



Town of Johnstown

PLANNING & ZONING COMMISSION STAFF ANALYSIS REPORT

ITEM:	Public Hearing and Consideration for the Thompson Ridge Estates Outline Development Plan (ODP)
DESCRIPTION:	Proposed ODP for a large lot Subdivision on approximately 20 acres.
LOCATION:	South of the Thompson Crossing II subdivision, west of County Rd. 3/High Plains Blvd.
APPLICANT:	Mike Campana, R&M Holdings LLC
STAFF:	Justin Currie, Planner II
HEARING DATE:	February 16, 2022

EXECUTIVE SUMMARY

The Applicant is requesting consideration of an Outline Development Plan encompassing 20.01 acres to establish the zoning and design standards and guidelines for a proposed large acreage lot residential community.

ATTACHMENTS

1. Vicinity Map
2. Outline Development Plan
3. Neighborhood Meeting Summary – Oct 2021
4. Exhibit - Thompson River Ranch 2005 Preliminary Plat sheet
5. Public Comment

PROCESS NOTES

An ODP is a high-level “master planning” document that provides guidance on land uses, some development standards if they deviate from typical town codes or regulations, and ensure overall feasibility of the proposed intensity and density of a development with a review of an initial traffic report, a master drainage plan, overall circulation plans, understanding of property encumbrances - all of which require further detail be forthcoming as future development plans are known and reviewed/approved by the Town.

This project will need additional review and hearings to review proposed subdivisions, roadway and utility designs, drainage and stormwater design, architecture and landscape design, and other development details.

The Community That Cares

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

PROJECT SUMMARY

The project proposes a maximum of five (5) single family lots with a minimum lot size of 1 acre and each dwelling shall be custom and have a variety of front elevations. To maintain the vision of a unique neighborhood, the same house shall not be duplicated within Thompson Ridge Estates. Each house shall have at least 5 characteristics which clearly and obviously distinguish it from the other houses, including: different floor plans, exterior materials, roof lines, garage placement, and placement of the footprint on the lot and/or building face. All homes will be limited to 2-stories with a maximum building height of 30 feet along with a minimum front building setback of 30 feet, a 25 foot side setback, and a 20 foot rear setback. Lots are also limited to a maximum of 4000 SF each for high water usage turf-type irrigated areas, with low water use on the remainder of the landscaped areas (i.e., mulched beds, xeric, drip irrigated). Fence would be limited to 4-foot tall, 3-wood-rail open fencing.

Due to the existing wetland on site and its proximity to the Big Thompson River to the south an Ecological Characterization Report was submitted and recommended that there be a 50 foot buffer from the existing wetland and a 100 foot buffer from the Big Thompson River which the applicant has included with the ODP.

A minimum of 30% of the gross project site (6 acres) is required to be open space and the proposed ODP is providing 7.05 acres (35.2%) along with a 2 acre (10%) park to be dedicated to the Town with the location being determined during the subdivision platting review process.

The proposed main access into the development will come from an existing platted access easement from Watercress Dr., through the existing Thompson Crossing II residential subdivision located north of the project. Sewer and water mains were originally extended with the development of the adjoining neighborhoods.

An "Illustrative Master Plan" is included on Sheet 5 of the ODP to provide an idea of how development on this site could occur. This ODP does not subdivide this property, or require development to look exactly like this. Final development details and configuration is proposed with future subdivision and development plans, and permit applications, to be reviewed by the Town at a future date. The subdivision will be subject to public hearings and review by the Planning & Zoning Commission and Town Council.

Zoning: PUD-MU (Mixed Use).

ADJACENT ZONING & LAND USE

North	PUD-R –Thompson Crossing II Single Family neighborhood
East	RR2 – Larimer County Rural Residential, Vacant land
South	PUD-MU– Big Thompson River and Thompson River Ranch Residential Single Family neighborhood
West	PUD-MU–Thompson Crossing Single Family neighborhood

PROPERTY LAND USE HISTORY

This property has historically been open space/undeveloped land, in Larimer County.

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The property was annexed as the WRFG Annexation, Ordinance 2000-639, and initial zoning, PUD-MU, under Ordinance 2000-646. While the subject property was included in the original early-2000s PUD plans for the Thompson River Ranch development area, this land was held by the original owners and never transferred/sold to Oakwood or the Thompson River Ranch Metro District, so it has remained privately owned. It was recently sold to the Applicant. Based on approved PUD plans that, at one time, erroneously showed this parcel within its bounds, a large portion of the property was intended as open space due to its proximity to the Big Thompson River, and the northern portion established a future developable area of approximately 4.5 acres. This is based on a 2005 preliminary plat that was approved by the Town, and still considered valid today, based upon the continued development of the Thompson River Ranch neighborhood. See Attachment 4.

