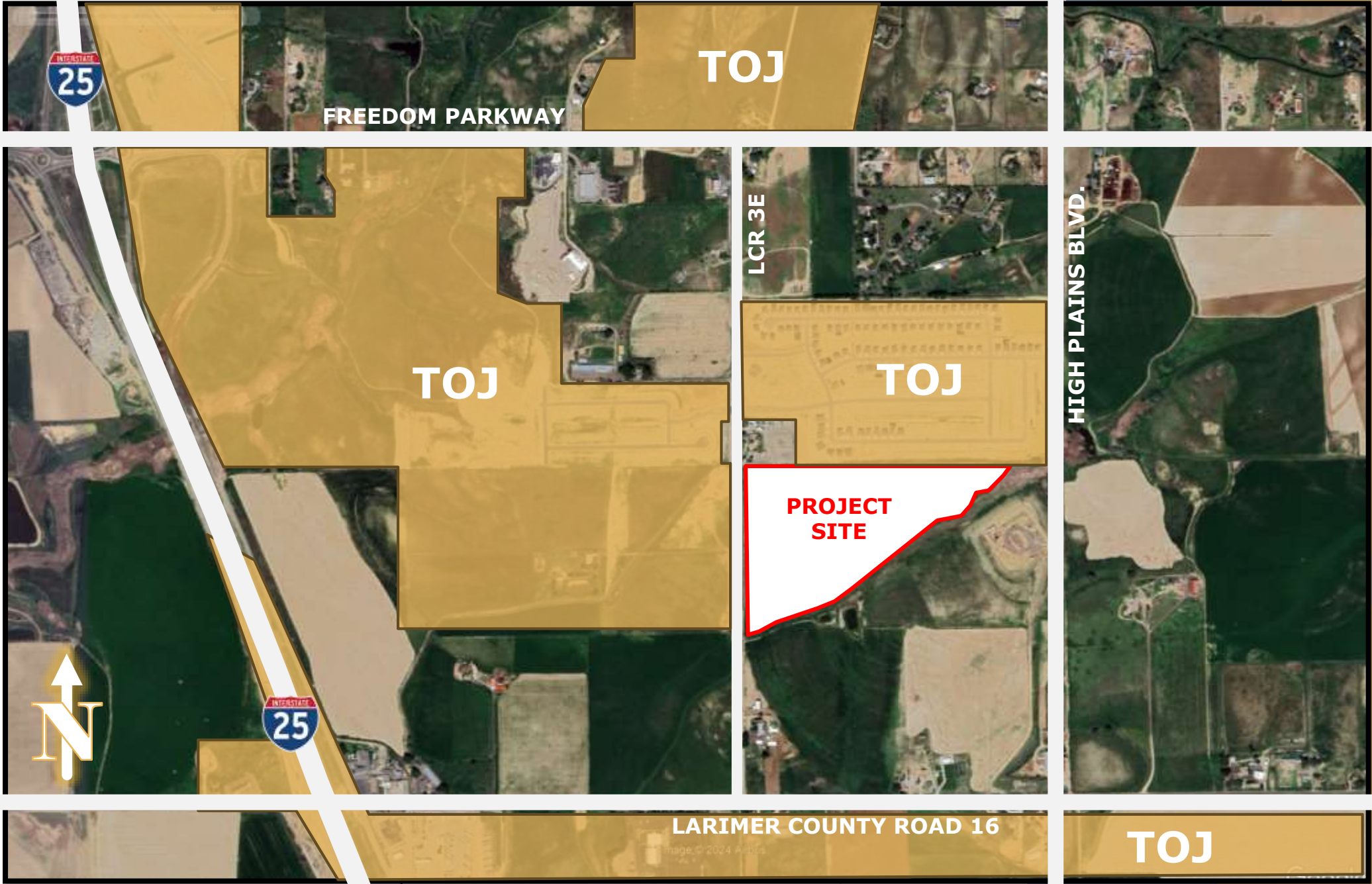
The background features a large, faint, circular seal of the Town of Johnston, Colorado. The seal contains a mountain range and the text "TOWN OF JOHNSTOWN" at the top and "COLORADO" at the bottom. On the right side of the slide, there are abstract geometric shapes in shades of blue and gold.

