AGENDA

I. Call to Order
II. Roll Call
III. Approval of Agenda
IV. Approval of Minutes for June 8, 2022
V. Public Comments Regarding Items Not on the Agenda (limited to 3 minutes each)
VI. New Business
   a. PUBLIC HEARING – Marketplace Drive Master Sign Plan (ZON22-0001) Off-site Multi-tenant sign for Marketplace Dr. businesses
   b. PUBLIC HEARING – Revere Master Sign Plan (ZON22-0001) Neighborhood signs, and Temporary Marketing Signage plan, for ~450-Acre Revere mixed-use development
   c. PUBLIC HEARING – Atlas (Lockard) Gateway Storage (DEV22-0001) Seeking Site Development Plan approval of a storage facility on a 1.88-acre site in Gateway District
   d. PUBLIC HEARING – North Ridge Outline Development Plan Amendment #1 (ZON22-0003) amends the ODP to include additional areas for multi-family
   e. PUBLIC HEARING – North Ridge PUD Design Guidelines (ZON22-0007)
   f. PUBLIC HEARING – to be jointly presented and discussed, action taken individually
      i. SunCatcher Annexation & Establishment of Zoning (ANX21-0005) is a proposed 127-acre annexation and zoning for PUD-MU
      ii. SunCatcher Outline Development Plan (ZON21-0002) is a proposed 127-acre master plan for a future mixed-use development, to include a solar facility
      iii. SunCatcher Subdivision (SUB22-0003) subdivides 127 acres into 3 parcels and public right-of-way
   g. PUBLIC HEARING – SunCatcher (Pivot Energy) Solar Facility (USR22-0001) Use by Special Review of a proposed 54-ac 5KW solar facility in the SunCatcher Subdivision
VII. Department & Commissioner Reports
VIII. Adjourn

Upcoming Meetings: No meeting July 27th. Regular meetings August 10 & 24. Please let Planning Staff know if any Commissioners plan to be absent, to ensure a quorum.
PLANNING & ZONING COMMISSION
AGENDA MEMORANDUM

DESCRIPTION:
Marketplace Drive Master Sign Plan (Multi-tenant sign) in PUD-JC zone

PROJECT #:
ZON22-0005

LOCATION:
SE Frontage Road & Marketplace Dr.

APPLICANT:
Triple Covid Confidence, LLC

STAFF:
Kim Meyer, Planning and Development Director

HEARING DATE:
July 13, 2022

ATTACHMENTS
1- Vicinity Map
2- Sign Exhibit
3- Site Plan

BACKGROUND & SUMMARY
The applicant/owner, Triple Covid Confidence, LLC, requests a Master Sign Plan to permit a multi-tenant, freestanding, off-premise, sign at the south corner of Marketplace Drive and the Frontage Road.

The subject property was annexed into the Town with the Johnson’s Corner annexations, and zoned “PUD-JC” at that time, which exists as an exhibit to the annexation agreement for this area with a list of permitted uses only.

SURROUNDING ZONING & LAND USE
North: PUD-JC – Commercial - LazyDays RV & Johnson’s Corner
South: PUD-JC – Commercial - Boat sales center
East: PUD-JC – Marketplace Dr. Businesses – Candlelight, Exodus, etc
West: I-25

PUBLIC NOTICE & AGENCY REFERRALS
Notice for the Planning & Zoning Commission hearing was published in the local paper of widest circulation, the Johnstown Breeze, on Thursday, June 23, 2022. This notice provided the date, time, and location of the Planning and Zoning Commission hearing, as well as a description of the project. Given the location and nature of the request, it was determined there was no need for mailed notices or a neighborhood meeting. No referral review requests to other departments or agencies were circulated. No public comments or questions have been forthcoming to Town Staff, as of the publication date of this memorandum.
ANALYSIS

Section 16-364(d) of the Johnstown Municipal Code (JMC) does not permit off-premise signs – which is the category of the proposed Marketplace Drive multi-tenant sign, as not all the advertised businesses will be located on this site.

The Sign Code (Ch 16, Article XX of JMC) permits freestanding signs to be a maximum of 25-feet tall, one per street frontage, and maximum sign areas are based on floor areas of the use/building it advertises, with multi-tenant signs permitted up to 300-400 Sq Ft based on that floor area. Setbacks for signs are typically based on 1 ft setback for every 1 foot of height over 6 feet.

The proposed sign is 25-feet tall, with a total of 194.5 Sq Ft of sign area (per side) proposed – including a full-color LED display for changeable copy (which is also regulated in terms of timing of that change) and sign “spots” for up to eight (8) business names. The sign would be setback approximately 15-20' from the property line along Marketplace Drive, and 15-20' from the ROW along the frontage road. Final location of the sign will be based on best location for the sign poles with the site development plans for the Evergreen Flex Industrial building currently being built at this site. The owners did create an easement for the sign.

The proposal would be to include advertising only for businesses with a physical presence on Marketplace Drive. With that in mind, Staff worked with the Applicant, and utilized the flexibility provided in JMC Sec 16-367 which permits a “Master Sign Plan” for a PUD development, and subsection b, which may “permit signs in locations other than normally permitted” with a finding that it substantially meets the intent and provides better “unification and integration.” Staff supports this finding, recognizing that each lot and building on Marketplace may still have a sign, but there is a community benefit to supporting and helping locate our local businesses and with having those businesses represented on a single multi-tenant sign for the Marketplace Drive area.

This PUD does not have any other known design guidelines or sign plans that affect it, and therefore the determination is granted to the Planning & Zoning Commission. Any substantial modifications or additions of signs for this PUD, outside those permitted by code, would require an amendment to the sign plan be presented to the Commission for further review and approvals.

RECOMMENDED PLANNING AND ZONING COMMISSION FINDINGS AND MOTIONS

It is recommended that Planning and Zoning Commission Approve the Master Sign Plan for Marketplace Drive with a finding that the proposed plan substantially meets the intent and purpose of unification and integration of sign design within a PUD, in conformance with the Sign Code.

Motion to Approve:
Based on the application materials received, preceding analysis, and presentation at the hearing, I move to Approve the Marketplace Drive Master Sign Plan.

Alternate Motion to Deny:
Based on the application materials received, preceding analysis, and presentation at the hearing, I move that the Planning & Zoning Commission deny the request for the Marketplace Drive Master Sign Plan.
VICINITY MAP

MARKETPLACE DRIVE MASTER SIGN PLAN
This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code. The location of the disconnect switch after installation shall comply with Article 600.6 (A) (1) of the National Electrical Code.

CAP IS CONSTRUCTED OF 1" ALUMINUM SQ. FT. FRAME SKINNED WITH .125" ALUMINUM ALL FINISHED BLACK.

24" DEEP ALUMINUM EXTRUDED SIGN CABINET WITH 2 1/2" RETAINERS ALL FINISHED BLACK. FACES ARE HI-IMPACT ACRYLIC WITH 3M FILM OVERLAYS. ILLUMINATE WITH GE 6500K WHITE LED'S.

(2) 10"x10" (3/8" WALL) STEEL SQUARE TUBE SUPPORT POSTS FINISHED MP 'BRUSHED ALUMINUM'.

CIRRUS 9MM FULL COLOR LED DISPLAY WITH CELLULAR COMMUNICATION.

ALUMINUM EXTRUDED SIGN CABINET WITH 2 1/2" RETAINERS ALL FINISHED BLACK. FACES ARE HI-IMPACT ACRYLIC WITH INDIVIDUAL 1-3/4" METAL DIVIDER BARS FINISHED TO MATCH SIGN CABINET. ILLUMINATE WITH GE 6500K WHITE LED'S.
DESCRIPTION: Revere Master Sign Plan, in Great Plains Village PUD/ODP area
PROJECT #: ZON22-0001
LOCATION: Veteran’s Pkwy (CR 50/14) and High Plains Blvd.
APPLICANT: Forestar (USA) Real Estate Group, Inc.
STAFF: Kim Meyer, Planning and Development Director
HEARING DATE: July 13, 2022

ATTACHMENTS
1- Vicinity Map
2- Master Sign Plan

BACKGROUND & SUMMARY
The applicant/owner, Forestar (USA) Real Estate Group, Inc., requests a PUD Master Sign Plan to permit a coordinated array of entry monumentation for the neighborhoods being developed, temporary signage associated with sales and model homes, and a 816-Sq.Ft. billboard along the I-25 frontage of the property.

The property currently referred to as “Revere” comprises approximately 450 acres of the 505 acre “Great Plains Village PUD,” which has an approved 2019 Outline Development Plan (ODP) which included multiple planning areas with a mix of uses. Revere, to date, has been proposed only as single family detached and attached (townhome) residential uses.

SURROUNDING ZONING & LAND USE
North: PUD-JC – Commercial - LazyDays RV & Johnson’s Corner
South: PUD-JC – Commercial - Boat sales center
East: PUD-JC – Marketplace Dr. Businesses – Candlelight, Exodus, etc
West: I-25

PUBLIC NOTICE & AGENCY REFERRALS
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No public comments or questions have been forthcoming to Town Staff, as of the publication date of this memorandum.

**ANALYSIS**
The proposal includes advertising and monumentation for the new neighborhoods/subdivisions being developed by the Applicant/owner, in the immediate area.

The Sign Code (Ch 16, Article XX of JMC) permits freestanding signs in a residential district at one per street frontage, a maximum area of 100 sq. ft., 6-feet high; while “Residential development entryway signs” may be placed at each “major entryway,” not exceed 20 sq. ft., or 6’ high. With some accommodation for real estate signs and temporary subdivision signage. Given the current marketplace, these overall limitations seem unnecessarily restrictive. With that in mind, Staff worked with the Applicant, and utilized the flexibility provided in JMC Sec 16-367 which permits a “Master Sign Plan” for a PUD development and is in support of the majority of the current proposal for that plan. All proposed Permanent Signs seem reasonable in size, scope and scale, and have been designed to offer an attractive identity for the neighborhood using quality materials and overall design.

<table>
<thead>
<tr>
<th>Permanent Signage:</th>
<th>#</th>
<th>SF / Sign Face</th>
<th>Height</th>
<th>Width</th>
<th>Placement / Purpose</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gateway Entry Monuments</td>
<td>3</td>
<td>~17 SF</td>
<td>13’8” Tower 9’4” main</td>
<td>19’2” front 19’ “wing walls”</td>
<td>Statement signs at key arterial locations</td>
</tr>
<tr>
<td>Neighborhood Entry Monuments*</td>
<td>9</td>
<td>~17 SF</td>
<td>9’4”</td>
<td>19’2”</td>
<td>Placed at intersections / entries onto internal neighborhood streets</td>
</tr>
<tr>
<td>Gateway Towers</td>
<td>4</td>
<td>Logo only</td>
<td>13’8”</td>
<td>3’4”</td>
<td>Along arterials</td>
</tr>
<tr>
<td>PDC Energy Sign Column</td>
<td>1</td>
<td>5 SF</td>
<td>4’7”</td>
<td>2’8”</td>
<td>At park, sponsored by PDC</td>
</tr>
<tr>
<td>Neighborhood Entry Column*</td>
<td>4</td>
<td>5 SF</td>
<td>9’4”</td>
<td>3’6”</td>
<td>In conjunction with Neighborhood Entry Monuments, across street at entry to internal street</td>
</tr>
</tbody>
</table>

All signs must be installed outside of the public right-of-way, in accordance with relevant setbacks sections of the Sign Code, including outside of sight distance triangles at intersections. Staff will work with the Applicant on appropriate siting at the permit stage for both Permanent and Temporary signs.

Staff would prefer the note on Sheet 2 indicating that this plan is “preliminary” be removed. This Master Sign Plan is being approved by the Town Council, and therefore will require “substantial compliance.” The Applicant may choose to NOT construct or install all of the signage proposed, but any installed should be in conformance with this plan.

The proposed “Temporary Signs” provide a relatively well-coordinated and designed sales-type signs for model homes, with much of that signage being used internally in the neighborhood, and would offer way-finding and good information during the sales period for the various areas of Revere. Those signs intended for more internal use are not of significant concern. No specific site locations were provided for these.

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temporary signs with a revised submittal. Several of the Temporary Signs do seem to be misplaced or unnecessarily large/tall for the intended purpose. Taken altogether, the signage plan seems more than sufficient to provide meaningful way-finding and marketing, and could better conform to the Town’s Sign Code with some minor changes, as discussed below.

<table>
<thead>
<tr>
<th>“Temporary” Signage:</th>
<th>#</th>
<th>SF / Sign Face</th>
<th>Height</th>
<th>Width</th>
<th>Placement</th>
<th>Longevity</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Billboard</strong></td>
<td>1</td>
<td>816 SF</td>
<td>17’ sign + ~10’ above ground</td>
<td>48’</td>
<td>I-25 frontage</td>
<td>“Until last homes are sold” – Staff estimates min. 10 years</td>
</tr>
<tr>
<td><strong>Coming Soon</strong></td>
<td>M*</td>
<td>24 SF</td>
<td>6’11”</td>
<td>4’6”</td>
<td>Arterials – HPB* &amp; Veteran’s</td>
<td>Installed until build-out of one area; then moved to another…</td>
</tr>
<tr>
<td><strong>Lifestyle</strong></td>
<td>M</td>
<td>20 SF</td>
<td>7’4”</td>
<td>5’6”</td>
<td>Internal @ Amenity Areas</td>
<td>Until Amenity is constructed</td>
</tr>
<tr>
<td><strong>Off-site Info</strong></td>
<td>M</td>
<td>80 SF</td>
<td>11’</td>
<td>11’4”</td>
<td>Arterials – HPB &amp; Veteran’s</td>
<td>Installed until build-out of one area; then moved to another…</td>
</tr>
<tr>
<td><strong>Community Flag</strong></td>
<td>M</td>
<td>~20 SF</td>
<td>18’</td>
<td>2’6”</td>
<td>Arterials – HPB &amp; Veteran’s</td>
<td>120 days per occurrence as new area opens for sales</td>
</tr>
<tr>
<td><strong>Builder Signs</strong></td>
<td>M</td>
<td>Vary</td>
<td>4’ – 18’</td>
<td>Vary</td>
<td>Unspecified</td>
<td></td>
</tr>
</tbody>
</table>

*M= Multiple sign locations; HPB = High Plains Boulevard

**Billboard** – Staff has considerable concerns with the precedent of permitting any billboards within the Town, much less along our interstate frontage. If this is type of sign is approved, Staff anticipates that the Town will see many more similar signs proposed throughout the community. While this billboard would exist on adjacent property owned by the Applicant, it is on a portion of the site that is intended for future employment and commercial uses, per the approved ODP, and is marketing the residential neighborhoods – located 1,000’ to 7,700’ (1.5 mi) away.

Additionally, this is a large sign. 48’ x 17’ sign face (816 SF per side), likely installed another 8-10’ off the ground. The largest sign our Sign Code currently permits is in Sec 16-366(7), for a 25-foot-tall sign, with a maximum of 400 Sq. Ft. sign face (for multiple businesses) within the “freestanding non-residential” category. This proposed billboard is for more than 2x that size, for a residential use, and located, effectively, “off-site”.

This billboard is proposed to survive the full lifecycle of the Revere residential neighborhood development, which is expected to encompass roughly 350-400 acres, and require many more years of development and construction, and therefore, billboard existence. (For reference the Thompson River Ranch neighborhood is about 520 acres, approved in 2005, and is still subdividing land and building homes.)

Staff strongly recommends a condition that this sign be removed from the Master Sign Plan.
Coming Soon – Given the amount and size of information provided, Staff is assuming this is an internal sign, used within the neighborhood once basic public improvements are completed. This would be challenging to read if driving by. Minor modifications to make this a 6’ sign, with 20 SF of sign face/side, which would conform to the typical maximum height and area for signs in residential areas would seem reasonable and sufficient for this type of sign. Staff would recommend that revision as a condition of approval.

Lifestyle – Intended for internal use, at sites intended for construction of future amenities, and seem well proportioned for that purpose. No Staff concerns.

Off-site Info – These are fairly large signs, at about 80 SF/sign face, based on a rough estimate of scale. A typical larger post-and-panel real estate sign would be about 4’x4’ (16 SF) or 8’x4’ (32 SF) – so this proposed sign is considerably larger. They are more appropriate for those signs located along the arterial street frontages, and do appear to provide some directional information. They are not intended for true off-site use, so the naming convention is strange; prior site plans presented to Staff showed these along arterials, a short distance from the main entries to the neighborhood as an early alert to turn here. Staff would ask that they do, indeed, remain on Forestar property, reasonably adjacent to current sales areas.

Community Flag – These “feather flags” are indicated as 120 days max as each area “grand opens”. Not of significant concern to Staff.

Builder / Community Builder Signs – Most appear to be designed for internal-to-the-neighborhood use, in sales areas and to highlight model homes, and are therefore not of significant concern to Staff. The #3 signs on that sheet do appears to be designed to be placed along major roadways, and Staff would prefer they also remain internal. The feather flags proposed with these also should remain internal, and be used similarly to the Community Flag above with a limited time period of use.

Staff recommends that this sheet reflect a note that all builder signs shall be used internally to neighborhoods, along local streets.

Beyond these recommended changes, Staff supports this Revere Master Sign Plan and recommends Approval with Conditions. Summary of requested changes, as conditions of approval:

1. “Preliminary” note on Sheet 2 be removed.
2. Billboard (temp) be removed as a permitted sign from this Master Sign Plan.
3. Coming Soon (temp) sign be resized to 6’ height, 20 SF sign face.
4. Add a note to Sheet 5 to the effect that these signs will be permitted internal to the neighborhood, once sales in that section begin.
RECOMMENDED PLANNING AND ZONING COMMISSION FINDINGS AND MOTIONS

It is recommended that Planning and Zoning Commission Approve, with Conditions as noted within this Staff Memorandum, the Revere Master Sign Plan with a finding that the proposed plan substantially meets the intent and purpose of unification and integration of sign design within a PUD, in conformance with the Sign Code.

**Recommended Motion – Approval with Conditions**

Based on the application materials received, preceding analysis, and presentation at the hearing, I move to Approve the Revere Master Sign Plan with the conditions as stated above in this staff memorandum.

**Alternate Motions:**

**Approval, without Conditions:** Based on the application materials received, preceding analysis, and presentation at the hearing, I move to Approve the Revere Master Sign Plan.

**Denial:** Based on the application materials received, preceding analysis, and presentation at the hearing, I move that the Planning & Zoning Commission deny the request for the Revere Master Sign Plan.

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VICINITY MAP

REVERE MASTER SIGN PLAN
REVERE

MASTER SIGNAGE PROGRAM
(A PART OF THE GREAT PLAINS VILLAGE PUD)

SHEET INDEX

<table>
<thead>
<tr>
<th>SHEET #</th>
<th>SHEET NAME</th>
</tr>
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<tbody>
<tr>
<td>1</td>
<td>COVER</td>
</tr>
<tr>
<td>2</td>
<td>OVERALL SITE PLAN</td>
</tr>
<tr>
<td>3</td>
<td>PERMANENT SIGN DETAILS</td>
</tr>
<tr>
<td>4</td>
<td>TEMPORARY SIGN DETAILS</td>
</tr>
<tr>
<td>5</td>
<td>BUILDER SIGN DETAILS</td>
</tr>
</tbody>
</table>

GREAT PLAINS VILLAGE, REVERE AT JOHNSTOWN
LOCATED IN SECTION 2, 35 AND 36, TOWNSHIP 4 AND 5 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN JOHNSTOWN, COUNTIES OF WELD AND LARIMER, STATE OF COLORADO (ZONE22-0001)
PURPOSE STATEMENT

This plan provides a high-level overview of the plan for signage and monumentation for the Revere (PUD) project. Final locations and construction details will be provided to the Town for approval, in conformance with approved plans, and with accompanying construction documents, at the time of sign permit requests.

LEGEND
- Gateway Entry Monument
- Neighborhood Entry Monument
- Gateway Tower
- PDC Energy Sign Column
- Neighborhood Entry Column
- Revere Billboard

MONUMENT QUANTITY CHART

<table>
<thead>
<tr>
<th>MONUMENT TYPE</th>
<th>MAX QTY</th>
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</thead>
<tbody>
<tr>
<td>Gateway Entry Monument</td>
<td>3</td>
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<tr>
<td>Neighborhood Entry Monument</td>
<td>3</td>
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<tr>
<td>Gateway Tower</td>
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</tr>
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<td>3</td>
</tr>
<tr>
<td>Revere Billboard</td>
<td>3</td>
</tr>
</tbody>
</table>

NOTES

- Plans preliminary and subject to change at time of pre-plat or final plat.

GREAT PLAINS VILLAGE, REVERE AT JOHNSTOWN
LOCATED IN SECTION 2, 35 AND 36, TOWNSHIP 4 AND 5 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN JOHNSTOWN, COUNTIES OF WELD AND LARIMER, STATE OF COLORADO
(ZON22-0001)
INTENT OF PURPOSE
THE INTENT AND PURPOSE OF THIS SIGN IS TO CREATE A BRAND FOR THE COMMUNITY AND A SENSE OF Arrival ALONG THE MAJOR ARTERIAL ROADWAYS. THE COMMUNITY IS BIFURCATED BY VETERAN’S PARKWAY AND THE PLACEMENT OF GATEWAY ENTRY SIGNS ON BOTH SIDES OF THE ROAD CREATES VISIBLE COMMONALITY THAT INHERENTLY CONNECTS THE TWO PARCELS OF LAND. MAKING SURE THAT THE COMMUNITY BOUNDARIES ARE VISIBLE IS SIGNIFICANT FROM THE STANDPOINT THAT RESIDENTS WILL ULTIMATELY HAVE ACCESS TO ALL AMENITIES THROUGHOUT THE COMMUNITY.

GATEWAY ENTRY MONUMENT

SCALE: NTS
STONE VENEER, TYP.
COLUMN CAP, TYP.
WOOD FENCE, TYP.
6'-0" 19'-2"
10'-0"
3'-0"
3'-8"

GATEWAY TOWER

SCALE: NTS
11'-6" 19'-2"
13'-8" 10'-2"
3'-4" 9'-4"
2'-8" 4'-7"
2'-2"
2'-6"

19'-2"
9'-4"
3'-4"
12'-6"
3'-0" 18'-3"

REVERE SIGN, TYP.
COLUMN METAL CAP, TYP.
TOWER CAP
LOGO PLAQUE
LOGO PLAQUE, TYP.
FINISH GRADE
FINISH GRADE
FINISH GRADE
FINISH GRADE

GATEWAY ENTRY MONUMENT

SCALE: NTS
STONE VENEER, TYP.
COLUMN CAP, TYP.
TOWER CAP
LOGO PLAQUE
LOGO PLAQUE, TYP.
FINISH GRADE
FINISH GRADE
FINISH GRADE
FINISH GRADE

INTENT OF PURPOSE
THE INTENT AND PURPOSE OF THIS SIGN IS TO SIGNIFY THE ENTRY INTO THE NEIGHBORHOOD BY PLACING SIGNS ON LOCAL ROADS AT PRIMARY ENTRANCES. THE DESIGN OF THE SIGN IS INTENDED TO BE A SMALLER VERSION OF THE COMMUNITY GATEWAY.

NEIGHBORHOOD ENTRY MONUMENT

SCALE: NTS
STONE VENEER, TYP.
COLUMN CAP, TYP.
FINISH GRADE
FINISH GRADE
FINISH GRADE
FINISH GRADE

INTENT OF PURPOSE
SIMILAR TO THE COMMUNITY GATEWAY ENTRY SIGN, THE GATEWAY TOWER IS INTENDED TO FURTHER ESTABLISH COMMUNITY BOUNDARIES BY PLACEMENT IN STRATEGIC LOCATIONS ALONG MAJOR ARTERIAL ROADWAYS.

INTENT OF PURPOSE
THE PDC ENERGY COLUMN IS INTENDED TO GIVE CREDIT TO PDC ENERGY WHO HAVE SPONSORED THE REVERE FILING 1 PARK. IT FOLLOWS THE SAME DESIGN LANGUAGE AS THE OTHER MONUMENTS AND COLUMNS.

GATEWAY ENTRY COLUMN

SCALE: NTS
REVERE SIGN, TYP.
COLUMN PRECAST CAP, TYP.
COLUMN CAP
REVERE LOGO PLAQUE
REVERE LOGO PLAQUE, TYP.
FINISH GRADE
FINISH GRADE
FINISH GRADE
FINISH GRADE

NEIGHBORHOOD ENTRY COLUMN

SCALE: NTS
PDC ENERGY LOGO PLAQUE
PDC ENERGY LOGO PLAQUE, TYP.
FINISH GRADE
FINISH GRADE
FINISH GRADE
FINISH GRADE

INTENT OF PURPOSE
THE PDC ENERGY COLUMN IS INTENDED TO SIGNIFY THE ENTRY INTO THE NEIGHBORHOOD BY PLACING COLUMNS ON LOCAL ROADS COMPLEMENTING THE NEIGHBORHOOD ENTRY MONUMENT. THIS SIGN WILL BE INSTALLED ON THE OPPOSITE CORNER OF THE NEIGHBORHOOD ENTRY MONUMENT.

NOTES
1. IMAGES ARE CONCEPTUAL AND SUBJECT TO CHANGE. GENERAL DIMENSIONS SHALL STAY THE SAME.
2. SIGN LIGHTING WILL BE DOWN DIRECTIONAL. NO TIGHT CUT-OFF FIXTURES OR UPLIGHTING WILL BE USED IN THE MONUMENT DESIGN.
INTENT OF PURPOSE

1. IMAGES ARE CONCEPTUAL AND SUBJECT TO CHANGE. GENERAL DIMENSIONS SHALL STAY THE SAME.
2. ANY OFF-SITE SIGNAGE WILL REQUIRE PERMISSION FROM LANDOWNER PRIOR TO INSTALLATION.

GREAT PLAINS VILLAGE, REVERE AT JOHNSTOWN
LOCATED IN SECTION 2, 35 AND 36, TOWNSHIP 4 AND 5 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN JOHNSTOWN, COUNTIES OF WELD AND LARIMER, STATE OF COLORADO
(ZON22-0001)

MASTER SIGNAGE PROGRAM
GREAT PLAINS VILLAGE, REVERE AT JOHNSTOWN

TEMPORARY SIGN TIMELINE CHART

<table>
<thead>
<tr>
<th>TEMPORARY SIGN QUALITY</th>
<th>REVERE BILLBOARD</th>
<th>LIFESTYLE SIGN</th>
<th>COMMUNITY FLAG</th>
<th>OFF-SITE INFO SIGN</th>
<th>COMING SOON SIGN</th>
</tr>
</thead>
<tbody>
<tr>
<td>SCALE: NTS</td>
<td>48'-0&quot;</td>
<td>11'-0&quot;</td>
<td>2'-6&quot;</td>
<td>11'-4&quot;</td>
<td>17'-0&quot;</td>
</tr>
</tbody>
</table>

NOTES

1. IMAGES ARE CONCEPTUAL AND SUBJECT TO CHANGE. GENERAL DIMENSIONS SHALL STAY THE SAME.
2. ANY OFF-SITE SIGNAGE WILL REQUIRE PERMISSION FROM LANDOWNER PRIOR TO INSTALLATION.

INTENT OF PURPOSE

REVERE BILLBOARD

The intent and purpose of the billboard sign is to provide a highly visible sign that can be seen from both sides of I-25 in order to direct prospective buyers to the Revere site. Proposed placement of this sign is along the I-25 frontage road in the southwest corner of property owned by Forestar.

LIFESTYLE SIGN

The intent and purpose of this sign is to provide prospective buyers and future residents locations of future amenities. For example, the sign showing kids at a swimming pool would be placed in a location where a proposed pool facility is being planned. A similar concept would be used for parks and trails as well.

COMMUNITY FLAG

The intent and purpose of the community flags is to provide additional awareness of the Revere community by placing them in strategic locations. These signs would be proposed along veterans parkway as well as neighborhood entry locations to help direct traffic toward model lots.

OFF-SITE INFO SIGN

The intent and purpose of the off-site information sign is to provide prospective buyers with additional awareness of the Revere community by placing it in strategic locations. This sign would be proposed along veterans parkway as well as neighborhood entry locations to help direct traffic toward model lots.

COMING SOON SIGN

The intent and purpose of the coming soon sign is to inform prospective buyers that new homes will soon be under construction and ready for sale. It also directs prospective buyers to the Revere website and specifically the VIP list created by Forestar. This is to help keep both prospective buyers and future residents updated on the new amenities coming online as well as upcoming community events.

