



Town of Johnstown

PLANNING & ZONING COMMISSION AGENDA MEMORANDUM

ITEM:	SUB20-0007 Thompson River Ranch Subdivision Filing No. 12- Final Subdivision
DESCRIPTION:	Subdivision of 57.062 acres, to include 164 single-family lots
LOCATION:	North of the Hillsborough ditch, along High Plains Blvd. (LCR 3) and south of River Ranch Pkwy.
APPLICANT:	Clayton Properties Group II, Inc.
STAFF:	Kristin Cote, Planner I
HEARING DATE:	June 9, 2021

EXECUTIVE SUMMARY

The Applicant is requesting approval of 164 lots for single family homes on 57.062 acres as a continuation of development and build-out of the Thompson River Ranch neighborhood.

ATTACHMENTS

- A Vicinity Map
- B Application Materials & Final Plat
- C 2017 Preliminary Plat exhibit for Thompson River Ranch

PROPERTY INFORMATION

The applicant, Clayton Properties Group, Inc. is requesting final subdivision plat approval of a 164 lot subdivision for dwellings, of which 70 are being platted for traditional single-family detached homes and 94 for Oakwood's "Carriage Homes" product. This subdivision encompasses 57.062 acres of land located between High Plains Blvd (Larimer CR 3) to the East, Thompson River Ranch Filing 11 (school site) to the West, River Ranch Parkway to the North and the Hillsborough Irrigation Ditch to the south. (*Attachment A*). The subject property has been historically used for agricultural purposes, but included in all prior development plans for Thompson River Ranch; and is wholly-owned by the Applicant. "Filing 12" is a replat of Tract A that was included with the recent platting for Thompson River Ranch Subdivision Filing No. 8 which was recorded as instrument number 20210038855 on April 16, 2021.

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This subject property is currently zoned PUD-MU, and subject to the Thompson River Ranch PUD design guidelines. Contiguous property to this acreage is all located within the Town limits. All adjacent properties to this land are zoned PUD-MU and are part of the overall Thompson River Ranch development, and are either developed, open space tracts, or land for future filings.

Immediately west of this property is the future site of the Riverview PK-8 grade school which is currently under construction. South of this site is the Hillsborough Ditch.

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 9-11 have already been approved at various times since approval of the preliminary plat, and are at various stages of development.

NOTICE

Notice was published in the local paper of widest circulation, the Johnstown Breeze, on May 13, 2021. 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 property owners in the 500-ft vicinity. No community meeting was held, as Thompson River Ranch has been an ongoing development for over a decade, with well-established development plans.

PROJECT OVERVIEW

This proposed subdivision would create 164 lots (70 single-family detached homes and 94 carriage homes - *Attachment B*) These lots comprise 16.842 acres (29.51%) of the property, and range from 4,950 to 9,975 SF for the single-family residential lots and 3,098 to 4,102 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. A single tract, Tract A, is being platted with this subdivision for future filings of Thompson River Ranch. Tract A is 29.337 acres (51.41%). Five lots for common open space will be created as part of this plat, constituting a total of 5.037 acres (8.83%) of open space, stormwater detention areas, pedestrian access and landscaping. The lots contained within this filing will count towards the 500-unit threshold outlined in prior development agreements, at which point Oakwood Homes must have completed the community center building and park, which is currently under review.

This proposal includes the construction of seven (7) local streets, totaling 5.846 acres (10.25%) of the overall land for this subdivision. These roads will be dedicated to the Town as public rights-of-way with this plat. Filing 12 has one point of access onto River Ranch Parkway and four roads that

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will connect to future filings to the east and south. The subject parcel is located fully outside the floodplain.

The design of streets, utilities, and stormwater has been reviewed by engineering and public works staff and found to be in compliance with the codes, standards and specifications of the Town. An updated 2021 Traffic Impact Study (TIS) was submitted with this subdivision for the remainder of the build-out of Thompson River Ranch and recommends several improvements. Current paving and improvements to High Plains Boulevard are being constructed by the Applicant to satisfy prior development agreement obligations.

Along those areas of the subdivision where single-family lots will abut out lots or open space, split rail fencing is to be built as shown in the administratively-approved Final Development Plan (FDP). Said fence will feature masonry pilasters every 100' maximum. In areas where lots abut other lots or other filings, no fencing will be built as part of the FDP. Fencing in these situations may be built by individual lot owners in accordance with Town standards and Thompson River Ranch design guidelines.

