

Planning and Zoning Commission February 26, 2025 West Ridge Rezoning Recommendation

A parcel of land situated in the Southwest Quarter of Section 22,
Township 5 North, Range 68 West of the 6th P.M., Larimer County,
Colorado. 5531 East Highway 402, Johnstown, CO 80534



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The property subject to the rezoning is located in the northwest quadrant of I-25 and State Highway 402. The property was annexed in 2008 and zoned PUD-MU.

Action proposed:
Rezone from Mountain View West PUD to R-1 (Single-Family Residential), R-2 (Mixed Density Residential), MU-RC (Mixed Use Regional Commercial), and I-1 (Industrial Light)



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Zoning Defined

- ▶ R-1: Provides residential living in lower-density suburban or walkable neighborhood settings with access to supporting uses such as schools, churches, parks, and other public facilities.
- ▶ R-2: Provides residential living in compact, walkable neighborhood settings, allowing a mix of housing unit options, and integration or transition to complementary and supporting non-residential uses.
- ▶ MU-RC: Provides regional commercial, entertainment, and/or employment destinations. While compact and walkable, or transit-served locations and formats are preferred-particularly in areas designed as activity centers, this district may accommodate some higher-intensity and larger format commercial uses-particularly if they are removed from or on the periphery of activity centers or otherwise located to not disrupt walkable patterns.
- ▶ I-1: Provides primarily service, employment, manufacturing, and distribution uses at a scale, intensity and format that will not have significant impact on adjacent uses, and which can mix with supporting and compatible service and retail uses characteristic of mixed and flex business area.



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Future Land Use Map Alignment

- ▶ West Ridge is a proposed Gateway and Activity Center as indicated by the 2021 Johnstown Comprehensive Plan.
- ▶ The Eastern portion of the property is indicated to be high density/intensity and the Western portion of the property is indicated to be medium density/intensity.
- ▶ Proposed uses include Residential, Retail/Commercial, and Entertainment.



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Comprehensive Plan Alignment

The current zoning of the property is defined as PUD, to allow for mixed-use of office, retail, commercial, industrial, and residential uses. The Johnstown Future Land Use map identifies this area as Medium Density/Intensity (MDI). The MDI may serve as a transition between the High-Density/Intensity (HDI) area to the east along I-25 and the lower-density (agricultural) properties to the West in Larimer County.