INTENT OF PURPOSE

TEMPORARY SIGN TIMELINE CHART

1. IMAGES ARE CONCEPTUAL AND SUBJECT TO CHANGE. GENERAL DIMENSIONS SHALL STAY THE SAME.
2. ANY OFF-SITE SIGNAGE WILL REQUIRE PERMISSION FROM LANDOWNER PRIOR TO INSTALLATION.

NOTES

1. IMAGES ARE CONCEPTUAL AND SUBJECT TO CHANGE. GENERAL DIMENSIONS SHALL STAY THE SAME.
2. ANY OFF-SITE SIGNAGE WILL REQUIRE PERMISSION FROM LANDOWNER PRIOR TO INSTALLATION.

INTENT OF PURPOSE

REVERE BILLBOARD

The intent and purpose of the billboard sign is to provide a highly visible sign that can be seen from both sides of I-25 in order to direct prospective buyers to the Revere site. Proposed placement of this sign is along the I-25 frontage road in the southwest corner of property owned by Forestar.

LIFESTYLE SIGN

The intent and purpose of this sign is to provide prospective buyers and future residents locations of future amenities. For example, the sign showing kids at a swimming pool would be placed in a location where a proposed pool facility is being planned. A similar concept would be used for parks and trails as well.

COMMUNITY FLAG

The intent and purpose of the community flags is to provide additional awareness of the Revere community by placing them in strategic locations. These signs would be proposed along veterans parkway as well as neighborhood entry locations to help direct traffic toward model lots.

OFF-SITE INFO SIGN

The intent and purpose of the off-site information sign is to provide prospective buyers with additional awareness of the Revere community by placing it in strategic locations. This sign would be proposed along veterans parkway as well as neighborhood entry locations to help direct traffic toward model lots.

COMING SOON SIGN

The intent and purpose of the coming soon sign is to inform prospective buyers that new homes will soon be under construction and ready for sale. It also directs prospective buyers to the Revere website and specifically the VIP list created by Forestar. This is to help keep both prospective buyers and future residents updated on the new amenities coming online as well as upcoming community events.

INTENT OF PURPOSE
INTENT OF PURPOSE

The intent and purpose of the Builder Signs is to provide prospective buyers with information about new homes that are soon under construction and ready for sale. They inform prospective buyers of home builders, model locations, parking, and other important information about the site.

COMMUNITY BUILDER SIGNS

SCALE: NTS

1. Community Builder Signs

SCALE: NTS

2. Builder Signs

SCALE: NTS

3. Community Builder Signs

SCALE: NTS
DESCRIPTION: Site Development Plan for Lockard Gateway Storage

PROJECT NO: DEV22-0001

DESCRIPTION: Proposed 38,000 SF Enclosed Personal Storage on approximately 1.89 acres in the Gateway Subdivision and Zoning District.

LOCATION: Mountain View Drive; North of Weld CR 48 and West of I-25

APPLICANT: Roland Lockard

STAFF: Kim Meyer, Planning & Development Director

HEARING DATE: July 13, 2022

ATTACHMENTS
1. Vicinity Map
2. Site Development Plan – Site, Landscape, Architecture
3. Staff Exhibit of Neighboring Gateway Architecture

PROJECT SUMMARY
The Applicant is requesting consideration of a Site Development Plan for a project called the Lockard (Atlas) Gateway Storage Park. The project site is within the Gateway subdivision, on a platted, developed lot (has utilities and street adjacent). The project will include three buildings, totalling 38,000 square foot, for personal storage use, and will be encircled with security fencing accessed via a gate.

ZONING: Gateway District - “G”

ADJACENT ZONING & LAND USES:
North G – Gateway - Light industrial/flex employment, warehouses, offices
East G – Gateway - Light industrial/flex employment, warehouses, offices
South G – Gateway - Light industrial/flex employment, warehouses, offices
West G – Gateway - Light industrial/flex employment, warehouses, offices

PROPERTY LAND USE HISTORY
This property was annexed, zoned and subdivided as part of the Gateway development. It is currently undeveloped and has been vacant.
PUBLIC NOTICE
Notice for the Planning & Zoning Commission hearing was published in the Johnstown Breeze, on Thursday, June 23, 2022. This notice provided the date, time, and location of the Planning and Zoning Commission hearing, as well as a description of the project. Notices were mailed to all property owners within 500 feet of the property in question. This notice included a vicinity map and the proposed site plan.

No neighborhood meeting was required. No public comments have been received by Staff as of the date of publication of this report.

STAFF ANALYSIS
Review Criteria
Per Johnstown Municipal Code §16-145(e)(1)b, this project is located in the Gateway Zoning District and is therefore subject to Planning & Zoning Commission (PZC) Review. The standards and elements for review within the Code (JMC §16-145(j)), include:

- Zoning and land use
- Height, bulk, yard setbacks, building coverage, & other site considerations
- Town Design Guidelines
- Utilities
- Stormwater and drainage
- Parking
- Loading
- Stacking
- Landscaping
- Lighting
- Signs
- Circulation – vehicular
- Circulation – pedestrian

The code further states that the final reviewing body “shall approve a proposed development plan application if... it conforms” to all of the appropriate and applicable standards.

Johnstown Review Committee (JRC)
The JRC has reviewed these development plans, as well as the accompanying engineering and construction drawings, and worked with the Applicant to institute appropriate revisions to ensure substantial compliance with Town standards, guidelines, and specifications, as they relate to this property and Site Development Plan. All JRC members have indicated the site substantially conforms to town standards and prior master development plans and reports, and, with final requested revisions of engineering plans, is anticipated to meet all applicable codes, standards and regulations. This review, and that of the prior subdivision, included coordinating referrals with Front Range Fire, the Town’s contract civil and water engineers, Public Works, and Utilities. Final construction documents have been approved and accepted, contingent upon PZC approval. A water and sewer service agreement is required to be executed prior to release of a building permit.

Site Development Plan
The proposed site development plan conforms to the Town design guidelines, including architecture, site elements, and landscape requirements. The site is designed to maintain existing and required on-site drainage, as well as meet fire district requirements for access. No curb, gutter or sidewalk is provided within this older subdivision, so those typical requirements were waived for this project as well. Landscape plans indicate appropriate planted areas, plant types and quantities to satisfy the town’s requirements. The site is largely fenced with a solid wood screening fence around most of the perimeter,
with a decorative metal fencing used at the front, with landscaping and plant quantities that meet code and will assist in screening the buildings.

The buildings are oriented such that the overhead (OH) doors face internal to the site and the access drives. The buildings meet the Town Design Guideline intent of low-height (18’ tall), with more emphasis on ground level materials that are visible from the street, with a 3-foot high wainscotting (of rock veneer along the east and west-facing facades.

The structures are proposed as large white metal buildings, with a small blue trim feature along the roofline and around the OH doors. While the central building has one 12’ wide by 10’ tall extension to the west façade that house the required restrooms on-site; there are no other architectural projections, overhanging eaves, roof articulations or other significant fenestration or features that would create more interest. The “end” elevations (east & west) illustrate an 8-foot-wide feature, but the architectural elevation notations do not clarify if those are windows or just a change in surface. The Town Design Guidelines are adopted within the Code in Sec. 16-145, see Attachment 2, and would require:

1. Achieve the highest possible level of design quality.
2. Interesting buildings.
3. Plain boxy-looking buildings with large expanses of featureless walls are not encouraged — should have visibly variable rooflines and wall planes.
4. Corrugated metal as a primary exterior wall materials is discouraged. If used... proportion should be limited to 25% or less.

Attachment 3 provides a Staff-created exhibit that illustrates the architecture of adjacent buildings in this Gateway Subdivision. This area of Johnstown has developed with a significant number of “industrial” type warehouse structures that have largely been permitted with metal siding as a primary material, and required to have little articulation, fenestration, or other features. In this vein, Town Staff feels is it appropriate, in this specific instance and location, to approve of the Lockard Gateway Storage buildings with the proposed rock wainscoting along the street façade, significant landscaping, and solid fencing surrounding the site.

No significant traffic is anticipated. Not traffic study was required. Water and sewer connections existing in the adjacent street. Stormwater is managed regionally, within the subdivision.

With the architectural design exceptions noted by Staff, there are no outstanding concerns and believes this Site Development Plan meets the requirements indicated within the municipal codes, design standards, and engineering specifications.
RECOMMENDED PLANNING AND ZONING COMMISSION FINDINGS AND MOTIONS

Recommended Findings
It is recommended that Planning and Zoning Commission Approve the requested Lockard (Atlas) Gateway Storage Site Development Plan, based upon the following findings:

1. The proposed development is consistent with the Johnstown Area Comprehensive Plan.

2. The proposed development is in substantial compliance with the Town’s municipal code, design guidelines, and other regulations, and requirements.

Recommended Motion
Based on the application received, associated submittal materials, and the preceding analysis and findings, I move that the Planning & Zoning Commission Approve the Lockard (Atlas) Gateway Storage Site Development Plan as presented.

Alternate Motion

Motion to Approve with Conditions:

Based on the application received, associated submittal materials, and the preceding analysis and findings, I move that the Planning & Zoning Commission Approve the Lockard (Atlas) Gateway Storage Site Development Plan with the following conditions:

1. 

Motion to Deny:

I move that the Planning & Zoning Commission recommend Denial of Lockard (Atlas) Gateway Storage Site Development Plan.

The Community That Cares
www.johnstown.colorado.gov
LOCKARD GATEWAY STORAGE
CIVIL CONSTRUCTION DRAWINGS & SITE DEVELOPMENT PLANS
LOCATED IN THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH P.M.
TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO

CULVERT PROFILE
HORIZONTAL SCALE: 1"=10'

STATION
ELEVATION

ELEVATION

DRAINAGE EASEMENT
30.0' UTILITY AND
GATEWAY ZONING
SELF STORAGE FACILITY

LOCATED IN THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH P.M.

THIS DOCUMENT IS AN INSTRUMENT OF SERVICE, AND AS SUCH
REMAINS THE PROPERTY OF THE ENGINEER. PERMISSION FOR
USE OF THIS DOCUMENT IS LIMITED AND CAN BE EXTENDED
ONLY BY WRITTEN AGREEMENT WITH RAPTOR CIVIL

SITE & UTILITY PLAN

SHEET 3 OF 22
**LANDSCAPE PLANTING PLAN**

**Lot 1**

**Elev=5055.51’**

**LANDSCAPE AREA LS 20673**

**SOUTH PROPERTY LINE**

**BEGIN EDGER AT PROPERTY LINE (1) ACM**

**LANDSCAPE AREA**

**EAST PROPERTY LINE**

**BEGIN EDGER AT PROPERTY LINE (3) RAM**

**LANDSCAPE AREA**

**EAST PROPERTY LINE**

**BEGIN EDGER AT PROPERTY LINE (10) PHO**

**LANDSCAPE AREA**

**EAST PROPERTY LINE**

**BEGIN EDGER AT PROPERTY LINE (10) MAC**

**LANDSCAPE AREA**

**EAST PROPERTY LINE**

**BEGIN EDGER AT PROPERTY LINE (15) CAB**

**LANDSCAPE AREA**

**EAST PROPERTY LINE**

**BEGIN EDGER AT PROPERTY LINE (10) CHL**

**LANDSCAPE AREA**

**EAST PROPERTY LINE**

**BEGIN EDGER AT PROPERTY LINE (10) PVS**

**LANDSCAPE AREA**

**EAST PROPERTY LINE**

**BEGIN EDGER AT PROPERTY LINE (10) TYP**

**LANDSCAPE AREA**

**EAST PROPERTY LINE**

**BEGIN EDGER AT PROPERTY LINE (10) ARM**

**LANDSCAPE AREA**

**EAST PROPERTY LINE**

**BEGIN EDGER AT PROPERTY LINE (10) GBI**

**LANDSCAPE AREA**

**EAST PROPERTY LINE**

**BEGIN EDGER AT PROPERTY LINE (10) VBM**

**LANDSCAPE AREA**

**R.O.W. LANDSCAPE AREA**

**R.O.W. LANDSCAPE AREA**

**R.O.W. LANDSCAPE AREA**

**TOTAL COMMON LANDSCAPE AREA: 18,396 S.F. ; 241 L.F.**

**REQUIRED LANDSCAPE: (1) TREE AND FIVE (5) SHRUBS FOR EVERY 1,000 S.F.**

**TOTAL R.O.W. LANDSCAPE AREA (LOCAL STREET): 3,397 S.F. ; 241 L.F.**

**DESIGN INTENT STATEMENT:**

- The landscape around the North, East and South sides of the property is designed to be natural with no mowing required. The proposed shrubs, trees, grasses and wildflowers are placed to grow into a seasonally interesting ecosystem supported by the works.

**PLANT LEGEND:**

- **DECIDUOUS TREES**
  - *PROVIDED: 9 TREES, 32 SHRUBS*  
  - *REQUIRED: 8 TREES, 39 SHRUBS*

- **EVERGREEN TREES**
  - *PROVIDED: 0 TREES, 0 SHRUBS, 40 GRASSES*  
  - *REQUIRED: 2 TREES, 11 SHRUBS*

- **DECIDUOUS SHRUBS**
  - *PROVIDED: 0 TREES, 0 SHRUBS, 40 GRASSES*  
  - *REQUIRED: 2 TREES, 11 SHRUBS*

- **EVERGREEN SHRUBS**
  - *PROVIDED: 0 TREES, 0 SHRUBS, 40 GRASSES*  
  - *REQUIRED: 2 TREES, 11 SHRUBS*

**HATCH LEGEND:**

- **LANDSCAPED LOW GROW MIX: ROCKY MOUNTAIN BEE PLANT (Cleome serrulata)**

**PLANT LEGEND:**

- **DECIDUOUS TREES**
  - *PROVIDED: 9 TREES, 32 SHRUBS*  
  - *REQUIRED: 8 TREES, 39 SHRUBS*

- **EVERGREEN TREES**
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- **EVERGREEN SHRUBS**
  - *PROVIDED: 0 TREES, 0 SHRUBS, 40 GRASSES*  
  - *REQUIRED: 2 TREES, 11 SHRUBS*

**LANDSCAPE CALCULATIONS:**

- **TOTAL COMMON LANDSCAPE AREA: 18,396 S.F.**
- **TOTAL R.O.W. LANDSCAPE AREA: 3,397 S.F.**

**PROJECTED EDGERS (ACM)**

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<td>(1) ACM</td>
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</thead>
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<td>BEGIN EDGER AT PROPERTY LINE</td>
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<table>
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<td>4</td>
<td>BEGIN EDGER AT PROPERTY LINE</td>
<td>(10) CHL</td>
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<td>BEGIN EDGER AT PROPERTY LINE</td>
<td>(15) PVS</td>
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</table>

**IRREVERSIBLE EASEMENT**

- **LANDSCAPED LOW GROW MIX: ROCKY MOUNTAIN BEE PLANT (Cleome serrulata)**

**PLANT LEGEND:**

- **DECIDUOUS TREES**
  - *PROVIDED: 9 TREES, 32 SHRUBS*  
  - *REQUIRED: 8 TREES, 39 SHRUBS*

- **EVERGREEN TREES**
  - *PROVIDED: 0 TREES, 0 SHRUBS, 40 GRASSES*  
  - *REQUIRED: 2 TREES, 11 SHRUBS*

- **DECIDUOUS SHRUBS**
  - *PROVIDED: 0 TREES, 0 SHRUBS, 40 GRASSES*  
  - *REQUIRED: 2 TREES, 11 SHRUBS*

- **EVERGREEN SHRUBS**
  - *PROVIDED: 0 TREES, 0 SHRUBS, 40 GRASSES*  
  - *REQUIRED: 2 TREES, 11 SHRUBS*
Rows of 20'x39' Garages in the middle
Rows of 16.5'x49' Garages at the north side of the lot.
6.1.10 Central Business District

Johnstown’s historic commercial core is characterized by several site elements which should be adapted to new developments in the CBD:
1. Buildings are close to the main street (Parish Avenue).
2. Continuous, wide (as is possible) pedestrian walkways along the buildings.
3. Marked crosswalks at intersections.
4. Parking spaces accessible from the front.
5. Strategic landscaping and street furniture integrated into the walkways.
6. New development in or as an expansion of the CBD should improve on the original by providing features such as passageways to rear parking, exterior seating/eating patios, courtyards, and informational kiosks.
8. On blocks where residential structures are the predominant form, new or remodeled buildings should have similar landscaped front yards.

6.1.11 Specialty Commercial

1. Drive-through restaurant service lanes are to be located between the building and a public street, the menu signs and most of the vehicles should be screened from view.
2. Vehicle dealerships present unique challenges in terms of product display along corridors. A generous, creatively designed landscaped buffer is encouraged between the vehicles on display and the public right of way. Lot lighting should be directed away from the street and provided at minimum fixture heights and foot-candle levels to permit vehicles to be viewed on site. Dealership buildings should be proportional in scale to the outside parking and display area and should provide appropriate indoor display space.

6.2 Architectural Design

6.2.1 Goals:

1. Achieve the highest possible level of design quality in each project and building.
2. Extensive use of locally recognizable and durable materials such as timber and stone.
3. Application of scale, order, balance, rhythm and proportion according to location.
4. Interesting buildings and activity centers.
6.2.2 Style and Context

1. Johnstown’s preferred style for non-residential development favors lower density development patterns and low-height buildings. Super-corridor and Gateway developments may feature larger-scale developments and landmark buildings, such as hotels and offices.

2. A group of buildings should include one or more similar elements (contextual design).

3. Industrial buildings should appear to “hug the ground” with emphasis on ground level materials, details and colors.

6.2.3 Massing and Scale

1. Johnstown’s style is best represented by one-to-two-story buildings which achieve a human scale through use of street level elements – base or foundation elements, specific entryways, windows, textures and details.

2. Plain boxy-looking buildings with large expanses of featureless walls are not encouraged. Buildings should have visibly variable rooflines and wall planes.

3. Buildings should have distinctive entrances.

4. Rooflines other than parapets promote interest and variety.

5. Taller buildings should also use such scale features and details on the upper floors to provide a sense of scale.

6. In the Central Business District and major activity centers, buildings are encouraged to provide human-scale elements such as awnings and arcades which relate to pedestrian traffic.

7. Where warehousing is part of the building program, the offices and other service elements should be used to “step up” to the larger volume spaces.

8. Low pitch gable or flat roofs should be screened from view by parapet walls or other devices.

6.2.4 Materials, Texture and Color

1. Interesting and attractive buildings can be crafted from basic shapes with careful variation in materials and color.

2. Exterior materials with vintage local references include brick, stucco and painted wood – and corrugated metal similar to agricultural structures.

3. Local color palettes are largely natural colors and hues.

4. Corrugated metal as a primary exterior wall material is discouraged. If used, corrugated metal should be used on upper surfaces. The proportion of corrugated metal to each wall surface should be limited to 25% or less.
5. For sloped roofs, masonry tile or standing seam metal materials in darker colors is encouraged.
6. Trim colors can have a far greater range of hue including primary colors. Bright colors and hues can be used to accent elements, such as doors, window frames and other architectural details.
7. Bright, neon-type colors not associated with corporate logos are discouraged.
8. Plain gray concrete is not encouraged except as a trim feature.
9. Minimize the number of colors on the exterior.
10. Complementary colors used throughout a development with multiple buildings.

6.2.5 Building Equipment and Services

1. Loading areas should not be visible from public thoroughfares. Direct physical screening using walls, buildings, earth forms are preferred.
2. Waste handling units and trash dumpsters should be included in loading and service areas wherever possible. If freestanding, the enclosure should match the main building design.
3. HVAC and emergency generator units should not be visible and screened from public view by walls, buildings or earth forms.
4. The storage of goods and materials out of doors is discouraged.

6.2.6 Central Business District

1. The buildings in the historic commercial core reflect several styles and levels of quality, but the best buildings are the older buildings due to care of design, pedestrian-oriented scale and display and richness of materials and details.
2. New buildings in the CBD should borrow features and/or details from the historic structures - storefronts, recessed entries and awnings, for example - but apply them in attractive, contemporary ways.
3. Generous amounts of storefront windows on the main floor.
4. Entry features, including entry plazas.
5. Awnings or canopies over walkways.
6. Where residential structures dominate, new or remodeled buildings should maintain similar features such as porches, pitched roofs and trim details.

6.2.7 New Urban Activity Centers

1. Typically a modern interpretation of a small-town business district, the activity center should be more cohesive in design through
extensive use of common materials and elements.
2. Modern architecture is encouraged over copies of classic styles.
3. Buildings along the street should have a distinct open and inviting appearance at the street level, including recessed entries, storefront window treatment and plazas.

6.2.8 Specialty Commercial

1. Gasoline sales: Canopy supports should have sturdy-appearing proportions relative to height and include masonry as a base or full cover. Canopies should match the form, detail and color of the upper portions of the associated main building.

2. Wireless communication facilities and associated antennae and equipment should avoid being visually intrusive. Height and color of these facilities should be consistent with their surroundings. Blending antennae arrays with building features is encouraged.
DESCRIPTION: North Ridge Outline Development Plan Amendment 1 (60 Acres)
PROJECT #: ZON22-0003
LOCATION: Northeast corner of Freedom Parkway (County Rd. 18) and I-25 East Frontage Road
APPLICANT: Ridge II HoldCo, LLC
STAFF: Justin Currie, Planner II
HEARING DATE: July 13, 2022

ATTACHMENTS
1- Vicinity Map
2- Current Outline Development Plan
3- Proposed Outline Development Plan, Amendment 1
4- 2021 Comprehensive Plan Future Land Use Map
5- Applicant Justification Letter

BACKGROUND & SUMMARY
The applicant, Ridge II HoldCo, LLC, requests an amendment to an existing Outline Development Plan (ODP) to change the land use type on several Planning Areas to include a larger acreage for residential uses, and result in less commercial area.

The southern half of the subject property was annexed into the Town in 2006 while the northern portion was annexed in 2021, as part of the “North Ridge PUD,” and was zoned PUD-MU at that time.

SURROUNDING ZONING & LAND USE
North: PUD-MU - Single-family residential (Thompson River Ranch)
South: PUD-MU – The Ridge PUD – undeveloped, planned for commercial & residential uses
East: PUD-MU - Single-family residential (Thompson River Ranch) & Larimer County - Rural Residential (RR2) Single-family residential
West: PUD-MU – I-25, and Mountain View Farms PUD – undeveloped, planned for commercial & residential uses
LAND USE HISTORY
Historically, this property has been used for rural residential/farming, and remains undeveloped currently. A proposed subdivision is currently being reviewed by the Town for the North Ridge PUD area.

PUBLIC NOTICE & AGENCY REFERRALS
Notice for the Planning & Zoning Commission hearing was published in the local paper of widest circulation, the Johnstown Breeze, on Thursday, June 23, 2022. This notice provided the date, time, and location of the Planning and Zoning Commission hearing, as well as a description of the project. Notices including PZC and Council hearings were mailed to all property owners within 500 feet of the subject property.

NEIGHBORHOOD MEETING & PUBLIC COMMENT
A neighborhood meeting was not held for this requested change of zone. No public comments or questions have been forthcoming to Town Staff, as of the publication date of this memorandum.

PROJECT DESCRIPTION & ANALYSIS
The proposed amendment to the North Ridge ODP includes a request to increase the amount of residential, specifically high-density multifamily units, within this PUD, and thereby decrease the amount of commercial areas that remain. (See Attachment 2 and 3) Planning Area A is immediately adjacent to the I-25 interchange; Planning Area D is located south of the church on the east side of Frontage Road. No changes are proposed for B, C, or E. The following table provides a summary of the changes in use and potential numbers of residential units:

<table>
<thead>
<tr>
<th>Planning Area</th>
<th>Current Acreage</th>
<th>Land Use</th>
<th>Proposed Land Use</th>
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</thead>
<tbody>
<tr>
<td>A</td>
<td>14.2</td>
<td>Commercial</td>
<td>8.3 Acres Commercial, 5.9 Acres Residential</td>
</tr>
<tr>
<td>B</td>
<td>3.2</td>
<td>Commercial</td>
<td>Commercial</td>
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<tr>
<td>C</td>
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<tr>
<td>D</td>
<td>12</td>
<td>Commercial</td>
<td>Residential</td>
</tr>
<tr>
<td>E</td>
<td>23.4</td>
<td>Residential</td>
<td>Residential</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>59.9</strong></td>
<td><strong>23.4 Acres Residential, 36.5 Acres Commercial</strong></td>
<td><strong>41.3 Acres Residential, 18.6 Acres Commercial</strong></td>
</tr>
</tbody>
</table>

The 2021 Johnstown Area Comprehensive Plan calls for the North Ridge PUD to be an area of High Density/Intensity with a land use balance of “80+% non-residential uses to a maximum of 20% residential”. In addition to the High Density/Intensity land use designation, the plan also designates this area to be an “Activity Center,” which are “areas that support local and regional transportation networks, living, employment, recreation, and services” and call for a land use balance of 85-90% non-residential and a maximum 15% residential uses.
The North Ridge ODP was approved in July 2021 with five (5) planning areas of various sizes; of those five planning areas only one, Planning Area E, proposed a residential use, as a transition and buffer from the existing Thompson River Ranch homes to the east. With the current ODP, the residential to non-residential land use ratio is 60% non-residential to 40% residential. While higher than what the Comprehensive Plan calls for, this ODP was approved prior to the Council adopting the 2021 Comprehensive Plan and still generally meets the intent of a higher commercial/employment use versus a more residential use. The proposed amendment would change that ratio to almost 70% residential to 30% non-residential within this PUD, by exclusively allowing residential uses to Planning Area ‘D’ and to a portion of Planning Area ‘A’. This change would result in the North Ridge ODP being incompatible and out of alignment with the 2021 Johnstown Area Comprehensive Plan.

It is not required within the Johnstown Municipal Code that zoning districts or development projects strictly adhere to the Comprehensive Plan, instead it is meant to be a guiding policy document for Staff to use when reviewing and evaluating development submittals and changes to land use or density. While Staff tries to utilize a reasonable amount of flexibility in interpreting the comprehensive plan, to collaborate with our development community, the proposed amendment would drastically change the land use ratios that the Council approved for an area of Town, at an interstate interchange, which was envisioned for more active commercial and employment uses, and residential that supports that type of development.

Staff has been forthcoming with the Applicant in terms of our reviews and inability to support this amendment to Planning & Zoning Commission and Town Council, in light of the comprehensive plan guidance we have. Staff also understands, and has communicated, that ultimately, any decision on land uses and densities is a wholly legislative action, and rests with the Council.

**RECOMMENDED PLANNING AND ZONING COMMISSION MOTIONS**

It is recommended that Planning and Zoning Commission send a recommendation for Denial to Town Council for the requested North Ridge ODP Amendment #1, for a change of Land Uses, based upon the finding that the proposed land use changes are not in alignment with the 2021 Johnstown Area Comprehensive Plan.

**Motion to Deny**

Based on the application materials received and analysis and presentation at the hearing, the Planning & Zoning Commission finds that the request for the North Ridge ODP Amendment #1 is incompatible with the 2021 Johnstown Area Comprehensive Plan and therefore moves to recommend to the Town Council denial of the request for this amendment.

**Alternate Motion to Approve:** “I move that the Planning & Zoning Commission recommend to the Town Council approval of the request, as presented, for the North Ridge ODP Amendment #1.

*The Community That Cares*
*Johnstown.Colorado.gov*
ANX20-0004
North Ridge Annexation & ODP
Portion of Sec 22, T5N R68W
OUTLINE DEVELOPMENT PLAN
NORTH RIDGE
LOCATED ON THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, AND STATE OF COLORADO.

EXISTING ZONING

SCALE 1" = 200'  EXISTING NOTES:

1. Access points shown on this CDP are approximate; exact locations to be determined during the preliminary and final platting process based on the final layout of the project.
2. Local and Collector streets will be determined at time of platting. Use of county and state highways is possible.
3. The dimensions of the property boundaries on this map are approximate and may vary. Exact lot sizes will be determined by survey.
4. Final construction of the property will be subject to final inspection by the city of Loveland.
5. Landscaping, grading, and construction plans shall be reviewed by the city of Loveland.

GENERAL NOTES:

DECLARANT: Ridge & Holmes, LLC.

