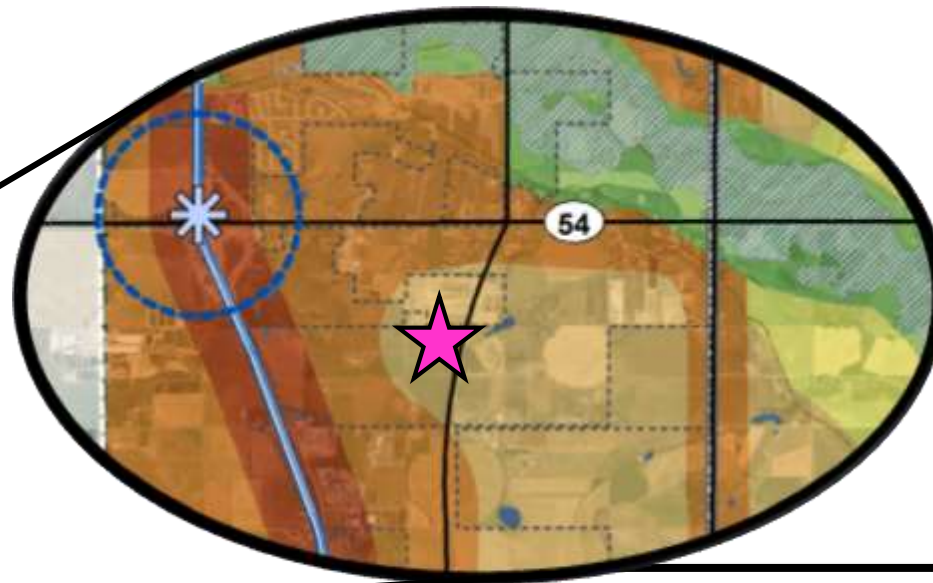
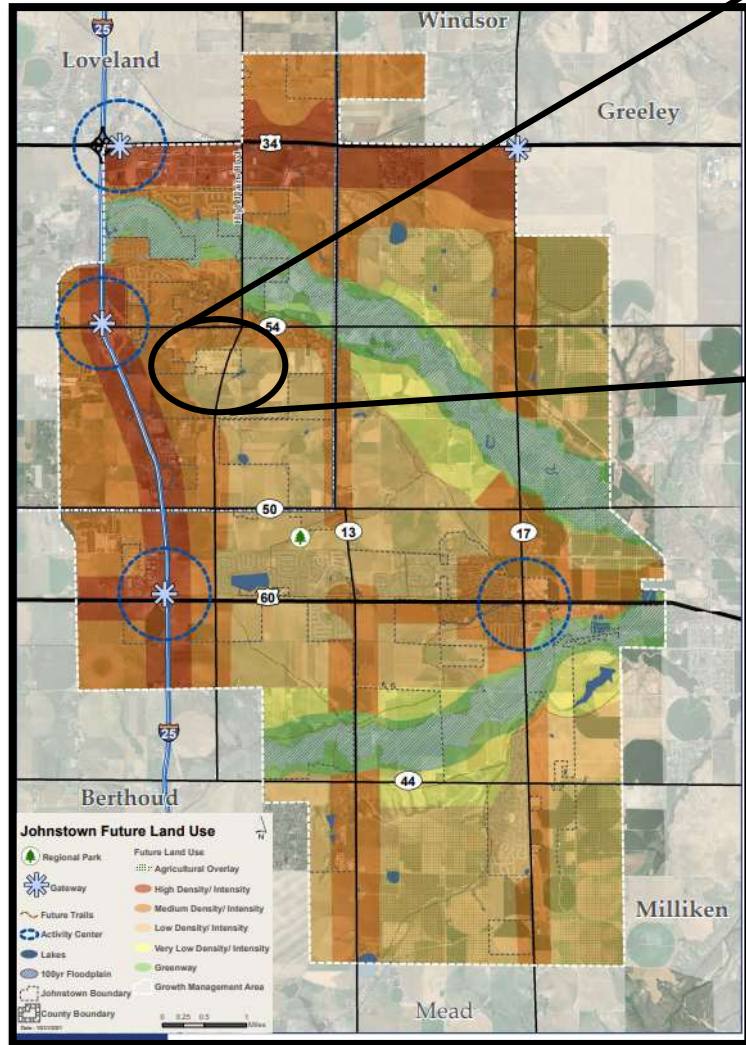




