



Town of Johnstown

PLANNING & ZONING COMMISSION STAFF ANALYSIS REPORT

ITEM:	Public Hearing and Consideration for the Thompson Ridge Estates Preliminary/Final Plat and Development Plan (SUB22-0009)
DESCRIPTION:	Proposed four lot subdivision on approximately 20 acres.
LOCATION:	South of the Thompson Crossing II subdivision, west of Larimer County Rd. 3/High Plains Blvd.
APPLICANT:	Mike Campana, R&M Holdings LLC
STAFF:	Justin Currie, Planner II
HEARING DATE:	October 12, 2022

ATTACHMENTS

1. Vicinity Map
2. Final Plat
3. Final Development Plan
4. Thompson River Ranch 2005 Preliminary Plat
5. Public Comment

PROJECT SUMMARY

The Applicant, R&M Holdings LLC, is requesting consideration of a combined Preliminary/Final Subdivision Plat and Development Plan encompassing 20.01 acres. The proposed plat and development plan include 4 single-family detached lots, ranging in size from 1.25 acres to 5.82 acres, and over 9 acres of open space. Also included is the required dedication of a 2 acre park that will be alternatively fulfilled with a cash in lieu payment determined by the Public Works department.

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). Fencing would be limited to 4-foot tall, 3-wood-rail open fencing.

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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 FDP. An initial 5th lot was removed from the final plans and plat to better protect this area.

A minimum of 30% of the gross project site (6 acres) is required to be open space and the proposed development would provide 9.09 acres (45.3%).

The proposed main access into the development would 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 and a short water main with a hydrant and sewer main with a new manhole would be extended into the site to provide service to the proposed residential lots.

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 undeveloped land.

The property was annexed as the WRFG Annexation, Ordinance 2000-639, and zoned, PUD-MU, under Ordinance 2000-646. While the subject property was included in the original early-2000s PUD concept and preliminary plans for the Thompson River Ranch development area, this land was held by the original owners and never transferred/sold to those Developers 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

Notice for the Planning & Zoning Commission hearing was published in the Johnstown Breeze, on Thursday, September 22, 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.

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STAFF ANALYSIS

The proposed Preliminary/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 the adjacent to this river corridor; and meets the development standards of the Town as well as Thompson River Ranch PUD design guidelines to be compatible with surrounding development.

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 to Town Council that the requested Thompson Ridge Estates Preliminary/Final Subdivision Plat and Development Plan be approved based upon the following findings:

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

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 Thompson Ridge Estates Preliminary/Final Subdivision Plat and Development Plan further the *Johnstown Area Comprehensive Plan* goals, and is compatible with the surrounding areas, and meet 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 Preliminary/Final Subdivision Plat and Development Plan based upon the following findings..."

Planner:



Justin Currie, Planner II

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