# Blue Spruce Ridge Zoning CASE ANX23-0001

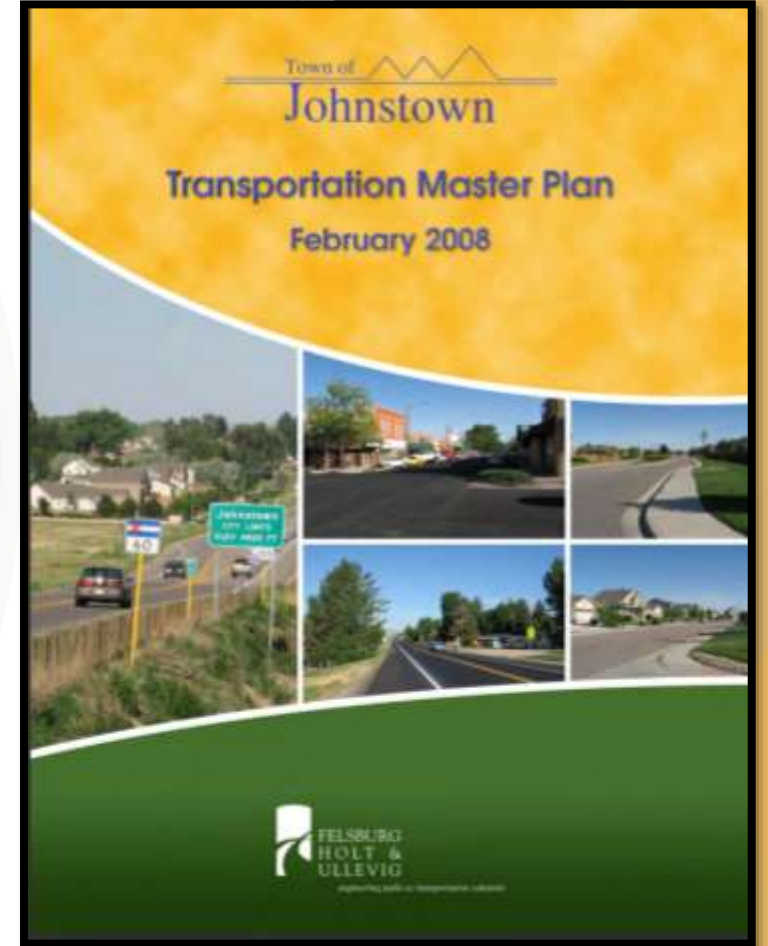
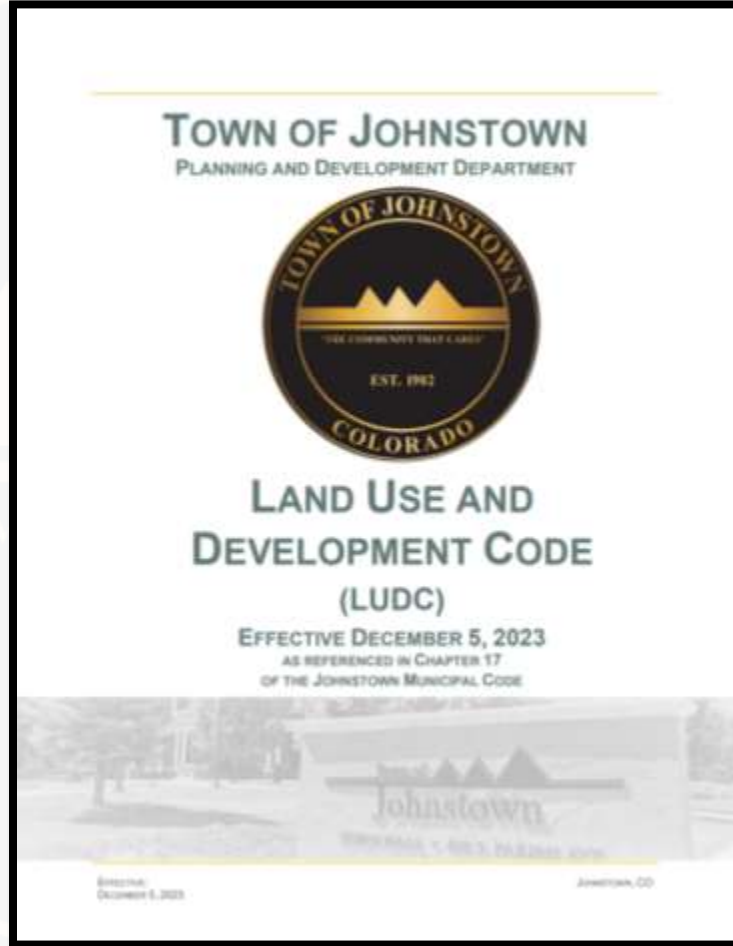
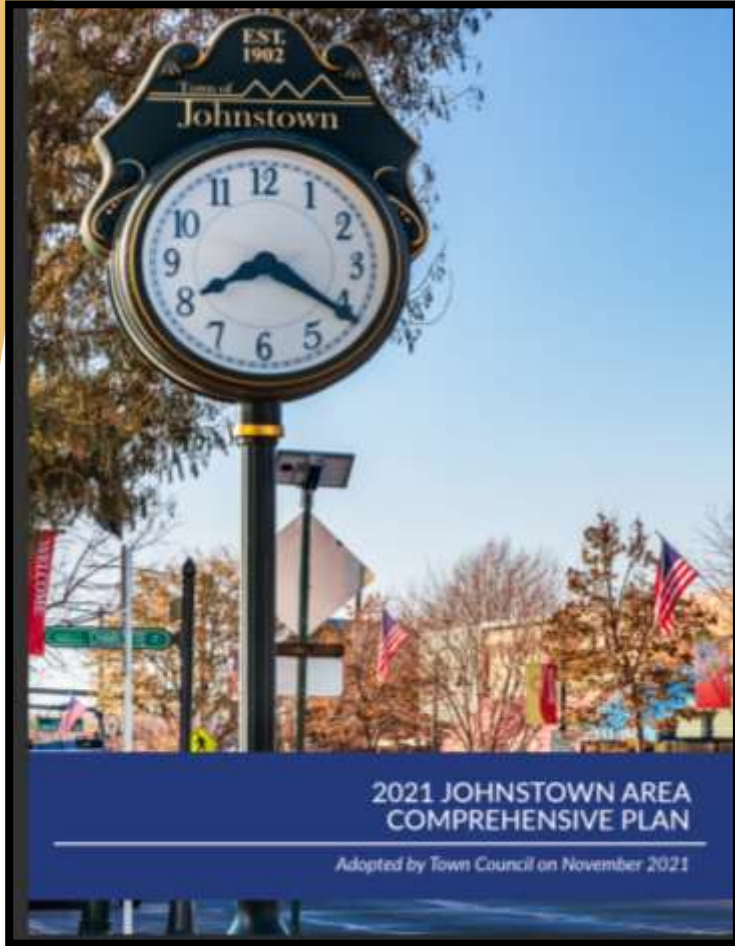
Planning and Zoning Commission  
September 25, 2024

*The Community that Cares*

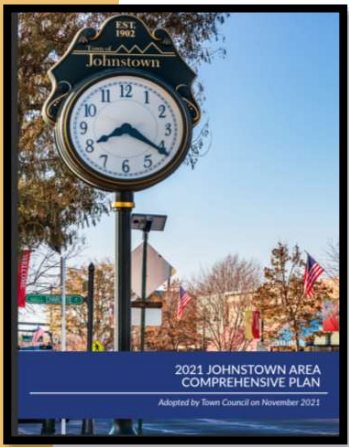
VICINITY  
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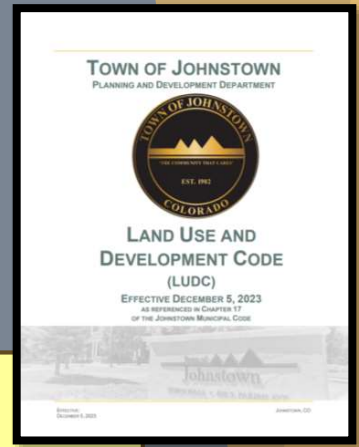
# ZONING ANALYSIS



