

Blue Spruce Ridge Holdco LLC A Caliber Project

Petition for Annexation and Zoning
Town of Johnstown

April 1, 2024

Bob Choate

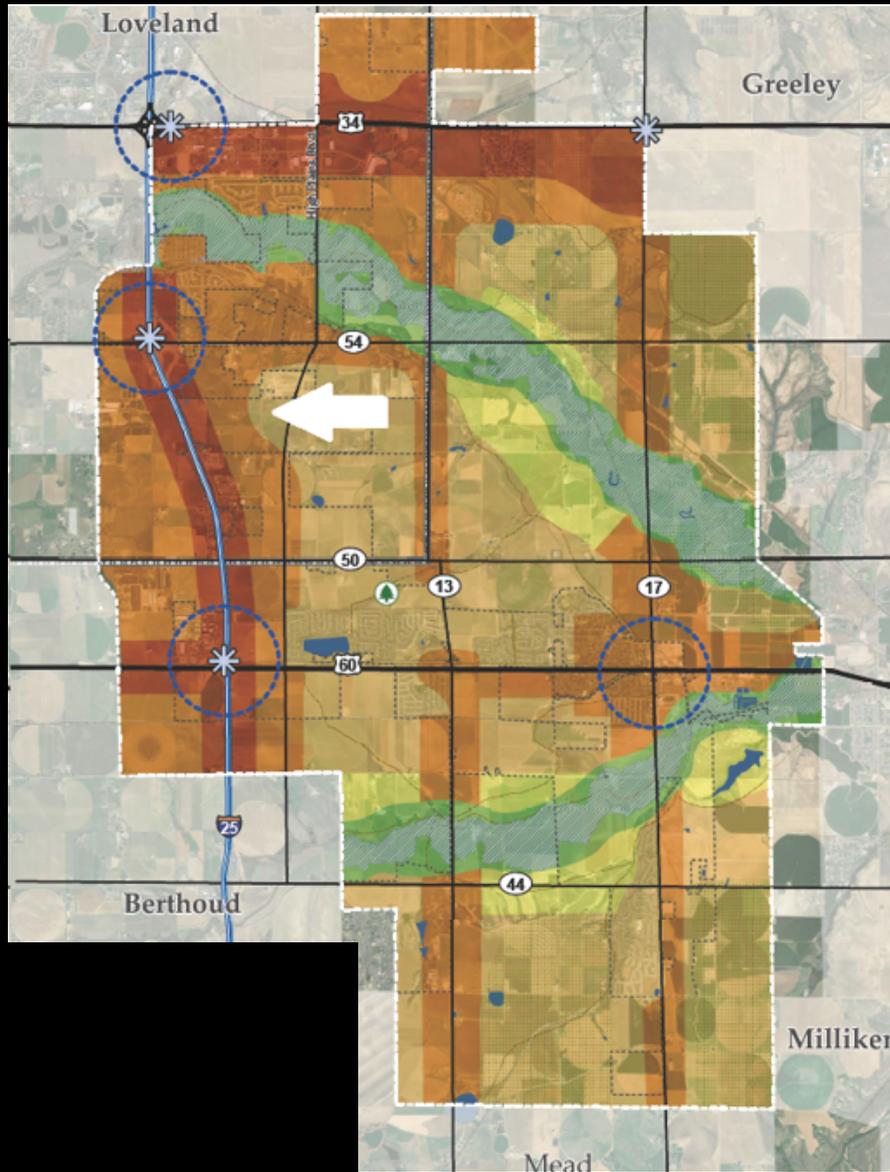
Coan, Payton & Payne, LLC





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LOW DENSITY/INTENSITY

INTENT & DESIRED CHARACTER



“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 for buffers, pocket parks and playgrounds within neighborhoods, connected to a trail system. These provide another great solution for integrating a range of lifestyles, incomes, and ages into a neighborhood.”

- Single Family Detached Homes, as well as Townhomes and Duplex/Patio Homes.
- Density Range: 4-10 DU/Acre

Comprehensive Plan, Chapter 4 – Johnstown Tomorrow – “Where We Live”

“GOAL L1: ENSURE NEIGHBORHOOD CHARACTER AND AMENITIES CONTRIBUTE TO THE HEALTH AND WELLBEING OF DIVERSE RESIDENTS.”

L1.1: “Update land use regulations to... promote creative and diverse housing types and neighborhoods.”

L1.3: “Create a measurable standard to require affordability/attainability, and universal design, in a certain percentage of housing units within new residential developments or seek other techniques to address long term affordability in the community [and] ... promote options and tools to create appropriate housing for senior and low-to-medium income households

Table 4-1: Zoning Districts & Intent

District & Intent

“R-2 – Mixed-Density Neighborhood. The R-2 district provides residential living (range of small-scale residential building types) in compact, walkable neighborhood settings, allowing a mix of housing unit options, and integration or transition to complementary and supporting non-residential uses. A well-designed public realm provides the focal point to integrate a variety of building types with a consistent neighborhood character.”

Table 4-1: Zoning Districts & Intent

District & Intent

“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.”

Table 5-1: Residential Building & Lot Standards

Zoning Districts							Building / Lot Types	# of Units/ Structure	
H-A	R-E	R-1	R-2	R-3	MU	With PD-M		Principal	Accessory* (ADU)
■	■						<i>Detached House – Farmstead</i>	1	1
	■	■					<i>Detached House – Estate Lot</i>	1	1
		■	■				<i>Detached House – Large Lot</i>	1	1
		■	■	■			<i>Detached House – Standard Lot</i>	1	1
		◊	■	■			<i>Detached House – Small Lot</i>	1	n/a
			◊	◊		■	<i>Detached House – Compact Lot</i>	1	n/a
			■	■			<i>Duplex / Multi-unit House</i>	2 - 6	n/a
			■	■	■		<i>Row House</i>	3 - 8	n/a
			□	■	■		<i>Apartment – Small Lot</i>	3 - 12	n/a
				■	■		<i>Apartment – Medium Lot</i>	13 - 24	n/a
				□	□		<i>Apartment – Large Lot / Complex</i>	25 +	n/a
■	■	■	■	■			<i>Accessory Buildings*</i>	see 17-4-3.B	
						■	<i>Small Format Housing Project</i>		





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ATTORNEYS AT LAW