APPROVALS:

DRAFT EXHIBIT

ODP-01
OUTLINE DEVELOPMENT PLAN AMENDMENT 01
NORTH RIDGE
LOADED ON THE NORTHWESTERN QUARTER OF THE SOUTHWESTERN QUARTER OF SECTION 22, TANGENT 5, NORTH RANGE 16 WEST OF THE 119TH PRINCIPAL MERIDIAN, COUNTY OF LAMAR AND STATE OF COLORADO

ESTIMATED WASTEWATER FLOW:

<table>
<thead>
<tr>
<th>Wastewater Type</th>
<th>Commercial</th>
<th>Acreage</th>
<th>Average Flow (gpm)</th>
<th>Peak Flow (gpm)</th>
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</thead>
<tbody>
<tr>
<td>FW-1</td>
<td>Commercial</td>
<td>5.0</td>
<td>0.55</td>
<td>1.75</td>
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<tr>
<td>FW-2</td>
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<tr>
<td>FW-3</td>
<td>Commercial</td>
<td>5.0</td>
<td>0.55</td>
<td>1.75</td>
</tr>
</tbody>
</table>

WASTEWATER CALCULATIONS AND ASSUMPTIONS:

- Residential Average Flow = 12,000 gpd
- Commercial Average Flow = 15,000 gpd
- Average Flow = Normal Flow + 0.5 x Normal Flow
- Peak Flow = Average Flow + 0.5 x Normal Flow

ESTIMATED WATER DEMAND:

<table>
<thead>
<tr>
<th>Water Type</th>
<th>Commercial</th>
<th>Acreage</th>
<th>Average Flow (gpm)</th>
<th>Peak Flow (gpm)</th>
</tr>
</thead>
<tbody>
<tr>
<td>FW-1</td>
<td>Commercial</td>
<td>6.0</td>
<td>0.44</td>
<td>1.35</td>
</tr>
<tr>
<td>FW-2</td>
<td>Commercial</td>
<td>6.0</td>
<td>0.44</td>
<td>1.35</td>
</tr>
<tr>
<td>FW-3</td>
<td>Commercial</td>
<td>6.0</td>
<td>0.44</td>
<td>1.35</td>
</tr>
</tbody>
</table>

WATER CALCULATIONS AND ASSUMPTIONS:

- Residential Average Day Flow (gpm) = 1.5 x Acreage (gpm)
- Commercial Average Day Flow (gpm) = 1.5 x Acreage (gpm)
- Peak Day Flow (gpm) = 3 x Average Day Flow (gpm)

DRAFTING FOR RED-LINE:
ULTIMATE ALIGNMENTS AND DEMAND TABLES UPDATED - THESE ARE NUMEROUS MINOR UPDATES NOT MARKED IN THIS RED-LINE SET BUT SHOWN IN THE NEW FINAL PACKAGE.
July 7, 2022

VIA EMAIL

Kim Meyer, Planning and Development Director
Justin Currie, Planner II
Town of Johnstown
450 S Parish Avenue
Johnstown, CO 80534

RE: North Ridge ODP Amendment No. 1

Dear Ms. Meyer and Mr. Currie:

On behalf of Ridge II HoldCo, LLC (“Ridge II”), please consider the following comments in response to the memorandum dated June 20, 2022 from Justin Currie (“Memorandum”) relative to the ODP Amendment No. 1, which includes two (2) modifications to zoning permitted by PUD-MU for MF-1 zoning on approximately 5.84 acres of Parcel A, and approximately 12.2 acres in Parcel D in the ODP Amendment No. 1 (“Amended ODP”) dated July 7, 2022, and to Mr. Currie’s comments regarding the Town of Johnstown’s Area Comprehensive Plan, adopted by Town Council, November, 2021.

NORTH RIDGE AND THE RIDGE - MASTER PLANNED COMMUNITY

North Ridge, The Ridge at Johnstown (“The Ridge”), and South Ridge, are a master planned community (collectively “Ridge Project”), separated by Hwy 402 as has been presented to Town Council on various development applications within the Ridge Project. Ridge II suggests that Town Planning department should not consider North Ridge in isolation in its review process and should instead look at the entirety of the Ridge Project as has been presented to Council.

As shown in the attached spreadsheet entitled THE RIDGE – MASTER PLANNED COMMUNITY, the mix between residential and commercial / retail / industrial is consistent throughout the Ridge Project between North Ridge in the Amended ODP, and The Ridge. Upon approval of the Amended ODP, North Ridge will be approximately 68.9% single family / multi-family and 31.1% commercial / retail / industrial. The Ridge at Johnstown including South Ridge is approximately 71.9% single family / multi-family residential and 28.1% commercial / retail / industrial. North Ridge’ Amended ODP is consistent with approved uses in The Ridge and South Ridge and should be approved by the Planning and Zoning commission, and Town Council.
AMENDED ODP COMPLIES WITH PUD-MU AS PERMITTED USE IN THE CODE

The Johnstown Municipal Code, as amended, defines permitted uses as utilization of land by occupancy, activity, building or other structure which is specifically enumerated as permissible by the regulations of the zoning district in which land is located. Code, Sec. 16-12, Use, permitted.

PUD-MU Permitted Residential Use

Section 16-302(d) enumerates specified permitted uses for PUD-MU. Of particular interest regarding residential usage:

c. The number of residential units that may be built is flexible but said number must achieve an acceptable proportion with commercial development to allow the development to be self-supporting. A fiscal impact study may be required to determine if the plan is self-supporting.

f. The following residential unit types are allowed in a PUD MU: any residential unit type allowed in the SF-2 District; any residential unit type allowed in the MF-1 District; in commercial areas of a MU PUD, residential uses above the first floor.

(3) Uses permitted. Within a PUD-MU District, the following uses shall be permitted subject to meeting all applicable criteria and regulations: any permitted, conditional or accessory uses allowed in PUD-R, PUD-B, PUD-NC, Gateway and Gateway Commercial Districts.

(4) Supplemental mixed use regulations:
   a. Multifamily dwellings may be constructed above commercial uses, provided that there is separate access to dwelling units.
   b. No commercial uses shall occupy the same floor as occupied by dwelling units.

The intent of a PUD-MU is to be “self-sustaining.” Sec. 16-302(d)(1). Section 16-302(d)(1)(c) further states:

   The number of residential units that may be built is flexible but said number must achieve an acceptable proportion with commercial development to allow the development to be self-supporting. A fiscal impact study may be required to determine if the plan is self-supporting.

No standards or definitions are provided in the Code for “acceptable proportion,” “self-sustaining” or “self-supporting.”
COMPREHENSIVE PLAN IS ADVISORY ONLY – LEGAL STANDARD IS THE CODE

Mr. Currie’s Memorandum suggests that the Town of Johnstown’s Area Comprehensive Plan is controlling in North Ridge over the Code’s multi-family (MF-1) zoning as part of North Ridge’ PUD-MU zoning, which MF-1 zoning is a permitted use under Sec. 16-302(d), while Town Planning seeks to limit MF-1 zoning, not on the basis of an ordinance, i.e., the Code, but on the basis of its Comprehensive Plan which is advisory only:

WHILE COLORADO’S LAW IDENTIFIES COMPREHENSIVE PLANS AS ADVISORY ONLY, Zoning and land use regulations are meant to be developed in accordance with the Comprehensive Plan. Proposed land use changes are reviewed for compliance with the future land use map and goals of this plan. Plan, pg. 1.

Section 17-8. Outline Development Plan and data. is conspicuously brief and lacks detail relative to the ODP process generally, including information only as to; (1) Location map, (2) Sketch Plan, and (3) General Development Information. Further, Section 17-81 is silent on an amendment to an ODP. However, Section 16-145 Approval of Site Development Plans. is instructive as to Ridge II’s use by right under the PUD-MU for MF-1 zoning, and further, provides guidance when a conflict exits between the Comprehensive Plan and the Code.

Section 16-145. Approval of site development plans., states in relevant part:

(a) Where required. In the case of Planned Unit Developments, and other districts and uses where the character of which could have a substantial adverse effect upon the surrounding environment and community, such uses may be required, as a qualifying condition to their permissibility, to submit site development plans for review for Town approval.

(b) Use by right not infringed. Such required approval shall be limited solely to reasonable compliance with design, locational and operational requirements and, unless otherwise specifically provided, shall not involve the basic permissibility of the use where such use is permitted by right.

Section 16-145. Approval of site development plans., further states in relevant part:

(k) Additional guidelines for review. The Johnstown Review Committee, Planning and Zoning Commission or Town Council, as applicable, may consider the additional guidelines listed below in deciding whether to approve a proposed development plan. In case of any conflict between any ordinance, including the standards set forth in Sect. 16-158, and any of these guidelines, the ordinance shall control. Copies of any documents identified below must be readily available to applicants for development plan approval; if the Town cannot immediately produce and provide a copy of any such document to an applicant, the review body may not rely on that document in reviewing the applicant's proposed plan. Guidelines included under this Section include:
(1) The Town of Johnstown Transportation Master Plan, as amended in 2008 and as amended from time to time;

(2) The Town of Johnstown Area Comprehensive Plan, as amended in 2006 and as amended from time to time;

(3) The Town of Johnstown Design Guidelines, as adopted in 2005 and as amended and updated from time to time;

(4) Downtown Design Guidelines as adopted in 2009 and as amended from time to time; and

(5) Any design or similar guidelines adopted under an annexation agreement or planned unit development approval that includes the site under review. *Emphasis added.*

Section 16-145 recognizes that Planning and Zoning Commission and Town Council may encounter conflicts in their review of a proposed development plan. When such conflict arises between an ordinance, i.e., the Code, and Guidelines, including, *inter alia,* The Town of Johnstown Comprehensive Plan, the ordinance will control.

Ridge II’s Amended ODP including MF-1 should be approved as MF-1 remains a use by right under Section 16-302(d) and the PUD-MU designation in the Code is controlling.

**AMENDED ODP COMPLIES WITH THE INTENT OF THE COMPREHENSIVE PLAN**

Even if we assume that the Johnstown Area Comprehensive Plan is relevant to Ridge II’s Amended ODP, the Amended ODP complies with the intent and direction of the Johnstown Area Comprehensive Plan.

Per Colorado Revised Statutes, Johnstown is required to develop a master plan to guide future growth of the municipality. C.R.S. § 31-23-201, et seq. (2020). The 201915_Johnstown Comprehensive Plan_Final Draft (“Plan”) states: “Colorado State Statute also stipulates that Comprehensive Plans must remain relevant. For this reason, the Johnstown Area Comprehensive Plan is intended to be flexible, adapted to changing conditions and unanticipated events.” Plan, p. 1.

Johnstown’s Area Comprehensive Plan acknowledges that adapting to current market conditions is necessary. Going forward, the Plan’s goal is to update land use regulations to address balance of residential and non-residential development consistent with the Future Land Use Plan (L1.1); 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. (L1.3) Plan, p. 34.

Moreover, per the Area Comprehensive Plan, the Town is moving away from land use categories in favor of defining densities and intensities assuming a mix of uses across the board. Plan, pp. 45-47. The Plan identifies the following:
High Density / Intensity - Approx. 80% non-residential to 20% residential, pp 46-47; Medium Density / Intensity - 30-40% non-residential to 60-70% residential, pp 48-49.

A Medium Density Intensity area (MDI) will generally be characterized by a more balanced, and wider-ranging mix of land uses – incorporating walk-up apartment buildings, townhomes, in close proximity to neighborhood-scale shopping, personal services, restaurants, small medical facilities, as well as libraries and recreational facilities. Plan, p. 49.

Per Exhibit A, amending the current ODP to Medium Density /Intensity represents only a slight modification to the present ratios in the Ridge Project, and accomplishes goals set forth in the Johnstown Area Comprehensive Plan set forth more fully below.

**AMENDED ODP FULLFILLS A NEED FOR ADEQUATE RENTAL AND MULTI-FAMILY HOUSING IDENTIFIED IN THE COMPREHENSIVE PLAN**

Amending the Outline Development Plan provides needed housing in a market that has shown no demand for additional commercial space so long as COVID persists and current commercial and retail space recovers from the Pandemic. The economic downturn combined with rising interest rates, has created a vacuum in which affordable housing does not exist and renting is the only option for many.

As of 2019, 90% of housing units in Johnstown were single-family, detached homes on individual lots. Approximately 5% of housing was apartment-style housing, 3% were single-family, attached, and 1% were mobile homes. Plan, p. 12. The low vacancy rate (.8%) and high owner-occupancy rate (89%) indicates that people moving to Johnstown may have difficulty finding appropriate and affordable housing. Plan, p. 12. Rental properties are scarce as the vacancy rate is 0%, indicating a dire lack of availability for those unable to immediately afford home ownership. Plan, p. 12.

An affordability crisis exists as well. With a median monthly mortgage cost of $1,876 and a median monthly rent of $1,589, approximately 16% of owners and 29% of renters reported spending 30% or more of their income on housing in Johnstown. Plan, p. 13. One and two bedroom multi-family units create an affordable alternative to single family rentals when the cost of ownership is prohibitive. Current market and interest rates will create an ever increasing demand for rentals and the proposed multi-family in North Ridge will fulfill that need.

**AMENDED ODP RESPONSIVE TO CURRENT MARKET CONDITIONS AND DESIRED FUTURE COMMERCIAL DEVELOPMENT**

The data to support the desired commercial in Johnstown vis-à-vis a regional grocery store, retail/restaurants, banks, and other complimentary uses is private and closely held. It is believed that a regional chain such as King Soopers will require ~ 8,000 households within its defined operations area to locate a new store.
Multi-Family housing in North Ridge and The Ridge will increase the number of households and increase housing density, an essential combination which is necessary to attract the desired mix of commercial tenants and amenities to the Town. The Ridge Project wants to be the development that brings the Town the commercial uses it needs and wants. Amending the ODP will further North Ridge and the Town’s goals.

An Amended ODP should be approved.

Thank you.

Yours Sincerely,
HUNTER & GOODHUE, PLLC

Mark F. Hunter

/MFH
Enc.
c: client (via email)
## EXHIBIT A

### THE RIDGE - MASTER PLANNED COMMUNITY

Residential Acreage (SF, MF) vs. Commercial Acreage (Retail, Industrial, Office, Mixed-Use)

<table>
<thead>
<tr>
<th>Area of The Ridge</th>
<th>Product Type</th>
<th>Total Acreage</th>
<th>Parcel Status (NAI Brochure)</th>
<th>Acres Residential</th>
<th>%</th>
<th>Acres Commercial/Retail/Industrial</th>
<th>%</th>
<th>Total Acreage</th>
</tr>
</thead>
<tbody>
<tr>
<td>NORTH RIDGE</td>
<td>SF Residential</td>
<td>23.4</td>
<td>Sold (Parcel B)</td>
<td>23.4</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td></td>
<td>Industrial</td>
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<td>ODP Parcel C</td>
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<td></td>
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<tr>
<td></td>
<td>Commercial/Industrial</td>
<td>3.20</td>
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<tr>
<td></td>
<td>Multi-Family 240Units</td>
<td>12.00</td>
<td>Under Contract (ODP Parcel D)</td>
<td>12.00</td>
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<td>Commercial/Retail</td>
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<td>ODP Parcel A</td>
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<td></td>
<td>Convenience Store Coffee Drive-Thru</td>
<td>2.52</td>
<td>Under Contract (ODP Parcel A)</td>
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<td></td>
<td>Multi-Family 180 Units</td>
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<td></td>
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<td></td>
<td></td>
<td>41.30</td>
<td>68.9%</td>
<td>18.60</td>
<td>31.1%</td>
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<tr>
<td>THE RIDGE</td>
<td>Multi-Family 400 Units</td>
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<tr>
<td></td>
<td>Retail Gas Station &amp; Convenience Store</td>
<td>2.44</td>
<td>Under Contract</td>
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<td></td>
<td>Multi-Family Apartment 400 Units</td>
<td>23.26</td>
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<td></td>
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<tr>
<td></td>
<td>Industrial</td>
<td>34.54</td>
<td>STU, PQR</td>
<td>34.54</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>THE RIDGE TOTALS</td>
<td>168.73</td>
<td>63.4%</td>
<td>97.27</td>
<td>36.6%</td>
</tr>
<tr>
<td>SOUTH RIDGE</td>
<td>Single Family</td>
<td>80.00</td>
<td>Under Contract</td>
<td>80.00</td>
<td>100.0%</td>
<td>-0.0%</td>
<td>0.0%</td>
<td>80.00</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>THE RIDGE &amp; SOUTH RIDGE TOTALS</td>
<td>248.73</td>
<td>71.9%</td>
<td>97.27</td>
<td>28.1%</td>
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</table>

### THE RIDGE MASTER PLANNED COMMUNITY

(Total: The Ridge, North Ridge, South Ridge)

<table>
<thead>
<tr>
<th></th>
<th>Acres Residential</th>
<th>%</th>
<th>Acres Commercial/Retail/Industrial</th>
<th>%</th>
<th>Total Acreage</th>
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<tbody>
<tr>
<td></td>
<td>290.03</td>
<td>71.5%</td>
<td>115.87</td>
<td>28.5%</td>
<td>405.90</td>
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</table>
PLANNING & ZONING COMMISSION
AGENDA MEMORANDUM

DESCRIPTION: North Ridge PUD Design Guidelines
PROJECT #: ZON22-0003
LOCATION: Northeast corner of Freedom Parkway (County Rd. 18) and I-25 East Frontage Road
APPLICANT: Ridge II HoldCo, LLC
STAFF: Justin Currie, Planner II
HEARING DATE: July 13, 2022

ATTACHMENTS
1- Design Guidelines

BACKGROUND & SUMMARY
The applicant, Ridge II HoldCo, LLC, requests the approval of the North Ridge Design Guidelines for the existing North Ridge PUD. These Design Guidelines have been submitted and reviewed concurrently with the North Ridge Outline Development Plan Amendment 1 request and therefore some items within the guidelines are contingent on how/if the Amendment 1 is approved. If modifications to that ODP Amendment are required, these Design Guidelines may also require further revision and review.

SURROUNDING ZONING & LAND USE
North: PUD-MU - Single-family residential (Thompson River Ranch)
South: PUD-MU – The Ridge PUD – undeveloped, planned for commercial & residential uses
East: PUD-MU - Single-family residential (Thompson River Ranch) & Larimer County - Rural Residential (RR2) Single-family residential
West: PUD-MU – I-25, and Mountain View Farms PUD – undeveloped, planned for commercial & residential uses

LAND USE HISTORY
Historically, this property has been used for rural residential/farming, and remains undeveloped currently. A proposed subdivision is currently being reviewed by the Town for the North Ridge PUD area.
PUBLIC NOTICE & AGENCY REFERRALS

Notice for the Planning & Zoning Commission hearing was published in the local paper of widest circulation, the Johnstown Breeze, on Thursday, June 23, 2022. This notice provided the date, time, and location of the Planning and Zoning Commission hearing, as well as a description of the project. Notices including PZC and Council hearings were mailed to all property owners within 500 feet of the subject property.

NEIGHBORHOOD MEETING & PUBLIC COMMENT

A neighborhood meeting was not held for this project. No public comments or questions have been forthcoming to Town Staff, as of the publication date of this memorandum.

PROJECT OVERVIEW AND ANALYSIS

The Applicant is proposing Design Guidelines that generally reflect the current Town Standards related to landscaping, signage, and residential and non-residential development standards. The areas where the guidelines differ are as follows:

1. Several of the commercial land uses (light industrial, flex) allow a variety of storage facilities as a “principal use.” Staff doesn't feel that that type of use is appropriate or compatible with a high density/intensity or “Activity Center”, which the 2021 Comprehensive Plan designates this area to be. Storage facilities tend to be stagnant uses, that do not generate significant commercial activity and traffic to the area.

2. Some clarification and revision is needed with regards to the landscape requirements for non-single family and multi-family residential. The design guidelines state that “15% of the lot/parcel will be landscaped, common open space.” The outline development plan requires that 30% of residential development be open space, reflecting current Town standards. Additional clarification is needed.

3. There is a section within their Site Development Signage that outlines rules for flag poles and the type of flags that are allowed. It states that only “properly maintained national and/or state flags are allowed.” Staff has informed the applicant that the Town of Johnstown will not enforce such a rule and would prefer it be removed from a document that will be approved by the Town.

4. Also, as stated above, these guidelines were submitted along with a proposed amendment to the associated outline development plan where the applicant is asking for a change in land use. Depending on the outcome of that amendment request more modifications may be needed to the design guidelines.

The remainder of the proposed guidelines seem appropriate for this type of development, and are very comparable to other PUD guidelines Staff has reviewed. There remain quite a few non-objective statements that are challenging to “require” and enforce, but we see that occurring in all the local PUD guidelines. Staff generally supports the overall set of Design Guidelines for the North Ridge PUD.

RECOMMENDED PLANNING AND ZONING COMMISSION MOTIONS

Recommended Motion – Approval with Conditions

Based on the application received, associated submittal materials, and the preceding analysis, I move that the Planning & Zoning Commission finds that the proposed North Ridge PUD Design Guidelines further the Johnstown Area Comprehensive Plan goals, and is generally compatible with all other applicable Town
standards and regulations, and therefore recommends to the Town Council Approval with Conditions of the North Ridge PUD Design Guidelines, with the following conditions:

1. Remove all storage facility type uses from the principal use portion of the light industrial and flex commercial land use types.
2. Clarify how the 15% landscape requirement for non-single family residential and multi-family residential relates to the 30% open space requirement for residential uses.
3. Any additional changes and/or requirements that relate to the associated North Ridge ODP Amendment 1.

Alternate Motions

A. Motion to Approve with no Conditions: Based on the application received, associated submittal materials, and the preceding analysis, I move that the Planning & Zoning Commission finds that the proposed North Ridge PUD Design Guidelines further the Johnstown Area Comprehensive Plan goals, and is generally compatible with all other applicable Town standards and regulations, and therefore recommends to the Town Council Approval of the North Ridge PUD Design Guidelines.

B. Motion to Deny: Based on the application received, associated submittal materials, and the preceding analysis, I move that the Planning & Zoning Commission recommend to the Town Council Denial of the North Ridge Design Guidelines.

Respectfully Submitted:

[Signature]

Justin Currie
Planner II
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1.0 Introduction

1.1 PURPOSE AND INTENT OF THE GUIDELINES

North Ridge is a master-planned community located at the north east intersection of Interstate 25 and Freedom Parkway in the growing Johnstown area. It is important to provide design guidelines that maintain the unique character and principles of the development and reflect the importance of the larger regional context. The purpose of the guidelines is to provide a manual to ensure that the character of North Ridge is maintained throughout the development and to provide instruction on acceptable site planning, circulation, streetscapes, parking, open space, landscaping, signage, site furnishings and lighting.

The design guidelines should be utilized by the Developer, builders, designers, architects, engineers, planners, and residents to find design, construction, and maintenance information for the community. These guidelines are to be used in conjunction with the North Ridge ODP documents. Section 1 contains the vision, site opportunities and constraints, proposed land use plan and information regarding submittal information for design review by the North Ridge Design Review Committee (DRC) and the Town of Johnstown (JRC). Community-wide design elements that convey the character of North Ridge are located in Section 3. The General Design Guidelines (Section 3) apply to all development and specific types of development requirements are located in Section 3. Civic uses should follow the guidelines for the areas in which they are located and will be reviewed on a case by case basis. Definitions can be found in the last section.

The Design Guidelines sections are as follows:
- Introduction
- Procedures
- General Design Guidelines for Development
- Definitions

The Preliminary and Final Development Plans, preliminary and final plats and other development entitlement documents for North Ridge have been approved or require approval by the Town of Johnstown. These documents should be reviewed specifically for each development.

In addition, all developments within North Ridge are subject to the performance standards and guidelines that are contained in this document. In cases where this document or the approved development entitlement document for a given property is silent, the Town of Johnstown standards and regulations, in place at the time of project submittal, shall apply. Interpretation of conflicts within the zoning documents and the land use code shall be resolved by the Johnstown Board of Appeals. Refer to the Outline Development Plan for a summary of the types of land uses that are envisioned and corresponds to the specific design guideline sections in this document. All guidelines and standards are subject to the reasonable discretion of the DRC and JRC, which shall make a final determination in good faith.

The provisions of these Guidelines shall supersede any conflicting provision of the Johnstown Municipal Code and may only be modified to protect the health, safety, and welfare of the general public by the Town Board following at least thirty (30) days written notice to the record owner of any real property effected by the modification.

1.2 THE VISION

The vision for North Ridge is that of a high quality regional commerce center and mixed-use community that responds to the needs of the area and market forces, integrates with the natural environment, and provides vibrant places for people to shop, work, live and socialize. North Ridge will perform as a live, work, commerce concept that allows land uses such as residential, office and retail to relate to one another in an attempt to promote a mixed-use community. The character of the development is conveyed in the streetscape and signage allowing uses to express their individual themes without taking away from the overall development character. Key intersections will allow for landmarks that add to the development’s character and provide interest on both the vehicular and pedestrian level.
1.3 SITE DESCRIPTION
The North Ridge site is ideally located near the intersection of I-25 and US 34 on land that has historically been used for farming. The site is bordered on the north and east by the Thompson River Ranch subdivision that includes the Tabernacle just north of the boundary among mostly residential homes and opens spaces and a new elementary school. The site is bordered on the south by Freedom Parkway providing immediate access to I-25 with the newly constructed interchange and access to The Ridge mixed-use development to the south. The site is relatively flat, as typically is the case for farmland, and features prominent views from the highway into the site and from the site out to mountains. Major vehicular access points are located along Freedom Parkway and the Frontage Road. Proposed access points are illustrated in the proposed land use plan. Existing utility easements and rights-of-way are discussed in Section 3.1.3.

1.4 PROPOSED LAND USE
The Outline Development Plan (ODP) illustrates areas for development by breaking them down into categories. Categories may include more than one use; however, each use shall follow the general design guidelines as established in the following two sections, as well as the guidelines for specific uses established in Section 3. See the ODP drawings for land use metrics.

1.5 LAND USES
The land uses on the following pages show the general intent within each land use category. The lists contain specific examples for guidance purposes, but not by way of limitation. Refer to latest approved plans.

1.5.1 RESIDENTIAL PRINCIPAL USES
A. Single-family detached dwellings
B. Single-family attached dwellings

1.5.2 RESIDENTIAL SECONDARY USES
A. Fee simple townhomes
B. Condominiums

1.5.3 PUBLIC PARKS AND RECREATION AREAS
A. Public recreation

1.5.4 RESIDENTIAL PERMITTED ACCESSORY USES
A. Private garages and paved parking areas
B. Private residential and private group outdoor recreational facilities, including by way of example, but not of limitation, swimming pools and tennis courts
C. Home occupations, subject to the limitations listed in the Town of Johnstown Zoning Code, and limited in that uses shall be conducted entirely within the dwelling, no advertising is displayed on the premises and no exterior storage is created
D. Service buildings and facilities normally incidental to the use of a park or recreation area
E. Any other structure or use clearly incidental to and commonly associated with the operation of a use permitted by right

1.5.5 MULTI-FAMILY RESIDENTIAL PRINCIPAL USES
A. Multi-family dwellings including by way of example apartments, condominiums, lofts, flats, rowhomes, and townhomes.
B. Private recreation
C. Private clubhouse, club, and lodge
D. Mixed-Use buildings containing both commercial and residential uses.

