



# Town of Johnstown

## TOWN COUNCIL AGENDA COMMUNICATIONS

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**AGENDA DATE:** November 07, 2022

**SUBJECT:** Resolution 2022-44 Approving the Thompson Ridge Estates Preliminary/Final Subdivision Plat and Development Plan (SUB22-009)

**ACTION PROPOSED:** Hold Public Hearing and Consider Resolution 2022-44 on First Reading, Approving the Thompson Ridge Estates Preliminary/Final Subdivision Plat and Development Plan

**ATTACHMENTS:**

1. Resolution 2022-44
2. Vicinity Map
3. Subdivision Plat
4. Development Plan
5. PZC Agenda Memorandum for Preliminary/Final Plat
6. Staff Presentation
7. Applicant Presentation

**PRESENTED BY:** Kim Meyer, Planning & Development Director

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### AGENDA ITEM DESCRIPTION:

The Applicant, R&M Holdings, requests consideration of a Preliminary/Final Subdivision Plat encompassing approximately 20 acres of land.

The property is located on the west of Larimer County Road 3 (High Plains Blvd.), south of the existing Thompson Crossing II neighborhood (see Attachment 2). The proposed plat and development plan include four (4) single-family detached lots, ranging in size from 1.25 acres to 5.82 acres, and over nine (9) acres of open space. The required dedication of 2-acres of land for a park will be alternatively fulfilled with a cash in lieu payment which was determined by the Public Works department.

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This property has historically been undeveloped land. The property was annexed as the WRFG Annexation, Ordinance 2000-639, and zoned, PUD-MU, under Ordinance 2000-646. While the subject property was included in early-2000s PUD concept and preliminary plans for the Thompson River Ranch development area, this land was held by the original owners and never transferred/sold to those Developers or the Thompson River Ranch Metro District, so remained privately owned. It was recently sold to the Applicant. Based on approved 2005 PUD plans and plats for that development, this parcel was included within its bounds, with the northern portion of the parcel intended for future developable area, approximately 4.5 acres.

The Planning & Zoning Commission (PZC) held a public hearing on October 12, 2022, to consider the proposed project, the Planning & Zoning Commission Agenda Memorandum (Attachment 6) provides background and historical use of the property. Public comments have centered mostly on concern for the wetlands and drainage area, which this proposed development would protect; and the impact on views from immediately adjacent homes.

The Johnstown Review Committee reviewed this project and provided redlines and comments, which have been addressed by the Applicant. Based upon the materials submitted, analysis, and findings, the PZC approved a motion (4-0) to recommend to Town Council approval of this Preliminary/Final Subdivision Plat and Development Plan.

**LEGAL ADVICE:**

Resolution was prepared by the Town Attorney.

**FINANCIAL ADVICE:**

NA

**RECOMMENDED ACTION:**

Approve Resolution 2022-44 approving the Thompson Ridge Estates Preliminary/Final Subdivision Plat and Development Plan.

**SUGGESTED MOTIONS:**

**For Approval**

I move that the Town Council approve Resolution 2022-44 approving the Thompson Ridge Estates Preliminary/Final Subdivision Plat and Development Plan.

**For Denial**

I move that the Town Council deny Resolution 2022-44.

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*Reviewed and Approved for Presentation,*



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Town Manager