Strategic Plan Alignment

Natural and Build Environment

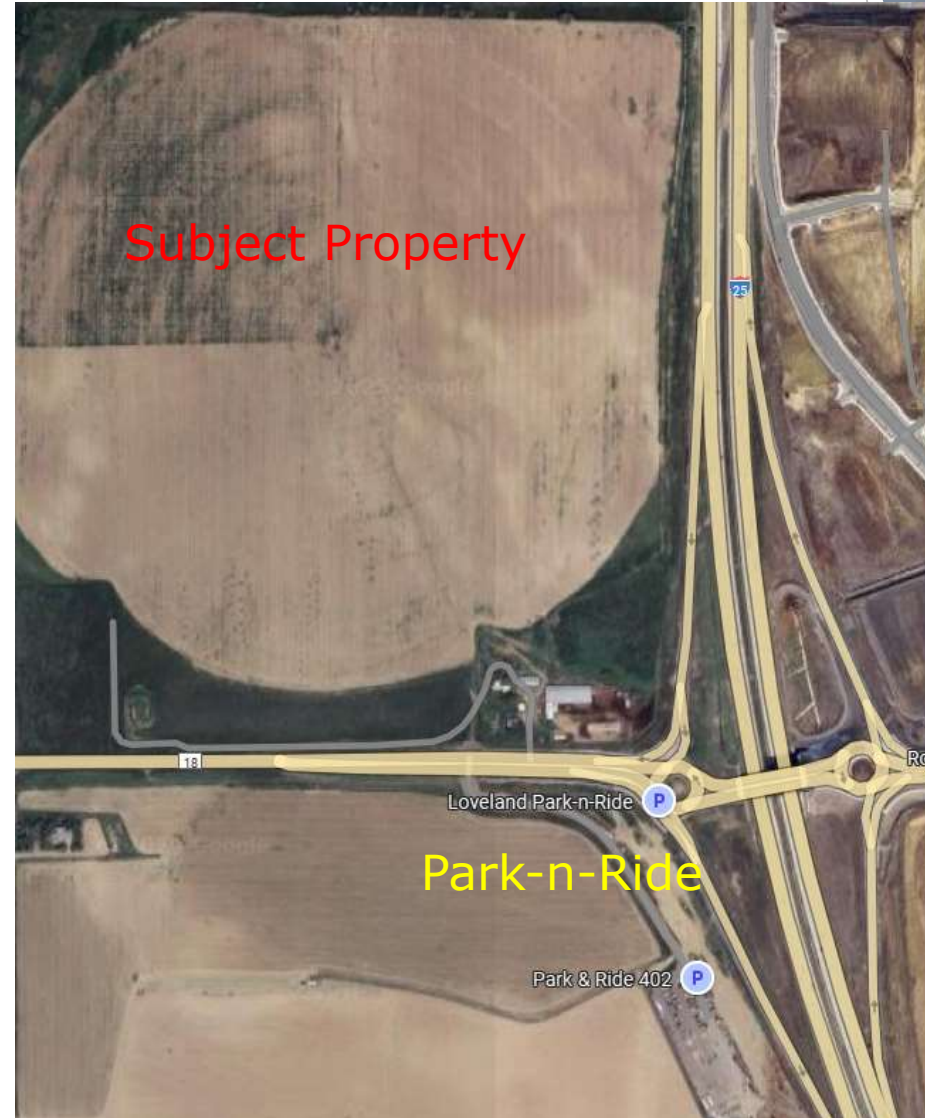
Guide growth in the community through appropriate annexation, zoning, planning, and land use development.



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Activity Centers

Activity Centers are to support local and regional transportation networks, living, employment, recreation, and services. These areas are intended to be mixed-use centers that make a highly efficient use of space by offering high-density residential areas supported by a diversity of shops and services and a vibrant public realm. These centers are ideal opportunities for the Town to consider future transit or other transportation services, and connections to nearby systems.



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Activities?!