1.5.6 MULTI-FAMILY RESIDENTIAL PERMITTED ACCESSORY USES
A. Leasing or sales offices and facilities.
B. Maintenance shop and facilities.
C. Private garages, parking structures, and paved parking areas.
D. Storage facilities for on-site residents.
E. Private residential and private group outdoor recreational facilities, including by way of example, but not of limitation, swimming pools, basketball
courts, playgrounds, and tennis courts
F. Home occupations, subject to the limitations listed in the Town of Johnstown Zoning Code, and limited in that uses shall be conducted entirely within the dwelling, no advertising is displayed on the premises and no exterior storage is created
G. Service buildings and facilities normally incidental to the use of a public park or recreation area
H. Any other structure or use clearly incidental to and commonly associated with the operation of a principal use permitted by right

1.5.7 RETAIL PRINCIPAL USES
A. Retail stores including, but not limited to, food stores, delicatessen, bakery goods store, liquor store, hardware store, drugstore, regional department stores, general merchandise, grocery, clothing, membership and wholesale clubs, showroom warehouse, sporting goods, specialty shops etc.
B. Customer service establishments including, but not limited to, barber and beauty shops, restaurants and/or bar, drive-thru and drive-in restaurants, shoe repair shop, coin-operated laundromat and dry-cleaning establishment, fine art studio, etc.
C. Banks and financial institutions
D. Medical and dental clinics and other health care
E. Commercial lodging
F. Travel Centers
G. Theater, performance and music venues, both indoor and outdoor.
H. Rental and servicing establishments. Minor repair of consumer products like musical instruments, tools, appliances, cell phones, computers etc.
I. Convenience/gasoline service stations and travel centers
J. Motor vehicle sales, parts and service
K. Retail sales of furniture, fixtures, equipment, home supplies and hardware
L. Health clubs, exercise establishments, and recreation facilities
M. Mixed-Use buildings containing: (i) a combination of commercial uses or (ii) a combination of commercial and residential uses, provided that residential uses on the first floor shall not exceed 50% of the Gross 1st Floor Building Area, excluding any internal or structured parking facilities.
N. Indoor and/or outdoor and family entertainment and/or recreation facilities

1.5.8 RETAIL PERMITTED ACCESSORY USES
A. Garages for storage of vehicles used in conjunction with the operation of business
B. Brewing and/or distillation of alcoholic beverages in conjunction with the operation of a restaurant, bar or tap room
C. Off-street parking and loading areas
D. Commercial parking facilities

1.5.9 OFFICE PRINCIPAL USES
A. Business and professional offices
B. Banks and financial institutions
C. Call centers
D. Hospitals, surgery centers, skilled nursing centers, medical and dental clinics and other health care
E. Public administrative offices and service buildings
F. Public utility offices and installations
G. Public library
H. Private club or lodge
I. Research and development, laboratories
J. Commercial lodging
K. Passenger transportation terminals
L. Vocational and trade schools, colleges and universities, distance learning, early childhood and daycare.
M. Elementary, Middle, Junior and Senior High Schools. Outdoor storage will be allowed for storage of components necessary for school use
N. Laboratory and research facilities

1.5.10 OFFICE PERMITTED ACCESSORY USES
A. Garages for storage of vehicles used in conjunction with the operation of business
B. Off-street parking and loading areas
C. Any other structure or use clearly incidental to and commonly associated with the operation of a principal use permitted by right
1.5.11 LIGHT INDUSTRIAL PRINCIPAL USES
A. Manufacturing, assembly, processing and fabrication plants
B. Transportation terminals, including trucking
C. General warehousing
D. Brewing and distillation of alcohol
E. Distribution centers
F. Printing and publishing houses and related activities
G. Automobile repair shops, repair and/or service
H. General contractors and special trades contractor specializing in one or more trades of which the following are examples: plumbing and heating, painting and decorating, electrical work, glazing, insulation, carpentry and masonry
I. Public utility offices and installations
J. Self, mini and other similar enclosed storage facilities

1.5.12 LIGHT INDUSTRIAL ACCESSORY USES
A. Office, enclosed storage, power supply, warehouse distribution and other such uses normally auxiliary to the principal industrial use. Outdoor storage will be allowed for storage for necessary components of production. Outdoor storage shall be screened according to section 3.5.4 Screening.
B. Motor vehicle storage
C. Motor vehicle residential quarters for guards or caretakers
D. Any other structure or use clearly incidental to and commonly associated with the operation of a principal use permitted by right
E. Outside storage with screening as specified in section 3.5.4

1.5.13 FLEX PRINCIPAL USES
A. Experimental, testing and research laboratories
B. Passenger transportation terminals
C. Data Centers
D. Mini-storage facilities
E. Enclosed Climate Controlled Storage Facilities

1.5.14 FLEX ACCESSORY USES
A. Office, enclosed storage, power supply and other such uses normally auxiliary to the principal flex use. Outdoor storage will be allowed for storage for necessary components of production
B. General warehousing
C. Distribution centers
D. Parking and service areas
E. Residential quarters for guards or caretakers
F. Any other structure or use clearly incidental to and commonly associated with the operation of a principal use permitted by right

1.5.15 OUTDOOR AND INDOOR FAMILY ENTERTAINMENT
A. Restaurant
B. Offices
C. Educational classrooms
D. Facilities for games of skill, athletic competition, and/or recreation

1.5.16 OPEN SPACE PRINCIPAL USES
A. Public or private parks and recreation areas
B. Public, private, commercial and private group outdoor recreational facilities
C. Buffers
D. Trails
E. Native areas
F. Wildlife habitat

1.5.17 OPEN SPACE ACCESSORY USES
A. Service buildings and facilities normally incidental to the use of a public park and recreation area
B. Any other structure or use clearly incidental to and commonly associated with the operation of a principal use permitted by right
2.0 Procedures

2.1 Design Review Committee & Procedures for Submittals & Approvals for Development Projects

Johnstown and the Property Owners agree to develop and agree to performance standards for the purpose of addressing design considerations including architectural, site planning, landscaping, streetscape and sign elements for land uses within North Ridge. North Ridge Design Guidelines are the performance standards and serve as the design standards for the property owner's association if any exist.

The following outlines the successive processes for submittals and approvals for development projects. Projects must first be submitted to the North Ridge Design Review Committee (DRC) before submitting to the Johnstown Review Committee (JRC). After approval is gained by both the DRC and the JRC, the project may be submitted for building permit application.

2.2 NORTH RIDGE DESIGN REVIEW COMMITTEE (DRC)

The purpose of the DRC is to ensure proposed developments meet the standards as established in the Design Guidelines in order to maintain a consistency of planning and design for the entire project. The North Ridge Design Guidelines legally apply to all land that is part of North Ridge, regardless of ownership, and are in addition to the zoning and land use regulations of local government. The Design Guidelines and supporting documents are administered and enforced by the DRC, which shall consist of the following five members: one Civil Engineer with a minimum of ten years of experience in land planning or development, one Landscape Architect/Architect/Planner with a minimum of ten years of experience in land planning or development, two North Ridge development property owners and one representative from a commercial real estate brokerage or development company with a minimum of ten years of experience.

2.2.1 DRC APPROVAL PROCESS

Any proposal to construct, modify or demolish improvements within North Ridge must have plan approval from the DRC prior to commencement, and following DRC approval must also receive administrative approval, in accordance with these design guidelines, from the Town of Johnstown Planning & Development Director. The DRC’s review and approval process also applies to signage, changes in property use, and maintenance activities that take place on, or with respect to, property that is part of North Ridge. After the DRC approves a plan submittal, an applicant may proceed with a project, but only in strict compliance with the terms and conditions of approval. The DRC may perform periodic site inspections, both during development and on an ongoing basis thereafter to ensure compliance.

The DRC meets as needed with submittals, and projects are placed on a formal meeting agenda only after applications have been submitted at least two weeks prior to a meeting. Formal presentations to the DRC are mandatory for most development projects, however, most details are reviewed through informal meetings with the DRC representatives. This process is designed to expedite the preparation and approval of the plans for any specific site where development is contemplated. There are three phases in the development approval process.

**DRC process includes:**
- Pre-design Conference
- Design Development (includes plans and elevations)
- Final submittal

Approval is contingent upon the submittal of materials and payment of any designated fees or expenses, and favorable review. A “Notice of Committee Action” letter from the DRC will be sent to each applicant within a maximum of thirty (30) days after the date of the submittal. This notice will state whether approval or disapproval has been granted and outline any conditions associated with the ruling.

Review fees may be required for all DRC submittals and shall be paid for the phase scheduled for review on or before said review. If the DRC requires that the applicant attend additional meetings with a DRC member or consultants due to incomplete, inadequate or improper submittals, then the applicant shall be responsible for paying the full costs of such services. No written confirmation of a DRC action will be issued until all appropriate fees have been paid. A current schedule of fees is contained in the submittal procedures packet.

2.3 JOHNSTOWN REVIEW COMMITTEE (JRC)

The Town's Review Committee will be composed of members prescribed by Johnstown Municipal Code, or currently established process. The Design Review Committee may seek the assistance of any other Town employee or consultant whose expertise is necessary to review the application. All Town subdivision and re-subdivision requirements, building codes, permits and fees, as adopted by the Town, do apply.
2.3.1 JRC APPROVAL PROCESS
All individual development projects in North Ridge shall be reviewed and approved by the Town pursuant to this approval process. This approval process shall supersede and replace all other Town approval processes for land use developments set forth in the Town of Johnstown’s Zoning Code, Comprehensive Plan and any other applicable Municipal Ordinance provisions.

2.3.2 PRE-APPLICATION
The applicant shall schedule a pre-application conference with the Town Planner prior to submittal of any project proposal. The intent of this initial meeting shall be as follows:
A. To informally discuss the overall context and development objectives for the proposed project.
B. To review how the project has interpreted the guidelines and criteria for development of the project as set forth in the Design Guidelines.
C. To review a sketch plan and architectural design concepts prepared by the applicant which illustrates overall site development and major site development components. The sketch plan is intended to be a very preliminary sketch of the development concept and not a formal site plan.

2.3.3 FINAL DEVELOPMENT PLAN SUBMITTAL AND PROCESS
All development projects shall be submitted in compliance with current Town standards and codes. Accompanying the application shall be all required fees as well as a certification from the North Ridge DRC stating that the development as proposed in the application meets all the applicable standards and guidelines of the North Ridge Design Guidelines. If the Town determines that the application is complete, the application shall then be reviewed by the JRC. If the Town determines that the application is incomplete, the Town shall specify in writing the specific ways in which the application is insufficient or incomplete. The JRC shall review the application for conformance with all of the applicable terms and conditions of the North Ridge Design Guidelines. Review of the application by the JRC is administrative in nature for the purpose of determining that the proposed development as set forth in the application complies with the terms and conditions of the North Ridge Design Guidelines. The JRC has the right to grant variances to the North Ridge Design Guidelines based upon the applicant’s ability to demonstrate innovative approaches to design solutions, or future market conditions which the JRC feels is advantageous to, and in conformity with, the intent of the North Ridge Guidelines. In no event shall the JRC grant a variance to the permitted uses in a development parcel.

2.4 JRC APPROVAL
The JRC shall approve the application if it complies with the applicable terms and conditions of the North Ridge Design Guidelines. The JRC may approve the application with conditions. Said conditions shall be specifically related to compliance with standards and guidelines in the North Ridge Design Guidelines and any and all applicable codes, standards, and regulations. If not addressed within the North Ridge Design Guidelines the latest Town of Johnstown standards, codes and regulations shall apply. In the event the JRC determines that the proposed development in the application does not comply with the Design Guidelines, the JRC shall specify in writing the specific reasons in which the application does not meet the applicable criteria.

2.5 JRC APPEALS
The decision of the JRC may be appealed by the applicant to the Johnstown Town Council. The appeal shall be in writing and shall be made within forty-five (45) days of the date of the transmittal of the JRC’s decision. The Johnstown Town Council shall hear the appeal within forty five (45) days of the filing of the appeal by the applicant. The decision of the Johnstown Town Council on the appeal shall be final.

2.6 ADDITIONAL CRITERIA & UPDATES
In addition to the criteria herein, the DRC and JRC may promulgate additional criteria that are not inconsistent with the criteria set forth herein. From time to time, any of these additional criteria may be amended by action of the DRC and JRC. Changes in land use or changes greater than the 20 percent dimensional criteria, which shall become a permanent part of the design guideline document, shall constitute a major change and shall be brought back to the Planning Commission and Town Council for review and approval.

2.7 VARIANCES
The DRC may authorize variance from these criteria when circumstances such as topography, natural obstructions, hardship, or aesthetic or environmental objectives or considerations may warrant, insofar as they are not superseded by applicable Town of Johnstown zoning regulations. Such variances must be approved by the DRC and JRC. A variation of up to 20 percent in dimensional standard is allowed if it improves the project design or an unreasonable hardship can be demonstrated.

2.8 FINAL PLAN AMENDMENTS
Amendments to final plans must be approved by the DRC and JRC.

2.9 RELATIONSHIP TO OTHER DOCUMENTS

The Design Guidelines establish the guiding principles for review and processing of each development. There are other documents that were used as reference for the Design Guidelines or may be referred to for information not found within the Design Guidelines. The version currently in place at the time the project is submitted.

A. Town of Johnstown Municipal Code
B. Johnstown Area Comprehensive Plan- November 2021
C. Johnstown/Milliken Parks, Trails, Recreation and Open Space Plan- May 2003
D. Town of Johnstown Landscape Standards and Specifications
E. Johnstown Criteria and Construction Regulations-April 2004
F. Johnstown Transportation Plan
G. Governing Documents of the property owner’s association (if any exist) or Metro District.
2.10 STREETSCAPE DESIGN

2.10.1 ENTRIES
North Ridge entries will contain both signage and landscaping that tie into the overall development streetscape design. The ODP plan illustrates the major and minor entries into the site.

2.10.2 ARTERIALS AND COLLECTORS
Due to the size of the development, planting of arterial and collector streets will be treated in a similar fashion in order to create a unified and significant streetscape image. The streetscape design emphasizes xeriscape principles. A varying mix of deciduous trees will be planted in alternating rows in order to create a pleasant pedestrian experience. Both drought-tolerant turf and stone will be used for the ground-cover in order to minimize water usage, reduce maintenance, and provide contrasting textures and colors. Shrubs will be planted in masses within areas to emphasize the streetscape forms, screen cars and provide landscape interest. Occasional boulders located along the streetscape will add visual interest as well as tie sign materials into the streetscape. Medians will be planted in a similar fashion or will be constructed of colored & stamped concrete.

ARterial Street LandscaPe Design Intent—(See North Ridge ODP and Traffic Study for Arterial Dimensions)
2.10.1 Entries
North Ridge entries will contain both signage and landscaping that tie into the overall development streetscape design. The ODP plan illustrates the major and minor entries into the site.

2.10.2 Arterials and Collectors
Due to the size of the development, planting of arterial and collector streets will be treated in a similar fashion in order to create a unified and significant streetscape image. The streetscape design emphasizes xeriscape principles. A varying mix of deciduous trees will be planted in alternating rows in order to create a pleasant pedestrian experience. Both drought-tolerant turf and stone will be used for the ground-cover in order to minimize water usage, reduce maintenance, and provide contrasting textures and colors. Shrubs will be planted in masses within areas to emphasize the streetscape forms, screen cars and provide landscape interest. Occasional boulders located along the streetscape will add visual interest as well as tie sign materials into the streetscape. Medians will be planted in a similar fashion or will be constructed of colored & stamped concrete.

Collector Street Landscape Design Intent—(See North Ridge ODP and Traffic Study for Collector Dimensions)
2.11 LANDSCAPE GUIDELINES FOR PUBLIC PROPERTY

2.11.1 ARTERIAL RIGHTS—OF-WAY
The Developer is responsible for landscaping the entire area from the back of the curb to the property line at the time the adjacent land develops for a specific use. Arterial landscaping is intended to provide an overstory street canopy along arterial streets and a landscaped area between the street and pedestrian areas. The right-of-way will be landscaped with at least one (1) tree for every fifty (50) linear feet of right-of-way and 50% of the landscape areas shall be covered with plant material within five (5) years of installation.

A. Trees will be placed to create a street tree canopy that provides an aesthetic gateway along arterial streets and also functions to cool street pavement.
B. No single tree species may constitute more than 25% of all trees, either on a specific site or ROW landscaping associated with a project.
C. Xeric landscape design and principals are encouraged.
D. Arterial Right of Way - This section is intended to provide as close to the full arterial landscaping requirement as allowed or recommended by the local and state jurisdictions.
E. Collector Street Rights-Of-Way. The Developer is responsible for landscaping the entire area from the back of the curb to the property line at the time the adjacent land develops for a specific use. Collector street landscaping is intended to provide an overstory street canopy along collector streets and a landscaped area between the street and pedestrian paths.
F. Overstory/shade trees will be provided between the curb and the sidewalk with at least one (1) overstory/shade tree for every fifty (50) linear feet of right-of-way.
G. 50% of the landscape areas shall be covered with plant material within five (5) years of installation.
H. Xeric landscape design and principals are encouraged.
I. Arterial ROW landscaping shall be completed at time of road construction.

2.11.2 GUIDELINES FOR PRIVATE DRIVES
A. All Private Drives to be a part of new development shall be constructed to full section width including full depth asphalt, curb and gutter along both sides.
B. Where Private Drives are existing, and adjustments or damage occurs due to new development, such new developments are responsible for patching and repairing the drives per Town Standards.
C. Alternate materials such as grass pavers may be approved for emergency access lanes not used for primary traffic at the discretion of the DRC/JRC, the Town and Loveland Fire and Rescue Authority.

2.11.3 PARKS, OPEN SPACE, REGIONAL DETENTION AND NATURAL AREAS
A. Parks, trail, and open space shall be in conformance with the requirements of the Town, as well as all applicable standards, specifications, and codes, at the time of project submittal.
3.0  General Design Guidelines for Development

3.1  SITE ENGINEERING
This section applies to all development within North Ridge and contains specific information on performance standards and guidelines for the design of public areas and private property, construction practices, landscape maintenance and the acceptable plant palette. In utilizing these regulations, one should remain flexible in approach to site design given the characteristics of the site, the nature of the use and the intent of these standards.

3.1.1  SITE PLANNING & DESIGN
Site Design, Building Placement and Orientation
A. Minimize environmental impact through sensitive design and mitigation.
B. If possible, orient the long axis of the buildings north-south to avoid winter ice conditions created by long north-facing facades.
C. Utilize trees to maximize shade in summer and reduce heat gain of paved surfaces.

3.1.2  STORM DRAINAGE
The goal of the design of sites is to minimize runoff and design needed storm drainage systems to meet basic engineering requirements while using the most current technology to improve the quality of the storm water before it reaches natural systems that may be affected by poor water quality. This philosophy reduces infrastructure costs, increases groundwater recharge and improves the environment.
A. Site drainage shall be compatible with adjacent property drainage and in accordance with the overall master drainage plan for North Ridge. Storm drainage shall not run on a neighbor’s lot at rates higher than historic rates prior to construction of the subdivision.
B. Excess run-off from the site shall be minimized with sites graded to provide positive drainage away from buildings.
C. Water from parking lots, roof drains and other areas should be consciously directed to landscape areas that could benefit from the additional water rather than piping it off the property, thereby reducing the need for irrigation water and improving water quality by filtration through landscape materials. Roof drains on north side shall be piped to an open space.
D. Drainage shall be conveyed along dedicated streets, private drives and swales along property lines, or in open space corridors. Drainage will be sheet flow and surface drained where possible; however, below-grade drainage using storm sewer piping and culverts may be required.
E. Surface drain systems and detention ponds shall be irregular in plan and graded to create an aesthetically pleasing character. Side slopes shall vary.
F. Drainage structures in sidewalks and bike paths must be placed flush with the surface, and grate patterns cannot have openings larger than 3/8 inch. Surface storm water or irrigation should not be discharged across sidewalks; and there should be no point discharges into curbs to prevent traffic-impeding surges into the street.
G. No concentrated drainage over walks, drives or trails shall occur.
H. Detention areas or other landscape areas that are not used to meet the open space standards of these Landscape Guidelines shall be landscaped as follows:
   a. Dryland grass or other approved vegetation will be the primary ground cover. All areas within the floodplain, including, but not limited to, the detention area bottom, shall be planted with buffalo grass or other dryland grass if it is maintained free of weeds and irrigation is provided until the grass is fully established. Live plant material other than dryland grass may be planted if it is suitable to the area and is maintained free of weeds and irrigation is provided.
   b. Detention areas will be landscaped around the perimeter with plant groupings sensitive to the detention area design and will include at least one (1) tree and five (5) shrubs for every 100 linear feet of perimeter. Trees and shrubs are encouraged in other landscape areas where appropriate.
   c. Clusters shall be separated by a minimum of twenty (20) feet as measured at maturity.

3.1.3  UTILITIES, EASEMENTS & RIGHTS-OF-WAY
A. Proposed infrastructure within North Ridge will be designed to meet the Town of Johnstown Design Criteria and Construction Regulations which are adopted at the time the project is submitted.

3.1.4  GRADING
A. Provide positive drainage away from foundations.
B. Site buildings to minimize cut and fill earthwork operations.
C. There shall be no grading beyond the limits of each property except as agreed upon by adjacent owners.
D. Maximum slope 3:1. Maximum 4:1 slope for areas that require mowing.
E. With grading design:
   a. Avoid un-natural rectilinear forms, abrupt grade transitions, slopes greater than 3:1 max. side slopes
   b. Provide irregular forms that imitate nature, smooth transition to adjacent grades, varied side and bottom slopes, gentle side slopes and constant side and bottom slopes where possible

### 3.2 PEDESTRIAN, BICYCLE AND OTHER NON-MOTORIZED CIRCULATION

#### 3.2.1 WALKWAY DESIGN CRITERIA

A. All streets shall have sidewalks. The minimum width of sidewalks shall be five (5) feet for residential and collector streets and ten (10) feet for arterial streets.
B. Arterial streets shall have detached sidewalks and sidewalks shall adjoin the curb and gutter at all intersections.
C. Internal pedestrian walkways shall be distinguished from driving surfaces through a change in paving materials to enhance the crosswalk.
D. Provide logical pedestrian connectivity from the street and parking areas to the buildings main entrance.
E. Provide minimum five (5) feet clear walking area after car overhang (seven (7) foot minimum walk width adjacent to head-in parking and five (5) foot minimum walks apply in all other cases).

#### 3.2.2 BIKE LANES

Bike Lanes shall be provided as required by Johnstown street design standards.

#### 3.2.3 RECREATIONAL PATHS & TRAILS

Shall meet the criteria as established in the Johnstown/Milliken Parks, Trails, Recreation and Open Space Plan in place at the time the project is submitted.

### 3.3 VEHICULAR ACCESS & CIRCULATION

#### 3.3.1 PARKING OVERHANG

Design of vehicular drives/roadways and parking areas shall meet the criteria as established in the Town of Johnstown Design Criteria and Construction Regulations and all other Town standards, specifications and regulations in place at the time of project submittal.

#### 3.3.2 EMERGENCY ACCESS

Provide access for fire, police, ambulance, and other emergency vehicles to buildings in accordance with Loveland Fire and Rescue Authority Development and Construction Requirements. Such access should be fully capable of supporting such vehicles. Where possible, connect emergency access routes between adjacent properties.

#### 3.3.3 SIGHT TRIANGLES

Shall meet the AASHTO requirements and the Town of Johnstown standards, specifications, and regulations in place at the time of project submittal.

#### 3.3.4 DRIVE-THROUGH FACILITIES

Drive-through facilities are a convenient service; however they may create barriers to pedestrian movement and present an unattractive appearance unless they are thoughtfully designed and located.

A. Drive-through facilities shall be located on the site and not on public right-of-way.
B. There shall be no stacking of waiting vehicles into the public right-of-way, primary interior circulation routes or across pedestrian walkways.
C. Drive through windows, menu boards and stacking areas shall be subject to the same set back and screening requirements as parking lots.
D. Each drive-through restaurant shall be permitted no more than two (2) free-standing or wall-mounted menu boards, which shall not exceed 35 square
feet in area or six (6) feet in height and shall be located adjacent to and oriented toward the drive-through lane. One (1) order confirmation board may also be permitted per menu board and shall not exceed a four (4) foot height and three (3) square foot sign area.

E. Provide vehicular and pedestrian access to existing and future adjacent properties where feasible.

3.4 PARKING

3.4.1 PARKING LOT DESIGN

Sufficient parking should be provided for each development so as to avoid conditions that lead to parking on public streets and private drives. The dimensions of parking spaces will be per the Town of Johnstown Off-street Parking Regulations, at the time in which the Design Guidelines are adopted, or the approved development plan for the property. Where a use falls under multiple categories listed below the more specific use requirement will apply.

Minimum parking requirements are listed in the following table. The DRC & JRC, at their discretion, reserve the right to require a parking study for any new development. If a permitted use is not identified below, the DRC may exercise reasonable discretion based on similar uses listed below or, if similar uses are not noted below, based on research of other adequately parked similar uses.

<table>
<thead>
<tr>
<th>USE</th>
<th>PARKING REQUIREMENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single-family residence</td>
<td>2 spaces per dwelling unit</td>
</tr>
<tr>
<td>Multifamily residence</td>
<td>1 bed: 1.5 spaces per dwelling unit</td>
</tr>
<tr>
<td></td>
<td>2 bed: 2 spaces per dwelling unit</td>
</tr>
<tr>
<td></td>
<td>3 bed: 2.5 spaces per dwelling unit</td>
</tr>
<tr>
<td>Elementary schools</td>
<td>2 spaces for every classroom</td>
</tr>
<tr>
<td>Junior High Schools</td>
<td>2.25 spaces per classroom</td>
</tr>
<tr>
<td>Senior High Schools</td>
<td>1 space for every 4 students of max capacity</td>
</tr>
<tr>
<td>Hospitals</td>
<td>1 space for every 2 beds</td>
</tr>
<tr>
<td>Clinics</td>
<td>1 space for every 250 sq. ft. of G.L.A.</td>
</tr>
<tr>
<td>Warehouse and Distribution</td>
<td>1 space for every 1,250 sq. ft. of G.L.A. &amp; 1 trailer space per dock door</td>
</tr>
<tr>
<td>Flex, Flex R&amp;D, &amp; Trade Contractors</td>
<td>1 space for every 350 sq. ft. of G.L.A.</td>
</tr>
<tr>
<td>Manufacturing</td>
<td>1 trailer space per dock door &amp; the greater of: (i) 1 space for every 2 employees or (ii) 1 space for every 1,250 sq. ft.</td>
</tr>
<tr>
<td>Commercial Office Buildings</td>
<td>1 space for every 300 sq. ft. of G.L.A.</td>
</tr>
<tr>
<td>Retail Stores</td>
<td>1 space for every 250 sq. ft. of G.L.A.</td>
</tr>
<tr>
<td>Gun Range</td>
<td>2 spaces for every gun range lane</td>
</tr>
<tr>
<td>Customer services establishments</td>
<td>1 space for every 200 sq. ft. of G.L.A.</td>
</tr>
<tr>
<td>Call Centers</td>
<td>1 space for every 100 sq. ft. of G.L.A.</td>
</tr>
<tr>
<td>Restaurant and/or Bar</td>
<td>5 spaces for every 1000 sq. ft. minimum of G.L.A. &amp; 1 space for every 200 sq. ft. of cumulative patio/deck area for a single user. Patios and/or decks under 500 sq. ft. are exempt.</td>
</tr>
<tr>
<td>Shopping Center</td>
<td>1 space for every 250 sq. ft. of G.L.A.</td>
</tr>
<tr>
<td>Outdoor and Indoor Family Entertainment</td>
<td>1 space for every 250 sq. ft. of G.L.A.</td>
</tr>
<tr>
<td>Public assembly facilities provided for churches, theaters, auditoriums, etc.</td>
<td>1 space for every 3 seats seated audiences</td>
</tr>
<tr>
<td>Heath Clubs</td>
<td>7 spaces for every 1000 sq. ft. of G.L.A.</td>
</tr>
<tr>
<td>Sports Facilities</td>
<td>Applicant to provide parking study to determine parking requirements</td>
</tr>
<tr>
<td>Independent senior living parking standard</td>
<td>1 space per dwelling unit and 1 space per 3000 s.f. of non-residential space excluding utility rooms.</td>
</tr>
<tr>
<td>Assisted living and memory care facilities</td>
<td>0.5 spaces per bed</td>
</tr>
</tbody>
</table>
3.4.2 DESIGN OF PARKING LOTS
Design parking lots to current Americans with Disabilities Act (ADA) standards. Provide equal access in a manner that integrates handicapped-accessibility with ordinary accessibility, rather than separately.

A. Except where orchard style planting is used, large parking lots shall be divided into smaller sections by landscape areas. Each section shall contain a maximum of 250 parking spaces. Landscape areas used to break up large parking areas shall be a minimum of fifteen (15) feet in width.

B. Landscape areas separating parking blocks will have at least one (1) overstory/shade tree or two (2) ornamental trees and five (5) shrubs for every 50 linear feet along the length of the median.

C. Overstory shade trees will comprise at least 75% of the trees within the landscape area.

D. In a development, parking lots for each use shall be integrated within the development to the extent possible.

E. All striping in parking areas shall be white.

3.4.3 INTERIM PARKING LOTS
With DRC and JRC approval, on-grade interim parking may be allowed if weather delays asphalt or concrete paving. It must be landscaped and paved with an all-weather material. Internal parking lot landscaping is not required for interim parking areas, but perimeter landscape treatments shall be consistent with the landscape requirements for permanent parking lots. Interim parking lots shall be limited to 1 year (12 months with 2-6 month extensions) of use.