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# LAND USE v ZONING



## LAND USE CATEGORIES (COMP PLAN)

**HIGH DENSITY/INTENSITY**

**MEDIUM DENSITY/INTENSITY**

**LOW DENSITY/INTENSITY**

**VERY LOW DENSITY/INTENSITY**

## ZONING CATEGORIES (LUDC)

**H-A (HOLDING/AGRICULTURE)**

**R-E (RURAL ESTATE)**

**R-1 (SINGLE-FAMILY NEIGHBORHOOD)**

**R-2 (MIXED-DENSITY NEIGHBORHOOD)**

**R-3 (HIGH-DENSITY NEIGHBORHOOD)**

**MU-NC (NEIGHBORHOOD COMMERCIAL)**

**MU-DT (DOWNTOWN)**

**MU-RC (REGIONAL COMMERCIAL)**

**I-1 (INDUSTRIAL LIGHT)**

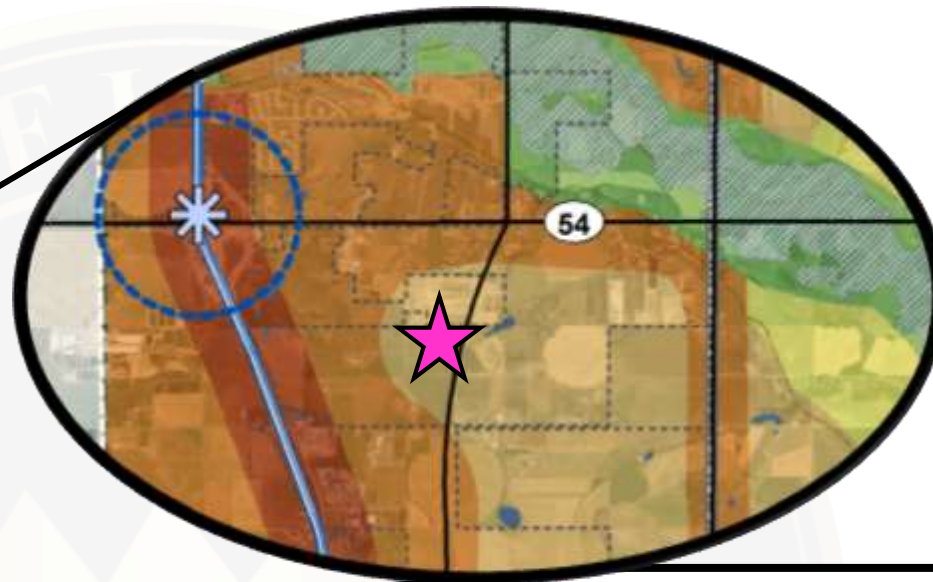
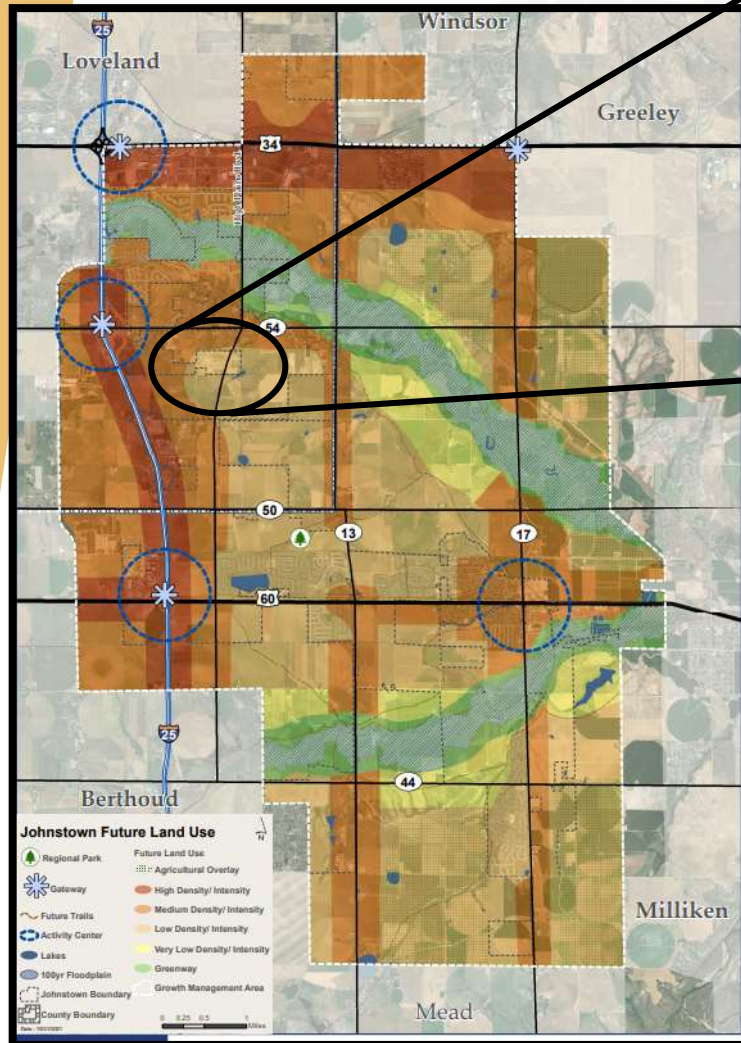
**I-2 (INDUSTRIAL HEAVY)**

**Land Use:** Characteristic of the typical development or activity that occurs on the land.

Land Use Regulation (and **Zoning**): the municipal or local laws or regulations that indicate the permitted use of the property in accordance with the Town's regulations and guidelines.

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# 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 town for single-family detached homes, with some townhouse townhomes or duplex/patio townhomes. Commercial will be less prominent and focused on neighborhood-level services such as a convenience store, gas station, library, fitness studio, auto shop, salon, or restaurant, and their own parking, library, school.

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

Commercial areas in LDI will feature smaller building footprints (5,000-30,000 SF), and be focused on providing smaller scale retailers and services aimed at serving the immediate neighborhood and community, with more walkability and attractive landscaping that helps slow traffic and break-up parking areas, and provides outdoor spaces to gather. Sidewalk cafes and places offer patrons impromptu places to meet and eat, gather and chat with neighbors. The commercial uses may occur in small commercial centers with multiple businesses, with cumulative commercial areas of around 110,000 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 playgrounds within neighborhoods, connected by a trail system. These provide another great solution for integrating a range of lifestyles, incomes, and age into a neighborhood.

30 • 2021 JOHNSTOWN AREA COMPREHENSIVE PLAN

### RECOMMENDATIONS

#### Uses

Streets and spaces support lower volumes of vehicles and people, with more human and pedestrian activity 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 routes. Along streets, signs are consistent style or material placed for commercial centers, and/or with adjacent neighborhoods, for commercial and residential.

#### Density Range

6-10 (Dwelling Units)

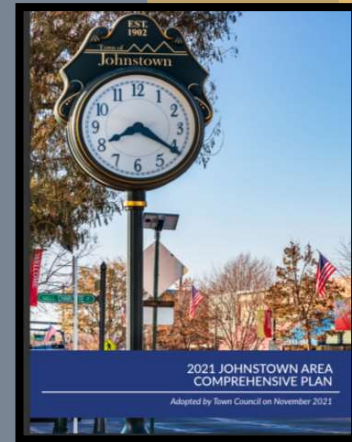
#### Density

Minimum of 5 units, 70% lot coverage, 20-foot setbacks from roadways with screened parking areas.