PUBLIC NOTICE & COMMENT

A neighborhood meeting was held via Zoom (remote) on Thursday, October 14, 2021, and notifications were sent to property owners within 500 feet of the project. The meeting was attended by the applicant and their consultants, the prior planner assigned to the project, Kristin Cote, and adjacent residents. Neighborhood concerns have been expressed throughout this project, largely related to impact on existing wetland, impact on views due to proposed maximum building heights (30 feet), and access for construction from the existing Thompson Crossing subdivision through Watercress Dr. Staff has provided submittal documents to the neighborhood association and interested parties, upon request, with each submittal.

Notice for the Planning & Zoning Commission hearing was published in the Johnstown Breeze, on Thursday, January 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. One public comment has been received by Staff as of the date of publication of this report and has been included with this staff report.

SUBMITTALS AND REFFERALS

Based upon the changes proposed, this ODP submittal included the proposed ODP plan set, as well as the updated design guidelines, and master engineering (i.e., grading, drainage, utility) and traffic studies that help the Town assess the feasibility of the intensity and density proposed within the project. These supplemental pieces are not “approved” with the ODP, but provide a baseline of information so the Town can better assess the impact on our services and systems. The project was referred to and reviewed by:

- Public Works Department
- Utilities Department
- FHU (Town Traffic Engineer)
- IMEG (Town Engineer)
- Loveland Fire and Rescue
- Larimer County
- Thompson R2-J School District
- LTWD
- Thompson Crossing Metro District

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- Northern Colorado water Conservancy District

STAFF ANALYSIS

This ODP sets forth some basic development standards regarding setbacks, building heights, and lot sizes. More detailed design guidelines will be completed with the subdivision and development plan process.

The Comprehensive Plan Future Land Use Plan calls for a Medium Density/Intensity land use type in this area, north of the floodplain and river. The proposed ODP calls for a maximum density of 0.28 DU/Acre and Staff feels this is an appropriate intensity due to the sensitive nature of the project location with the Big Thompson River and floodplain to the south and an existing residential neighborhood to the north. The proposal of large lot, executive-style homes is complementary and compatible with the adjacent, existing Thompson Crossing neighborhoods and homes.

Staff estimates the current northern property line to be 55-60 feet from the nearest home to the north (per currently-available aerial maps). To the west, the closest existing home is approximately 45 to 48-feet from the property line. These distances in addition to the 20-30' minimum setbacks proposed would bring that distance to a 65 to 75-feet between existing homes and the proposed building envelope. For reference current SF-1 zoning requires only 20-foot setbacks from streets, and 5-foot setbacks from internal property lines.

There are existing water line connections north and west of the project site and the applicant proposes to connect to the existing water line to the north in the Thompson Crossing II subdivision. There is an existing sewer line that runs through the middle of the project from the southwest corner up to the project boundary to the north and into the Thompson Crossing II subdivision, the applicant proposes to connect to this existing sewer line. The access to the homes will be a privately-maintained access drive and has been approved, in concept, by Loveland Fire (LFRA) based on the limited number of homes.

Staff believes this subdivision will promote the Town's goals of efficient development patterns and adding to the variety of housing type and lot sizes.

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 Outline Development Plan of the Thompson Ridge Estates P.U.D. be approved based upon the following findings:

1. The proposed ODP amendment is in alignment with the current Johnstown Area Comprehensive Plan and its Future Land Use Plan.
2. The proposed ODP appears serviceable by Town systems, services, and utilities, with required improvements that will be reflected in future development and construction plans.

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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 Outline Development Plan for the Thompson Ridge Estates P.U.D. 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 Thompson Ridge Estates ODP based upon the following findings...”

Planner:



Justin Currie, Planner II

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NEIGHBORHOOD MEETING – THOMPSON RIDGE ESTATES ODP

Thursday, October 14, 2021 – 6:30 PM

Present: Shelley Lamastra – Russel Mills Studios
Colton Beck – United Civil Design Group
Mike Campana – Bellissimo Inc.
Valeria & Phil Schuman
Arlen & Yvonne Wittrock
Daniel Martin
LP (?)
Jeff (?)
Kristin Cote – Planner – Town of Johnstown

Meeting begins at 6:30 PM with a brief PowerPoint presentation by Kristin Cote.

Shelley Lamastra presents proposed plan for the site which addresses:

- The access easement from Watercress Drive;
- Preble Jumping mouse (closest habitat 15 miles from site);
- 50' wetlands buffer; and
- 100' riparian buffer.