CONCEPT PLAN



ZONING COMPREHENSIVE PLAN



- High Density/ Intensity
- Medium Density/ Intensity
- Low Density/ Intensity
- Very Low Density/ Intensity

LOW DENSITY/INTENSITY (LDI)

INTENT & DESIRED CHARACTER

A Low Density/Intensity area (LDI) will be generally characterized by a higher percentage of residential, predominantly lots for single-family detached homes, with some lower-density townhomes or duplexes/quad homes. Commercial will be less prominent and focused on neighborhood-level services such as a convenience store, gas station, "mom & pop" service shops, auto shop, salon, or restaurant, and other uses parks, libraries, schools.

Low Density/Intensity areas will occur along collector and local street corridors, and are likely to be adjacent to MED and HDI areas, which serve to buffer LDIs from major street corridors and higher commercial areas. LDIs will serve to offer complete neighborhoods with easy access to neighborhood services, parks, schools, and be connected to adjacent neighborhoods and multi-modal corridors, with trails and walks.

Commercial areas in LDIs will feature smaller building footprints (25,000-30,000 SF), and be focused on providing smaller scale retailers and services oriented toward the immediate neighborhood and community, with more walkability and attractive landscaping that helps slow traffic, and break-up parking areas, and provides outdoor space to gather. Sidewalk cafes and plazas offer patrons enjoyable places to meet and eat, gather and chat with neighbors. The commercial uses may occur in small commercial centers with multiple businesses, with residential commercial areas of around 200-300 SF.

Residential neighborhoods will provide multiple housing and lifestyle options within a more suburban setting. An LDI neighborhood may utilize winding internal streets and cul-de-sac configurations, perimeter fencing and landscaping, fire buffers, pocket parks and dogparks within neighborhoods, connected by a trail system. These provide another great solution for integrating a range of benefits, services, and open space neighborhood.

30 • 2021 JOHNSTOWN AREA COMPREHENSIVE PLAN

RECOMMENDATIONS

Uses

Streets and spaces support lower volumes of vehicles and people, with more trees and greenery connecting from local streets.

Attractive landscaping is presented along major corridors, with a more suburban-style development characterized by residential, but still allowing commercial uses and centers. The small-scale uses that directly serve nearby neighborhoods and local residents.

Signage is pedestrian-scale along walking paths. Along streets, signs are pedestrian-scale or smaller placed for commercial centers, and/or with adjacent neighborhoods, for consistency and aesthetics.

Density Range

6-12 DUs/acre

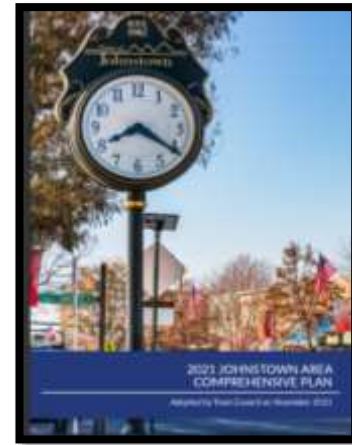
Intensity

Minimum of 3 stories, 70% lot coverage, 20-foot setbacks from roadways with on-street parking areas.

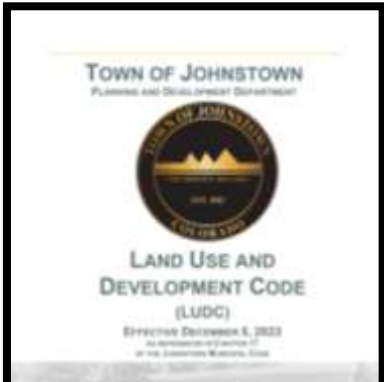
Approximate Land Use Balance

10-20% non-residential to 80-85% residential uses.