This filing does not create any new parks. However, this filing does create an additional 3.64 acres of open space and includes the addition to the existing network of trails that serves the Thompson River Ranch Development area. The 10' trail, stretching from the future school site south of and adjacent to River Ranch Parkway to the eastern boundary of this filing, is being constructed as part of this filing. This trail connects to the 5' sidewalks which will be constructed throughout the subdivision. Johnstown Municipal Code Sec 17-51 requires dedication of a minimum of 10% of the gross land area to the Town as park land, 5.7062 acres for this development. In this case, where a residential Metro District (a quasi-governmental special district) is anticipated to own and maintain these open spaces, per Section V.A.2 of the approved Service Plan, and therefore ensure adjacent residents and those of future developments can interconnect and enjoy the trail network and open spaces, the Town waives the requirement of specific public dedication.

Final development plans for Thompson River Ranch Filing No. 12 have been approved at the administrative level, per the process in the PUD guidelines.

Comprehensive Plan Goals

Goal CF 1 – New development achieves the community's goals and is consistent with the Town's vision.

Fair share of the cost of growth: The proposed subdivision contributes housing units towards benchmarks for determining when the developer will make improvements to Larimer County Rd. 3/High Plains Blvd.

Goal CF 3 – An enhanced character of developments and overall image.

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Pedestrian-friendly environments: The proposed subdivision contributes well beyond the minimum number of trees and plants while expanding the overall trails plan of Thompson River Ranch, providing walkable areas and access to natural spaces.

Goal NH 1 – A diversity of housing types to support the housing needs of a diverse population.

Location and proximity: The proposed subdivision is within walking/biking distance, or a short drive, to the village center and gateway area 2534 and the employment center at Iron Horse.

Goal PG 1 – Maintain and implement a parks, recreation, open space, and trails plan.

Trail system: The proposed subdivision implements trails that connect to the greater trail system within Thompson River Ranch, including the Big Thompson River Trail.

Staff Analysis

Overall, the Subdivision Plat is in keeping with the preliminary plat (*Attachment C*) and performance standards of Thompson River Ranch, as well as public improvements standards and specs, and the municipal code. The submitted plans have gone through rigorous review by Staff and our ancillary reviewers. The plans were referred out to: Public Works, LFRA (fire), IMEG (town engineers), Helton & Williamsen (water engineers), FHU (traffic engineers), and Larimer County.

The updated Traffic Impact Study that incorporates the remaining filings for the development recommends additional improvements to High Plains Boulevard / LCR 3, noting the paving threshold for county roads at 400 vehicles per day. For this and future filings, the Developer will be required to pave the section of unpaved road to the north of the Thompson River Ranch development, to the road's current terminus of paving just north of Larimer CR 20C, to county standards. This requirement will be included in a development agreement presented to Council. No additional lanes appear to be needed in the near term for High Plains Boulevard, to accommodate this development but there is a known impact to the future signalized intersection at Freedom Pkwy (CR 18) for which a pro rata share of that signal, once triggered, will be requested of the Metropolitan District based on traffic volumes and those noted in the most current traffic study.

Additionally, homes in this proposed subdivision will count towards the 500-certificate of occupancy mark for construction of the Thompson River Ranch community center and park. Construction of this amenity will greatly benefit the entire Thompson River Ranch community.

Staff Concerns

Staff has no remaining concerns with this proposed subdivision. The applicant has worked with Town staff and ancillary reviewing agencies to ensure concerns have been addressed.

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RECOMMENDED FINDINGS AND MOTIONS

Based on the application received and the preceding analysis for the proposed Final Subdivision for Thompson River Ranch Subdivision Filing No. 12, the Planning & Zoning Commission finds:

1. The proposed subdivision substantially complies with the Johnstown Municipal Code and all applicable codes, standards, and regulations.
2. The proposed subdivision can be served by Town utilities, and the surrounding transportation network is adequate to support this level of development.
3. The proposed subdivision will advance the goals set forth in the Johnstown Area Comprehensive Plan.
4. The proposed subdivision is in substantial compliance with the Thompson River Ranch preliminary plat dated March 7, 2005, and as amended in 2017.

and therefore, moves to recommend to the Town Council approval of Thompson River Ranch Subdivision Filing No. 12 – Final Subdivision, with the following condition:

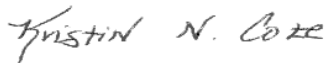
1. The Applicant execute an approved Subdivision Development and Improvement Agreement and Water and Sewer Service Agreement with the Town Council, with all obligations, special provisions, and required fees therein. Such special provisions shall include an obligation of the Developer to complete recommended transportation improvements in accordance with the accepted traffic study.