3.4.4 BICYCLE PARKING
A. Bicycle parking facilities are required for all land uses, except for single-family attached or detached housing.

B. Bicycle parking facilities shall be located to provide safety, security and convenience for bicycle riders. Such facilities shall not interfere with, and be located a safe distance from, pedestrian and motor vehicular traffic.

C. Bicycle parking facilities should be located outside of a vehicular or pedestrian way and be protected and separated from motor vehicle traffic and parking lots by either a three (3) foot separation distance or a curb or other physical barrier.

D. For security reasons, bicycle-parking areas should be located so they are highly visible from building entrances and convenient for employees, yet not generally visible from roadways.

E. It is recommended that bicycle parking facilities be designed to allow the bicycle frame and both wheels to be securely locked to the parking structure. The structure shall be of permanent construction such as heavy gauge tubular steel and permanently attached to the pavement foundation.

F. If the bicycle facility is to be used at night, it should be sufficiently illuminated.

G. Select bicycle racks that provide for a wide range of bicycle types and individual security devices. Designs should facilitate bicycle lockup.

H. Provide protection from the elements. Specific considerations include the following:

I. Shelters and bike lockers are encouraged but not required.

J. Protected overhangs incorporated into a building's design are a desirable solution.

K. Shelter design and materials should complement the architectural design of the primary building.
3.5 LANDSCAPING

3.5.1 LANDSCAPE DESIGN PRINCIPLES
All development shall demonstrate adherence to the following landscape design principles:

A. Provide biodiversity that relates to the area’s natural systems.
B. Design to provide an attractive, comfortable environment for users while minimizing maintenance needs, irrigation water requirements and the use of herbicides and pesticides.
C. Use environmentally friendly, “green” materials where possible.
D. Design landscapes to create a naturalized appearance. Use plant materials that are indigenous to Northern Colorado where possible. (See the plant list in the Appendix). Only use introduced species in order to achieve design objectives that cannot be achieved with the use of native species.
E. Locate plants in microclimatic conditions that are appropriate for that species. Only use high water-requiring plants in areas where they will naturally benefit from runoff or available ground water. Do not rely solely upon an irrigation system to provide water to high water-requiring plants.
F. Group plant materials of similar water needs and arrange in concentric circles or layers of progressively less water use in order to maximize the efficiency of applied irrigation.
   a. Plant species more susceptible to sun, wind & cold temperatures in sheltered areas.
   b. Evergreen trees to provide shelter from winter winds.
   c. SW facing plants should tolerate summer heat & drying winds.
   d. Eastern facing areas allow some shelter from sun & wind.
   e. Deciduous trees shade in summer and let light through in winter.

3.5.2 MICROCLIMATIC CONSIDERATIONS
A. Use plant materials to provide buffering of structures and outdoor use areas from extreme climate conditions.
B. Coordinate the design of the landscape with site erosion protection, storm drainage and water quality improvement systems.
C. Utilize a minimum of three (3) inch deep mulch to reduce soil moisture loss and moderate soil temperatures.
D. Where natural soils are not of high quality, improve soil structure by the addition of composted organic material.
E. Design and manage irrigation systems to achieve peak efficiency.
F. No turf grass shall be allowed in landscape areas less than eight (8) feet in width.
G. Rock mulch shall be used in all planting beds. Wood mulch may be used in perennial beds but will not be accepted along property boundaries.
H. Native seed shall be limited to areas adjacent to regional detention or the existing natural area & is required to be irrigated until establishment.

3.5.3 EXISTING VEGETATION PRESERVATION
Existing vegetation shall be preserved to the extent reasonably practicable. Special attention shall be paid to preserving significant vegetation within larger open space areas.

A. Locate site and building improvements to preserve significant natural vegetation to the extent reasonably practicable.
B. Within open space areas, preserve and incorporate into the landscape plan any existing healthy tree (meeting species restrictions) of 6-inch caliper or larger and located more than twenty (20) feet from any proposed building location. Preserve all trees over 24-inch caliper, unless deemed unhealthy or unsuitable for preservation.
C. Incorporate tree wells or retaining walls as necessary in the landscape plan to protect existing trees and to maintain historic drip lines.
D. All existing plants that are incorporated into the design will be adequately protected from damage during construction by an orange construction fence (4 feet high) secured with steel t-posts at the drip line of each tree. Sufficient posts shall be used to maintain the fence in erect condition at all times. Hand grading only shall be allowed within the limits of the construction fencing. No more than 6 inches of cut or fill shall be allowed within the drip line of any tree designated to remain.
E. If on-site replacement is not possible, the property owner shall provide an equal replacement of caliper lost or a ratio of three new trees to one existing tree on-site as mitigation for any desirable trees lost due to or prior to construction.

F. Existing landscaping may be used to satisfy the quantity requirements of landscape guidelines. One existing tree or shrub may be considered as satisfying one tree or shrub requirement.

G. All existing trees over 6 inches in diameter will be surveyed as part of the landscape requirements and have location, species, size, and condition or health noted. Trees that are of good or better quality, and are a desirable species, should be incorporated into the design in their existing location whenever possible. If design solutions create undue hardship, as determined by the DRC and JRC, replacement shall be made per requirements above.

3.5.4 SCREENING

Large Truck Parking, Utility Appurtenances, Loading, Storage and Service Areas, Trash storage/pickup

A. These requirements apply but are not limited to above-ground utility appurtenances, loading docks, storage areas, and open areas where machinery, vehicles or equipment are stored or repaired.

B. Areas shall be incorporated into the overall design of the building and landscaping so that the visual and acoustic impacts of these functions are minimized and 75% screened from adjacent properties.

C. Loading areas shall be paved with concrete, asphalt or other approved hardened surface materials as approved by DRC and JRC. A concrete pad shall be provided in the access drive immediately adjacent to trash enclosures serviced by trash trucks and in the enclosure itself. Areas for outdoor storage, truck parking, trash collection or compaction, loading or other such uses, shall be at least 75% screened from abutting streets unless otherwise approved by the DRC and JRC. These service areas should be located within a central core or on the side of buildings away from public streets where possible.

D. Non-enclosed areas for seasonal sale of inventory shall be permanently defined and screened with walls and/or fences that conform to those used as predominant materials and colors on the building.

E. Service areas should ideally not be located directly adjacent to residential areas. If this situation occurs, no delivery, loading, trash removal or compaction, or other such operations shall be permitted between the hours of 10:00 p.m and 7:00 a.m. unless the owner submits evidence the sound barriers effectively reduce noise emissions to a level less than the greater of:
   a. 60 db as measured at the lot line of the adjoining property or
   b. Ambient sound from adjacent highways. Noise emissions may increase by up to 10 db for no more than 15 minutes in a one-hour period.

3.5.5 LANDSCAPING - BIG BOX RETAIL STORES

One primary tenant with square footage greater than 20,000 sf must provide a planting bed at least six (6) feet wide along a minimum of 50% of the length of wall visible from public use areas. Provide one (1) tree within 50 feet of the structure for every 50 linear feet of building face. The planting beds and trees may be counted towards meeting the requirements for landscaping and buffers described in Section 3.

3.5.6 OFFICE, FLEX & LIGHT INDUSTRIAL LANDSCAPING

A. Exposed sections of building walls that are visible from public areas or high use areas on private property shall have planting beds at least six (6) feet wide along a minimum of 50% of the length of the wall.

B. Provide one (1) tree within 50 feet of the structure for every 50 linear feet of building face. Exact locations and spacing may be adjusted at the option of the owner to support patterns of use, views, and circulation as long as the overall tree planting minimum requirement is met.

C. The planting beds and trees may be counted towards meeting the requirements for landscaping and buffers described in Section 3.
3.5.7 PARKING PERIMETER LANDSCAPING REQUIREMENTS
A. Perimeter landscaping requirements for parking areas include a minimum seven and one-half (7.5) foot wide landscape area with one (1) tree and five (5) shrubs per 600 square feet or portion thereof. When combined with adjacent properties requirements, this perimeter landscape will become fifteen (15) feet wide.
B. Where two (2) parking perimeter landscape areas abut each other, the first to develop shall provide the tree requirement. The tree requirement for the abutting development need not be met, however, the second Builder is responsible for installing the shrub requirement.
C. Where parking areas are located directly adjacent to residential development, both the parking lot buffer requirement and the nonresidential buffer requirements shall apply.

3.5.8 PARKING INTERIOR LANDSCAPING REQUIREMENTS
A. Interior rows of parking spaces will provide a landscape island at the end of each row of parking spaces. Landscape islands will also be provided within the row of parking spaces so that there are no more than twenty (20) consecutive parking spaces without a landscape island.
B. Landscape islands will have minimum dimensions of nine (9) feet by the length of the parking row.
C. Islands will be landscaped at a rate of at least one (1) overstory/shade tree and three (3) medium or five (5) small shrubs for each 9 foot by 20 foot parking island. Overstory/shade trees will comprise at least 75% of the trees within the landscape islands. Evergreen trees shall be prohibited in parking lots unless island widths are sized to accommodate mature growth.
D. Landscape islands will contain rock mulch or irrigated grass. Turf shall only be used in medians when highlighting a special design element. Turf areas must be at least 10' wide and occupy no more than 15% of the median’s landscape area.
E. Where orchard style planting is proposed in parking lots, internal landscaping shall be provided at a rate of one (1) tree and two (2) shrubs for every ten (10) parking spaces. At a minimum, one (1) diamond-shaped tree planting pit shall be provided for every eight (8) parking spaces. No shrubs shall be planted in the diamond tree planting pits and will be located in end islands and other landscape islands instead.
F. A concrete pedestrian walk, at least six (6) feet wide, will be provided along the length of the landscape median closest to the building entrance. The walk will connect to perimeter pedestrian walks, whenever possible, and include raised and striped crosswalks.
G. Planting trees and non-low-growing shrubs in the vehicle overhang area is not allowed.

3.5.9 SINGLE FAMILY LANDSCAPE GUIDELINES
(These landscape guidelines are for residential large lots. Small lot residential shall follow the latest Johnstown standards at the time of development submittal)
A. Residential Lot Landscape Design Guidelines
   a. Required Plant Quantities & Ground Treatment: Lot landscape shall follow xeric principles to the greatest extent possible. Irrigated turf will be limited to rear yards. Each lot is to have a minimum of 50% living coverage* of the total landscape area within three years of installation (See diagram right for determining lot landscape area). Each lot is NOT to exceed 50% landscape area of moderate to high water use plantings. This includes irrigated turf and any other plantings requiring more than 12 inches of rainfall per year. Group plants in clusters to create concentrated zones for irrigation. Utilize rock cobble and boulders as decorative accents and ground coverage where live plantings are not used, match colors and styles to master development areas. Landscaping along property lines should be coordinated so that transitions are cohesive. Lot landscape is to be installed within one month of construction completion, weather permitting. Point-source drip irrigation should be used to the greatest extent possible.

   *Definition: Living Coverage means that a certain percentage of area must be planted and fully covered by live plant material such as ground cover, perennials, shrubs, grasses, etc. These areas are not to include mulches or artificial landscape such as artificial turf.

General Notes:
• The trees shall be located so as not to interfere with sight distances at driveways.
• Trees required in the adjacent right-of-way may not be used to meet lot standards
• Trees shall maintain a minimum 5’ offset from dry utilities, 10’ offset from wet utilities and 15’ from fiber optic lines. If required trees cannot be located without violating these offsets the requirement may be waived.
FRONT YARDS: MINIMUM REQUIREMENTS

- Lots 70 feet or less in width
  - 1 (One) Deciduous Tree
  - 5 (Five) Shrubs
  - 3 (Three) Ornamental Grasses or Perennials
  - No Turf will be allowed in Front Yards
  - Up to 40% of Front Yard landscape area may be Low Grow Grass Mix (See DRC Recommended Plant List if one exists).

- Lots greater than 70 feet in width
  - 2 (Two) Deciduous Trees
  - 8 (Eight) Shrubs
  - 5 (Five) Ornamental Grasses or Perennials
  - No Turf will be allowed in Front Yards
  - Up to 40% of Front Yard landscape area may be Low Grow Grass Mix (See DRC Recommended Plant List if one exists).

- Corner Lots
  - For corner lots the same quantities shall be required for each street as listed above.

REAR YARDS: MINIMUM REQUIREMENTS

- Lots 70 feet or less in width
  - 1 (One) Deciduous OR Evergreen Tree
  - Irrigated Turf is limited to 40% of Rear Yard
  - There is no limit to Low Grow Grass Mix for Rear Yards

- Lots greater than 70 feet in width
  - 1 (One) Ornamental Tree
  - 1 (One) Deciduous OR Evergreen Tree
  - Irrigated Turf is limited to 40% of Rear Yard
  - There is no limit to Low Grow Grass Mix for Rear Yards

SIDE YARDS: MINIMUM REQUIREMENTS

- No required landscape unless used to meet 50% lot landscape area living coverage.
- No Irrigated Turf will be allowed in Side Yards

B. Minimum Plant Sizes

Deciduous Trees: 1.5 Caliper Inches B&B
Evergreen Trees: 6’ Height B&B
Shrubs: #5 (5 Gallon) Container – Minimum 18” Height or Spread
Ornamental Grasses: #1 (1 Gallon) Container
Perennials: #1 (1 Gallon) Container

3.5.10 COMMON OPEN SPACE

Common Open Space is land commonly owned and maintained by a property owners’ association or Metro District. Common open space required in all subdivisions and PUDs shall be landscaped as follows:

A. Common open space areas will have live ground cover over at least 75% of the area, unless otherwise approved by the Town. Bluegrass is not the only option for these areas and the Town encourages the all property owners to pursue water saving goals as listed throughout section 3.5.

B. All ground cover, ornamental turf and turf shall have an irrigation system that is designed to meet the needs of the plants and that is designed to meet Town Standards. Common open space in one-family subdivisions or PUDs or portions of subdivisions or PUDs containing one-family dwellings shall be landscaped at a ratio of at least one (1) tree and five (5) shrubs for every 4,500 square feet of landscaped area.
C. Up to 30% of the required shrubs may be substituted by trees at the rate of one (1) tree for ten (10) shrubs.
D. At least 50% of the trees will be overstory/shade deciduous species and 25% of the trees will be coniferous species, where appropriate.
E. The Developer shall have all landscaping improvements completed and in acceptable condition prior to the Town’s construction acceptance of public improvements and prior to turning the common open space areas over to a property owners’ association or Metro District for maintenance.
F. No single tree type shall make up more than 25% of all trees

3.6 LANDSCAPE FOR NON-SINGLE FAMILY RESIDENTIAL USES INCLUDING PUDS & MULTI-FAMILY RESIDENTIAL

A. Fifteen percent or more of the lot/parcel will be landscaped, common open space.
B. Common open space that is not a detention pond will be landscaped at a ratio of at least one (1) tree and five (5) shrubs for every 1,000 square feet, except as required for parking lot screening and buffers, which may require additional plant materials.
C. Buffer landscaping will be provided as follows:
   a. At least ten (10) feet wide adjacent to minor collector and local street rights-of-way.
   b. At least twenty-five (25) feet wide adjacent to arterial streets and major collector rights of-way.
   c. Buffers will be designed to provide one tree and five shrubs for every 750 square feet.
   d. 25’ buffer between light industrial and residential
D. Where nonresidential, multifamily or group living uses are adjacent to existing or projected single-family residential or duplex uses, one of the following shall be provided:
   a. A fifteen (15) foot wide on-site landscape area with berming and one (1) tree and five (5) shrubs per 600 square feet or portion thereof; or
   b. A ten (10) foot wide on-site landscape area with one (1) tree and five (5) shrubs per 400 square feet or portion thereof with intermittent six (6) foot privacy fencing; or
   c. A five (5) foot wide on-site landscape area one (1) tree and five (5) shrubs per 250 square feet or portion thereof with a continuous six (6) foot privacy fence.

3.6.1 LANDSCAPE PERFORMANCE STANDARDS

A. Landscaping shall be completed prior to Certificate of Occupancy (C.O.). If landscaping cannot be completed due to cold weather the Town may grant a C.O. upon receipt of a sufficient letter of credit or cash surety and a written schedule for completion. No letter of credit or surety is required if the landscaping is to be performed by the Metropolitan District.
B. All landscape plans for a non-residential use shall be prepared by a professional landscape architect.

3.6.2 IRRIGATION SYSTEMS

All landscape areas shall have an automatic clock-activated irrigation system - Landscape areas without an irrigation system and bearing live plant material will require temporary irrigation until the plants are established and a reliable water source sufficient to sustain plant life is provided.

A. Irrigation systems shall meet the following criteria:
   a. All irrigation systems shall be non-potable where possible and coordinated with the property owners’ association or Metro District.
   b. All irrigation systems shall be designed and installed to the specifications of the property owners' association or Metro District irrigation guidelines.
   c. All potable water systems shall be equipped with a back-flow prevention device.
B. Portions of irrigation systems may be comprised of temporary irrigation components to irrigate native areas if the Town determines that all of the following standards are met. A clear description of proposed temporary irrigation must be provided on the landscape plan and approved by the Town:
   a. Plant selection, design, installation specifications and site conditions combine to create a microclimate that will sustain the plant material in a healthy condition without regular irrigation after the plant establishment period.
   b. All portions of the landscaped area served by temporary irrigation will be within 150 feet of an exterior water source to enable hand watering during extended dry periods.
   c. Above ground temporary irrigation systems shall be approved on a case-by-case basis only if the native area is large enough to warrant the use. Above ground systems will be the responsibility of the Builder until grasses are established and the system is removed. No such system shall be permitted to be turned over to a property owners’ association for maintenance.
   d. The temporary irrigation will provide reliable automated irrigation for the plants during the establishment period.
   e. The Builder has demonstrated the ability to provide ongoing maintenance of xeriscape areas necessary to keep plant material healthy without irrigation.
3.6.3 SOIL AMENDMENT
Soil amendment is only necessary in planting beds and blue grass/ fescue turf areas. Where soil amendment is necessary, minimum requirements for soil preparation shall include three (3) cubic yards of organic material for 1,000 square feet of existing soil tilled to a minimum depth of six (6) inches. Regardless of existing soil conditions tree and shrub pits shall be backfilled using a mixture of one- third existing site soil, one-third topsoil and one-third organic matter.

3.6.4 PLANT SELECTION AND DIVERSITY
Plant selection and diversity will be per Town Standards. Tree species prohibited within the Town per Town Standards will be removed in existing landscape areas, when appropriate, and will not be planted in new landscape areas.

- A. All landscaping materials shall consist of healthy specimens compatible with local climate and meet the requirements included in these standards.
- B. The plants listed in the Town of Johnstown Landscape Standards and Specifications Appendix A should be used as a guideline for recommended use. Due to the variety of available plants, non-prohibited species that are not on the list may be planted provided they are replaced by an approved species if they fail to survive. Plants selected should be appropriate for the specific location and purpose.
- C. Up to one-third of the proposed trees for a project may be of fast-growing varieties, such as cottonless Cottonwood (Populus sargentii), Aspen (Populus tremuloides) and Silver Maple (Acer saccharinum). Two-thirds of the proposed trees shall be slower growing, long-lived trees, such as Norway Maple (Acer platanoides), Oak (Quercus sp.), Linden (Tilia sp.), Honeylocust (Gleditsia triacanthos inermis) and other hard Maples (Acer saccharum or rubrum). The variety shall be sufficient to minimize the effect of plant disease.
- D. Recognizing that it is undesirable to plant a large percentage of one tree species which may result in uniform disease susceptibility and eventual extinction of that species, the following diversity standards shall be required:
- E. For any one proposed development project (including common open space areas), no more than 15% of any one species of tree (for trees considered hardy in this area), or 10% of any one (1) species of tree considered marginally hardy for this area, shall be proposed. This shall be measured per total trees in the development, including existing trees.
- F. For small development projects, exceptions to the above diversity requirement may be allowable where the size of the development makes minimum diversity percentages unreasonable. A variance request is to be made by a note on the landscape plans and shall be subject to approval by the Town Planner.
- G. Coniferous trees shall comprise 25% of any landscaped area, where suitable. Unsuitable areas include areas where icy conditions may be created with the use of conifers at road intersections, road curves, bike path intersections, bike path curves site distance restricted areas or narrow areas. Locate conifers so mature spread will not overgrow streets or walks.
- H. Ornamental trees can only replace large canopy trees at a rate of three (3) ornamental trees to one (1) large canopy tree (not to exceed 25% of the total tree requirements). Fruit bearing or thorny trees shall not be permitted within five (5) feet of sidewalks or streets, as calculated from mature canopy width of tree.
- I. Shrubs shall be a mixture of evergreen and deciduous varieties. Small shrubs shall be used between the bike path and the curb along street rights-of-way to avoid safety obstructions.

3.6.5 STREET TREE MINIMUM STANDARDS
- A. Species that generally have branches less than fifteen (15) feet above the roadway at maturity shall not be used as street trees unless they are located such that no interference with the roadway will occur at maturity. Minor trimming and branch removal should be performed to maintain the fifteen (15) foot requirement and eight (8) foot minimum clearance over sidewalks and bike paths.
- B. Trees prohibited from planting within the Town of Johnstown include the following: cotton-bearing Cottonwood, Lombardy Poplar, Box-elder, Siberian or Chinese Elm, Russian Olive and Ash trees (Fraxinus spp.).
- C. Trees prohibited from planting within street right of ways include the above plus the following: Fruit and/or thorn bearing trees (prohibited from within five (5) feet of bike path as measured from edge of mature canopy), willow (all varieties), Tree of Heaven, Cottonwood (all varieties), and Silver Maple.
- D. Trees recommended for use within the Town of Johnstown include those listed in Plant Materials List found in appendix of the Town of Johnstown Landscape Guidelines.
- E. Planting sizes for required landscapes:
  - Deciduous shade trees: 2-inch caliper
  - Ornamental trees: 1-1/2-inch caliper
  - Evergreen trees: 6 foot – 8 foot height (with a minimum of 25% at 8 foot height)
  - Multi-stem ornamental trees: 8 foot – 10 foot height
  - Shrub: 5-gallon container
  - Vines: 1-gallon container
  - Ground cover/perennials: 2-1/4 inch pots
3.6.6 LANDSCAPE MAINTENANCE

Maintenance includes all reasonable and regular irrigation, weeding, weed control, fertilizing, pruning as well as removal of tree wrap and staking, and bike path snow and ice removal per standard horticultural practices and Town code. Plant materials that show signs of insect pests, diseases and/or damage shall be appropriately treated. Dead plant material will be replaced according to an approved landscape plan. An initial inspection of landscaping installation will be done at the time of development or change in use.

A. The Builder or Metro District shall be responsible for maintaining all on-site and common landscaping as shown on an approved landscape plan or as existing if an approved landscape plan does not exist.

B. The Builder or Metro District shall be responsible for maintaining the landscaping public improvements on all adjacent rights-of-way as shown on an approved landscape plan or as existing if an approved landscape plan does not exist, unless a maintenance agreement is reached with another entity. The Town, at its discretion, may add, remove, replace, or maintain landscaping within the right-of-way per Town standards.

C. The Developer may request Town maintenance of arterial rights-of-way where there will not be a Metro District. The following standards shall apply:

D. Acceptance of maintenance will be based on the determination that the public interest is served by Town maintenance.

E. The Developer may request Town maintenance of other facilities not included above. The following standards shall apply:

F. Acceptance of maintenance is based on the determination that the public interest is served by Metro District maintenance.

G. Installation of all improvements shall meet or exceed Town Standards.

H. The Builder or Metro District shall be responsible for maintaining all irrigation systems in sound condition and so all plant material receives the necessary amount of water. Leaks and other broken and/or non-performing equipment shall be repaired in a timely manner. Systems shall be periodically adjusted to eliminate water spraying onto paved surfaces. Watering times shall be regularly adjusted to meet the seasonal needs of the plants while minimizing over-watering.
3.7 SITE DEVELOPMENT SIGNAGE

3.7.1 PROJECT IMAGE
Two primary entrance signs are located at the intersection of Freedom Parkway and the Frontage Road, as well as at the main entrance into parcel D. These primary entrances are intended to create a gateway and emphasize the main entrances. The secondary entrances are intended to have less traffic and are off of Freedom Parkway. Landmark and high-image intersections help develop the character of the area. These intersections may contain showy landscaping, decorative walls, art and overall exhibit an increased decorative character than other minor intersections. By creating a hierarchy of intersections, people will be able to use the decorative elements as a way-finding device.

3.7.2 NORTH RIDGE SIGNAGE SYSTEM
All community identity signs for North Ridge will be located in signage and landscape easements and outside of the public ROW.

3.7.3 PRIMARY ENTRY SIGN
Primary entry signs are located at the intersections of Freedom Parkway and the Frontage Road and at the Parcel D access points along the Frontage Road.

3.7.4 SECONDARY ENTRY SIGN
Secondary entry signs will be located along the Frontage Road.

3.7.5 PURPOSE
The following sign guidelines provide a language for all signage which helps to create a unified image for North Ridge. All freestanding signage within the development will bear the style and logo of North Ridge, however individual logos and graphics are allowed on the sign face. Freestanding signs located throughout the development are unified through the use of similar geometry and a repetition of a common materials palette. Building mounted signs are regulated by limiting size. However, tenant logos and graphics are allowed. The following signage requirements are congruent with Town of Johnstown Sign Code, any variations are noted.

3.7.6 PROHIBITED SIGNS
The following signs are prohibited:
A. Any sign which would violate sight distance triangle requirements.
B. Any nonpublic sign on the right-of-way or on a property other than that which it advertises.
C. Any sign which, even though in general conformance with the standards and requirements of this sign code, is a dangerous sign due to interference with a traffic control device by being in direct line between the control device and oncoming traffic or otherwise in visual competition with a traffic control device.
D. Any sign that is erected in such a location as to interfere with motor vehicle traffic.
E. Any sign employing a lighting or control mechanism which causes radio, radar, television, or telecommunication interference.
F. Any sign so erected, constructed or maintained as to obstruct or be attached to any fire escape, window, door or opening used as a means of egress or ingress or for firefighting purposes, or any sign so placed as to interfere with any opening required for light or ventilation.

G. Flashing, blinking or other moving signs and searchlights/klieg lights.

H. Animated signs, including revolving, whirligig, twirling or any other sign which uses motion, either implied or actual, except that barber poles (not exceeding five (5) feet in length which are not roof-mounted), windmills and time and temperature signs are permitted.

I. Structurally unsafe signs as determined by the chief building official, based upon criteria established in the adopted Town codes.

J. Roof signs.

K. Box signs.

L. Wheeled advertising devices, except for currently licensed, operative vehicles which are primarily used by their owners for service, delivery or general transportation on a regular basis.

M. Any merchandise displayed outside of a building in such a way as to attract attention when viewed by the general public by placement upon a pole, a fence, a platform, roof or other similar device or structure shall be considered as a sign and shall be prohibited unless otherwise approved by the Planning and Zoning Commission. This shall not, however, be construed to prohibit merchandise customarily stored outside of buildings and placed upon shelves or tables, such as automobiles, campers, boats, plant materials, produce or lumber.

N. Monopole signs

O. Any sign regulated by the State of Colorado Department of Transportation rules and regulations pertaining to outdoor advertising not approved by the CDOT. (Ord. 682, § 1, 2001)

*Varies from Town of Johnstown Sign Code.

3.7.7 SIGN AREA MEASUREMENT AND ALLOWANCES
(Allowable sign areas and sizes shall be per the standards listed below)

A. Animated:
   a. Size of sign is based upon the sign type (i.e., freestanding, wall or projecting)

B. Arcade:
   a. Maximum Height cannot exceed bottom of eave, balcony, canopy, awning or other structural overhang or passageway to which it is attached.
   b. Minimum height, seven (7) feet above grade.
   c. Maximum one (1) per building entrance for nonresidential uses.
   d. Maximum area, four (4) square feet for nonresidential uses.
   e. Must be placed on an approved wall area.

C. Awning Sign:
   a. Permitted on the bottom eighteen (18) inches of 1st floor awnings.
   b. Allowed at 0.5 square feet per linear foot of awning.
   c. Maximum of twelve-inch letter height.
   d. Maximum of one (1) per awning.
   e. Must be located on an approved wall area.
   f. May be illuminated.