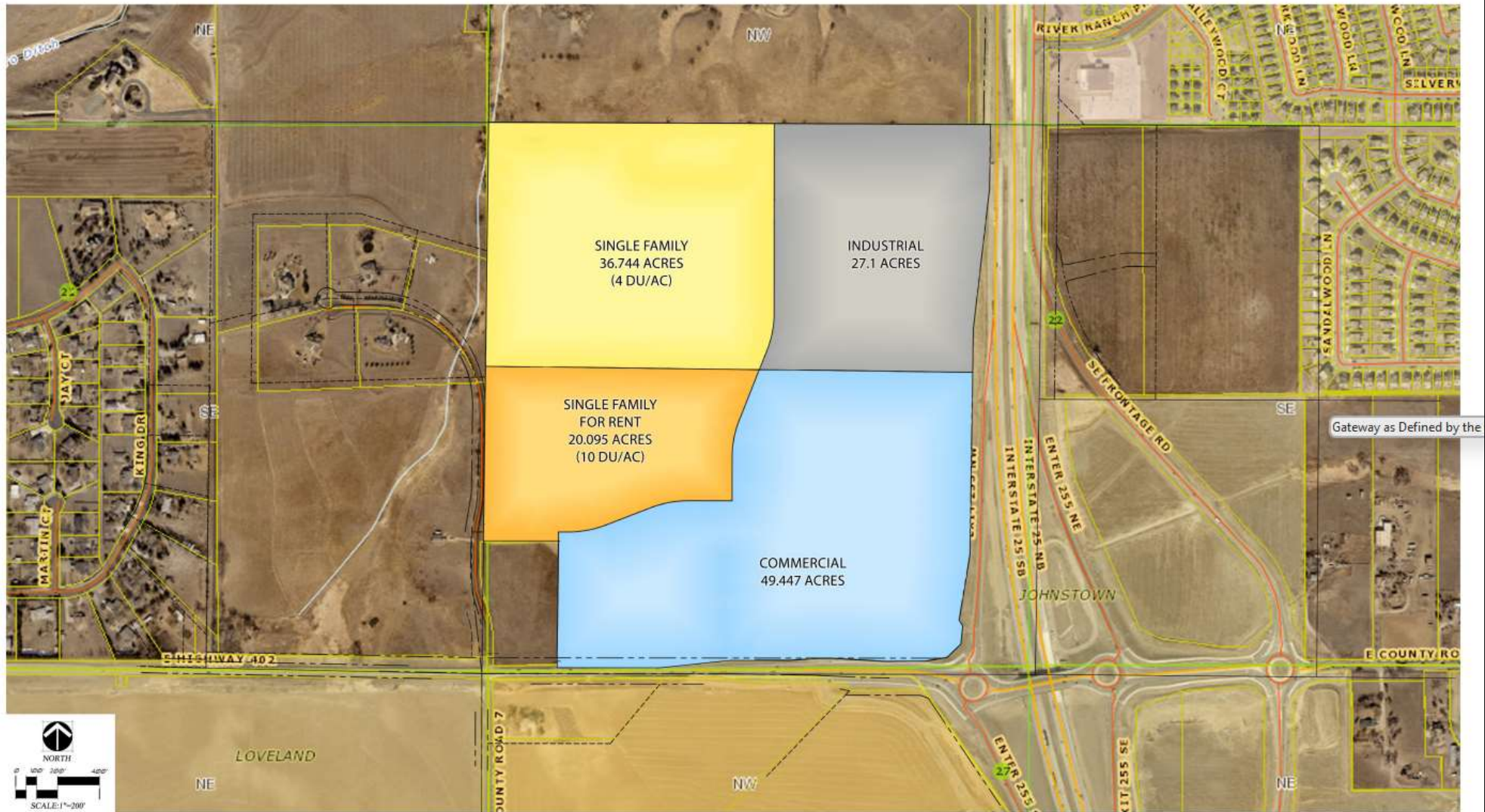


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Gateway as Defined by the Comprehensive Plan