#### Approximate Land Use Balance

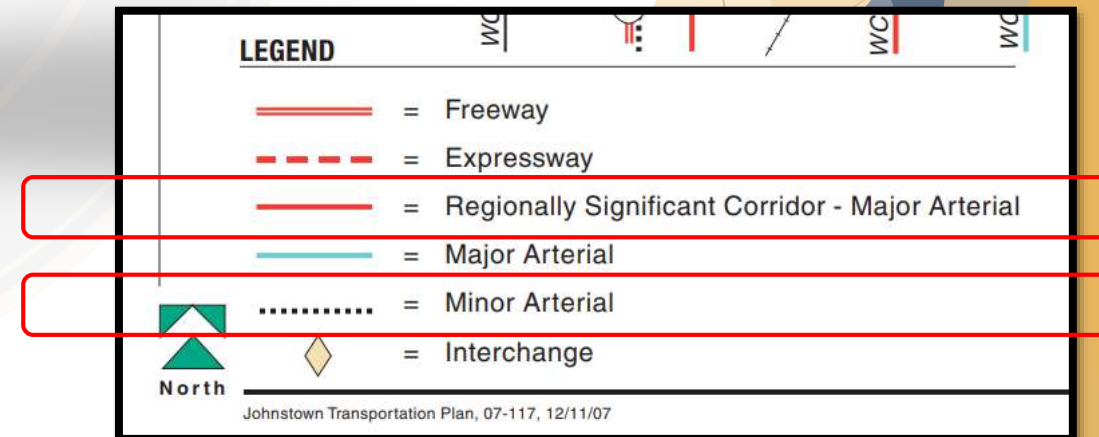
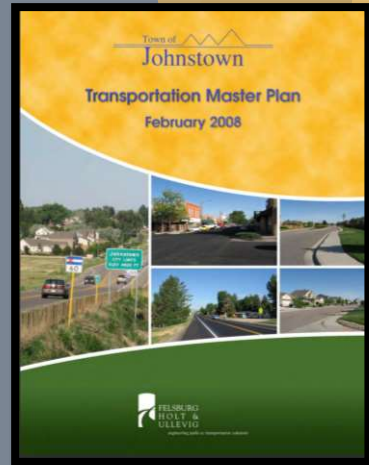
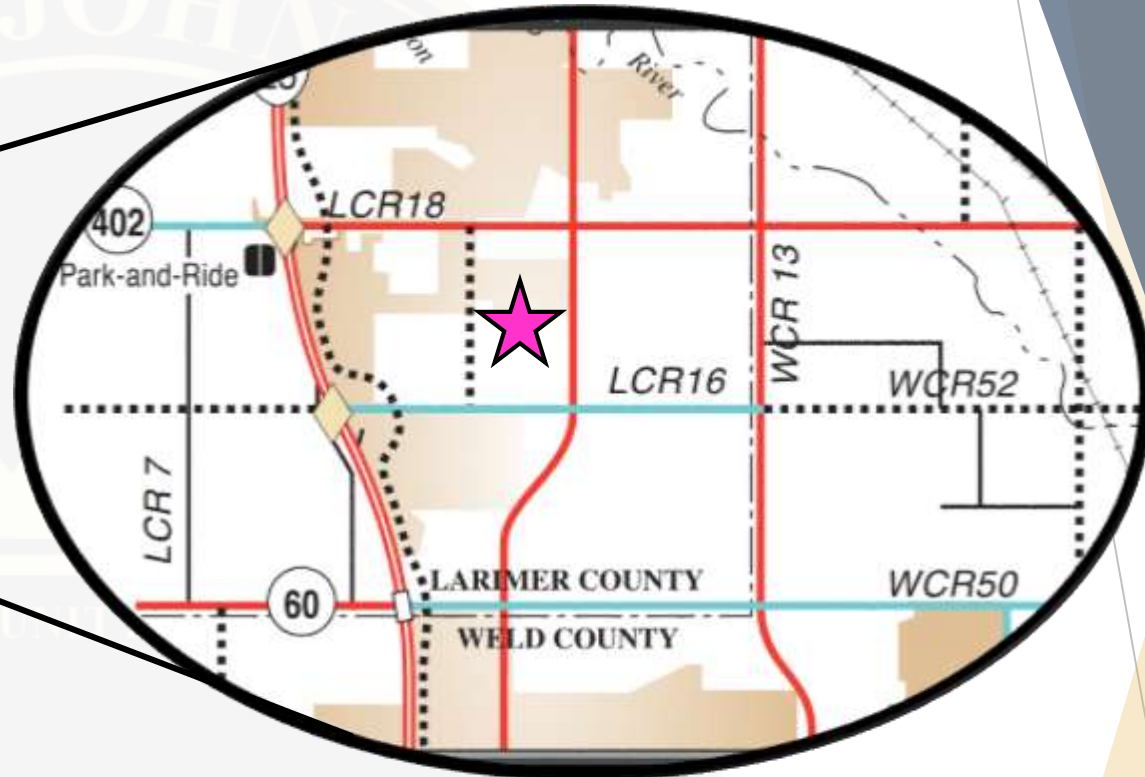
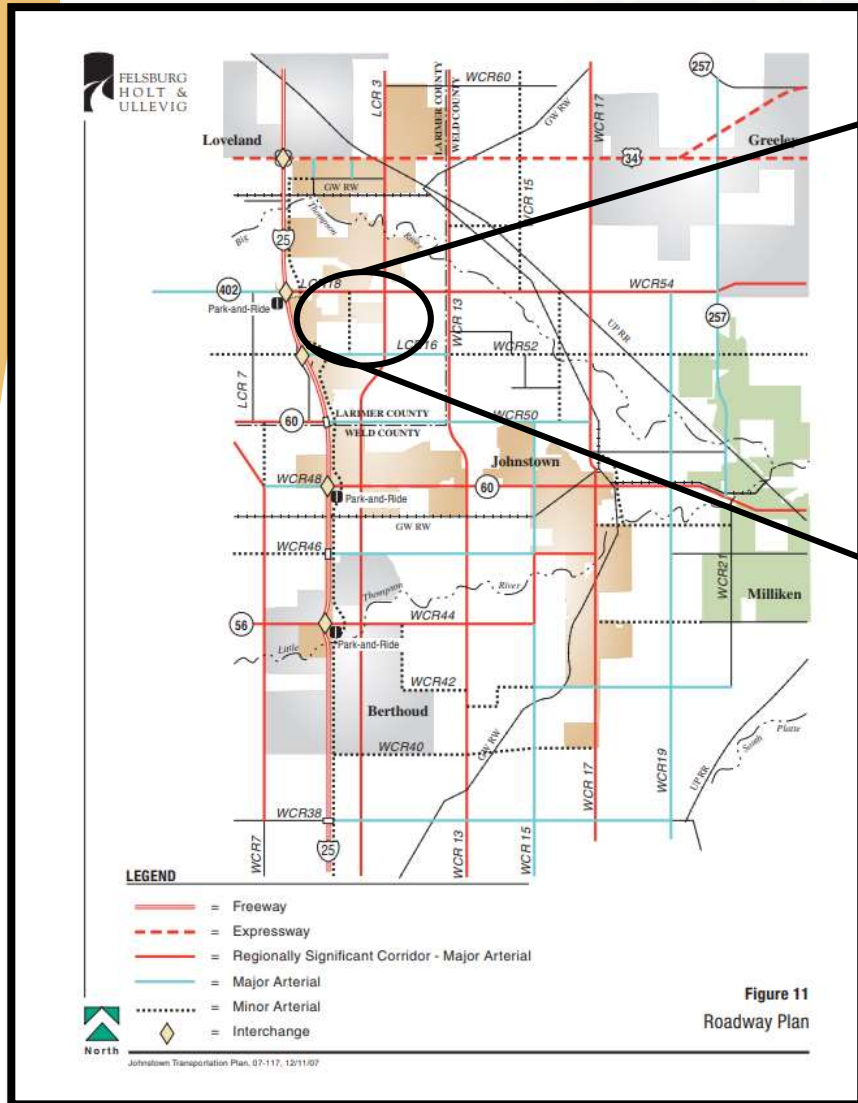
10-20% non-residential to 80-90% residential uses.