D. Bulletin Boards:
   g. Nonresidential, nonagricultural and multiple-family uses only.
   h. Maximum area, thirty-two (32) square feet.
   i. Maximum height, eight (8) feet.
   j. Maximum one (1) per street frontage.
   k. Must be set back a minimum of ten (10) feet from any private property line and from a public right-of-way; one (1) foot setback for signs up to six (6) feet in vertical height; one (1) foot for every foot of height greater than six (6) feet.

E. Freestanding residential districts:
   a. Permitted in residential zones only.
b. Maximum sign area is one hundred (100) square feet.

c. Maximum of one (1) per street frontage, said street being on the boundary of the development.

d. Maximum height all residential districts, six (6) feet.

e. Maximum height in all multiple family use districts, twelve (12) feet.

f. Must be set back from any private property line and from a public right-of-way one (1) foot setback for signs up to six (6) feet in vertical height; one

g. (1) foot for every foot of height greater than six (6) feet.

h. May be illuminated.

F. Residential development entryway signs:

a. One (1) for each major entryway;

b. Not to exceed twenty (20) square feet in area or six (6) feet in height; Freestanding-type signs must be set back onto the property a minimum of ten (10) feet, unless incorporated into a traffic island entrance, then twenty-five (25) feet back from the face of the street curb and three (3) feet from the edge of the traffic island;

c. Fence or wall-incorporated-type signs may be placed parallel with and at the property line following the same height and sight distance requirements as for a wall or fence.

d. Subject to a revocable permit in favor of the Town if situated in the right-of-way.

G. Freestanding nonresidential districts:


b. Maximum number of signs per development: one (1) per street frontage, not to exceed two (2) per development, except as may be permitted by a master sign plan approved by the Board of Trustees.

c. All such signs shall be set back from the property line a distance equal to the height of the sign, except a sign six (6) feet in height shall be set back from the property line a distance of one (1) foot.

H. Maximum sign area, based upon the following table:

<table>
<thead>
<tr>
<th>Floor Area of Building</th>
<th>Single Use Development</th>
<th>Multiple Use Development</th>
</tr>
</thead>
<tbody>
<tr>
<td>0-1,500 s.f.</td>
<td>35 s.f.</td>
<td>60 s.f.</td>
</tr>
<tr>
<td>1,500-5,000 s.f.</td>
<td>35 s.f. plus 1 s.f. per each additional 50 s.f. of floor area over 1,501</td>
<td>40 s.f. of floor area over 1,500</td>
</tr>
<tr>
<td>5,000-50,000 s.f.</td>
<td>100 s.f. plus 1 s.f. per each additional 1,000 s.f. of floor area over 50,001 up to a maximum size of 300 s.f.</td>
<td>300 s.f. plus 1 s.f. per each additional 1,000 s.f. of floor area over 50,001 up to a maximum size of 400 s.f.</td>
</tr>
</tbody>
</table>

I. Illuminated signs:

a. Within one hundred (100) feet of residential use or district, internal lighting only.

b. Over one hundred (100) feet from a residential district, any type of lighting source is allowed, except search or flashing lights, or directed so that the light shall not adversely affect surrounding premises or safe vision on public or private roadways, including highways.

J. Portable signs:

a. A-frame or pedestal style only;

b. Maximum area: Six (6) square feet;

c. One (1) per street frontage;

d. Must be set back a minimum of ten (10) feet from the street right-of-way line if over forty-two (42) inches or two (2) feet if forty-two (42) inches high or less;

e. Must be anchored to the ground or weighted sufficiently to prevent movement by force of wind.

f. May not interfere or block pedestrian or vehicular traffic.
K. Projecting signs:
   a. Maximum height: top of wall or parapet; not to be roof-mounted;
   b. Maximum projection: Shall be in accordance with building codes, requirements for "Construction in Public Right-of-Way."
   c. Maximum size: Two (2) square foot for each one (1) foot of height of the building wall to which the sign is to be attached;
   d. Projecting and wall sign not permissible on same wall;
   e. Maximum number: One (1) per street frontage.

L. Public information signs:
   a. As defined with the approval of the Town Administrator or designee.

3.7.8 TEMPORARY SUBDIVISION SIGNS

A. Temporary model home signs:
   a. One (1) per model home;
   b. Not to exceed twelve (12) square feet each and not over six (6) feet in height if a freestanding type; and
   c. Must be set back from property lines a minimum of ten (10) feet or a distance equal to height, whichever is greater.
   d. Temporary residential subdivision signs.
   e. Temporary signs are prohibited upon public rights-of-way. Temporary signs found by an enforcement officer to be located within Town rights-of-way shall be removed by such enforcement officer with no requirement of notice.
   f. Construction signs shall not exceed thirty-two (32) square feet and twelve (12) feet in height. One (1) per street frontage is allowed between the time a building permit is issued and the time a certificate of occupancy is obtained.
   g. Political and real estate signs may be located on property only by permission of the landowner.

B. Temporary commercial/industrial signs:
   a. Banners are permitted for any non-residentially zoned or used property to advertise special events or sales subject to the following provisions:
   b. May be placed upon a building wall or roof or a fence but shall not be attached to landscaping, freestanding posts or utility poles;
   c. The total size allowed for any single banner or total combination of multiple banners shall be determined using the same criteria that applies to wall signs. If the banner is to be affixed to a fence, size shall be the same as if it was attached to the nearest adjacent building wall having street frontage;
   d. Any banner that becomes discolored, ragged, shredded, detached, etc., shall be removed or repaired.
   e. Pennants that project a maximum of four (4) feet from the building are allowed on retail, entertainment or service commercial buildings, and only as part of an approved special district sign program. All pennant faces shall be counted as part of the total allowable sign area. Pennants located on light fixtures are allowed only by the North Ridge management group.
   f. Under canopy signs
   g. Minimum clearance from the sidewalk is eight (8) feet.
   h. One (1) sign per frontage.
   i. Not counted against other allowed signage.

C. Wall or painted:
   a. Maximum area to be no larger than two (2) square feet for every linear foot of the side of the building having a public entrance and facing a public street, alley or parking lot to which it is affixed. Signs affixed to attached or detached canopies and marquees or awnings shall be considered wall signs and shall be calculated based upon the length of the wall to which they are attached or adjacent.
   b. Each ground floor tenant or use shall have the right of wall signage upon any wall which fronts upon a public street, or if not fronting upon a public street, upon any wall which fronts upon a major interior drive having direct access to a public street. For uses that have a rear entry or delivery door, one (1) non-illuminated wall sign per use, not to exceed ten (10) square feet, is permitted.
   c. For buildings with flat roofs, wall signs shall not extend above the top of parapet or mansard, shall not extend more than three (3) feet above the deck line.
   d. May not extend more than fifteen (15) inches beyond the surface of the wall and may not extend beyond the side of the wall.
   e. Commercial, industrial, multiple-family, public and semipublic uses only.
   f. Cannot be used on the same wall as a projecting sign.
   g. Must be placed on an approved wall area.
3.7.9 FREESTANDING SIGNS

A. Retail:
   a. Single tenant signs are highly discouraged, commercial/retail uses should be combined into an overall sign with multiple tenants where possible. When single tenant signs are necessary, provide a smaller version of a sign that is sympathetic to the intent of the design shown. Individual user logos may be used; however they should be sized uniformly or in a proportional manner (i.e. Large tenant size, Small tenant size half the proportion of the large tenant.
   b. Office/Flex/Light Industrial: Signs shall be uniform in size and colors shall be contained within an earth-tone palette. The North Ridge base shall be used. However, the sign area may be customized to fit the needs of the user. Each parcel is allowed one identification sign unless approved by the DRC and JRC.

B. Residential Identity Signs:
   a. Individual residential developments shall use materials within the materials palette and should design elements complementary to the North Ridge signage.

C. Fuel/Convenience Store Canopy Signs
   a. Signs on canopies associated with fuel/convenience stores shall be limited to one corporate with associated text or business logo of the principal use only on a maximum of two (2) sides of the canopy. Such logos shall have a vertical dimension of no greater than 75% of the vertical dimension of the canopy fascia and shall be no greater than twelve (12) square feet per logo.

D. Regulatory Signs
   a. Regulatory signs shall follow the guidelines established in the Town of Johnstown Design Criteria and Construction Regulations.

3.7.10 OTHER DISPLAY AND INFORMATIONAL ELEMENTS

A. Banners:
   a. Retail uses are allowed one (1) banner per building, not-to-exceed seven (7) days in a six-month period. Office, Light Industrial and other Commercial uses are allowed a one (1) day special event directional sign announcing open house/grand opening events.

B. Window Signs:
   a. Window painting is not allowed. Each business will be allowed one (1) “OPEN” neon sign. No other neon signs are allowed, except as specifically approved by the DRC and JRC. No decals or signs may be installed in doorways, windows or other areas visible to the public view from the exterior of the premises. The real estate window sign is intended for use where leasable office space is available.

C. Building Entry Information:
   a. If applicable, each business shall be allowed to post building or occupant names, hours of operation, emergency information, delivery hours and other required notices near its main exterior entrance on a wall or adjacent glass side-light adjacent to main entry doors. Maximum letter height shall be one (1) inch for basic information. Name of the building or occupant may be three (3) inches tall. Logos shall be a maximum of six (6) inches tall. All type must fit within a maximum 2 feet by 2 feet area. Type style shall be consistent with other building signs.
   b. Wall mounted information shall be applied to a panel that is compatible with the surrounding wall treatments. The panel area shall not exceed four (4) square feet.
   c. Buildings that provide service entrances shall be allowed an additional sign on or adjacent to each delivery door. Information shall be limited to a four (4) square feet area and design shall be consistent for all exterior doors of the building.

D. Flags:
   a. Flag poles shall be a minimum height of twenty (20) feet tall and a maximum height of thirty (30) feet. Only properly maintained national and/or state flags are allowed.
3.8 SITE FURNISHINGS

3.8.1 SITE FURNITURE
Shall be complementary to the architecture, and if part of a larger complex of buildings, complementary with the other site furnishings in that complex. Site furniture for the overall North Ridge site should be similar or complementary with the following examples shown pending approval of the DRC and JRC.

3.8.2 ART
Art in public places is highly encouraged. The proposed piece must be vandal resistant, appropriate subject material for public viewing, and complementary with the theme, materials, and colors of North Ridge as determined by the DRC and JRC.

3.8.3 FENCING & WALLS
Fencing materials such as simulated rod iron and/or concrete or masonry may be required depending upon screening needs and compatibility with adjacent uses. No wood retaining walls are allowed (nonresidential only). Fencing and walls shall match building architecture. All fences and walls subject to DRC and JRC approval.

3.8.4 LIGHTING
A. The lighting design concept for North Ridge uses decorative lighting to enhance the main entries of the development.
B. All light sources shall be contained in cut-off fixtures that obscure the source from direct view. Pedestrian-scale lighting that has secondary decorative visible light source may be acceptable provided it does not produce glare.
C. Up-lighting is acceptable as long as they are subdued and angled towards surfaces and not lit straight into the sky. No searchlights are permitted.
D. Street light poles and fixture housing shall be black in color. All roadway lighting should be of the same family of style, and all parking lot lighting shall have a color temperature of 4000 Kelvin and be of the same family of style; however, roadway and parking lot lighting need not match.
E. Temporary lighting – Holiday lighting only November 1 through January 31. No “chasing” lights (Nonresidential only).
F. Minimize lighting in parking areas when not in use.
G. All lighting is subject to approval by DRC and JRC.
H. Unless sharing parking lots & drives, all lighting shall be contained within the subject property, and shall not spill over onto adjacent property.

Minimum / Maximum allowable lighting (per IESNA standards):

<table>
<thead>
<tr>
<th></th>
<th>Minimum / Maximum</th>
</tr>
</thead>
<tbody>
<tr>
<td>Non-residential building, surrounding area, and parking</td>
<td>1.0 / 7.0 footcandles</td>
</tr>
<tr>
<td>Residential building surrounding and parking</td>
<td>0.1 / 0.5 footcandles</td>
</tr>
<tr>
<td>Under canopy fueling areas and drive-ups</td>
<td>5.0 / 25.0 footcandles</td>
</tr>
</tbody>
</table>
3.9 RETAIL BUILDING DESIGN STANDARDS

The design of new structures in or adjacent to existing developed areas shall be compatible with or complementary to the predominant architectural character of such areas.

3.9.1 RETAIL DEVELOPMENTS

These guidelines apply to high-visibility neighborhood, community and regional-scale commercial areas, including retail, professional services, lodging, hospitality uses, outdoor family entertainment, restaurants and related uses, and contain additional information on how to place and design structures, sites and landscapes. Requirements regarding the overall design and construction of sites, parking lots, roads, streetscapes, parks, open space areas are included in General Design Guidelines and are supplemental to the requirements in this section.

3.9.2 BIG BOX RETAIL STORE DESIGN

Compatibility may be achieved through techniques such as:

A. Repetition of roof lines.
B. Use of similar proportions in building mass and outdoor spaces.
C. Similar relationships to the street.
D. Similar windows and door patterns.
E. Building materials with similar colors and textures.
F. Select buildings that have unique, high quality architecture associated with a brand, or that serve as an architectural focal point that may be allowed in otherwise “themed” developments if they are determined to add interest and vibrancy to the rest of the development.
G. Treat all facades of a building with similar materials

3.9.3 ROOF AND TOP TREATMENTS

A. Rooftop mechanical equipment must be non-obtrusive, screened from view or designed to be integral components of the building. Design is subject to DRC and JRC approval.
B. The average parapet height may not exceed 15% of the supporting wall height.
C. Vary parapet and/or roof heights to add interest and consider the use of overhangs and cornice features for decorative interest.
D. Maximum height or any portion of a parapet shall not exceed 1/3 of the supporting wall height.
E. Sloping roofs, where they occur, shall range between 4/12 and 12/12 slopes.
F. Large sloped roofs must have variations in height or offsets to break up the large plane- maximum 50 linear feet of one plane.

3.9.4 FREESTANDING STRUCTURES / ELEMENTS

A. Gas canopies shall not be taller than seventeen (17) feet and should match the principal building architecture. Support columns should relate to the building architecture in finish materials and scale.
B. Vending machines/kiosks must be incorporated into nooks or other features integral to the main building.

3.9.5 MATERIALS AND COLORS

A. Primary facade and roof colors shall have a low reflectance, and be a subtle, neutral or
B. Earth-toned color. Earth-tone colors are suggested to be beiges, taupes or browns. Neutral colors are defined as whites, grays or charcoal color values.
C. Trim and accents may be brighter colors, including primary colors. Vivid colors shall be used sparingly (10% or less of a facade on buildings less than 20,000 sf and 7% on buildings larger than 20,000 sf). Vivid colors are defined as bright colors, such as primary colors.
D. Preferred predominant facade materials include: brick, native or cultured stone, tinted and textured concrete masonry units, architectural precast concrete panels, site cast tilt- up concrete, stucco, synthetic stucco, high quality insulated metal panel or ACM panels that have colors & textures to mimic smooth or textured stucco surfaces. Exposed concrete shall have an attractive texture and/or color.
E. Optional predominant facade materials include: high quality architectural insulated metal wall panels that mimic the texture & appearance of stucco or other appropriate finishes. In addition, high quality ACM Metal Panel such as Alucabond or Reynobond are allowed as a primary material given they are architecturally appropriate to the overall design aesthetic.

F. Prohibited predominant materials are smooth-face concrete block and uninsulated, non-textured flat metal panels. These materials may be used as accent but shall occupy no more than 35% of a facade.

3.9.6 FAÇADES

A. Facades must include a repeating pattern at intervals of no more than 50 linear feet that shall include a change in plane no less than one (1) foot in width such as an offset, reveal or projecting rib.

B. Facades greater than 100 feet in length shall incorporate wall plane projections or recesses having a depth of at least 3% of the length of the facade and occupy at least 20% of the length of the facade.

C. Where principal buildings contain separate stores with separate exterior entrances that occupy less than 25,000 square feet of the gross floor area, the street level facade shall be transparent between the height of three (3) feet and eight (8) feet above the adjacent walkway grade for no less than 60% of the building facade of the separate store.

D. Building facade proportions:
   a. Max. 30% of facade length or 100' without interruption
   b. Min. 20% of facade length
   c. Project or recess 3% min. of facade length

3.9.7 BUILDING ENTRANCES

A. Each building shall have clearly defined customer entrances with no less than two (2) of the following:
   a. Canopy, arcade or portico
   b. Overhang or recess
   c. Raised corniced parapet
   d. Peaked roof or arch
   e. Architectural detail such as columns, tile work, stone, detailing or moldings integrated into the building structure
   f. Integral planters or wing walls and incorporate landscaped areas and/or places for sitting
   g. Display windows

3.10 DESIGN STANDARDS FOR VEHICLE SALES AND SERVICE ESTABLISHMENTS

A. Building footprint should be a minimum of 10% of the parcel size and building should be permanent

B. Total acreage of all motor vehicle dealerships within North Ridge shall not encompass a total of more than thirty five (35) acres of land unless the Town and the Developer consult and agree to any additional area.

C. Parking requirements for automobile sales and service establishments are a maximum of one (1) parking space per 75 square feet of G.L.A. Site design should accommodate provisions for pedestrians through the frontage spaces and other locations where customers are anticipated to park. All parking areas, including for-sale cars and parking for vehicles to be serviced, shall be designed according to the parking and landscaping standards contained in these design guidelines. No cars shall be parked outside of designated striped parking areas.

D. All automobile service areas must adhere to screening requirements as designated in these design guidelines

3.11 DESIGN STANDARDS FOR OUTDOOR & FAMILY ENTERTAINMENT

A. Outdoor and Indoor family entertainment is defined as a smaller amusement park geared towards family fun. Family entertainment centers, or FEC’s as they’re commonly called, are generally smaller and cost less than a traditional amusement park. Requirements regarding the overall design and construction of sites, parking lots, roads, streetscapes, parks, open space areas are included in the Outline Development Plan and these Guidelines and
are supplemental to the requirements in this section. Common attractions include, but are not limited to:

<table>
<thead>
<tr>
<th>Bumper boats</th>
<th>Bowling</th>
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</thead>
<tbody>
<tr>
<td>Go-Karts</td>
<td>Batting cages</td>
</tr>
<tr>
<td>Music and dancing</td>
<td>Laser tag</td>
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<tr>
<td>Miniature golf</td>
<td>Indoor children's play equipment</td>
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<tr>
<td>Video game arcade</td>
<td>Banquet facilities</td>
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<tr>
<td>Ground level kiddie rides</td>
<td>Meeting rooms</td>
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<tr>
<td>Mild thrill rides</td>
<td>Outdoor event areas</td>
</tr>
<tr>
<td>Snack bar/restaurant</td>
<td>Water slide</td>
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<tr>
<td>Golf / driving range</td>
<td></td>
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</tbody>
</table>

B. It is required that specific photographs with dimensions be provided to illustrate all vertical elements on site. A site plan identifying these vertical elements must be submitted with the photographs.

C. Lighting: The lighting allowed for attractions may be modified from the other standards in the Design Guidelines due to safety concerns. To the extent possible, the same fixtures should be used for the lighting of attractions as are used elsewhere in North Ridge. The lighting design should keep the lighting contained within the attraction.

D. Safety and Boundary Restraints: It is understood that safety of guests and employees is paramount in the design and operation of attractions. For example, boundary restraints are required on the go cart track for safety purposes. The use of vinyl coated chain link fence rather than netting in areas that require reinforcement such as batting cages is necessary and appropriate to provide a safe environment for patrons. The allowable design solutions for safe operation of attractions shall take into account state of the art design and materials, usual and customary industry practices, safety, maintenance, and appearance. The DRC and JRC shall have the discretion to decide whether a design solution or improvement meets the intent of the design guidelines on a case by case basis. In considering the appropriate solution for inclusion in a proposed project, applicants shall advise the DRC and JRC of the best currently available and affordable design or practice, irrespective of whether it is incorporated in their proposed solution.

E. Architecture: The design of attractions and accessory buildings may take many forms to create the necessary effect within a Family Entertainment Use. Given the wide variety of attractions that could be proposed, the DRC and JRC will consider the concepts inherent in an applicant’s business model. The DRC and JRC recognize that such attractions may not fit within the architectural guidelines applicable to other uses in North Ridge. The DRC and JRC will have oversight as to which attractions and accessory buildings are allowable given the size, location and nature of the attraction and discretion to decide whether a proposal is acceptable within the development.

### 3.12 OFFICE / FLEX / LIGHT INDUSTRIAL

A. These guidelines apply to: single and multi-tenant office buildings; multi-tenant, single-story structures designed as flexible space for offices, light industrial and professional services; and single-tenant light industrial or research and development type uses. The guidelines contain additional information on landscaping and how to design structures. Requirements regarding the overall design and construction of sites, parking lots, roads, streetscapes, parks, open space areas are included in the Outline Development Plan and these Guidelines and are supplemental to the requirements in this section.

B. Building Design - Compatibility with Existing Development and Site Design
   a. The design of new structures in or adjacent to existing developed areas shall be compatible with or complementary to the established architectural character of such areas. Compatibility may be achieved through techniques such as:
      b. Repetition of roof lines.
      c. Use of similar proportions in building mass and outdoor spaces.
      d. Similar relationships to the street.
      e. Similar windows and door patterns.
      f. Building materials with similar colors and textures.
      g. Site design for flex uses should incorporate, where possible, central, common service/loading areas.
      h. Treat all sides with similar materials.
C. All facades of a building shall have similar materials - Materials and Colors
   a. Primary facade and roof colors shall have a low reflectance and be a subtle, neutral or Earth-toned color. Earth-tone colors are suggested to be beiges, taupes or browns. Neutral colors are defined as whites, grays or charcoal color values.
   b. Trim and accents of brighter colors, including primary colors, are allowed.
   c. Vivid colors shall be used sparingly (3% or less of a facade). Vivid colors are defined as bright colors, such as primary colors.
   d. Preferred predominant facade materials include: glazing, brick, native or cultured stone, tinted and textured concrete masonry units, architectural precast concrete panels, site cast tilt-up concrete, stucco, synthetic stucco, high quality insulated metal panel or ACM panels that have colors & textures to mimic smooth or textured stucco surfaces. Exposed concrete shall have an attractive texture and/or color.
   e. Optional predominant facade materials include: high quality architectural insulated metal wall panels that mimic the texture & appearance of stucco or other appropriate finishes. In addition, high quality Aluminum Composite Material Metal Panel such as Alucabond or Reynobond are allowed as a primary material given they are architecturally appropriate to the overall design aesthetic.
   f. Prohibited predominant materials are smooth-face concrete block, full ceramic walls, and pre-fabricated uninsulated, non-textured, flat metal panels. These materials may be used as accent but shall occupy no more than 30% of a facade. Glazing with reflectivity or opacity higher than 60% is strictly prohibited.
   g. Corrugated Metal Panel shall occupy no more than 25% of a facade.

D. Facades that face a street or parking area shall not have a blank, uninterrupted length exceeding 100 feet without including at least two (2) of the following:
   a. Change in plane
   b. Change in color
   c. Change in texture or pattern
   d. Windows
   e. Columns, piers or equivalent element that subdivides the wall
   f. Facades greater than 150 feet in length shall incorporate wall plane projections or recesses having a depth of at least 2% of the length of the facade and occupy at least 30% of the length of the facade.

E. Building Entrances - Primary building entrances shall have clearly defined and provide shelter from the sun, wind, rain and snow, and include two (2) of the following:
   a. Canopy, arcade or portico
   b. Overhang or recess
   c. Raised corniced parapet
   d. Peaked roof or arch
   e. Architectural detail such as columns, tile work, stone or moldings integrated into the building structure
   f. Integral planters or wing walls and incorporate landscape areas and/or places for sitting
   g. Special landscape or site feature

F. Roof and Top Treatments
   a. Rooftop mechanical equipment must be non-obtrusive, screened from view or designed to be integral components of the building. Design is subject to DRC and JRC approval.
   b. The average parapet height may not exceed 15% of the supporting wall height.
   c. Maximum height or any portion of a parapet shall not exceed 1/3 of the supporting wall height.
   d. Sloping roofs, where they occur, shall range between 4/12 and 12/12 slopes.
   e. Large sloped roofs must have variations in height or offests to break up the large plane with a maximum 100 linear feet of one plane.
   f. Larger roof elements, when used as an architectural expression are allowed on a case by case basis.

G. Accessory Buildings
   a. Shall be of the same character and materials as primary buildings.

3.13 WAREHOUSING & DISTRIBUTION
A. These guidelines apply to warehousing and distribution uses, which typically have a comparatively high volume of truck traffic, multiple loading docks and large volume spaces for material or product storage. Indoor light manufacturing uses that possess these characteristics are also subject to these guidelines. The guidelines contain additional information on landscaping and how to design structures. Requirements regarding the overall design and construction of sites, parking lots, roads, streetscapes, parks, open space areas are included in the Outline Development Plan and these Guidelines and are supplemental to the requirements in this section.

B. Landscaping
   a. Exposed sections of building walls that are visible from public areas or high use areas on private property shall have planting beds at least six (6) feet wide along a minimum of 50% of the length of the wall. Provide one (1) tree within 50 feet of the structure for every 50 lineal feet of building face. Exact locations and spacing may be adjusted at the option of the owner to support patterns of use, views, and circulation as long as the overall tree planting minimum requirement is met. The planting beds and trees may be counted towards meeting the requirements for landscaping and buffers described in Section 3.5.

C. Architecture
   a. Compatibility with Existing Development
   b. Treat All Sides with similar materials
   c. Materials and Colors
      d. Primary facade and roof colors shall be a low reflectance and subtle, neutral or earth-toned color. Earth-tone colors are suggested to be beiges, taupes or browns. Neutral colors are defined as whites, grays or charcoal color values.
      e. Trim and accents of brighter colors, including primary colors, are allowed. Vivid colors are defined as bright colors, such as primary colors.
      f. Preferred predominant facade materials include: glazing, brick, native or cultured stone, tinted and textured concrete masonry units, site cast tilt-up concrete, stucco, synthetic stucco, high quality insulated metal panel or ACM panels that have colors & textures to mimic smooth or textured stucco surfaces. Exposed concrete shall have an attractive texture and/or color.
      g. Optional predominant facade materials include: high quality architectural insulated metal wall panels that mimic the texture & appearance of stucco or other appropriate finishes. In addition, high quality ACM Metal Panel such as Alucabond or Reynobond are allowed as a primary material given they are architecturally appropriate to the overall design aesthetic.
      h. Prohibited predominant materials are smooth-face concrete block, full ceramic walls and pre-fabricated uninsulated, non-textured, flat metal panels. These materials may be used as accent, but shall occupy no more than 30% of a facade. Glazing with reflectivity or opacity higher than 60% is strictly prohibited.
      i. Facades that face a street or public parking area shall not have a blank, uninterrupted length exceeding 100 feet without including at least two (2) of the following:
         • Change in plane
         • Change in color
         • Change in texture or pattern
         • Glazing
         • Columns, piers or equivalent element that subdivides the wall
      j. Publicly visible facades greater than 150 feet in length shall incorporate wall plane projections or recesses having a depth of at least 2% of the length of the facade and occupy at least 30% of the length of the facade.
      k. Building Entrances - Primary public entrances shall be defined and provide shelter from the sun, wind, rain and snow, and include one (1) of the following:
         • Canopy, arcade or portico
         • Overhang or recess
         • Raised corniced parapet
         • Peaked roof or arch
         • Architectural detail such as columns, tile work, stone or moldings integrated into the building structure
         • Integral planters or wing walls and incorporate landscaped areas and/or places for sitting

D. Roof and Top Treatments
   a. Rooftop mechanical equipment must be non-obtrusive, screened from view or designed to be integral components of the building. Design is subject to DRC and JRC approval.
   b. The average parapet height may not exceed 15% of the supporting wall height.
c. Vary parapet and/or roof heights to add interest and consider the use of overhangs and cornice features for decorative interest.
d. Maximum height or any portion of a parapet shall not exceed 1/3 of the supporting wall height.
e. Sloping roofs, where they occur, shall range between 4/12 and 12/12 slopes.
f. Large sloped roofs must have variations in height or offsets to break up the large plane with maximum 100 linear feet of one plane.
g. Larger roof elements, when used as an architectural expression are allowed on a case by case basis.

E. Accessory Buildings
   a. Shall be of the same character and materials as primary buildings.
   b. No pre-engineered metal buildings.

