



Town of Johnstown

TOWN COUNCIL AGENDA COMMUNICATIONS

AGENDA DATE: March 15, 2021

SUBJECT: Thompson River Ranch Filing No. 8 Final Subdivision Plat

ACTION PROPOSED: Approve Resolution 2021-08 Approving the Thompson River Ranch Filing No. 8 Final Plat

ATTACHMENTS:

1. Vicinity Map
2. Resolution 2021-08
3. Filing No. 8 proposed Subdivision Plat
4. PZC Staff Report

PRESENTED BY: Kim Meyer, Planning & Development Director

AGENDA ITEM DESCRIPTION:

The Applicant, Clayton Properties Group, Inc., is requesting final subdivision of 140.945 acres of land located on the east side of Thompson River Ranch, south of the Big Thompson River, and west of High Plains Blvd. (Attachment 1) The property is two existing unplatted parcels that encompass areas intended for single family lots, future residential development and platting, open space that includes the Big Thompson floodplain, and ultimate or half-width (south of River Ranch Parkway) right-of-way to complete the dedication from the eastern portion of the Thompson River Ranch project for High Plains Blvd.

The proposed subdivision plat (Attachment 3) includes 47 single family detached lots. Tract A provides additional residential acreage that will be replatted in the future, with the current “Filing 12” and “Filing 15” projects under current review for this area. Several outlots provide common open spaces, totaling 68.3 acres, that will be owned and maintained by the metropolitan district and contain trails.

This subdivision does include floodplain areas. An additional Conditional Letter of Map Revision (CLOMR) has been submitted to FEMA to further pull back the 1% (100-yr) floodplain, to which the Town regulates and restricts development, to ensure that it is fully contained in outlots and does not encroach on buildable lots.

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Per Town code, buildings may only be permitted within the floodplain that do meet FEMA criteria for floodproofing or have otherwise been removed from the floodplain, which is the current intention and strong preference of both the Town and the Developer. A Letter of Map Revision (LOMR) cannot be issued by FEMA until final grading is in place, and new elevations have been recorded and provided to FEMA.

A Subdivision Improvement and Development Agreement and a Water and Sewer Service Agreement accompany this item on this same Town Council agenda to ensure completion of needed improvements and document raw water dedications appropriate to the development being proposed.

These lots would count towards the development agreement triggers from this and prior filings that pertain to the improvement of High Plains Boulevard by June 30, 2021, after which time permit issuance will be suspended until that road is complete; as well as the “500th” Certificate of Occupancy by which time the community building and pool must be completed. The High Plains Boulevard work includes completing a Hillsborough Ditch crossing that needed to be done prior to irrigation water running in March 2021. The road improvement plans have been reviewed multiple times, and are anticipated to be nearing completion. A Floodplain Development Permit for the road improvements will be required to ensure “no rise” of the base floodplain elevation as a result of the improvements to High Plains Blvd.

This proposed subdivision plat is in substantial compliance with the previously-approved Preliminary Plat, as well as Town and PUD design standards and specs, and serves to complete platting of the common outlots and road dedication for High Plains Boulevard in this area.

The Planning & Zoning Commission held a public hearing on October 14, 2020; no public comments or concerns were forthcoming. The Commission voted unanimously to recommend approval of the Final Subdivision plat to the Town Council, with the findings and conditions that are contained in the attached staff report (Attachment 4) and reiterated in substance in the proposed Resolution 2021-08 (Attachment 2).

LEGAL ADVICE:

The Town Attorney drafted the Resolution.

FINANCIAL ADVICE:

NA

RECOMMENDED ACTION:

Approve Resolution 2021-08 Approving Thompson River Ranch Filing No. 8 Final Plat with conditions.

SUGGESTED MOTIONS:

For Approval

Based on findings and analysis presented at this hearing, I move to approve Resolution 2021-08 Approving Thompson River Ranch Filing No. 8 Final Plat with conditions as stated within that resolution.

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For Denial

Based on information presented in this hearing, I move to deny Resolution 2021-08 with the following findings...

Reviewed and Approved for Presentation,



Town Manager

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