CHAPTER 5 FUTURE LAND USE • 31



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# ZONING – TRANSPORTATION MASTER PLAN



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# ZONING - LUDC



## LAND USE AND DEVELOPMENT CODE (LUDC)

EFFECTIVE DECEMBER 5, 2023  
AS REFERENCED IN CHAPTER 17  
OF THE JOHNSTOWN MUNICIPAL CODE

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

Table 4-1: Zoning Districts & Intent

District & Intent	Relationship to Comprehensive Plan
<b>H-A – Holding / Agriculture.</b> 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 inefficiency 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, intact areas of open space, natural areas, or agriculture lands.
<b>R-E – Rural Estate.</b> 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, intact areas of open space, natural areas, or agriculture lands.
<b>R-1 – Single-Family Neighborhood.</b> 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.  Limited applicability in greenbelt areas, where existing site factors, hazards, or natural features may be properly mitigated and integrated into low density development patterns or coordinated with the conservation pattern.
<b>R-2 – Mixed-Density Neighborhood.</b> The R-2 district provides residential living (range of small-scale residential building types) in	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

Table 4-1: Zoning Districts & Intent

District & Intent	Relationship to Comprehensive Plan
<b>R-3 – High Density Neighborhood.</b> 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 high-intensity areas, or limited applicability at strategic points and transitions to and within Activity Centers.
<b>MU-DT – Downtown.</b> 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 civic design, walkable urban culture, 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

	H-A	R-E	R-1	R-2	R-3	MU-NC	MU-DT	MU-RC	I-1	I-2	Specific Conditions
P = Permitted, subject to general district standards S = Permitted, by Use by Special Review, a discretionary process = Blank means the use is not permitted											
<b>Residential Uses</b>											
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
<b>Household Living</b>											
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	
<b>Group Living</b>											
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		

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# ZONING – LUDC – ARTICLES 3 & 5



**Figure 11-1 Generalized Map of Study Area**

The map displays a grid of streets and various land use zones. The legend on the left identifies symbols for 'Generalized Map of Study Area', 'Generalized Map of Study Area', 'Generalized Map of Study Area', and 'Generalized Map of Study Area'. The legend on the right identifies symbols for 'Generalized Map of Study Area', 'Generalized Map of Study Area', 'Generalized Map of Study Area', and 'Generalized Map of Study Area'. The legend at the bottom identifies symbols for 'Generalized Map of Study Area', 'Generalized Map of Study Area', 'Generalized Map of Study Area', and 'Generalized Map of Study Area'.

ARTICLE 9 – SIGNAGE, DEVELOPMENT, & COMMUNITY DESIGN

15.0 - 2 (Continued)

Figure 9-1: Illustrations of Street Closures. When depicted on a street, the street closure should be depicted as a full-width closure with a central barrier and side barriers, and a central barrier and side barriers. (Section 9-1.0-2)

9. **Alignment and Route Features.** In any case where exceptions for larger flexible signs, or any other sign are deemed precluded and large signs are required and approved, such as depicted in Exhibit, signs, that systems or otherwise cannot, the sign may require additional signage to large signs, through results of all the work of any signs may require additional signage that meet the open space design standards in Section 9-1.0-2.

Figure 9-2: Illustration of Signage. When depicted on a street, the sign should be depicted as a large sign on a corner, and a large sign on a corner. (Section 9-1.0-2)

10. **Street Closures.** When a street is planned to be closed, the sign should be placed on the corner of the street, and the sign should be placed on the corner of the street. The sign should be placed on the corner of the street, and the sign should be placed on the corner of the street. The sign should be placed on the corner of the street, and the sign should be placed on the corner of the street.

11. **Signage.** When a sign is planned to be placed, the sign should be placed on the corner of the street, and the sign should be placed on the corner of the street. The sign should be placed on the corner of the street, and the sign should be placed on the corner of the street. The sign should be placed on the corner of the street, and the sign should be placed on the corner of the street.

Official  
December 3, 2020

Chapter 9  
Signage, Development, & Community Design

9-2

[illegible]

**Appendix B • Residential Development & Design**  
 17.03.0 Residential Building Types

**17.03.0 Residential Building Types**

**A. Building Types and Development Standards** The development standards for residential land use are set by the different building types permitted in each zone district, specified in Table 17.1, *Residential Zoning District Land Standards*. The design requirements for other land uses of this entity, or for other non-residential buildings, may further affect the design and location of each building type in a specific neighborhood.

**Figure 17.1 Building Types**  
 Multi-unit residential (3-4 unit attached duplex or 5-16 unit attached townhouse) is a multi-unit residential building type consisting of multiple units, including attached townhouses or duplexes. This figure illustrates the development standards for a duplex in a duplex zone.

**Figure 17.2 Building Types**  
 Single-unit residential (1-2 unit detached single-family house) is a single-unit residential building type consisting of a single detached house. This figure illustrates the development standards for a single-family house in a single-family zone.