Final Alternate Motions

- A. Motion to Approve with No Conditions: “I move that the Commission recommend to Town Council approval of the Thompson River Ranch Filing 12 – Final Subdivision as presented.”
- B. Motion to Deny: “I move that the Commission recommend to the Town Council denial of the Thompson River Ranch Filing 12 – Final Subdivision based upon the following...”

Respectfully Submitted,

Planner:



Kristin Cote
Planner I

Reviewed by:



Kim Meyer
Planning & Development Director

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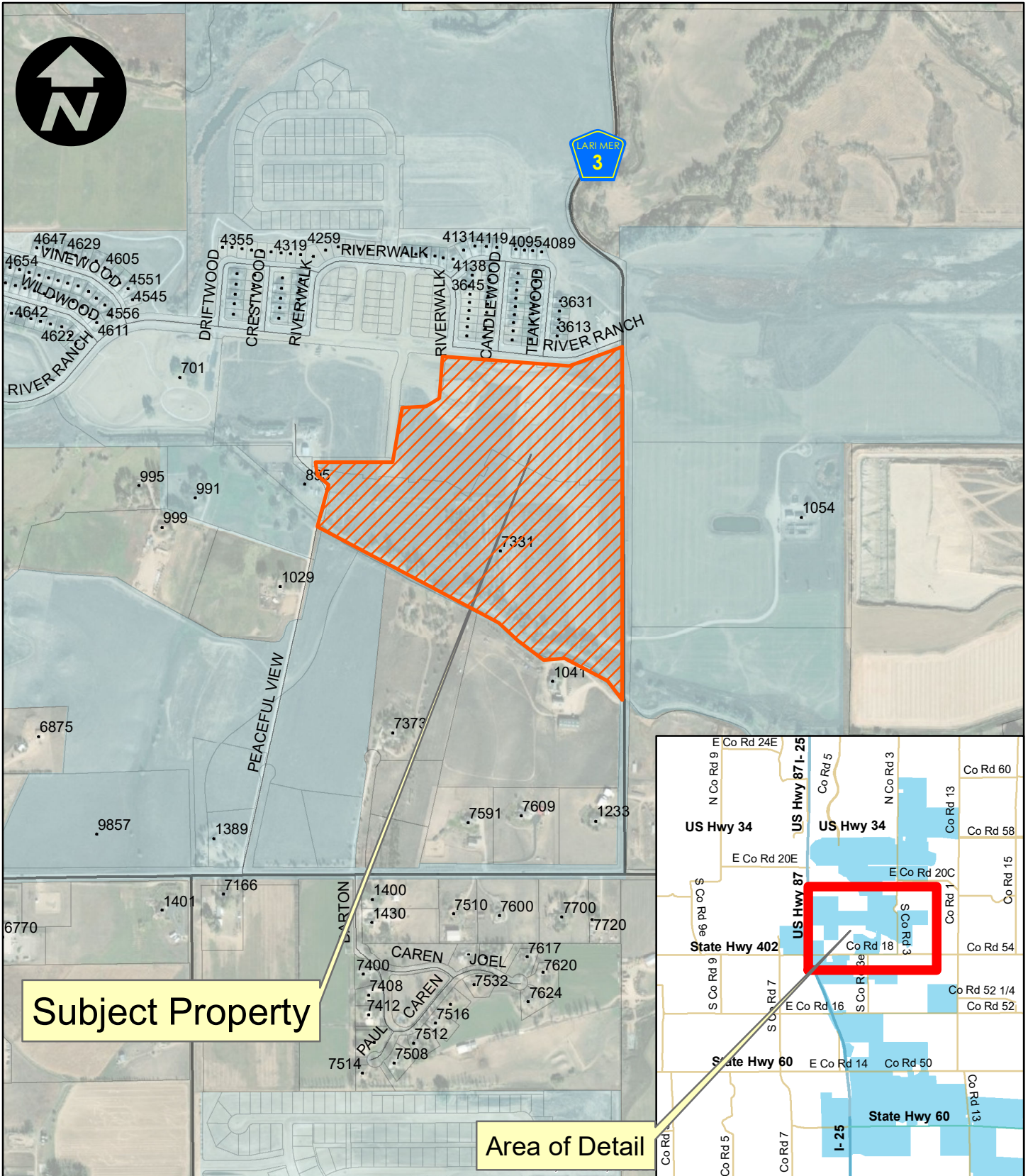
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Subject Property

