



Town of Johnstown

TOWN COUNCIL AGENDA COMMUNICATIONS

- AGENDA DATE:** April 04, 2022
- SUBJECT:** Ordinance 2022-230 Approving the South Ridge P.U.D. Outline Development Plan
- ACTION PROPOSED:** Hold Public Hearing and Consider Ordinance 2022-230 on First Reading, Approving the South Ridge P.U.D. Outline Development Plan
- ATTACHMENTS:**
1. Ordinance 2022-230
 2. Vicinity Map
 3. South Ridge Outline Development Plan
 4. PZC Agenda Memo – Outline Development Plan
- PRESENTED BY:** Justin Currie, Planner II
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AGENDA ITEM DESCRIPTION:

In conjunction with a Petition for Annexation for the South Ridge Annexation, the Town has received a request to establish zoning on this 80.66 acres of PUD-R (Planned Unit Development – Residential). A separate Outline Development Plan is being proposed to further define the PUD zoning this 80.66-acre property.

The applicant requests PUD-R – Residential zoning, upon annexation, which permits the applicant to develop a residential subdivision in accordance with the submitted Outline Development Plan (ODP). The proposed zoning and land use is in alignment with the Johnstown Area Comprehensive Plan goals and the Future Land Use Map, showing this area for Low to Medium Density/Intensity development. The proposed development would allow for residential development, as a continuation of The Ridge development to the north. The Outline Development Plan (ODP) shows the intent to develop mixed-density residential - single family detached and attached homes - with an overall density range of 3.5 to 5.0 dwelling units per acre. Residential development is anticipated to include no more than 400 dwelling units consisting of at least two housing types, which may include large lot homes, traditional single family detached and/or single family attached

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The South Ridge ODP provides some modified standards from the current municipal code, which the PUD process permits to accommodate a better response to market conditions, a more integrated neighborhood with a wider range of housing options, and additional open space areas incorporated into the development.

- The ODP provides for minimum lot sizes for single family detached of 5,300 SF, with an average lot size of 5,600 SF.
- Front and corner side setbacks would be permitted at 15-feet, instead of the code requirement of 20-feet, with garage doors setback to that 20-foot minimum to permit a full-depth driveway and some variation in the streetscape.
- The ODP “bubble diagram” notes the intent to create an open space/ pedestrian corridor along some existing easements within future development.
- Additional South Ridge PUD Design Guidelines have been submitted to the Town, to accompany this ODP, but are still in review and are anticipated to be brought forth in the future, prior to any building or construction on-site.

Staff has advised the Applicant of current Town and community concerns that have been voiced over smaller than 6,000 SF lot sizes for traditional single-family lots. Johnstown Municipal Code (JMC), §16-302, for the PUD-R zone permits a variety of residential housing types – and some neighborhood commercial uses – and does not require any specific minimum lot size. The intent indicates “providing incentives encouraging the use of innovative design techniques in order to achieve high-quality residential development.” This has typically resulted in a wider variety of lot sizes, many that tend to be smaller than 6,000 SF, to provide more ability for the developer to integrate the 30% PUD-required open space into the neighborhoods and incorporate more curvilinear streets and other design considerations. Subject to approve by the Planning Commission and Town Council, JMC §17-133 allows for modification to minimum lots area, width, and setbacks/offsets. Therefore, Staff finds that this proposed ODP does provide the ability to develop the site in conformance with current municipal code requirements.

Future development processes and projects will be required to create a subdivision plat and development plans, to be reviewed and approved by the Town through public hearing processes.

LEGAL ADVICE:

Ordinance was prepared by the Town Attorney.

FINANCIAL ADVICE:

NA

RECOMMENDED ACTION: Approve Ordinance 2022-230 Approving the South Ridge P.U.D. Outline Development Plan on First Reading.

SUGGESTED MOTIONS:

For Approval

I move that the Town Council approve Ordinance 2022-230 Approving the South Ridge P.U.D. Outline Development Plan on First Reading.

For Approval with Conditions:

I move that the Town Council approve Ordinance 2022-230 Approving the South Ridge P.U.D. Outline Development Plan on First Reading, with the following conditions:

- 1.

For Denial

I move that the Town Council deny Ordinance 2022-230.

Reviewed and Approved for Presentation,



Town Manager