CHAPTER 5 FUTURE LAND USE • 31



ZONING - LUDC



Ident given for the character of specific areas, the development patterns and context, and the types or intensity of uses and buildings.

District & Intent	Relationship to Comprehensive Plan
H-A - Hiking / Agriculture. The H-A district is intended for agriculture and associated uses, and may include rural residential living with detached houses on acreages or very large "pre-development" lots. Due to the development patterns and remoteness of providing municipal services, this area receives only limited infrastructure investment. It is used as a "pre-development" district to preserve open and rural lands, or to hold areas until more coordinated, compact, and efficient growth and development can occur.	Limited application as a pre-development area or to preserve agriculture lands in the very low intensity areas. Alternatively, the conservation pattern can be used to cluster development areas served by infrastructure in exchange for preserving large, in-fact areas of open space, natural areas, or agriculture lands.
R-E - Rural Estate. The R-E district is intended for very low density residential living (detached houses) on larger lots. These districts permit limited farming, agriculture and similar, less intense rural uses that are compatible with low density living. Due to the dispersed development intensity, this area receives lower levels of infrastructure investment and public service, unless used in association with planned conservation or agricultural preservation strategies, or in very limited application of estates as part of a border, mixed-density neighborhood pattern.	Limited application on the edges of neighborhoods abutting rural and natural areas, or for rural housing on the very low intensity areas. In these cases, the conservation pattern is recommended to cluster development in areas served by infrastructure in exchange for preserving large, in-fact areas of open space, natural areas, or agriculture lands.
R-1 - Single-Family Neighborhood. The R-1 district provides residential living (detached houses) in lower density suburban or walkable neighborhood settings with access to supporting uses such as schools, churches, parks, and other public facilities.	General application in low and moderate intensity areas, to provide a compatible range of lots in suburban or walkable neighborhoods.
R-2 - Mixed-Density Neighborhood. The R-2 district provides residential living (range of small-scale residential building types) in	Limited applicability in greenbelt areas, where respecting site factors, hazards, or natural features may be properly mitigated and integrated into low density development patterns or coordinated with the conservation pattern.
R-3 - High Density Neighborhood. The R-3 district provides residential living (small- or large-scale residential building types) in a moderate to high-density pattern in suburban areas or walkable neighborhoods. This district should be located as a transition between lower density neighborhoods or more intense non-residential uses, and where a high level of accessibility, public amenity and support services are immediately available.	General application in moderate and high-intensity areas, as a complementary component.

Effective: December 5, 2023 Chapter 17 Johnstown Land Use & Development Code 6-1

ARTICLE 4 – DISTRICTS & USES
17-4-1 ESTABLISHMENT OF ZONING DISTRICTS

District & Intent	Relationship to Comprehensive Plan
R-3 - High Density Neighborhood. The R-3 district provides residential living (small- or large-scale residential building types) in a moderate to high-density pattern in suburban areas or walkable neighborhoods. This district should be located as a transition between lower density neighborhoods or more intense non-residential uses, and where a high level of accessibility, public amenity and support services are immediately available.	of connected and walkable neighborhoods or the predominant residential component of downtown, mixed-use areas, and transit served nodes.
MU-DT - Downtown. The MU-DT district provides an integrated mix of retail, service, entertainment, and civic uses, and supporting office and residential uses, in a compact and walkable format. This district preserves the historic "main street" scale and small-town character of Johnstown. It is the vibrant heart of the community with a high level of design, walkable urban patterns, and a concentration of diverse, small-scale	General application for Downtown Activity Center.