Area of Detail



SUB20-0007
Thompson River Ranch 12
Part of Section 23, TN5, R68W





LAND USE APPLICATION

Project Name: Thompson River Ranch, Filing 12

Land Use Action: [] Site Development Plan [] Use by Special Review [] Annexation
Subdivision: [] Replat [] Preliminary [] Final
PUD: [] Outline/ODP [] Prel/PDP [] Final/FDP
Zoning: [] Establish Zoning (Annexation) [] Rezone

Site Address or Parcel #: 8523100001,8523000010, 8523111002

Applicant/Project Owner: Clayton Properties Group II, Inc. - Todd Bloom

Address: 4908 Tower Road Denver, CO 80249

Email: TBloom@OakwoodHomesCO.com Telephone: 303-596-6591

Consultant /Representative: LAI Design Group - Rick Haering

Address: 88 Inverness Circle East, Suite J-101 Englewood, CO 80112

Email: rhaering@laidesigngroup.com Telephone: 303-734-1777

Landowner Authorization to Proceed with Land Use Action: (Required)

The undersigned (1) affirms ownership or authorized representation thereof of the subject property, and (2) hereby authorizes the individuals or entities listed herein as "applicant" and/or "authorized representative" to represent me/us in all aspects of the land use process for the project being submitted with this application.

- [x] Please keep me informed of the status and progress of this project via email at the address below.
[] I do NOT want to be updated on this project. (To modify this request, contact Planning@TownofJohnstown.com)

Landowner(s): Clayton Properties Group II, Inc.