RESEARCH & INNOVATION, DEVELOPMENT & DESIGN  
INTEGRATED DESIGN, ANALYSIS AND DESIGN

11-01-03

Integrated Design

4. **Prototype Design:** No design of final hardware requires the construction of hardware and/or the construction of a prototype. Prototypes include: (a) physical models, which are used to study form and only function; (b) prototypes designed according to the structure and design objectives of the manufacturing process to verify the final product construction in Step 5-7

1. **Design Objectives:** Prototyping steps need to support or cover the following design objectives:

1. Increase the degree of transparency by establishing communication commitment with people to meet building objectives;
2. Design outcomes in the context of the development of, and with
3. Cross-functional development across disciplines, considering the collaboration impacts on development time, resource pooling, and knowledge sharing;
4. Test architecture and/or the technology to be chosen; explore and test promising options/technologies/functionalities; assess to what extent support for the design
5. Let the impact of the technology development phase (prototype design) be assessed, particularly on customer time and customer attitude and performance;
6. Provide customer feedback and make the system live;
7. Verify early ideas. Building to verify technology development decisions, generate initial design, validate customer relations and marketing plans, and create a network.
8. Create early commitment to the development of the product.

5. **Verify Design Objectives:** Prototype designs and their integrated production are described in Table 1-1. Sometimes Prototyping 1 (type 1) design is done. Sometimes the only way to verify specific design objectives, non-construction is to actually build them. However, when multiple hardware types are produced, the prototype technology associated with it is of little use for the same reason. Prototyping 2 (type 2) design is used to verify a particular and/or hardware type, not applicable in general. The prototype technology (PTM, all development technology used after the first PTM) is covered in Step 6-8.

Step 1: Create Design Objectives

The design objectives for the hardware development in Table 1-1 are described below.

Step 2: Develop a Design Objectives (DO) statement for the hardware development.

Step 3: Develop a Design Objectives (DO) statement for the hardware development.

Step 4: Develop a Design Objectives (DO) statement for the hardware development.

Step 5: Develop a Design Objectives (DO) statement for the hardware development.

Step 6: Develop a Design Objectives (DO) statement for the hardware development.

Step 7: Develop a Design Objectives (DO) statement for the hardware development.

Step 8: Develop a Design Objectives (DO) statement for the hardware development.

Step 9: Develop a Design Objectives (DO) statement for the hardware development.

Step 10: Develop a Design Objectives (DO) statement for the hardware development.

Step 11: Develop a Design Objectives (DO) statement for the hardware development.

Step 12: Develop a Design Objectives (DO) statement for the hardware development.

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Step 16: Develop a Design Objectives (DO) statement for the hardware development.

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Step 18: Develop a Design Objectives (DO) statement for the hardware development.

Step 19: Develop a Design Objectives (DO) statement for the hardware development.

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Step 26: Develop a Design Objectives (DO) statement for the hardware development.

Step 27: Develop a Design Objectives (DO) statement for the hardware development.

Step 28: Develop a Design Objectives (DO) statement for the hardware development.

Step 29: Develop a Design Objectives (DO) statement for the hardware development.

Step 30: Develop a Design Objectives (DO) statement for the hardware development.

Fig 1-1: First Design Objectives (DO) statement for the hardware development

University of Twente  
December 10, 2022

Design of  
architecture and design

1-1

[illegible][illegible]

Savaris et al. / Neuroscience, Neurobiology, and Neuroethics

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1. **Integration of Building:** All projects involving the use of mass technology will provide consideration of the following factors in the building of each individual unit, ensuring those involved comply with the project and the following:

- a. **Integration in the field of architecture and technology (see Ref. 10, 11, 12, 13)**
- b. **Integration of the building and the building (see Ref. 10, 11, 12, 13)**
- c. **Integration of the building and the building (see Ref. 10, 11, 12, 13)**
- d. **Integration of the building and the building (see Ref. 10, 11, 12, 13)**
- e. **Integration of the building and the building (see Ref. 10, 11, 12, 13)**
- f. **Integration of the building and the building (see Ref. 10, 11, 12, 13)**
- g. **Integration of the building and the building (see Ref. 10, 11, 12, 13)**
- h. **Integration of the building and the building (see Ref. 10, 11, 12, 13)**
- i. **Integration of the building and the building (see Ref. 10, 11, 12, 13)**
- j. **Integration of the building and the building (see Ref. 10, 11, 12, 13)**
- k. **Integration of the building and the building (see Ref. 10, 11, 12, 13)**
- l. **Integration of the building and the building (see Ref. 10, 11, 12, 13)**
- m. **Integration of the building and the building (see Ref. 10, 11, 12, 13)**
- n. **Integration of the building and the building (see Ref. 10, 11, 12, 13)**
- o. **Integration of the building and the building (see Ref. 10, 11, 12, 13)**
- p. **Integration of the building and the building (see Ref. 10, 11, 12, 13)**
- q. **Integration of the building and the building (see Ref. 10, 11, 12, 13)**
- r. **Integration of the building and the building (see Ref. 10, 11, 12, 13)**
- s. **Integration of the building and the building (see Ref. 10, 11, 12, 13)**
- t. **Integration of the building and the building (see Ref. 10, 11, 12, 13)**
- u. **Integration of the building and the building (see Ref. 10, 11, 12, 13)**
- v. **Integration of the building and the building (see Ref. 10, 11, 12, 13)**
- w. **Integration of the building and the building (see Ref. 10, 11, 12, 13)**
- x. **Integration of the building and the building (see Ref. 10, 11, 12, 13)**
- y. **Integration of the building and the building (see Ref. 10, 11, 12, 13)**
- z. **Integration of the building and the building (see Ref. 10, 11, 12, 13)**