Concerns stated by citizens:

- Access road through Watercress being utilized for both construction and access;
- Height of houses (proposed max 30');
- Timeframe for construction;
- Large wetland on proposed lot 5 and the steep grade of such;
- Potential for damages to the wetland; and
- Impact and destruction to the view.

Meeting concluded at 7:15 PM

(See attached comments received prior to the meeting via email)

**Arlen & Yvonne Wittrock
4200 Angelica Place
Johnstown, CO 80534**

October 8, 2021

Kristin Cote, Planner

Cc: Kim Meyer

City of Johnstown

450 S. Parish Ave.

Johnstown, CO 80534

RE: Thompson Ridge Estates Outline Development Plan

Dear Ms. Cote:

We are writing this letter to express our concerns, comments, and questions regarding the proposed Thompson Ridge Estates development as it has currently been presented. Our specific comments are:

1. We believe the project as it is currently being proposed will be detrimental to the environment and to the wildlife and aviary corridor along the adjacent Big Thompson River.
2. We object to the long circuitous driveway for proposed Lot 5 which goes through the wetland (which is a water inlet for the Big Thompson River). We find this to be environmentally unacceptable. Would the developer or the lot buyer be required to install a very expensive bridge over the top of this wetland / stream / water inlet? This does not sound reasonable or feasible and, again, would be detrimental to the environment.
3. We would also point out that the proposed driveway for Lot 5 would have an incredibly steep grade going down the hill into the wetland and then up again on the other side.

4. The project description as submitted states, quote:

“The site is bordered by undeveloped land to the east, **wetlands to the west**, The Big Thompson River to the south, and a residential development (Thompson Crossing II) to the north.”

This statement is factually incorrect. To the west is the Thompson Crossing I development complete with many nice homes. Our home is one of them. Our home is not a wetland and it does not sit on a wetland.

5. As an alternative to the project as drafted, I suggest the developer consider developing smaller lots (0.5 to 1.0 acre in size versus the proposed 1.25-to-3.54-acre sizes) and develop those lots near the project access road entrance point. This would keep the homes and developed property further from the Big Thompson River and would preserve and protect the wetlands. In doing so, the developer could (potentially) develop more than the proposed five lots.

Thank you for your consideration of these points.

Sincerely,

Arlen & Yvonne Wittrock

4200 Angelica Place

From: AMBER M DELGROSSO <amberdelgrosso@comcast.net>
Sent: Thursday, October 7, 2021 9:26 PM
To: planning <planning@JohnstownCO.gov>
Subject: Thompson Ridge Estates

Concerns about the development plan for Thompson Ridge Estates

To Whom it may concern:

We built and live in the home at 4136 Watercress Drive. Based on the maps we have seen mailed to our house, it looks like the planned development will be built directly behind our house. If the houses are built on the north side of the river, they will be built directly behind us. It's tough to tell from the small, blurry maps we have received exactly what the plans are for where the homes are planned to be built at.

When we chose and purchased this lot to build on, we asked the question of our builder if there would be any other houses built behind us. They checked into it and were told, NO, the land behind our home was designated farmland/open space. We specifically chose this lot for the privacy it provides, and the beautiful unobstructed mountain views. We also paid a large premium for this lot due to these items.

We understand that now someone has purchased that property with intent to build homes. A person should be allowed to do what they want on their own property; but not when it destroys the property value of the homeowners around them. Not only will we lose all semblance of privacy behind our home- a road would have to be build behind our house to support the new homes, but putting houses behind ours would completely ruin the open views of the mountains, which will cost us at least \$100,000-\$200,000 in equity in our home. Is there a plan to reimburse us for the lost equity?

We love this community, and we love living here! But we are extremely angry and frustrated that the equity in our home is being destroyed, so that someone else can add equity to theirs.

Respectfully,

Amber & Brian DelGrosso

Amber DelGrosso-Owner
AnBranLey Pizza Inc.&
BAD Zs Pizza LLC
dba Domino's Pizza
970-290-4301

From: Josh Lyon <joshlyon1984@gmail.com>
Sent: Wednesday, October 6, 2021 4:58 PM
To: planning <planning@JohnstownCO.gov>
Subject: TRE

Good evening,

I just received a letter about the Thompson Ridge Estates.

So I just moved into my home in April and the only reason I bought it was due to the views and privacy.

Now the city of Johnstown will be putting homes directly behind us and completely blocking our views. SO we will no longer have privacy which will in turn have a sharp decrease in my home value and my family and I will move.

What Can I do to block this from happening?

Thanks

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