3.14 SINGLE FAMILY RESIDENTIAL

3.14.1 Single Family Detached Residential Site Design

A. Strategic views of the mountains and other natural features shall be encouraged in the development.
B. Minimum sizes are regulated for estate and single-family lots and houses.
C. Pedestrian circulation should be continuous throughout the development and connect to adjacent attractions.
D. Outdoor recreation opportunities for children and their parents should be provided.
E. Entryways to the neighborhood should be emphasized with signage, fencing, walls and/or landscaped medians.
F. Homes should be varied in location along lots to create variety along the street.
G. Landscape plans shall be designed by a landscape design professional. See section 3.5.9 for landscape standards.
H. Landscaping to be installed as soon as weather permits, but in any event no later than six (6) months after a home is closed by initial buyer.
I. Perimeter fencing shall be two-rail, post and dowel wood. "Mesh" type material will be allowed on the inside of the perimeter fencing. Other types of fencing may be allowed with DRC and JRC approval.
J. Neighborhoods should have, at a minimum, six (6) foot privacy fencing along arterial and collector streets. Preferred arterial fence type is 1x6 cedar pickets with top and bottom rail and 36 inch masonry columns with pitched cap every 100 feet. Arterial fencing should noticeably deviate away from the straight fence line to create small landscaped “pockets”. Opportunities include entryways, street corners or fencing that runs over 600 feet. These pockets may be located within easements to allow consistent irrigation and maintenance along with the arterial landscaping.
K. Free-standing flag poles are not allowed. One wall-mounted bracket per home shall be allowed.
L. All elevations are also subject to Town staff approval prior to permit.

3.14.2 RESIDENTIAL ARCHITECTURAL DESIGN STANDARDS

A. General Conditions for Single Family Residential
   a. Housing model variety is strongly encouraged and each housing model shall have at least three (3) characteristics which clearly and obviously distinguish it from other housing models. The characteristics shall include different floor plans, exterior elevations, exterior materials, roof lines, garage placement, and the placement of the footprint on the lot and/or building face.
   b. To the extent feasible every front facade shall face the street and all units shall provide for a walk (hard surface) connection to the public walk system.
   c. The Builder shall provide each residence with a rear patio from the back door of the building.

B. Front Elevation
   a. The front facade elevation shall consist of a mix of materials to provide an interesting and pleasing residential unit and streetscape.
   b. The front facade shall include a minimum of 20% stone or brick. The garage door, front door and windows shall not be included in the calculation for percentage.
   c. The color of all exterior materials will be subdued to blend with the colors of the natural landscape. Muted earth tones, primarily in hues of tan, brown, charcoal, or gray, or variations of blues, yellows, and greens are recommended. Accent colors used judiciously and with restraint may be permitted including white clad windows and entry doors or an accent color for the entry / front door and peak area may be used. A maximum of three colors each for the field, base and trim is encouraged. Light tones which unduly contrast with the surrounding landscape may be prohibited by the DRC.
C. Front Porches
   a. It is encouraged to provide a front porch or a well-defined entry for all residential homes.
   b. A front porch shall have a minimum depth of 4'-0" (as measured from the front facade to the posts, railings and spindles) and a minimum length of 4'-0".
   c. A front porch can intrude 4' into setback but must remain outside the utility easement.
   d. Posts and railings or a short "sitting wall" shall enclose all porches with a floor elevation more than 30 inches above finish grade.
   e. A well-defined front entry shall be a minimum of 4 feet wide and 4 feet deep. The width of the entry at its outer opening shall be a minimum of 2 feet wider than the width of the entry door, unless a Variance is approved under Section 1.9.

D. Garages
   a. If a three car garage is to be built, then one garage bay will be offset from the primary facade of the dwelling or a covered porch by at least two feet.
   b. With car garage doors that are visible as part of front building elevations, shall not comprise more than sixty five (65) percent of the ground floor street-facing linear building frontage. Corner lots are exempt from this condition. Three car garages may comprise a higher percentage.
   c. Each detached single family dwelling shall include an attached or detached two car garage and may include a larger garage up to three (3) garage doors only. Tandem parking within the garage is allowed.
   d. Garage doors will be detailed with grids or panel patterns, and/or windows with decorative trim features. Garage colors will be complementary in color and design to the house exterior. Other DRC solutions to mitigate the impact of garage doors may be considered if approved by the DRC.
   e. Garage doors may be located on another side of the dwelling (side loaded) provided that the side of the garage facing the street has windows or other DRC features that mimic the features of the living portion of the dwelling.
   f. Tapering driveways at the street curb unless the driveway is of sufficient length to allow vehicles to park in the driveway without blocking access to other garage doors shall be discouraged.

E. Roofs
   a. Residences shall have exterior elevations, roofs, and details that are coordinated and consistent in their architectural treatment
   b. Multiple axis roof lines to reduce building scale and increase individuality and diversity shall be encouraged.
   c. Roof pitches of 5/12 shall be encouraged for the dominant roof surface, except where styles incorporate flat or lower pitched roof design as an expression of deliberate architectural appearance.
   d. Eave lines that vary vertically to improve visual quality and break up building mass shall be encouraged.
   e. High-profile/random asphalt shingles with a minimum of a 30 year life shall be used. Three (3) tab asphalt shingles are not allowed. Weather wood, or similar tone colors, or other complementary shingle color for the paint scheme for the unit shall be used.
   f. Other roofing materials shall be approved on an individual case basis and may include, but is not limited to metal, concrete, file or simulated fiberglass cedar shake shingle roofs in earth tones, shall be encouraged.

3.15 Multi-Family Residential

A. Landscaping
   a. Exposed sections of building walls that are visible from public areas or high use areas on private property shall have planting beds at least six (6) feet wide along a minimum of 50% of the length of the wall. Provide one (1) tree within 50 feet of the structure for every 50 lineal feet of building face. Exact locations and spacing may be adjusted at the option of the owner to support patterns of use, views, and circulation as long as the overall tree planting minimum requirement is met. The planting beds and trees may be counted towards meeting the requirements for landscaping and buffers.

B. Building Design
   a. Compatibility with Existing Development and Site Design - The design of new structures in or adjacent to existing developed areas shall be compatible with or complementary to the established architectural character of such areas. Compatibility may be achieved through techniques such as:
   b. Repetition of roof lines.
   c. Use of similar proportions in building mass and outdoor spaces.
   d. Similar relationships to the street.
e. Similar windows and door patterns.
f. Building materials with similar colors and textures.
g. Site design for flex uses should incorporate, where possible, central, common service/loading areas.
h. Treat all sides with similar materials.
i. Multi-family building facades shall be articulated with porches, balconies, bays or other offsets.
j. Accessory buildings should be similar in character and materials as primary buildings.
k. All facades of a building shall have similar materials.

C. Materials and Colors
   a. Primary facade and roof colors shall have a low reflectance and be a subtle, neutral or Earth-toned color. Earth-tone colors are suggested to be beiges, taupes or browns. Neutral colors are defined as whites, grays or charcoal color values.
   b. Trim and accents of brighter colors, including primary colors, are allowed. Vivid colors shall be used sparingly (3% or less of a facade). Vivid colors are defined as bright colors, such as primary colors.
   c. Preferred predominant facade materials include: glazing, brick, cementious siding, native or cultured stone, tinted and textured concrete masonry units, architectural precast concrete panels, site cast tilt-up concrete, stucco, synthetic stucco, high quality insulated metal panel or ACM panels that have colors & textures to mimic smooth or textured stucco surfaces. Exposed concrete shall have an attractive texture and/or color. 40% of the front facade or the entire first floor (whichever is greater) shall be masonry (stone (manufactured or real) or brick).
   d. Optional predominant facade materials include: high quality architectural insulated metal wall panels that mimic the texture & appearance of stucco or other appropriate finishes. In addition, high quality ACM Metal Panel such as Alucabond or Reynobond are allowed as a primary material given they are architecturally appropriate to the overall design aesthetic.
   e. Prohibited predominant materials are smooth-face concrete block, full ceramic walls, and pre-fabricated uninsulated, non-textured, flat metal panels. These materials may be used as accent but shall occupy no more than 30% of a facade. Glazing with reflectivity or opacity higher than 60% is strictly prohibited.

D. Facades that face a street or parking area shall not have a blank, uninterrupted length exceeding 50 feet without including at least two (2) of the following:
   a. Change in plane.
   b. Change in color.
   c. Change in texture or pattern.
   d. Windows.
   e. Columns, piers or equivalent element that subdivides the wall.
   f. Facades greater than 150 feet in length shall incorporate wall plane projections or recesses having a depth of at least 2% of the length of the facade and occupy at least 20% of the length of the facade.

E. Building Entrances - Primary building entrances shall be clearly defined and provide shelter from the sun, wind, rain and snow, and include two (2) of the following:
   a. Canopy, arcade or portico.
   b. Overhang or recess.
   c. Raised corniced parapet.
   d. Peaked roof or arch.
   e. Architectural detail such as columns, tile work, stone or moldings integrated into the building structure.
   f. Integral planters or wing walls and incorporate landscaped areas and/or places for sitting.
   g. Special landscape or site feature.

F. Roof and Top Treatments
   a. Rooftop mechanical equipment must be non-obtrusive, screened from view or designed to be integral components of the building. Design is subject to DRC and JRC approval.
   b. The average parapet height may not exceed 15% of the supporting wall height.
   c. Maximum height or any portion of a parapet shall not exceed 1/3 of the supporting wall height.
   d. Sloping roofs, where they occur, shall range between 4/12 and 12/12 slopes.
   e. Large sloped roofs must have variations in height or offsets to break up the large plane with a maximum 100 linear feet of one plane.
   f. Larger roof elements, when used as an architectural expression are allowed on a case by case basis.
G. Accessory Buildings
   a. Shall be of the same character and materials as primary buildings.
4.0 Definitions

**Animated sign** - A moving sign that utilizes motion, implied or actual, in a horizontal or vertical plane or both. The only animated type of signs that are permitted are “time and temperature” and “barber pole” signs.

**Awning** - A temporary hood, cover or shelter which may be fixed or retractable, and which projects from the exterior wall of a building over a window, walk, door or similar building feature. An awning is often constructed of fabric, metal or glass and is not supported by the ground.

**Berm** - An undulation in terrain creating a new landform within a landscape to be utilized for wind protection, screening or a point of focal interest.

**Buffer** - The use of open space, architecture, or landscape materials to minimize the visual and/or noise impacts of development.

**Building** - Any structure used, designed or intended for the roofed shelter, enclosure or protection of persons, animals or property.

**Builder** - Builder shall be any purchaser, assignee, or transferee of Developer.

**Canopy** - A roof-like structure serving the purpose of protecting vehicles and/or pedestrians and which may be freestanding or attached to a building, is provided with supports, and is open on three (3) sides if attached and on all sides if freestanding.

**Clinic, medical or dental** - Offices organized as a unified facility to provide medical or dental treatment as contrasted with an unrelated group of such offices, but not including bed-patient care.

**Development** - A single lot, parcel or tract of land or portions or combinations of lots, parcels or tracts of land which are held in single or common ownership and which exist as a distinct functional entity. Multi-use buildings and multiple building complexes which are held in singular or common ownership, either by individual, corporation, partnership or other legally recognized entity, shall be considered a development for the purpose of signage.

**Developer** - The Developer is Ridge II HoldCo, LLC.

**DRC** - North Ridge Design Review Committee

**Flashing sign** - A sign that is illuminated with intermittent lighting, animated lighting or with varying intensities of light at intervals of fifteen (15) seconds or less, including a moving light or lights.

**Flex** - Flex space lends itself to a variety of uses. The building is designed for multiple tenants, divided in spaces running front to rear. Office space is located at the front of the building with warehouse space, typically accessed by delivery doors at the rear elevation of the building. The proportion of office vs. warehouse space in each tenant space is not determined until the user occupies the space. The space may subsequently be re-proportioned to accommodate the current occupant or a new occupant’s changing needs. The space may include such uses as offices; retail and wholesale stores; warehousing, manufacturing, light industrial, or scientific research functions.

**Freestanding sign** - A sign that is permanent and self-supporting, being non-dependent upon support from a building or other structure, including signs placed upon fences or non-supporting walls.

**General Warehousing** - Establishments primarily engaged in operating merchandise warehousing and storage facilities, including mini-storage facilities. These establishments generally handle goods in containers, such as boxes, barrels, and/or drums, using equipment, such as forklifts, pallets, and racks. Warehousing facilities should be oriented away from public view and located adjacent to complementary uses.

**Gross leasable area (G.L.A.)** - The total floor area of commercial buildings, which floor area is designed for tenant occupancy and exclusive use, including basements, mezzanines and upper floors, if any; expressed in square feet and measured from the center line of joint partitions and from outside wall faces.

**Home occupations** - In any district where home occupations are permitted as an accessory use, the establishment and continuance of a home occupation shall be subject to the following general requirements: use shall be conducted entirely within a dwelling and carried on principally by the inhabitants thereof; use shall be clearly incidental and secondary to the use of the dwelling for residential purposes and shall not change the residential character thereof; total area used for such purposes shall not exceed the equivalent of one-half (½) the floor area, in square feet, of the first floor of the user’s dwelling unit; no advertising, display or other indications of home occupation on the premises; there shall not be conducted on the premises the business of selling stocks, supplies or products, provided that incidental retail sales may be made in connection with the permitted home occupations; no exterior storage on the premises of material used in the home occupation; no offensive noise, vibration, smoke, dust, odors, heat or glare noticeable at or beyond the property line, as a result of the home occupation;

Home occupations examples: refer to Town Code at the time of application for allowable home occupation uses.

**JRC** - Johnstown Review Committee

**Light Industrial** - Light industrial shall mean uses engaged in the manufacture, predominantly from previously prepared materials, of finished products or parts, including precessing, fabrication, assembly, treatment, packaging, incidental storage, sales or distribution of such products. Further, light industrial shall mean uses such as the manufacture of electronic instruments, preparation of food products, pharmaceutical manufacturing, research and scientific laboratories or the like. Light industrial shall not include uses such as mining and extracting industries, petrochemical industries, rubber refining, primary metal or related industries. In addition, all uses allowed in section 1.5.11 shall be included in the definition of light industrial.

**Large Lot** - A residential lot 5,000 s.f. or greater

**Lot** - A single parcel of contiguous land occupied or intended to be occupied by such structures and uses as permitted, together with the open spaces required, and abutting on a public street or officially approved way.
Lot area - The area of contiguous land bounded by lot lines, exclusive of land provided for public thoroughfare.
Lot lines - The lines bounding a lot as defined herein.
Manufacturing - The processing of raw materials or parts into finished goods through the use of tools, human labor, machinery, and chemical processing. Manufacturing is a value-adding process allowing businesses to sell finished products at a higher cost over the value of the raw materials used.
Metro District - Villages at Johnstown Metropolitan Districts Nos. 1-8 formed pursuant to the Colorado Special Districts Act (C.R.S. 32-1-101, et seq.)
Mixed-Use - A Site or Building that incorporates more than one use. This could be a site that has both residential and non-residential on the same site or it could be the use of a structure that combines or integrates both residential and non-residential uses in the same structure/building.
Multi-family - Multifamily residential is a classification of housing where multiple separate housing units for residential inhabitants are contained within one building, with multiple buildings of the same classification are located on a single lot. Units can be next to each other, or stacked on top of each other and are for rent rather than owned by the residents.
Office - A type of land-use where the order of work is service related rather than production of goods or retail sales.
Off-street parking space - The area on a lot designed to accommodate a parked motor vehicle as an accessory service to the use of lot and with adequate access thereto from the public street.
Offset/Setback - The horizontal distance between any structure and a lot line, other than a street right-of-way line.
Open space - The gross area of a lot or tract of land minus all streets, driveways, parking lots, and building areas, which is to be or has been landscaped or developed for use by the public or by the residents of the lot or tract of land for private, common or public enjoyment or recreational use.
Outdoor recreational facilities - Land and structure, along with accessory equipment, designed and utilized for leisure time activities of a predominantly “outdoor” nature and of more specific purpose than passive park-like open areas, and further classified as follows:
Public: Facilities owned and operated by a government agency for limited or general public use.
Private Commercial: Facilities owned and operated by a group for profit as a business, whether or not open to general public use.
Private Group: Facilities owned and operated by a group for the exclusive use of the members of such group and their guests and not for profit as a business.
Private Residential: Facilities owned by an individual, located on the same lot or adjoining lot to his or her family and guests.
Outline Development Plan (ODP) - The general plan for the North Ridge development that describes or outlines the existing conditions of the site and the proposed development which includes location map, sketch plan and general development information as required by the Johnstown Town Code.
Overstory Street Canopy - Large, deciduous shade trees with high branch systems at maturity that are located within the public right-of-way between the edge of the street and the edge of private or common property or in street medians. Typically, these trees are located between the bike path or sidewalk and the street edge.
Passenger transportation terminals - Bus and rail depots, but not including airports, airstrips, and landing fields. Any such use shall be located not less than one hundred (100) feet from any residential district boundary.
Private lodge or club - A structure or grounds used for regular or periodic meetings or gatherings of a group of persons organized for a nonprofit purpose, but not groups organized to render a service customarily carried on as a business.
Professional office - The office of a doctor, dentist, architect, landscape architect, engineer, lawyer or other similar recognized profession.
Retail store - A commercial establishment for the sale of material goods or commodities in relatively small quantities directly to the consumer.
Roof sign - A sign erected, constructed and maintained above the eaves and attached to the roof of a building. Roof signs are specifically prohibited.
Screen - To use landscape materials, walls, fencing, etc. to shield an area from view and to mitigate noise impacts.
Setback - The horizontal distance between any structure and the established street right-of-way line.
Sign - Any structure or part thereof or any device attached to a structure, or any other form of visual communication applied by paint, illumination, embossing or other technique to a structure for the purpose of directing, advertising, informing, warning or otherwise conveying information visually to the viewer.
Small Lot - A residential lot less than 5,000 s.f.
Single-Family Detached - Means a residential structure designed to house a single-family unit, with private outside entrance, but without common walls between the dwelling units.
Single-Family Attached - A residential structure designed to house a single-family unit from lowest level to roof, with a private outside entrance, but not necessarily occupying a private lot, and sharing a common wall adjoining dwelling units.
Stormwater Detention - Containment of controlled runoff temporarily for storage. Typically, the water is stored in a pond for a limited period of time.
Stormwater Retention - Containment of controlled runoff temporarily for storage. Typically, the water is stored in a pond for an extended period of time.
Structure - A combination of materials other than natural terrain or plant growth erected or constructed to form a shelter, enclosure, retainer, container, support, base, pavement or decoration. The word structure includes buildings. Exception: Not including fences six (6) feet or less in height.
Use, Accessory - A use subordinate to and customarily incident to the permitted principal use of the property or buildings and located upon the same lot as the principal use.
Use, Permitted - That utilization of land by occupancy, activity, building or other structure which is specifically enumerated as permissible by the regulations of the zoning district in which land is located.
Use, Principal - The main or primary use of property or structures as permitted on such lot by the regulations of the zone district in which it is located.
**Xeriscape** - An environmentally friendly landscape design approach where some or all of the following techniques are utilized: selecting low water demanding plants, grouping plants by their cultural needs, reducing turf areas, using turf types with low water requirements, using plants native to the region being designed, using mulches to cover soil and save moisture, irrigating by zoning plants together with similar water needs and by using efficient head layout and water distribution patterns, and performing regular maintenance to preserve the landscape and conserve water.
DESCRIPTION: SunCatcher Annexation & Establishment of Zoning (PUD-MU)
PROJECT NO: ANX21-0005
LOCATION: Southwest corner of Telep Ave (CR 15) and CR 46, approx. 127 acres
APPLICANT: Sauer South, LLC
STAFF: Kim Meyer, Planning & Development Director
HEARING DATE: July 13, 2022

ATTACHMENTS
1- Vicinity Map
2- Annexation Map
3- Zoning Map

BACKGROUND & SUMMARY
The applicant, Sauer South, LLC, requests Annexation and Establishment of PUD-MU Zoning for approximately 127 acres of land in Weld County. The property is located on the southwest corner of Telep Ave and Weld County Road 46, south of The Granary subdivision.

The subject property is presently zoned Agricultural in unincorporated Weld County and is currently being used as farm land. It is partially bordered by incorporated areas of Johnstown to the north, adjacent to The Granary subdivision; and to the east, adjacent to the Frank Wind Farm with the remainder of the perimeter adjacent to unincorporated Weld County. The surrounding zoning is Weld County Agricultural and Town of Johnstown PUD-R. The property does encompass a portion of the Little Thompson River, along the southern boundary, and those associated floodplain areas.

The proposed annexation is intended to allow for mixed-use development, with proposed PUD-MU (Mixed-Use) zoning. An accompanying Outline Development Plan (ODP), submitted as part of an overall development package, shows the intent to develop a mix of commercial and higher-density residential uses along WCR 46 approximately 600-feet south where the site will consist of lower density residential. The mixed-use areas will allow commercial, retail, office, and higher density residential uses. An interim use for a solar facility is proposed to be located on the southwest 44 acres of the site with farming operations continuing on the remaining portions until future development occurs.
SURROUNDING ZONING & LAND USE

North: PUD-R – The Granary Subdivision – single family residential under development
South: A – Agricultural Weld County – existing ag lands
East: PUD-R – Residential Town of Johnstown – existing ag lands
West: A – Agricultural Weld County – existing ag lands

LAND USE HISTORY
Historically, this property has been used for farming and continues as that use today.

OIL & GAS
There are three existing plugged and abandoned wells on-site, per COGCC website. They are shown on the Site Plan (Attachment 3 – Sheet C.100); none interfere with this proposed facility.

IRRIGATION DITCHES
The Hillsborough ditch runs through the northern portion of this site. The proposed facility will not impact that current ditch alignment.

FLOODPLAIN
The Little Thompson River runs through this parcel, and has significant floodplain areas. Approximately 15.5 acres of the site sits within the floodway and 1% (100-yr) regulatory floodplain.

PUBLIC NOTICE & AGENCY REFERRALS
Notice for the Planning & Zoning Commission hearing was published in the local paper of widest circulation, the Johnstown Breeze, on Thursday, June 23, 2022. This notice provided the date, time, and location of the Planning and Zoning Commission hearing, as well as a description of the project. Notices were mailed to all property owners within 500 feet of the property in question. This notice included a map of the proposed annexation and zoning. Full state-required annexation packets have been mailed to the county and all taxing districts in advance of the scheduled Council hearing on August 1, 2022.

NEIGHBORHOOD MEETING
No neighborhood meeting was held for this annexation and zoning.

PROJECT DESCRIPTION & ANALYSIS
Annexation: This annexation is being considered by the Town for the following reasons:

1. At least 1/6 of the area to be annexed for each individual annexation is contiguous to the Town of Johnstown boundary.
2. The property is located within the Town of Johnstown Growth Management Area.
3. The Town is capable of providing water, sewer, and police service to the property.
4. The Town is authorized to annex the area without an election under Section 30(b) of Article II of the Colorado Constitution.

A resolution finding Substantial Conformance with C.R.S. requirements was passed by Town Council on June 20, 2022.

Zoning & Development Standards
The current zoning for the property is Agricultural in Unincorporated Weld County. There are no known existing conditional uses or uses by special review that apply to the property.
The applicant requests PUD-MU – Mixed Use zoning upon annexation, which permits the applicant to develop mixed uses in accordance with the submitted Outline Development Plan (ODP). This proposed zoning is in alignment with the Johnstown Area Comprehensive Plan goals and the Future Land Use Map, showing this area for Low Density/Intensity and Greenway development.

Future development will be required to create subdivision plats and development plans, to be reviewed and approved by the Town through public hearing processes. Detailed engineering and construction plans are part of that future technical review.

Staff has no outstanding concerns related to this Annexation and Establishment of Zoning.

Associated projects that include an Outline Development Plan (ODP), Preliminary/Final Subdivision, and Use by Special Review for a solar facility are also being proposed and reviewed concurrently.

RECOMMENDED PLANNING AND ZONING COMMISSION FINDINGS AND MOTIONS

Staff recommends that the Planning and Zoning Commission send a recommendation for Approval to Town Council for the Annexation and Establishment of PUD-MU Zoning based upon the following findings:

1. The area is contiguous to the Town of Johnstown along at least 1/6 of its boundaries.
2. The property is located within the Town of Johnstown Growth Management Area.
3. The Town can adequately and efficiently provide utility and police services.
4. The property is eligible for annexation without election pursuant to the Colorado Constitution Article II, Section 30(b).
5. The annexation of this property and the proposed PUD-MU zoning are in alignment with the Johnstown Area Comprehensive Plan.
6. Planned Unit Development – Mixed Use (PUD-MU) zoning for the Suncatcher property is in substantial alignment with comprehensive plan and is most likely to result in harmonious development with adjacent neighborhoods and future development in the area.

Recommended Motion: Motion to Approve, as presented

Based on the application materials received, analysis and presentations at this hearing, and findings noted in this staff memorandum, I move that the Planning & Zoning Commission recommend Approval to the Town Council for the SunCatcher Annexation and Establishment of PUD-MU Zoning.

Motion to Recommend Denial

I move that the Commission recommend to the Town Council Denial of the Suncatcher Annexation and Establishment of Zoning.
SUNCATCHER ZONING PLAT
OF A PORTION OF LOT 8 OF RECORDED EXHIBITION NO. 1036-1-1065, LOCATED IN THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 4 NORTH RANGE 5 WEST OF THE 5TH P.M., COUNTY OF WELD, STATE OF COLORADO
DESCRIPTION: SunCatcher Outline Development Plan (ODP)
PROJECT NO: ZON22-0002
LOCATION: Southwest corner of Telep Ave (CR 15) and CR 46, approx. 127 acres
APPLICANT: Sauer South, LLC
STAFF: Kim Meyer, Planning & Development Director
HEARING DATE: July 13, 2022

ATTACHMENTS
1- Vicinity Map
2- ODP Narrative
3- Outline Development Plan (ODP)

BACKGROUND & SUMMARY
The applicant, Sauer South, LLC, requests consideration of an Outline Development Plan (ODP) encompassing approximately 127 acres of land in Weld County. The property is located on the southwest corner of Telep Ave and Weld County Road 46, south of The Granary subdivision. (Attachment 1) It is encompassed within the project areas of the SunCatcher Annexation and Establishment of Zoning (EOZ) that preceeded this project to hearings, and the Preliminary/Final Subdivision Plat and Pivot Solar Use by Special Review (USR) that will follow.

The subject property is presently zoned Agricultural in unincorporated Weld County and is currently being used as farm land. The SunCatcher Annexation and Establishment of Zoning (EOZ) is to allow for mixed-use development, with proposed PUD-MU (Mixed-Use) zoning. (Attachment 2) The proposed SunCatcher Outline Development Plan (ODP) shows the intent to develop a mix of commercial and higher-density residential uses along WCR 46 approximately 600-feet south where the site will consist of lower density residential. The mixed-use areas will allow commercial, retail, office, and higher density residential uses. An interim use for a solar facility is proposed to be located on the southwest 44 acres of the site with farming operations continuing on the remaining portions until future development occurs.

ZONING: The pending zoning request is for PUD-MU (Mixed Use).

SURROUNDING ZONING & LAND USE
North: PUD-R – The Granary Subdivision – single family residential under development
South: A – Agricultural Weld County – existing ag lands
East: PUD-R– Residential Town of Johnstown – existing ag lands
West: A – Agricultural Weld County – existing ag lands
LAND USE HISTORY
Historically, this property has been used for farming and continues as that use today.

OIL & GAS
There are three existing plugged and abandoned wells on-site, per COGCC website. They are shown on the Site Plan (Attachment 3 – Sheet C.100).

IRRIGATION DITCHES
The Hillsborough ditch runs through the northern portion of this site.

FLOODPLAIN
The Little Thompson River runs through this parcel, and has significant floodplain areas. Approximately 15.5 acres of the current parcel sits within the floodway and 1% (100-yr) regulatory floodplain.

PUBLIC NOTICE & AGENCY REFERRALS
Notice for the Planning & Zoning Commission hearing was published in the local paper of widest circulation, the Johnstown Breeze, on Thursday, June 23, 2022. This notice provided the date, time, and location of the Planning and Zoning Commission & Council hearings, as well as a description of the project. Notices were mailed to all property owners within 500 feet of the property in question. This notice included a map of the various proposed SunCatcher projects – annexation, zoning, ODP, subdivision and USR. This ODP project was referred to all Johnstown Review Committee members and Weld County. No neighborhood meeting was held for this Outline Development Plan.

