



# Town of Johnstown

## TOWN COUNCIL AGENDA COMMUNICATIONS

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<b>AGENDA DATE:</b>	March 07, 2022
<b>SUBJECT:</b>	Ordinance 2022-227 Approving the P.U.D. Outline Development Plan for Thompson Ridge Estates
<b>ACTION PROPOSED:</b>	Hold Public Hearing and Consider Ordinance 2022-227 Approving the P.U.D. Outline Development Plan for Thompson Ridge Estates, on First Reading
<b>ATTACHMENTS:</b>	<ol style="list-style-type: none"><li>1. Vicinity Map</li><li>2. Ordinance 2022-227</li><li>3. Thompson Ridge Estates ODP</li><li>4. PZC Staff Report (10/27/21)</li><li>5. Exhibit – Thompson River Ranch 2005 Preliminary Plat sheet</li><li>6. Public Comment Letters</li></ol>
<b>PRESENTED BY:</b>	Justin Currie, Planner II

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### AGENDA ITEM DESCRIPTION:

The applicant, R&M Holdings LLC., is requesting approval of the Thompson Ridge Estates Outline Development Plan (ODP) for approximately 20 acres of land located south of the Thompson Crossing II residential subdivision and north of the Thompson River Ranch residential subdivision. The intent of this ODP amendment is to establish the zoning and design standards and guidelines for a proposed large acreage lot residential community.

The Planning & Zoning Commission held a public hearing on February 16, 2022. Public input was provided, with several comments centered around concern for loss of views and property values to surrounding homes along with concern for the potential of a new road/driveway through the existing wetland located on the property. Staff informed neighbors that additional design details will be forthcoming as full engineering drawings for those areas are discussed and developed and that review and approval of an ODP does not subdivide land or allow the applicant to develop as they have shown on their conceptual layout and design plan.

The Commission voted to recommend Approval with Conditions of the Thompson Ridge Estates P.U.D. Outline Development Plan to the Town Council, based upon the findings that are contained in the attached staff report (Attachment 4) and reiterated in substance in the proposed ordinance (Attachment 2).

*The Community That Cares*

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**LEGAL ADVICE:**

The Town Attorney drafted the Ordinance.

**FINANCIAL ADVICE:**

NA

**RECOMMENDED ACTION:**

Approve Ordinance 2022-227 Approving the P.U.D. Outline Development Plan for Thompson Ridge Estates, on First Reading.

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**SUGGESTED MOTIONS:**

**For Approval:** Based on findings and analysis presented at this hearing, I move to approve Ordinance 2022-227 Approving the P.U.D. Outline Development Plan for Thompson Ridge Estates, on first reading.

**For Approval with Conditions:** Based on findings and analysis presented at this hearing, I move to approve Ordinance 2022-227 Approving the P.U.D. Outline Development Plan for Thompson Ridge Estates, with the following conditions, to be revised and updated prior to the Second Reading of the Ordinance, to include:

a.

**For Denial:** Based on information presented in this hearing, I move to deny Ordinance 2022-227 as presented.

*Reviewed and Approved for Presentation,*



Town Manager

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