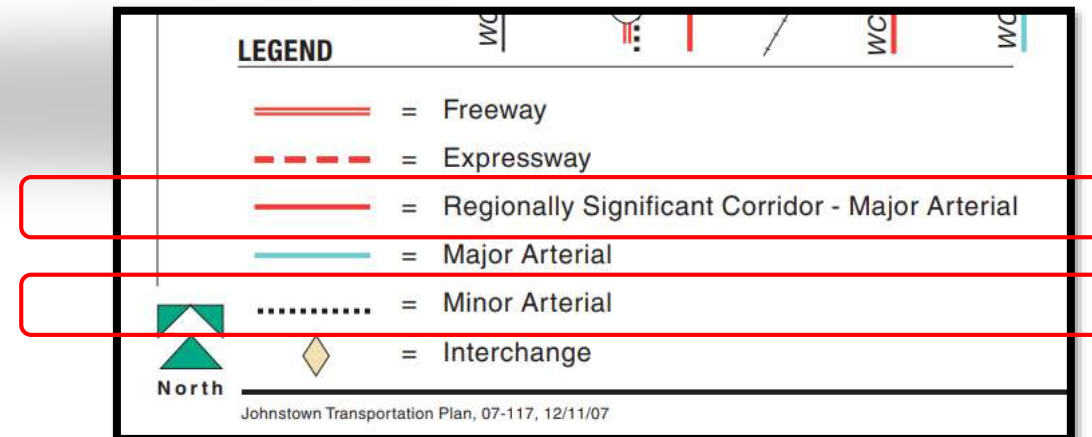
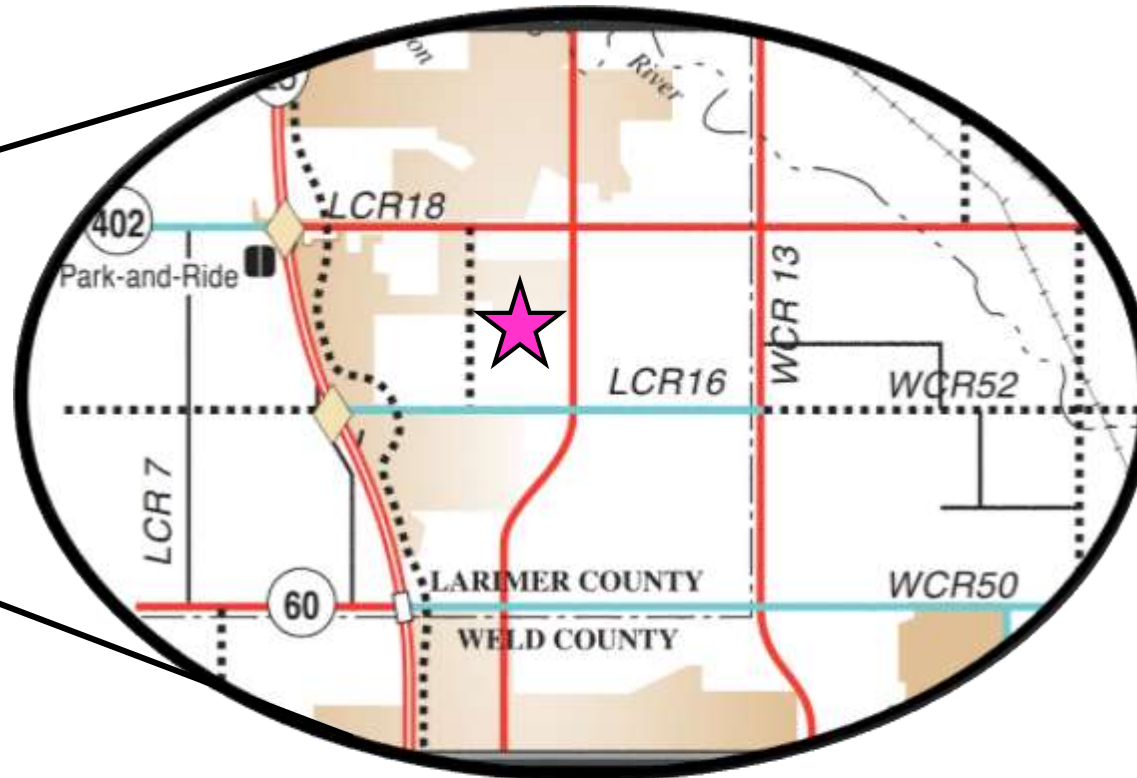
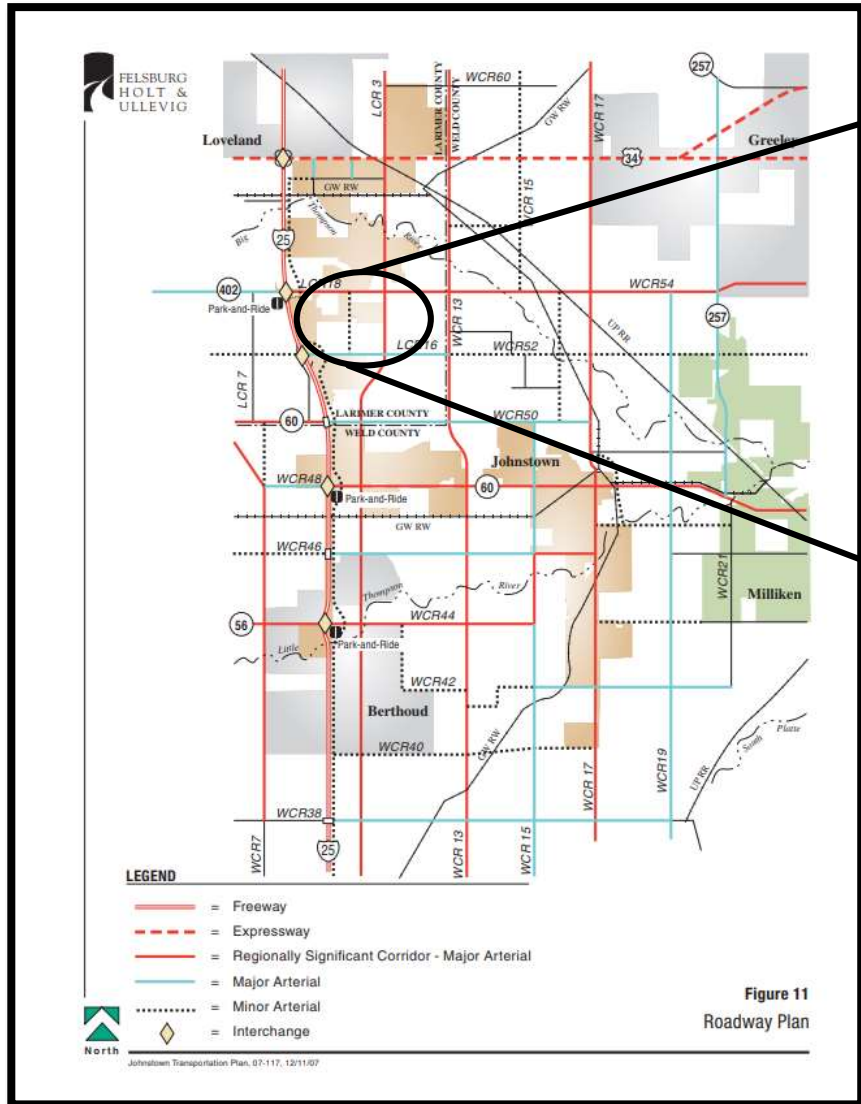
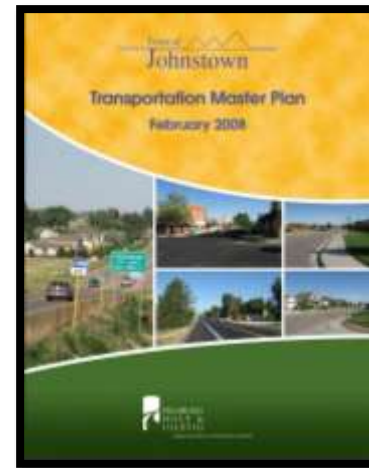
ARTICLE 4 – DISTRICTS & USES
17-4-2 PERMITTED USES