This project was referred for development review to the Johnstown Review Committee, Front Range Fire Rescue District, Weld County, Weld RE5-J School District, Little Thompson Water District and several local utility providers.

PROJECT DESCRIPTION & ANALYSIS
The proposed SunCatcher Outline Development Plan (ODP) provides a broad overview of future development plans for this parcel as a mixed-use development. In the short term an “interim” use of a solar farm has been included as a Use by Special Review; with the underlying use of low density residential otherwise.

The 2021 Johnstown Area Comprehensive Plan indicated this area is intended for greenway – acknowledging the Little Thompson River floodplain that borders the south portion of this parcel; with the remaining area expected to be a lower-density residential. In light of the anticipated major arterial status of CR 46 and the nearby high school location, Staff worked with the Applicant to craft an ODP that provides for a wider range of more intense/dense uses along that frontage, and lower density (2.5 units/acre) in the southern portions of the site. The northern Planning Areas PA-A1 (10 Ac.) and PA-C (14.3 ac.) both permit commercial uses as well townhome-density housing (up to 12 units/acre). Total maximum dwelling units would be 231 in the 24.3 acres along the north, and 236 homes in the 95 acres on the south.

The Mixed-Use areas permit a range of office, retail and service commercial uses. Staff has worked with the Applicant on this use list, and has only remaining reservations about the “Vehicle / Equipment Sales & Services” – which offers too broad a category for a neighborhood-scale commercial area. A modification to permit a “Same-day vehicle shop (i.e., Oil change, Tires)” may be appropriate. “Vehicle Parking” is also permitted as an accessory to any other use – this category implies a primary use for a

The Community That Cares
commercial parking lot. Staff recommends striking or revising these two uses from the list on Sheet 3. Remaining list of uses appears appropriate.

The Concept Plan illustrates the impact of the floodplain, acknowledgement of a future trail connection along the river corridor. Town water and sanitary sewer lines will be constructed in CR 46 right of way as adjacent development occurs – future reimbursements, with development of SunCatcher may be required.

Town Staff has no significant outstanding concerns and believes this ODP will promote the Town’s goals of efficient development patterns and extension of infrastructure, future trail connections, and river/floodplain protection, as development occurs.

RECOMMENDED PLANNING AND ZONING COMMISSION FINDINGS AND MOTIONS
With the changes identified in this memorandum related to land uses, Staff recommends that the Planning and Zoning Commission send a recommendation for Approval to Town Council for the SunCatcher Outline Development Plan based upon the following findings:

1. The proposed project is consistent with the Johnstown Area Comprehensive Plan.
2. The proposed project is in substantial compliance with the Town’s codes, regulations, and requirements.
3. The proposed project will allow a more flexible approach to the development of the large acreage while meeting the needs of the community as it develops.

Recommended Motion: Motion to Approve with Conditions
Based on the application materials received, analysis and presentations at this hearing, and noted findings, I move that the Planning & Zoning Commission recommend to the Town Council Approval with the following Condition:
1. Prior to Council hearings, the Land Use Table is updated to remove/modify the two uses identified by Staff in this memo.

Alternate Motions:
Motion to Approve, as presented
Based on the application materials received, analysis and presentations at this hearing, and noted findings, I move that the Planning & Zoning Commission recommend to the Town Council Approval of the SunCatcher Outline Development Plan (ODP).

Motion to Recommend Denial
Based on the application materials received and analysis and presentations at this hearing, I move that the Planning & Zoning Commission recommend to the Town Council Denial of the SunCatcher Outline Development Plan (ODP).
July 6, 2022

RE: SunCatcher Outline Development Plan - Narrative/Information

To whom it may concern:

The following provides an overview of the proposed SunCatcher development located at the southwest corner of Weld County Roads 46/15 and is being annexed to the Town. The Sauer family owns the property and currently farms the property along with numerous other areas within the Johnstown area.

**Proposed Development/Uses**
The initial development is anticipated as a solar farm on the south and western portion of the site (PA-B) with farming operations continuing on the remaining portions until such time as market opportunities present themselves.

**Transportation Network**
The project will access both WCR 46 and WCR 15 as site and Town standards dictate. The general characteristics of the future buildouts for both major roadways appear to anticipate general growth patterns and uses as outlined herein. Further detailed analysis will be provided as site specific site plans are processed. Local roadways along with private drives and alleys will provide service to individual parcels and lots within the development.

**Outline Development Plan/PUD**
The ODP provides the required development standards, interrelations, and connections on how the project will integrate into the greater Johnstown community. The project make up consists of mixed uses along WCR 46 to approximately 600-feet south of the roadway where the site will consist of lower density residential. The mixed uses will allow commercial, retail, office and residential. The community will be branded to link the visual interests and information aspects together while providing for individual brand naming and theming of national commercial brands if needed. Natural elements like the drainageway will be embraced with trails and provide buffers to the physical built environment to further enhance the project.

We look forward to this interactive Town process to further define the project and look forward to your question and comments. Please feel free to contact me at 303-257-7653 or todd@terraformas.com with any questions or comments related to this document.

Todd A. Johnson, P.E, President
For and on behalf of:
Terra Forma Solutions, Inc.
OUTLINE DEVELOPMENT PLAN
SUNCATCHER
LOCATED IN THE NORTHWEST QUARTER OF SECTION 18
TOWNSHIP 4 NORTH, RANGE 27 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF WELD, STATE OF COLORADO

APPROVALS

The Holder, Fury, Development Plan, is hereby approved by the Holder, Fury, for the development
as described herein. The Holder, Fury, agrees to comply with all provisions of this development
plan and to submit such additional information and plans as may be required by the County
Commissioner, or his duly authorized representatives, for approval.

LEGAL DESCRIPTION

LOT A, RECORDED SECTION 18, TOWNSHIP 4 NORTH, RANGE 27 WEST, IN THE SOUTHWEST
QUARTER OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 4 NORTH, RANGE 27
WEST, IN THE COUNTY OF WELD, STATE OF COLORADO.

HIGHWAY IMPROVEMENTS

The Holder, Fury, will construct improvements to the access to the property, including but not
limited to, a driveway, access road, and necessary utilities. The Holder, Fury, will be responsible
for all costs associated with these improvements.

GENERAL NOTES

1. The property is located within the urban growth boundary of the Town of Johnstown.
   2. The property is subject to all applicable local, state, and federal regulations.
   3. The property is subject to the requirements of the Johnstown Development Ordinance.

DEVELOPMENT PHASING

The Holder, Fury, will submit a phased development plan to the Town of Johnstown for review
and approval prior to the construction of any improvements.

OWNER

Johnstown Development Company

PLANNER/ENGINEER

SAULER PHANTUM, INC.

DATE

July 2022

SUNCATCHER
COVER

SHEET 1 OF 4
# OUTLINE DEVELOPMENT PLAN

**SUNCATCHER**

**LOCATED IN THE NORTHWESTERN QUARTER OF SECTION 18**

**TOWNSHIP 4 NORTH, RANGE 27 WEST OF THE SIXTH PRINCIPAL MERIDIAN,**

**COUNTY OF WELD, STATE OF COLORADO**

## A. INTRODUCTION

The purpose of this section is to establish general guidelines for the development of a future residential development in the area described herein. The information presented is intended to serve as a general framework within which the specific details of future development can be determined by the local planning authorities.

## B. DENSITY RANGES

Residential density guidelines are established for each zone to ensure that the development will be consistent with the overall goals of the area. These guidelines are intended to balance the need for development with the preservation of open space and natural resources.

## C. MAXIMUM RESIDENTIAL UNITS PER AREA

The maximum number of residential units that can be developed within each area is established to ensure that the development will not exceed the capacity of the community to support such development.

## D. RESIDENTIAL UNITS TRANSFERS

Provisions are made for the transfer of residential units between areas to accommodate changes in the demand for development.

## E. PLANNING AREA BOUNDARIES

The planning area boundaries are established to define the area within which the development guidelines apply.

## F. PLANNING COMMERCIAL FOOTAGE PER AREA

This section provides guidelines for the development of commercial areas within the planning area. These guidelines are intended to ensure that commercial development is compatible with the overall goals of the area.

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**PLANNING SHEET**

**SUNCATCHER**

**1 AND U.S. PLAN**

**DATE:** JULY 2022

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**LEGEND**

- **M1:** Mapsheet
- **M2:** Mapsheet
- **M3:** Mapsheet
- **M4:** Mapsheet

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**SUNCATCHER**

**2 OF 4**

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**DATE:** JULY 2022
DESCRIPTION: SunCatcher Preliminary/Final Subdivision Plat
PROJECT NO: SUB22-0003
LOCATION: Southwest corner of Telep Ave (CR 15) and CR 46, approx. 127 acres
APPLICANT: Pivot Energy, for Sauer South, LLC
STAFF: Kim Meyer, Planning & Development Director
HEARING DATE: July 13, 2022

ATTACHMENTS
1- Vicinity Map
2- Subdivision Plat

BACKGROUND & SUMMARY
The Applicant, Pivot Energy, on behalf of Sauer South, LLC (owner), requests consideration of a Preliminary/Final Subdivision Plat encompassing approximately 127 acres of land. The property is located on the southwest corner of Telep Ave and Weld County Road 46, south of The Granary subdivision. (Attachment 1) It is encompassed within the project areas of the SunCatcher Annexation and Establishment of Zoning (EOZ), the Outline Development Plan (ODP) and Solar Farm Use by Special Review (USR) concurrently under review and consideration by the Town.

The subject property is presently zoned Agricultural in unincorporated Weld County and is currently being used as farm land. The SunCatcher Annexation and Establishment of Zoning (EOZ) is intended to allow for mixed-use development, with proposed PUD-MU (Mixed-Use) zoning. An accompanying Outline Development Plan (ODP), submitted as part of a complete development package, shows the intent to develop a mix of commercial and residential uses. An interim use for a solar facility is proposed on 44 acres of the site, with farming operations continuing until future development occurs. This subdivision plat will create the lots and tracts to facilitate the solar facility as well as future transfer of land, and future development plans and resubdivisions to occur.

ZONING: The pending zoning request is for PUD-MU (Mixed Use), requested with Annexation.

SURROUNDING ZONING & LAND USE
North: PUD-R – The Granary Subdivision – single family residential under development
South: A – Agricultural Weld County – existing ag lands
East: PUD-R– Residential Town of Johnstown – existing ag lands
West: A – Agricultural Weld County – existing ag lands
LAND USE HISTORY
Historically, this property has been used for farming and continues as that use today.

OIL & GAS
There are three existing plugged and abandoned wells on-site, per COGCC website.

IRRIGATION DITCHES
The Hillsborough ditch runs through the northern portion of this site.

FLOODPLAIN
The Little Thompson River runs through this parcel, and has significant floodplain areas. Approximately 15.5 acres of the current parcel sits within the floodway and 1% (100-yr) regulatory floodplain.

PUBLIC NOTICE & AGENCY REFERRALS
Notice for the Planning & Zoning Commission hearing was published in the local paper of widest circulation, the Johnstown Breeze, on Thursday, June 23, 2022. This notice provided the date, time, and location of the Planning and Zoning Commission hearing, as well as a description of the project. Notices were mailed to all property owners within 500 feet of the property in question. This notice included a map of the various proposed SunCatcher projects – annexation, zoning, ODP, subdivision and USR. This subdivision project was referred to all Johnstown Review Committee members and Weld County.

NEIGHBORHOOD MEETING
No neighborhood meeting was held for this subdivision.

PROJECT DESCRIPTION & ANALYSIS
The proposed Preliminary/Final Subdivision Plat creates 3 new lots – one will be a buildable lot (and renamed to Lot 1), and two will remain “Tracts” that will require further subdivision prior to development. Additionally, the full 60’ arterial half-width of right-of-way along CR 46 and Telep Ave. frontages are being dedicated with this plat.

This “super-plat” (large tract) subdivision is being processed without submittal of full construction drawings, with the understanding that future development plans, subdivisions, and any construction or development will require additional town review and approval of all development and engineering reports, plans, construction drawings, and other plans for public and private improvements prior to construction of improvements or structures.

Town Staff has no significant outstanding concerns and believes this subdivision will promote the Town’s goals of efficient development patterns and extension of infrastructure.

The Johnstown Review Committee reviewed this submittal multiple times, as revisions have been made. Minor technical revisions are required prior to Council review, but are more technical in nature and are not anticipated to require additional design changes. No specific conditions are needed at this time.
RECOMMENDED PLANNING AND ZONING COMMISSION FINDINGS AND MOTIONS
Staff recommends that the Planning and Zoning Commission send a recommendation for Approval to Town Council for the SunCatcher Preliminary/Final Subdivision Plat based upon the following findings:

1. The proposed project is consistent with the Town of Johnstown Comprehensive Plan.
2. The proposed project is in substantial compliance with the Town’s codes, regulations, and requirements.
3. The proposed project will allow a more flexible approach to the development of the large acreage while meeting the needs of the community as it develops.

Recommended Motion: Motion to Approve
Based on the application materials received, analysis and presentations at this hearing, and recommended finding noted above, I move that the Planning & Zoning Commission recommend to the Town Council Approval of the SunCatcher Preliminary/Final Subdivision Plat.

Alternate Motions:
Motion to Approve with Conditions
Based on the application materials received, analysis and presentations at this hearing, and recommended findings, I move that the Planning & Zoning Commission recommend to the Town Council Approval with Conditions, with the following conditions...

Motion to Deny
Based on the application materials received, analysis and presentations at this hearing, I move that the Planning & Zoning Commission recommend to the Town Council Denial of the SunCatcher Preliminary/Final Subdivision Plat.
DESCRIPTION: SunCatcher (Pivot Solar 20) Solar Farm as a Use by Special Review

PROJECT NO: USR22-0001

LOCATION: Southwest corner of Telep Ave (CR 15) and CR 46, approx. 44 acres

APPLICANT: Pivot Energy (Sauer South, LLC / Owner)

STAFF: Kim Meyer, Planning & Development Director

HEARING DATE: July 13, 2022

ATTACHMENTS
1- Vicinity Map
2- Project Narrative
3- Site Plan
4- Landscape Plan

BACKGROUND & SUMMARY
The applicant, Pivot Energy, requests approval of a Use by Special Review for a 44-acre SunCatcher Solar facility, to be built in two phases. The property is located on the southwest corner of Telep Ave and Weld County Road 46, south of The Granary subdivision. (Attachment 1) It is encompassed within the project areas of the SunCatcher Annexation, Outline Development Plan (ODP), and Subdivision that preceeded this project to hearings.

The solar facility is included in the accompanying SunCatcher Outline Development Plan (ODP) as a Use by Special Review intended to be a long-term (20+ year), interim use for a solar facility. The facility footprint proposed to be located on the southwest 44 acres of the site with farming operations continuing on the remaining portions until future development occurs. See Attachment 3.

SURROUNDING ZONING & LAND USE
North: PUD-R – The Granary Subdivision – single family residential, under construction
South: A – Agricultural in Weld County – existing ag lands
East: PUD-R – Undeveloped, existing ag lands
West: A – Agricultural in Weld County – existing ag lands

LAND USE HISTORY
Historically, this property has been used for farming and continues as that use today.
OIL & GAS
There are three existing plugged and abandoned wells on-site, per COGCC website. They are shown on the Site Plan (Attachment 3 – Sheet C.100); none interfere with this proposed facility.

IRRIGATION DITCHES
The Hillsborough ditch runs through the northern portion of this site. The proposed facility will not impact that current ditch alignment.

FLOODPLAIN
The Little Thompson River runs through this parcel, and has significant floodplain areas. Approximately 15.5 acres of the current parcel sits within the floodway and 1% (100-yr) regulatory floodplain. The facility is proposed to be built just north of that floodplain boundary.

PUBLIC NOTICE & AGENCY REFERRALS
Notice for the Planning & Zoning Commission hearing was published in the local paper of widest circulation, the Johnstown Breeze, on Thursday, June 23, 2022. This notice provided the date, time, and location of the Planning and Zoning Commission hearing, as well as a description of the project. Notices were mailed to all property owners within 500 feet of the property in question. This notice included a map of the various proposed SunCatcher projects – annexation, zoning, ODP, subdivision and USR. This USR project was referred to all Johnstown Review Committee members and Weld County.

NEIGHBORHOOD MEETING
No neighborhood meeting was held for this USR.

PROJECT DESCRIPTION & ANALYSIS
The proposed solar facility would be constructed in two phases, with the westernmost portion being built first – approx. 26 acres; with the intent to follow that with the remaining 18-acre phase 2. The site is located north of the 1% floodplain, south of the Hillsborough ditch and west of an existing gas line and easement that bisect the parcel. The main access will be a 26-foot access road from Telep Ave., utilizing an existing access, and built to fire code standards, including truck hammerhead turnarounds per Front Range Fire. As there are no occupied structures on the site, this access has been deemed adequate to meet code requirements. Minimal grading will occur and soils will be stabilized with a wildflower and native grass seed.

Per the Applicant, the "solar farm" will entail the construction of 17,000-20,000 solar panels mounted on single pole / single-axis tracking racks, set at no more than 10-feet from the existing grade at full panel extension.

Use. The Town Code does not mention a facility/use such as a solar farm within our zoning code, nor any development standards to apply thereto. Staff worked with the Applicant and Owner, through the process of annexation, zoning, outline development plan, and subdivision, to create the SunCatcher ODP that allows a solar facility as an “interim" use, with a USR (Use by Special Review) process. The underlying use for this planning area within that ODP is large lot residential, which is what the use may revert to as such time as the solar facility is decommissioned. The solar use was not considered as a fully “permitted use” to ensure the ODP maintains some limitations on location, size, equipment dimension, and would require an amendment to that USR if any substantial change were proposed to the facility.
Staff supports this use as a part of the growing Johnstown community. It is a relatively innocuous use, with minimal impacts to adjacent properties other than the potential visual impact of 44 acres of solar panels, and minimal impact to public services and infrastructure.

**Screening.** The proposal includes an 8-foot wildlife (woven wire fabric) fence around the site, for safety. The Landscape Plan includes only the wildflower and grass mix that will be planted under the racks, upon completion of construction. No solid/semi-solid screening is proposed.

Staff did request additional screening of the property, in keeping with similar visual-impact issues related to oil and gas facilities for which the Town typically requires solid 8-foot low maintenance metal fencing around facilities, and decorative “iron” around wellheads; as well as screening of other facilities where equipment and outdoor storage is visible from adjacent properties and rights-of-way. The Applicant has maintained that the open fencing and native/wildflower mix is a better fit in this rural area. Staff is concerned that the current pace of development in Johnstown will place residential uses adjacent in the very near future, and a public trail along the river, and that some type of vegetative or fenced screening along the perimeter would be appropriate, and has included this as a condition of approval for this USR.

**Conclusion.** There are no significant outstanding concerns remaining on this use or site plan. Minor “housekeeping” revisions are still anticipated prior to Council hearing, but nothing substantive.

**RECOMMENDED PLANNING AND ZONING COMMISSION FINDINGS AND MOTIONS**

Staff recommends that the Planning and Zoning Commission send a recommendation for Approval with Conditions to Town Council for the SunCatcher Solar (Pivot Energy) Use by Special Review based upon the following findings:

1. The proposed use is a low-impact use that is appropriate and compatible with anticipated development for this area of Johnstown in alignment with the comprehensive plan.
2. The proposed USR project meets all applicable Town standards and codes.

**Recommended Motion: Motion to Approve with Conditions**

Based on the application materials received, analysis and presentations at this hearing, and recommended findings, I move that the Planning & Zoning Commission recommend to the Town Council Approval with the following Conditions:

1. The Applicant shall revise the Landscape Plans, to the satisfaction of Town Staff, to soften the visual impact and provide adequate and appropriate screening of the perimeter of this project through the application of a mix of solid fencing, native/xeric, low-maintenance tall grasses and larger (6-10’) shrubs (i.e., wavyleaf oak, mountain mahogany, pyracantha).

**Alternate Motions:**

**Motion to Approve, as presented**

Based on the application materials received, analysis and presentations at this hearing, and recommended findings, I move to recommend Approval to the Town Council for the SunCatcher Solar Farm Use by Special Review.

**Motion to Recommend Denial**

Based on the materials received, and analysis and presentations at this hearing, I move that the Planning & Zoning Commission recommend Denial to the Town Council for the SunCatcher Solar Farm Use by Special Review.
1. Describe your proposal in detail.
   a. Pivot Energy is proposing to construct a 5MWac/6.75MWdc solar array on approximately 37 acres of the larger 135-acre parcel, known as Weld County Parcel ID #1059-1800-0010. Pivot Energy signed a land lease with the property owner, Sauer South, LLC in November 2020 and the landowner supports the proposed use on the property.
   b. The proposed project will be comprised of 17,000-20,000 solar panels mounted on single-axis tracking racks and will connect directly to the existing Xcel Energy owned distribution lines running along the northern or property boundary. Access will come from WCR 15 and WCR 46.
   c. The panels will be no more than ten feet above grade at their highest point and will be surrounded by a decorative wildlife friendly game fence, similar to what the Colorado Department of Transport (“CDOT”) and Colorado Parks and Wildlife (“CPW”) Use.
   d. The project lease area will include panels and inverters mounted on steel posts/beams, concrete-pad mounted transformers and other electrical equipment, an access drive with hammerhead emergency turn-around, and perimeter fencing with gates. There are no trees or shrubs on the project site and Pivot does not plan on adding any.
   e. The entire parcel in question is listed as Class B soils, based on USDA Soil Analysis. As such, no retention ponds are required for the proposed project.

2. Describe the existing use of the property.
   a. The property has historically been used for flood-irrigation, and continues to be used that way today.

3. Describe the existing and proposed potable water source.
   a. There is not a potable water source on site and the proposed project will not require potable water during construction or operations.

4. Describe the existing and proposed sewage disposal system.
   a. There is no sewage disposal system on site and the proposed project will not require one.

5. Describe existing site layout i.e. buildings, signs, lights, fencing/screening, landscaping, parking.
   a. Currently, the parcel is used entirely for agriculture. There are no structures, lights, fences, parking, or anything else on the site.

6. Describe proposed improvements i.e. buildings, signs, lights, fencing/screening, landscaping, parking.
   a. The proposed project would not require any buildings or parking on site. There will be a single downfacing light located at the electrical pad for emergency and security purposes, but this is a switched light and will not be on in normal circumstances. The project will be surrounded by a decorative wildlife friendly game fence. No additional screening is proposed.

7. Detail the location of any on-site oil and gas facilities, irrigation ditches/laterals, pipelines, overhead lines, railroad, etc.
   a. There are no oil and gas pads on site, however there are horizontal pipelines running beneath the property. The landowner has discussed the solar concept to the pipe owner, PDC Energy Inc., and confirmed the operator has no issue with the proposed surface development. The Hillsboro Ditch runs southwest-northeast through the northwest corner of the parcel. The proposed project has been designed to not encroach upon the existing ditch access road. There are three “plugged and abandoned” wells on the property. These have been shown in the included map.
8. **Detail the hours and days of operation? i.e. Monday thru Friday; 8:00 am to 5:00 p.m.**
   a. During construction, workers will be onsite Monday through Friday from 7:00 am to 7:00 pm for a total of 16-20 weeks. Saturday work may occur as well. Once construction is complete, an operations and maintenance (“O&M”) team will visit the site for regular visits once or twice each quarter. These O&M visits will occur during normal business hours. Emergency visits may occur at any time of day.

9. **Detail the number of full-time and part-time employees proposed to work on-site. If shift work is proposed, describe the shift schedule and number of employees per shift.**
   a. At the peak of construction, applicant anticipates up to 100 construction personnel to be on site daily. The site is not staffed during normal operations.

10. **Detail the total number of people who will access this site on a daily and weekly basis i.e. contractors, truck drivers, customers, volunteers, employees, etc.**
    a. Throughout construction, we anticipate approximately 20-75 vehicles to enter/exit the site daily.

11. **Describe the number and type of vehicles that will access and/or be stored on-site.**
    a. Please reference the attached Vehicle Trip Generation Table.

12. **Detail known State or Federal permits required for your proposed use(s) and current status.**
    a. Applicant will work with county staff to obtain necessary land use, access, building, and electrical permits. In addition, Pivot will work with the statewide agencies such as Colorado Parks and Wildlife to obtain necessary letters of support. Finally, Applicant will work with the FAA to complete necessary notification and study processes.

13. **Detail the amount, storage and containment of fuel, wastes, explosives, chemicals on-site.**
    a. There will not be any permanent fuels, wastes, explosives, or chemicals stored on site during project operations. Limited fuel storage may occur on site during construction, but is anticipated to be limited.

14. **Detail potential on-site nuisances i.e. dust, waste, debris, visual, noise, odor, etc., and the proposed mitigation method.**
    a. During construction there may be some dust and noise nuisances caused by construction related activities. Applicant will mitigate these impacts by applying more road base to reduce dust and limit construction activities to regular business hours (Monday-Friday 8:00 am – 5:00 pm). Once construction is complete, the project will not generate any daily traffic, discernable noise, exterior lighting, emissions, or odors. The project will be surrounded by a decorative game fence, which will create an open feel to the project, as opposed to creating an impervious view that would stand out against the surrounding landscape.
<table>
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<th>Project Phase (Time Period)</th>
<th>Vehicle Type</th>
<th>Estimated Gross Vehicle Weight</th>
<th>Number of Vehicles Per Day</th>
<th>Maximum and Average Vehicle Trips Per Day</th>
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<tr>
<td>Site Preparation (approx. 2-4 weeks)</td>
<td>Equipment Hauling Trucks</td>
<td>30,000-65,000 lbs</td>
<td>0-4</td>
<td>0-8</td>
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<tr>
<td></td>
<td>Passenger Vehicles</td>
<td>2,000-10,000 lbs</td>
<td>2-8</td>
<td>4-16</td>
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<td></td>
<td>Fuel Delivery</td>
<td>20,000-30,000 lbs</td>
<td>1</td>
<td>2</td>
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<td></td>
<td></td>
<td></td>
<td></td>
<td>Max - 26/Ave - 10</td>
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<tr>
<td>Material and Equipment Delivery</td>
<td>Conex/ Container and Delivery Trucks</td>
<td>30,000-50,000 lbs</td>
<td>5-15</td>
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<td>(approx. 4 weeks)</td>
<td>Equipment Hauling Trucks</td>
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<td>Max - 42/Ave - 12</td>
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<tr>
<td>Solar Facility Installation (3-4</td>
<td>Passenger Vehicles</td>
<td>2,000-10,000 lbs</td>
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<tr>
<td>months)</td>
<td>Fuel Truck</td>
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<td></td>
<td>Material Delivery Truck</td>
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</table>
This project is being constructed in a rural part parcel due to be annexed from Weld County into the Town of Johnstown, near La Salle, Colorado. The site is located West of CR Road 15 and South of CR 46. The site is located on agricultural land and benefits from substantial native buffer on all sides – a tributary and wetlands to the south, substantial agricultural operations to the East and West and a ditch with additional ag land and an elevated road to the North. Solar facilities present a low profile, especially when compared to other operational energy and commercial facilities already present on and near the property. As such, these installations generate very little visual impact to neighboring properties and typically require little in the way of visual buffering. This site specifically is as far removed – almost 1000’+ – from any residence as could be expected of a project in an incorporated area. For reference, in un-incorporated Weld County where Pivot and others have constructed dozens of solar energy facilities over the years, no screening besides the aforementioned decorative wildlife friendly fence is required if the project is more than 500 feet from a residence – our project is twice that distance. Therefore, the applicant is proposing to utilize a decorative, wildlife friendly game fence (consistent with electrical code and security measures), around the property and inside rely on the pollinator friendly native seed mix to lessen what minimal visual impact of the project may remain. Furthermore, agricultural activities will remain on almost 360 degrees around the project site, creating additional buffer for much of the year as illustrated in the Google screenshots below. When future adjacent development occurs in line with the ODP this project is a part of, the developments themselves will act as screening as well. For all these reasons, Pivot is not proposing any additional landscape installation. We have included herein a few photos of past projects Pivot or our employees have developed, consistent with our expectations for this project as well.
Pivot Solar 20 – Landscaping Plan

Examples of existing landscaping around the Pivot Solar 20 project area. The first on County Road 15, showing landscaping in the Little Thompson Creek area and the second looking south off CR 46 with the agricultural buffer.