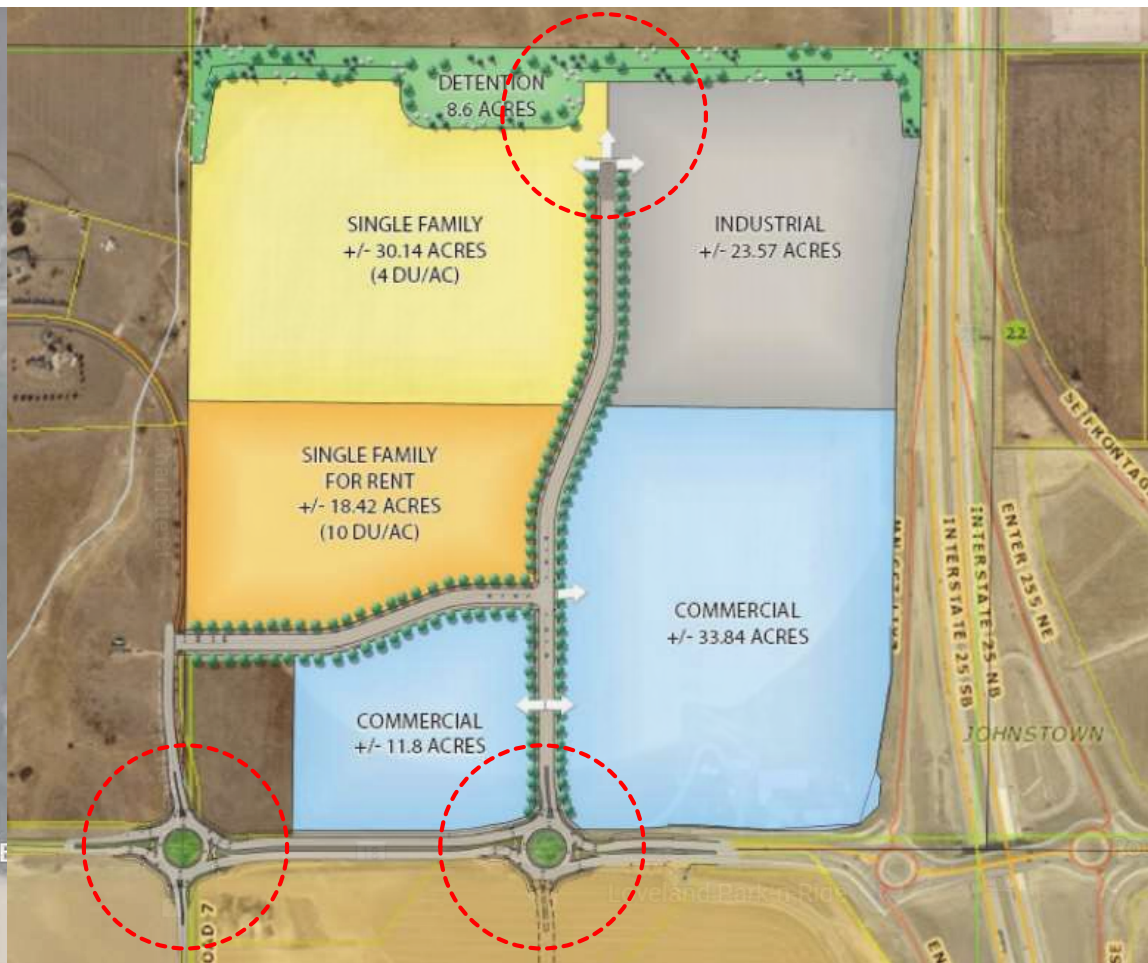
- These are unique entrances into Town. Gateways are intended to define our community – both in terms of physical limits and identity, to welcome residents and visitors, and to slow traffic well outside Town limits.
- These gateways should be designed and landscaped to create cohesive, attractive, and celebratory landmarks that pay homage to Johnstown's character and values.
- S3.5 – Assess opportunities to protect vital viewsheds along major corridors and gateways to highlight Johnstown's unique natural features (e.g. rivers, mountains, protected agricultural lands, etc.).
- S1.4 – Create and implement a consistent design theme for new and existing Gateways.
- The Future Land Use Map takes into consideration the adjacency of uses; natural features and environmentally sensitive areas such as agricultural lands, greenways, rivers, and floodplains; and multi-modal transportation access and circulation, including the Town's gateway entrances and activity centers.
- Town Gateways will also benefit from these High Density/Intensity locations where most travelers may first be made aware that they are in Johnstown.





AERIAL DATE: 06/19/14 © GOOGLE EARTH





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Expanded Use Types

The Southeast quadrant of the property indicated in **red** will be the mixed-use Regional Activity Center District and include retail and commercial uses.

The Northeast quadrant of the property indicated in **orange** is proposed for residential and live/work uses.

The Western portion of the property outlined in **yellow** is proposed for low-density residential uses.



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Additional Site Information

Charlotte Court is a public right-of-way subject to Town standards of improvements including 80' of right-way and pedestrian circulation.

Charlotte Court will not be improved north of the internal roadway that will access the West Ridge Development.

Caliber will work with the adjacent landowners to acquire property for the ROW improvements.

Proposed access to the property will be along Charlotte Court, and State Highway 402.