Email: T bloom@oakwoodhomesco.com Telephone: 303-596-6591

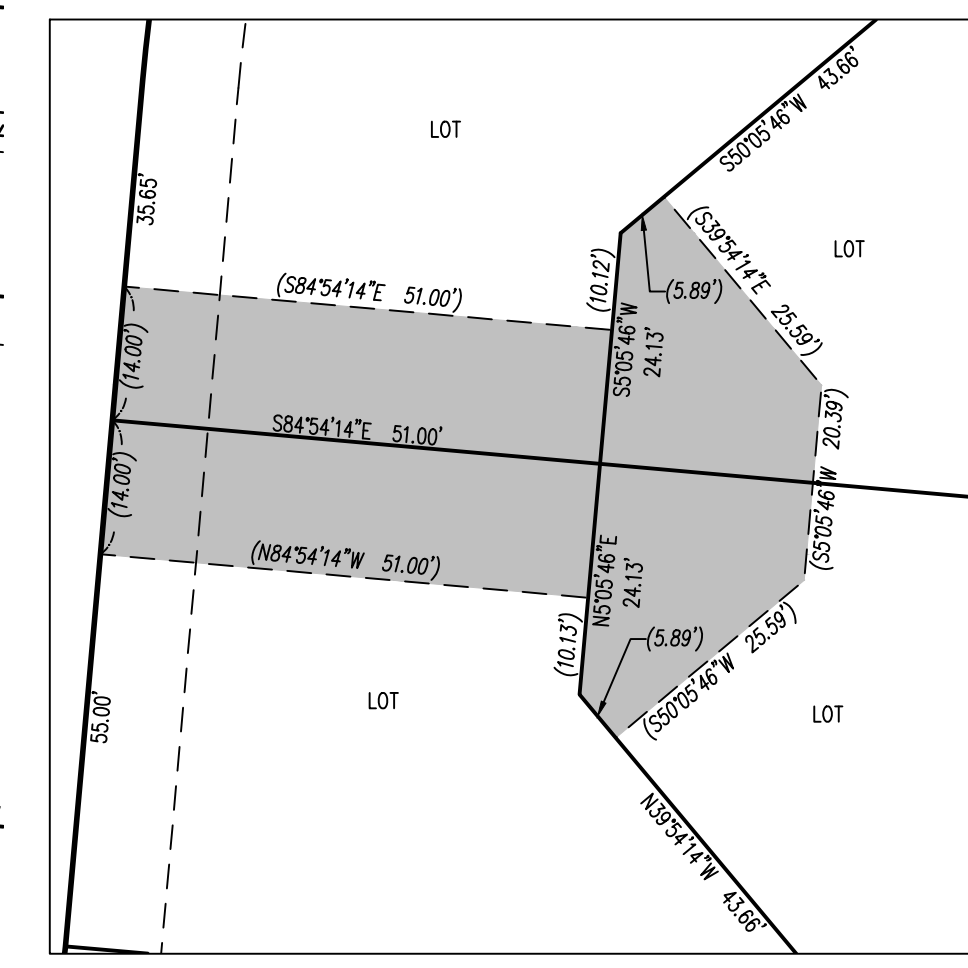
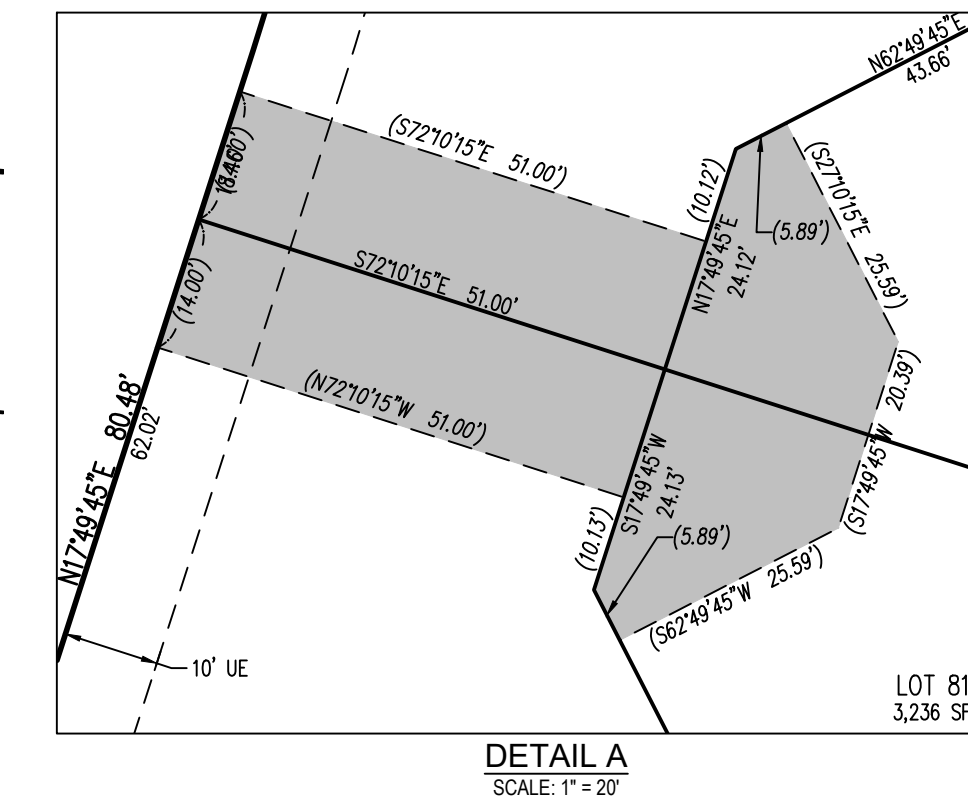
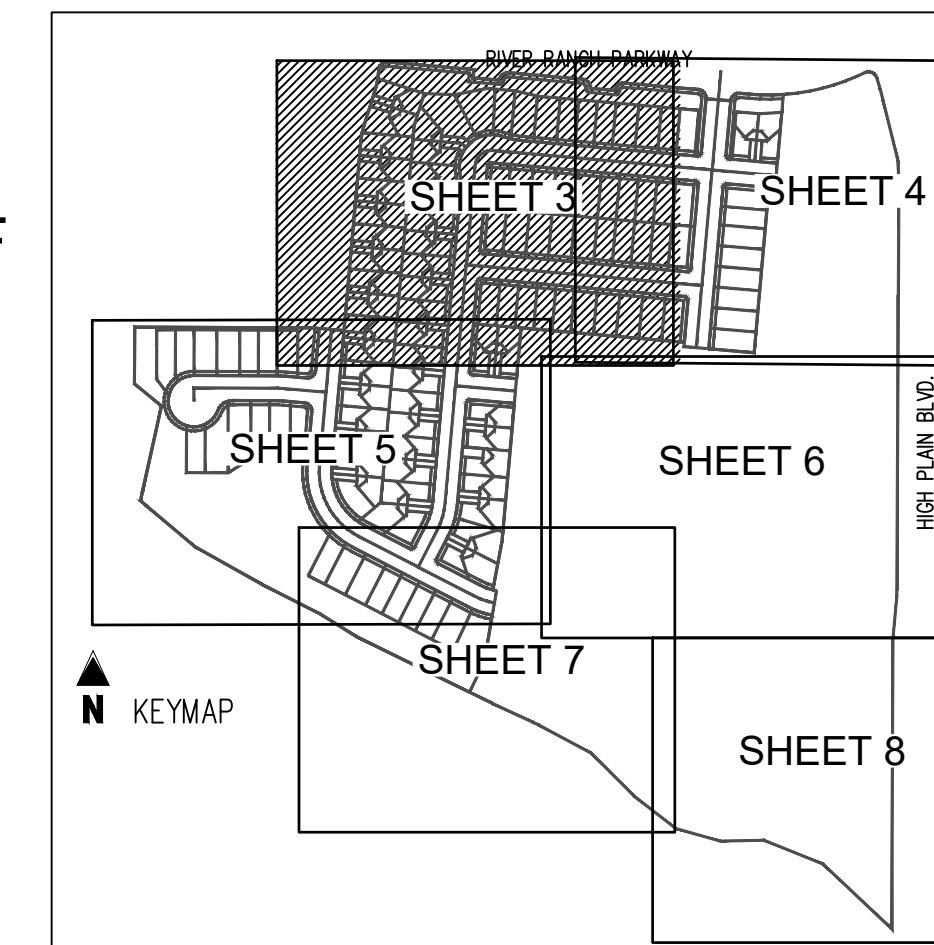
Todd Bloom

