



Town of Johnstown

TOWN COUNCIL AGENDA COMMUNICATIONS

AGENDA DATE: April 18, 2022

SUBJECT: Resolution 2022-13 Approving the Thompson River Ranch Filing 15 Final Subdivision Plat

ACTION PROPOSED: Approve Resolution 2022-13 Approving the Thompson River Ranch Filing No. 15 Final Plat

ATTACHMENTS:

1. Resolution 2022-13
2. Vicinity Map
3. Final Plat
4. PZC Staff Report
5. Traffic Report Summary

PRESENTED BY: Justin Currie, Planner II

AGENDA ITEM DESCRIPTION:

The Applicant, Clayton Properties Group, Inc., is requesting final subdivision of 29.33 acres of land located between High Plains Blvd (Larimer CR 3) and the approved Thompson River Ranch Filing 12 to the west, with River Ranch Parkway to the North and the Hillsborough Ditch to the south. (Attachment 2) The parcel is zoned PUD-MU and subject to the approved PUD guidelines. This subdivision does include any floodplain areas.

The proposed subdivision plat (Attachment 3) includes 166 lots for single family attached/detached homes, including 38 traditional lots and 128 of Oakwood's "Carriage Homes," situated on common motor courts. Lots will range from 4,950-6,861 for the traditional lots, and 3,043-6,506 for the carriage lots, similar to those in the previous Filing 12 areas. This filing includes a small (34,897 SF) pocket park, a new southern 10' trail, and other trail connections and open space surrounding the site, in addition to the extensive trails and open space amenities available and connected throughout the Thompson River Ranch neighborhood. This filing contains approximately eight (8) acres of open areas and park.

The Community That Cares

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This proposed subdivision plat is in substantial compliance with the previously-approved Preliminary Plat, as well as Town and PUD design standards and specifications.

The Planning & Zoning Commission held a public hearing on March 23, 2022; no public comments or concerns were forthcoming. The Commission voted unanimously to recommend approval of the Final Subdivison 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 2022-13 (Attachment 1).

The resolution presented has some standard conditions, one being execution of a development agreement. Staff is still in negotiation on this agreement and will present it to Council as soon as possible for consideration. The plat would not be recorded until such time as that agreement is approved and fully executed.

LEGAL ADVICE:

Resolution was prepared by the Town Attorney.

FINANCIAL ADVICE:

NA

RECOMMENDED ACTION:

Approve Resolution 2022-13 Approving Thompson River Ranch Filing No. 15 Final Plat with conditions as stated within the resolution.

SUGGESTED MOTIONS:

For Approval

Based on findings and analysis presented at this hearing, I move to approve Resolution 2022-13 Approving Thompson River Ranch Filing No. 15 Final Plat with conditions as stated within that resolution.

For Denial

Based on information presented in this hearing, I move to deny Resolution 2022-13.

Reviewed and Approved for Presentation,


Town Manager