Table 4-2: Permitted Principal Land Uses

P = Permitted, subject to general district standards
S = Permitted, by Use by Special Review, a discretionary process
= Blank means the use is not permitted

	H-A	R-E	R-1	R-2	R-3	MU-NC	MU-DT	MU-RC	I-1	I-2	Specific Conditions
Residential Uses											
One-unit Dwellings	P	P	P	P	P						Table 5-1
Attached One-Unit / Multi-unit Dwellings				P	P	P	P	P			Table 5-1
Dwellings – Mixed-use					S	P	P	P			17-4-3.B
PD: Mfgd / Small Format Home Community				S	S	S	S				17-5-6
Established Residential (all building types)						P	P	P	P	P	
Group Home – Small	P	P	P	P	P	P	S	S			17-4-3.C
Residential Care – Limited	S	S	S	S	S	P	S	P			17-4-3.D
Residential Care – General					S		S	P			17-4-3.D
Residential Care – Institutional								S	S		

ZONING – TRANSPORTATION MASTER PLAN



CONCLUSION

- High Percentage of Residential
- Primarily Single-Family Detached
- Low-Density Townhouses
- Served by Arterial Street
- R-1 Zone Prohibits Attached and Multi-Unit Buildings
- R-2 Zone Allows Single-Family Detached and Multi-Unit Buildings
- Restrictions and Modifications Limit Development

County Road 3E - Minor Arterial

BLUE SPRUCE RIDGE ZONING MAP

SITUATE IN THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH P.M.
COUNTY OF LARIMER, STATE OF COLORADO

LOT A (6K SF MINIMUM SIZE):
- 60'(W) x 100'(L) LOT TYP. **44 LOTS**

LOT B (4K SF MINIMUM SIZE):
- 50'(W) x 80'(L) LOTS = **60 LOTS**
- 40'(W) x 100'(L) LOTS = **34 LOTS**
26 LOTS

ROW HOMES: **96 UNITS**
- 1.5K SF MINIMUM UNIT SIZE
- 18' MINIMUM UNIT WIDTH
- PLAN UNIT SIZE = 18'(W) x 45'(L), 2-STORY

TOTAL: **200 UNITS**
* SINGLE STORY HOME RESTRICTION (~14 OF 44)
** SITE PLAN ASSUMES R2 ZONING
*** DENSITY = 5DU/AC
**** OPEN SPACE MIN. - 30%

NOTICE

According to Colorado law you are not to rely on any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of this certification unless shown herein. (13-80-105 C.R.S. 2012)

LEGEND

- LOT A
- LOT B
- ROW HOMES

CONFORMANCE STATEMENT

The Map to be known as BLUE SPRUCE RIDGE ZONING MAP was recommended to the Town Council by approval by action of the Planning and Zoning Commission of the Town of Johnston, Colorado at the regular meeting held on the _____ day of _____, 2024.

Planning Commission Chairperson: _____

STATE OF COLORADO)
COUNTY OF LARIMER)
The foregoing instrument was acknowledged before me by _____ on _____ 2024.
Witness my Hand and Official Seal.
My commission expires: _____

NOTICE

According to Colorado law you are not to rely on any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of this certification unless shown herein. (13-80-105 C.R.S. 2012)

TITLE COMMITMENT NOTE

For all information regarding easements, rights-of-way and lots of records, Majestic Surveying, LLC initial upon Title Commitment Number 419-100021-12-14-A, dated August 26, 2023, as prepared by Heritage Title Company to delineate the additional information. This survey does not constitute a title search by Majestic Surveying, LLC in Johnston (ownership or easements of record).

PROFESSIONAL SEAL

Steven Parks - On Behalf of Majestic Surveying, LLC
Colorado Licensed Professional Land Surveyor 13348
steven@majesticsurveying.com

MAJESTIC SURVEYING
HERITAGE SURVEYING, LLC | 38 BARON VALLEY DR | WINDSOR, CO 80550

PROJ. NO.	PROJECT NAME	REVISIONS	DATE
2022266-A	BLUE SPRUCE	REVISIONS	0-4-24
DATE: 2-6-2024	CLIENT: H & G	REVISIONS	0-10-24
DRAWN BY: MAK	FILE NAME: 2022266-A_ZONE		
CHECKED BY: SP	SCALE: 1" = 100'		

1

SHEET 1 OF 3
