



Town of Johnstown

PLANNING & ZONING COMMISSION STAFF ANALYSIS REPORT

ITEM:	Public Hearing and Consideration of Final Subdivision Plat and Development Plan for the Thompson River Ranch, Filing 13		
PROJECT NO:	SUB20-0010	PARCEL NO:	8524000013
DESCRIPTION:	Proposed 238-lot subdivision, on 81 acres, within the overall Thompson River Ranch P.U.D. development		
LOCATION:	Southeast corner of High Plains Boulevard and River Ranch Parkway		
APPLICANT:	Clayton Properties Group II, Inc.		
STAFF:	Kim Meyer, Planning Director		
HEARING DATE:	January 25, 2023		

ATTACHMENTS

1. Vicinity Map
2. Final Plat
3. Lot Layout Sheet from Final Development Plan

EXECUTIVE SUMMARY

The Applicant, Clayton Properties Group, II Inc., is requesting Final Subdivision Plat approval of a 238-lot subdivision for dwellings, of which 56 are being platted for traditional single-family detached homes, 88 bungalows (“4-packs”), and 94 duets (duplexes). The subdivision will also plat ten named, internal public streets, as well as large tracts for open space and parks and stormwater facilities.

ZONING: PUD-MU- Thompson River Ranch PUD

ADJACENT ZONING & LAND USE:

North Larimer County RR2 – Rural Residential and Big Thompson River
East Larimer County RR2 – Rural Residential and ranchettes
South O (Open Space) – Low Point Wastewater Treatment Plant (Johnstown)
West PUD-MU – Thompson River Ranch

The Community That Cares

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PROPERTY LAND USE HISTORY

The subject property was annexed into Town as part of the WRFG Annexation No. 4 in 2000 by Ordinance #2000-639, reception # #2000081479; plat reception # 2000081484; PUD-MU Zoning by Ordinance #2000-646, reception # 2001001738. The subject site was included in the Preliminary Plat and Development Plan, adopted on March 7, 2005, by Resolution #2005-08, which included and Design Guidelines and Performance Standards (Amended August of 2017).

SUBMITTAL AND REFERRALS

This project submittal included the proposed subdivision and development plan sets, as well as full engineering plans and reports (i.e., grading, drainage, utility) for the site. The project was referred to and reviewed by:

- Town Public Works & Utilities Departments
- FHU (Town Traffic Engineer)
- IMEG (Town Engineer)
- LFRA (Fire)

PROJECT DESCRIPTION & ANALYSIS

This subdivision encompasses 81 acres of land and is located east of and adjacent to Larimer County Road 3 (High Plains Boulevard), approximately one-half mile west of Weld County Road 13 (Colorado Boulevard) and approximately one-half mile north of Larimer County Road 18 (Freedom Parkway). The Big Thompson River is located to the north, contributing to the presence of flood hazards on this property. However, all development will occur outside of the floodway, which is located on the northern portion of the property. (*Attachment 1*).

The subject property has been historically used for agricultural purposes and contains significant riparian natural areas, and has been included in all prior development plans for Thompson River Ranch.

The Applicant has received a letter from FEMA approving a Conditional Letter of Map Revision (C-LOMR), which provides a grading and floodwater management plan that will remove the proposed developed areas from the 100-year regulatory floodplain for the Big Thompson River, and modify that floodplain, in accordance with FEMA, Colorado Water Conservation Board (CWCB), and the Town's requirements and regulations. A final LOMR (Letter of Map Revision) is anticipated to be obtained by the Applicant/Developer after all site grading has occurred and documentation is provided to FEMA, CWCB, and the Town verifying the final site elevations of all the lots and the "relocation" of the floodplain. Building Permits must be issued only in accordance with current floodplain regulations, which requires a Town-approved Floodplain Development Permit and elevation certificate for each lot, until final LOMR approval is received.

The proposed Filing includes the construction of several local streets and provides two permanent access connections to High Plains Boulevard. A separate emergency-only access is required across Town property to the south, to provide the needed Fire Code access separation to serve this development. Internal right-of-way accounts for approximately 11.6 acres, or 14.3% of the Filing. The frontage along High Plains Boulevard is proposed with a 60-foot-wide minimum landscape buffer in common ownership. This filing includes an approximately 1.47-acre park

designed to include various sport courts, community garden with raised beds, shade shelters with picnic tables and grills, bicycle racks, centralized mailbox location, restroom facility, and turf field space. Outside of the main park area the neighborhood would feature a 10-foot-wide concrete trail system, trash receptacles, benches, protected sidewalks, entrance monument signage, open rail fencing and open space, in addition to the extensive trails and open space amenities available and connected throughout the Thompson River Ranch neighborhoods.

