



Larson Property

Zoning Concept Review

Planning Commission January 8th, 2025



Zoning Concept Plan Review Proposal #1

Previous Land Use Development Code

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

- Updated Proposal 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

Original Concept Plan Proposal #1



Updated Concept Plan Proposal #1





Concept Plan adjustments from Neighborhood Meeting

- 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 west of Brittany Avenue to minimum 75' in width



Zoning Concept Plan Review Proposal #2

Previous Land Use Development Code

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

Zoning Concept Plan Review Proposal #2





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