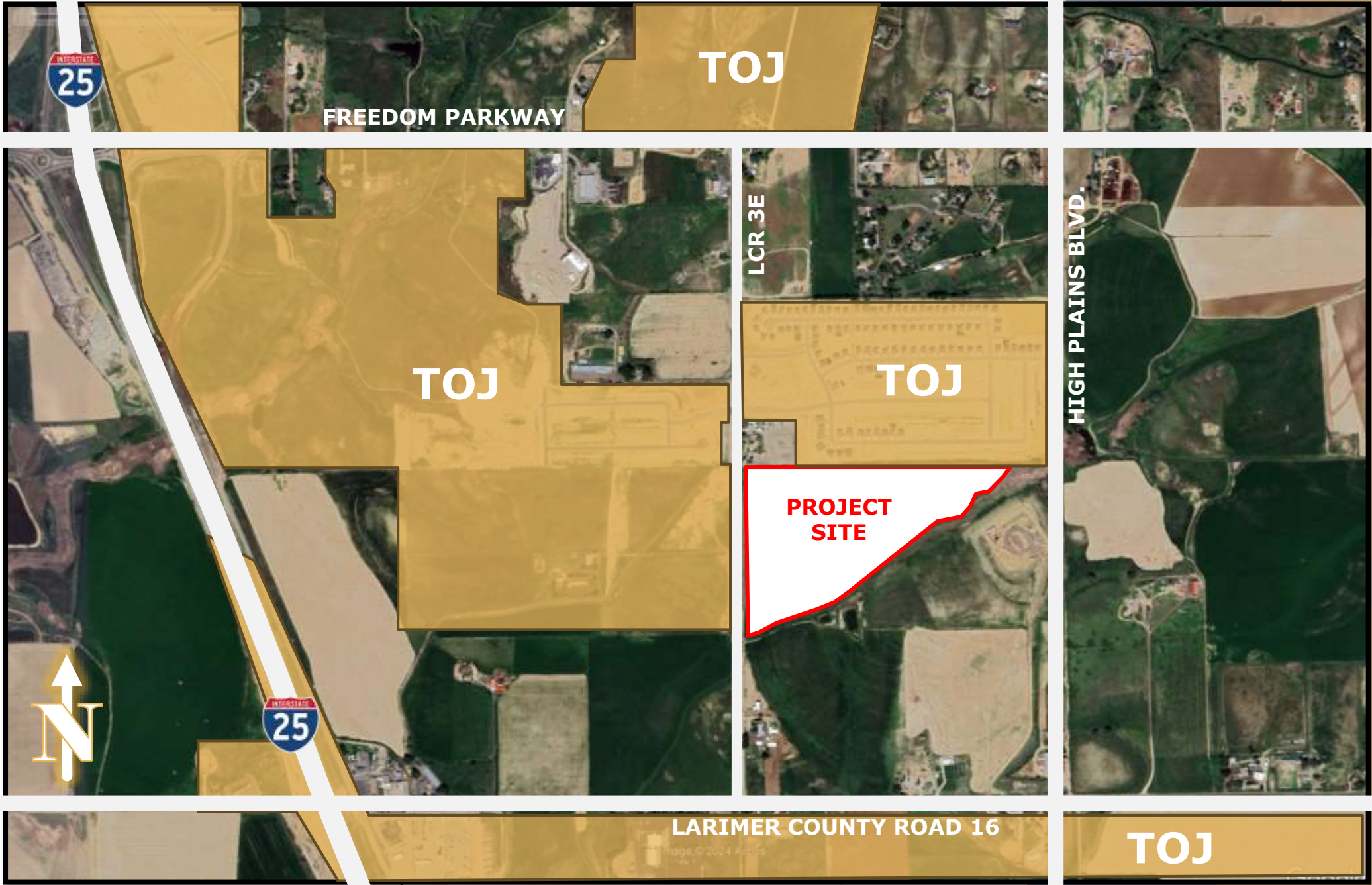
Figure 1. A 3D architectural rendering of a modern building complex, showing a series of interconnected, curved, and angular structures, possibly representing a futuristic or organic design. The rendering is in a light, sketchy style with some color shading.

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1793

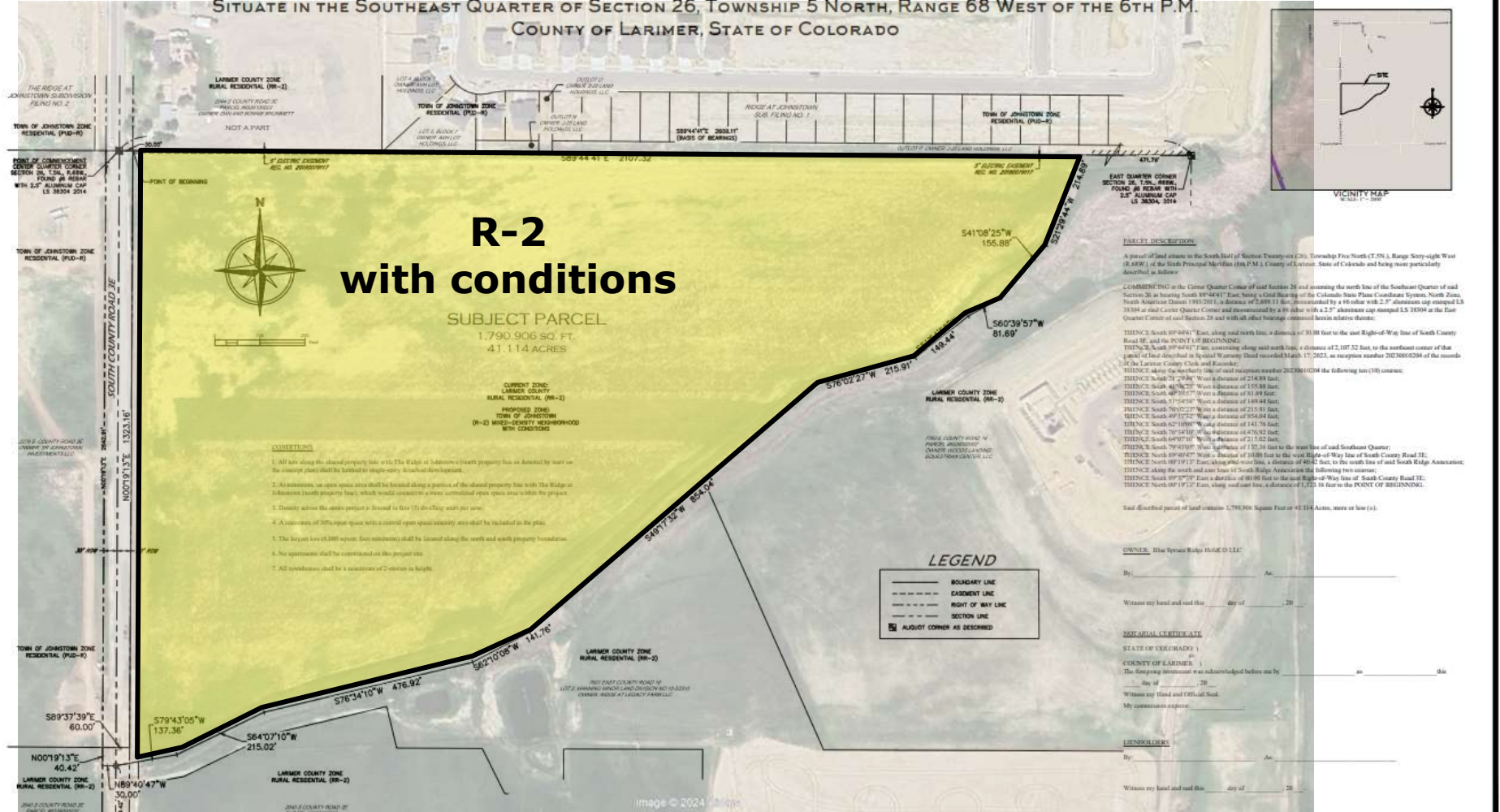
VICINITY  
MAP



ADJACENT  
ZONING



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



According to Colorado law you must commence 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 the certification shown herein. (13-80-105 C.R.S. 2012)

The final dimensions as contained herein are based upon the "U.S. Survey Foot"

**TITLE COMMITMENT NOTE**

For all information regarding easements, rights-of-way and title of records, Majestic Surveying, LLC relied upon Title Commitment Number 456-H50802102-414, dated August 26, 2023, as prepared by Heritage Title Company to delineate the aforementioned information. This survey does not constitute a title search by Majestic Surveying, LLC to determine ownership or easements of record.