Combined with requisite utility and drainage easements, the outlots within the development, which will include the above stated amenities, account for approximately 40.9 acres or 50.3% of the Filing. Notably “Outlot A” being the large non-buildable area in the floodplain north of the residential area, is over 34 acres or 83% of the overall open space area. Common open space areas included with this Filing will be maintained by the Thompson Crossing Metro District #4.

The proposed subdivision would create 238 lots for single family dwellings – 56 would provide lots for traditional single-family detached homes, 88 for bungalows, and 94 for duets. These lots comprise approximately 28.8 acres or 35.4% of the property. These are newer housing types for the broader Thompson River Ranch neighborhood and provide some additional diversity to the design and type of units available within the Johnstown community (*Attachment 3*).

Lots are proposed to range from 5,750 to 12,925 SF for the single-family residential lots and 3,847 to 6,488 SF for the non-standard, clustered single-family lots. The traditional single family detached residential lot type all will have individual driveways on an internal road. The bungalow lot type will be developed with shared accesses and a standard “four pack” configuration (four units to one main shared driveway); however, some are laid out as “two packs” (with two units each). The duet lot type consists of two attached residences. These lots either access directly onto the internal subdivision roads with individual driveways (front load) or they share access onto an internal private access road, which itself extends off of one of the internal subdivision roads (alley load). For both the bungalow and duet type lots, the front yard and tree lawns will be maintained by Metro District #4; and based on lot layouts, utilities, and drive locations, some of the required “front lawn” trees may be displaced onto adjacent common open spaces or tree lawns to meet the required landscape quantities.

Each dwelling will include a 2-car garage, which meets code requirements for single family homes. Additional on-street parking spaces will be available but are not calculated in the parking analysis. No guest parking or additional parking is required by Johnstown Municipal Code or by the Thompson River Ranch PUD Design Guidelines.

The majority of the needed adjacent infrastructure for this Filing has been constructed previously by prior filing areas in Thompson River Ranch. High Plains Boulevard improvements are being actively addressed, as part of the overall development; as well as the Clubhouse that was required with prior filings. These improvements and timing triggers will be reiterated in the Development Agreement for this Filing.

The 2021 Comprehensive Plan identifies this area as appropriate for Greenway, noting the expansive floodplains in the area, as well as medium density development. With the large areas

set aside to permit floodplain to continue across the northern property the site, as well as the densities proposed, Staff finds this development in general alignment with that plan. Staff has no outstanding concerns and believes this development will promote the Town's goals of diversity of housing types, walkable neighborhoods, and efficient development patterns and extension of infrastructure. By developing on the eastern side of High Plains Boulevard, it will serve to further activate this key roadway and provide identity and sense of place to Thompson River Ranch. Per the Thompson River Ranch PUD Design Guidelines and prior Preliminary Plat approvals and being found in compliance with the PUD requirements as well as Town standards and codes, the Final Development Plan received Administrative Approval contingent upon subsequent approval of the Subdivision plat by the Planning & Zoning Commission and Town Council.

PUBLIC NOTICE

Notice for the Planning & Zoning Commission hearing was published in the Johnstown Breeze, on Thursday, January 5, 2023. 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 subdivision map. No neighborhood meeting was required. No public comments have been received by Staff as of the date of publication of this report.

RECOMMENDED FINDINGS AND MOTIONS

Recommended Findings

It is recommended that Planning and Zoning Commission send a recommendation for Approval to Town Council that the requested subdivision of the Thompson River Ranch, Filing 13 Subdivision be approved based upon the following findings:

1. The proposed subdivision is consistent with the Johnstown Area Comprehensive Plan.
2. The proposed subdivision is in substantial compliance with the applicable design guidelines, Town's codes, regulations, and requirements.
3. The proposed subdivision will meet the needs of the community by providing a varied housing product type and responsive approach to development of the unique parcel that contains both valuable roadway frontage and limiting natural features. The property is compatible with adjacent development and surrounding land uses.

Recommended Motion to Approve

Based on the application received, information provided at this hearing, and findings noted, the Planning & Zoning Commission moves to recommend to the Town Council Approval of the Final Subdivision Plat for Thompson River Ranch, Filing No. 13.

Alternative Motions:

Motion to Recommend Approval with Conditions

Based on the application received, information provided at this hearing, and findings noted, the Planning & Zoning Commission moves to recommend to the Town Council Approval of the Final Subdivision Plat for Thompson River Ranch, Filing No. 13., with the following conditions:

1. ...

Motion to Recommend Denial

I move that the Commission recommend to the Town Council Denial of the Thompson River Ranch, Filing No. 13 Final Subdivision Plat based on the following findings.