



Town of Johnstown

PLANNING & ZONING COMMISSION STAFF ANALYSIS REPORT

ITEM:	Public Hearing and Consideration for the “North Ridge at TRR” Preliminary/Final Plat and Development Plan (SUB21-0023)
DESCRIPTION:	Proposed 196 unit residential subdivision on approximately 24 acres
LOCATION:	Northeast corner of the I-25 and Freedom Parkway (County Road 18) intersection
APPLICANT:	Greg Saia, Clayton Properties Group II, Inc.
STAFF:	Justin Currie, Planner II
HEARING DATE:	November 16, 2022

ATTACHMENTS

1. Vicinity Map
2. Final Plat
3. Final Development Plan
4. Public Comment

PROJECT SUMMARY

The Applicant, Clayton Properties Group II, Inc., is requesting consideration of a Preliminary/Final Subdivision Plat and Development Plan consisting of 196 lots for single family detached homes. This subdivision encompasses approximately 24 acres located north of the I-25 and Freedom Parkway (County Road 18) intersection, adjacent to the existing Thompson River Ranch residential neighborhood, and will be a resubdivision of Lot 1 of the North Ridge Subdivision Filing No. 1. The lots will be arranged in “clusters” with up to six individual lots clustered around a shared private driveway. This submittal includes a 1.8-acre park, and just over 7 acres of open space and a trail along the east side connecting to the internal sidewalk network.

This proposed subdivision would create 196 lots and range in lot size from 2,100 SF to 3,436 SF, all the lots will be designed as “cluster homes” and would be developed with shared accesses and a standard “six pack” (six units to one main drive) configuration. The shared access drives are privately owned and will be maintained by the Thompson Crossing Metro District #5. The development plan notes that each home has a 2-car garage, and the plan provides for an additional 212 on-street parking spaces on internal streets for a total of 604 spaces. The plan also presents a typical lot layout with front doors facing a common green space and walk between these “6-packs.”

The Community That Cares

johnstown.colorado.gov

P: 970.587.4664 | 450 S. Parish Ave, Johnstown CO 80534 | F: 970.587.0141

There would be two points of access to the site, via new public streets. The primary access will be from the west along the to-be-dedicated right-of-way for the expanded frontage road and a secondary access from the north through the existing Thompson River Ranch, Filing 9 subdivision. Currently, that northern street ends in a cul-de-sac but with this submittal right-of-way is being dedicated to allow the existing Valleywood Court to connect into the proposed subdivision.

Utilities will connect to the existing water and sanitary sewer located in the Thompson River Ranch, create a looped system on-site that connects to the Frontage Road at Colleen Street, and provide additional connections to the surrounding lots and tracts of the North Ridge subdivision.

Zoning: PUD-MU (Mixed Use)
PUD: North Ridge PUD Outline Development Plan
Oil & Gas: None
Floodplain: Area X – no regulatory floodplain
Ditches: None

ADJACENT ZONING & LAND USE

North PUD-MU –Thompson River Ranch Single Family neighborhood
East PUD-MU –Thompson River Ranch Single Family neighborhood
South PUD-MU– North Ridge Commercial tract (in review), undeveloped
West North Ridge commercial/office tract, undeveloped and I-25 frontage road

PROPERTY LAND USE HISTORY

This property has historically been undeveloped ag land, in Larimer County. The property was annexed as two separate annexations, the 402 Exchange Business Park Annexation, Ordinance 2005-747 and the North Ridge Annexation, Ordinance 2021-204. Both annexations had a zoning of PUD-Mixed Use, which is how the property is currently zoned. The subdivision plat (North Ridge Subdivision Plat) creating this lot is currently under review and must be approved before this project and plat can be finalized.

PUBLIC NOTICE & COMMENT

Notice for the Planning & Zoning Commission hearing was published in the Johnstown Breeze, on Thursday, October 27, 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 subdivision map. Public comments received by Staff as of the date of publication of this report are included in Attachment 4.

STAFF ANALYSIS

The proposed development plan includes a walking trail along the east and northeast portion of the site that will connect to the internal sidewalk network. A 1.8-acre centrally located park provides a neighborhood gathering area, including a large turf lawn, playground and seating areas.

A minimum 15' landscaped buffer yard along the eastern and northern property lines is required adjacent to existing homes. A retaining wall is planned along the eastern edge of the property, to offset some of the changes in grade as the subject site will sit several feet (5-8') lower than the existing neighborhood

to the east. The grading and edge treatments should help buffer this proposed development from the existing homes, and the use of residential homes for this site was also intended to buffer from more intense development envisioned along the frontage road. A 15-foot berm on the south side will provide a meaningful setback & buffer from the adjacent commercial property (no use known yet).

The proposed Preliminary/Final Subdivision Plat and Development Plans substantially comply with Town Code and regulations; and meet the development standards of the North Ridge PUD Outline Development 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.

RECOMMENDED PLANNING AND ZONING COMMISSION FINDINGS AND MOTIONS

Recommended Findings:

It is recommended that Planning and Zoning Commission send a recommendation for Approval with Conditions to Town Council that the requested North Ridge at TRR Preliminary/Final Plat and Development Plan and be approved based upon the following findings:

1. The proposed development is in alignment with the current Johnstown Area Comprehensive Plan and its Future Land Use Plan.
2. The proposed development is in substantial compliance with the Town's codes, regulations, and requirements.
3. The proposed development appears serviceable by Town systems, services, and utilities, with required improvements that will be reflected in development and construction plans.

Recommended Motion to Approve:

Based on the application received, associated submittal materials, and the preceding analysis, the Planning & Zoning Commission finds that the request for the North Ridge at TRR Preliminary/Final Plat and Development Plan furthers the *Johnstown Area Comprehensive Plan* goals, and is compatible with all other applicable Town standards and regulations, and therefore moves to recommend to the Town Council Approval based upon the findings as stated in this report.

Alternate Motion

- Motion to Deny: "I move that the Commission recommend to the Town Council Denial of the North Ridge at TRR Preliminary/Final Plat and Development Plan based upon the following findings..."

Planner:



Justin Currie, Planner II