Steven Parker - On Behalf of Majestic Surveying, LLC  
Colorado Licensed Professional Land Surveyor #3834  
steven@majesticsurveying.com

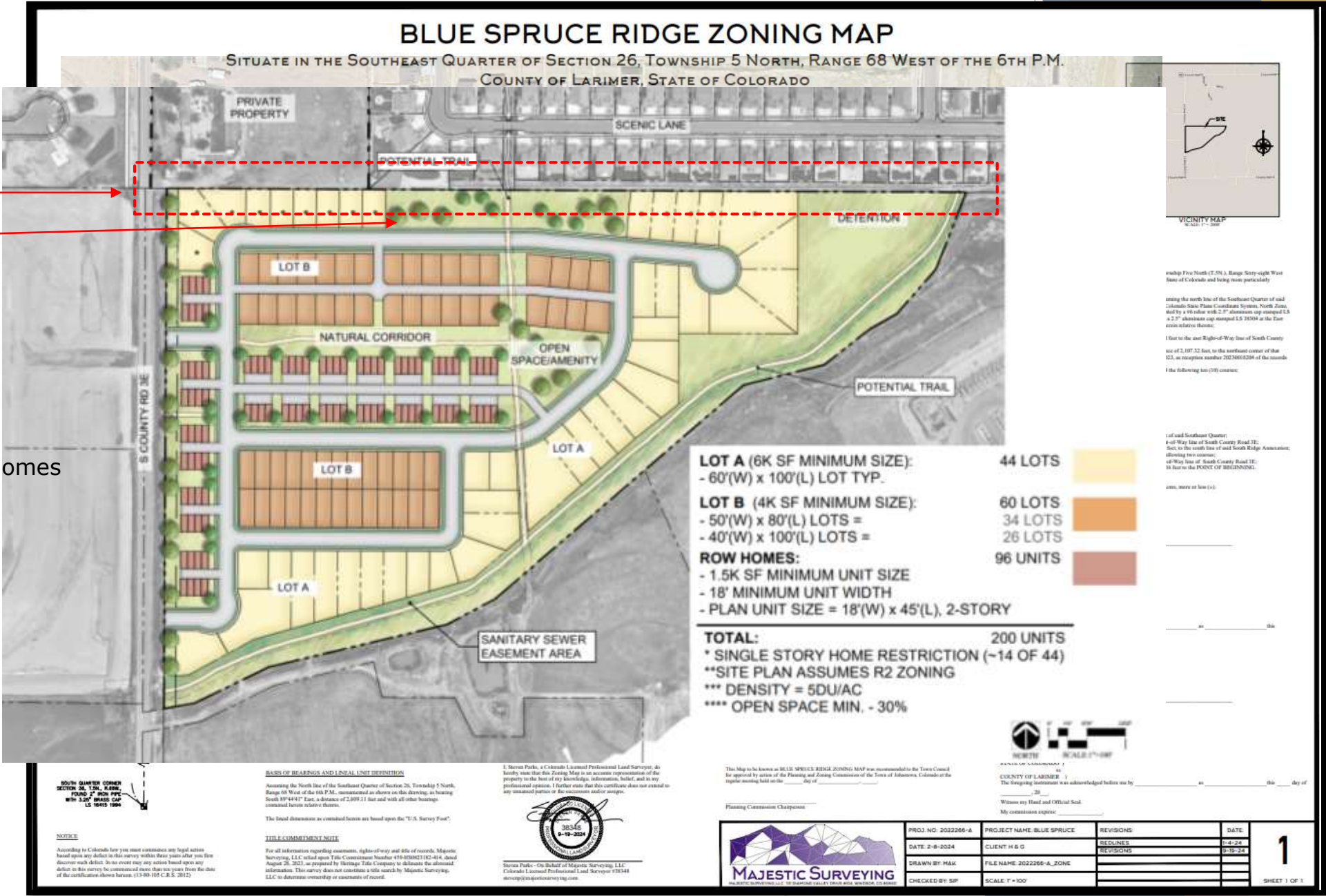
### Planning Commission Chairperson



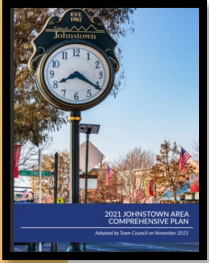
PROJ NO: 2022266-A	PROJECT NAME: BLUE SPRUCE	REVISIONS:	DATE:	1
DATE: 2-8-2024	CLIENT: H & G	REDLINES	0-4-24	
		REVISIONS	9-10-24	
DRAWN BY: HAK	FILE NAME: 2022266-A_ZONE			

CONCEPT PLAN

- One-story restriction
- Open-space requirement
- Density limit (5du/ac)
- Min. 30% open-space
- Large lots on north/south property lines
- No apartments
- Max. 2-story limit for townhomes

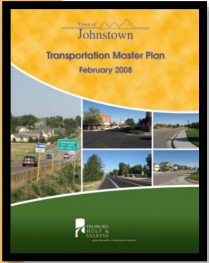


# ZONING - CONCLUSIONS



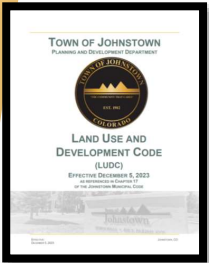
## COMPREHENSIVE PLAN

- The property is located in an LDI land use area.
- LDI areas are intended to provide multiple housing options in low-density formats, including townhomes and duplex/patio houses.
- LDI areas are intended to be served by collector and local streets.



## TRANSPORTATION MASTER PLAN

- The primary street serving the property is a minor arterial.
- A regionally significant major arterial is located immediately east of the property.



## LAND USE & DEVELOPMENT CODE

- The only two zoning designations that allow both single-family detached and single-family attached/multi-unit dwellings is the R-2 and R-3 zones.
- The R-3 zone allows residential uses that are not consistent with LDI areas; therefore, it is not recommended for this property.

Based upon the information presented, R-2 zoning is recommended for this property because it represents the zoning classification best suited to support the goals and objectives of the Town's Comprehensive Plan.