



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 15
PROJECT NO:	SUB20-0014
DESCRIPTION:	Proposed 166 lot subdivision within the overall Thompson River Ranch P.U.D. development
LOCATION:	Southeast corner of High Plains Blvd. and River Ranch Parkway
APPLICANT:	Clayton Properties Group II, Inc.
STAFF:	Justin Currie, Planner II
HEARING DATE:	March 23, 2022

ATTACHMENTS

1. Vicinity Map
2. Final Plat
3. Final Development Plan

PROJECT SUMMARY

The Applicant, Clayton Properties Group, Inc. is requesting Final Development Plan and Final Subdivision Plat approval of a 166-lot subdivision for dwellings, of which 38 are being platted for traditional single-family detached homes, and 128 for Oakwood's "Carriage Homes" product.

This subdivision encompasses 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 1*). The subject property has been historically used for agricultural purposes, but has been included in all prior development plans for Thompson River Ranch; and is wholly-owned by the Applicant.

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Filing 15 includes the construction of several local streets that extend existing streets from Filing 12, and provides one permanent access connection to High Plains Blvd. The frontage along High Plains Blvd. is a 60'-wide landscaped area in common ownership. 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.

This proposed subdivision would create 166 lots (38 single-family detached homes and 128 carriage homes (*Attachment 3*) These lots comprise 50.76% of the property, and range from 4,950 to 6,861 SF for the single-family residential lots and 3,043 to 6,506 SF for the carriage lots. The carriage lots are being developed with shared accesses and a standard "four pack" (four units to one main drive) configuration for these lots. The carriage lot front yards and tree lawns will be maintained by Metro District #3. The development plan notes that each home has a 2-car garage, and in the carriage home areas, an additional 118 on-street parking spaces on adjacent streets; traditional homes also include a 2-car capacity driveway. The Johnstown Municipal Code does not require "guest" parking spaces, but this concern has been voiced in the past related to this type of residential unit.

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.

ZONING: PUD-MU- Thompson River Ranch PUD

ADJACENT ZONING & LAND USE:

North PUD-MU – Thompson River Ranch PUD
East PUD-MU – Low Point Wastewater Treatment Plant & Town property.
South Larimer Co RR2 – Rural Residential and "ranchette" use
West PUD-MU – Thompson River Ranch

PROPERTY LAND USE HISTORY

The subject property was annexed into Town as part of the WRFG annexation in 2000 by Ordinance #2000-639; PUD-MU zoning was granted by Ordinance #2000-646. A Preliminary Plat and Development Plan, along with design guidelines, were approved on March 7, 2005, by Resolution #2005-08. Filings 1-7 and 9-12 have already been approved at various times since approval of the preliminary plat, and are at various stages of development.

PUBLIC NOTICE

Notice for the Planning & Zoning Commission hearing was published in the Johnstown Breeze, on Thursday, March 3, 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

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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.

STAFF ANALYSIS

The proposed Final Development Plan and Subdivision Plat substantially comply with town code and regulations; aligns with the Johnstown Area Comprehensive Plan as an area of Medium Density/Intensity; and meet the development standards of the Thompson River Ranch PUD preliminary plat, their design guidelines.

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 subdivision of the Thompson River Ranch, Filing 15 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 Town's codes, regulations, and requirements.
3. The proposed subdivision will allow a more flexible approach to development of the large acreage, while meeting the needs of the community as it develops; and is compatible with adjacent development.

Recommended Motion to Approve

Based on the application received, associated submittal materials, and the analysis and presentations at this hearing, the Planning & Zoning Commission finds that the request for the Final Development Plan and Final Subdivision Plat for the Thompson River Ranch, Filing 15 furthers the *Johnstown Area Comprehensive Plan* goals, and is in substantial compliance with all applicable Town standards and regulations, and therefore moves to recommend to the Town Council Approval of the Final Development Plan and Final Subdivision Plat for the Thompson River Ranch, Filing 15 based upon the findings as stated above.

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Alternative Motions:

Motion to Recommend Approval with Conditions

Based on the application received, associated submittal materials, and the analysis and presentations at this hearing, the Planning & Zoning Commission finds that the request for the Final Development Plan and Final Subdivision Plat for the Thompson River Ranch, Filing 15 furthers the *Johnstown Area Comprehensive Plan* goals, and is in substantial compliance with all applicable Town standards and regulations, and therefore moves to recommend to the Town Council Approval of the Final Development Plan and Final Subdivision Plat for the Thompson River Ranch, Filing 15 based upon the findings as stated above, with the following conditions:

1. .

Motion to Recommend Denial

- Motion to Deny: “I move that the Commission recommend to the Town Council Denial of the Thompson River Ranch, Filing 15 Subdivision final plat and development plan based upon the following findings...”

Planner:



Justin Currie, Planner II