Signature of Landowner

Signature of Landowner

THOMPSON RIVER RANCH SUBDIVISION FILING NO. 12

TRACT A, THOMPSON RIVER RANCH FILING NO. 8 RECORDED AT RECEPTION NO. 20210038855 AND PART OF TRACT B, THOMPSON RIVER RANCH FILING NO. 5 RECORDED AT RECEPTION NO. 20170045194 TOGETHER WITH PART OF THE RIVER RANCH PARKWAY, ALL LOCATED IN THE EAST HALF OF SECTION 23, T. 5 N., R. 68 W. OF THE 6TH P.M., JOHNSTOWN, LARIMER COUNTY, COLORADO



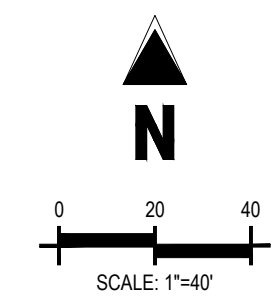
OWNER: THOMPSON SCHOOL DISTRICT R2-J
 LOT 2A, THOMPSON RIVER RANCH FILING NO. 11
 AMENDMENT NO. 1
 REC. NO. 20190081347

THOMPSON RIVER RANCH
 REC. NO. 202002372

20' AT&T EASEMENT
 BOOK 1382, PAGE 790
 FIBER OPTIC LINE
 CENTER IN EASEMENT

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- - - PLS ALIQUOT LINE
- - - EASEMENT LINE
- ◆ ALIQUOT CORNER (AS DESCRIBED)
- FOUND 24" # 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP, STAMPED PLS 37067" UNLESS OTHERWISE NOTED
- SET 24" # 5 REBAR WITH 1-1/4" PURPLE PLASTIC CAP, STAMPED PLS 37067" UNLESS OTHERWISE NOTED
- FOUND NO. 5 REBAR WITH 1-1/4" RED PLASTIC CAP, STAMPED "PLS 38038"
- FOUND NO. 4 REBAR WITH 1-1/4" YELLOW PLASTIC CAP, STAMPED "PLS 32444"
- REC. NO. RECEPTION NUMBER
- UE UTILITY EASEMENT
- ACCESS, DRAINAGE, LANDSCAPE AND UTILITY EASEMENT
- (DM) ALL EASEMENT DIMENSIONS ARE IN PARENTESIS
- RIGHT OF WAY BEING VACATED BY THIS PLAT



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 Johnstown, CO 80534
 970.800.3300
GallowayUS.com

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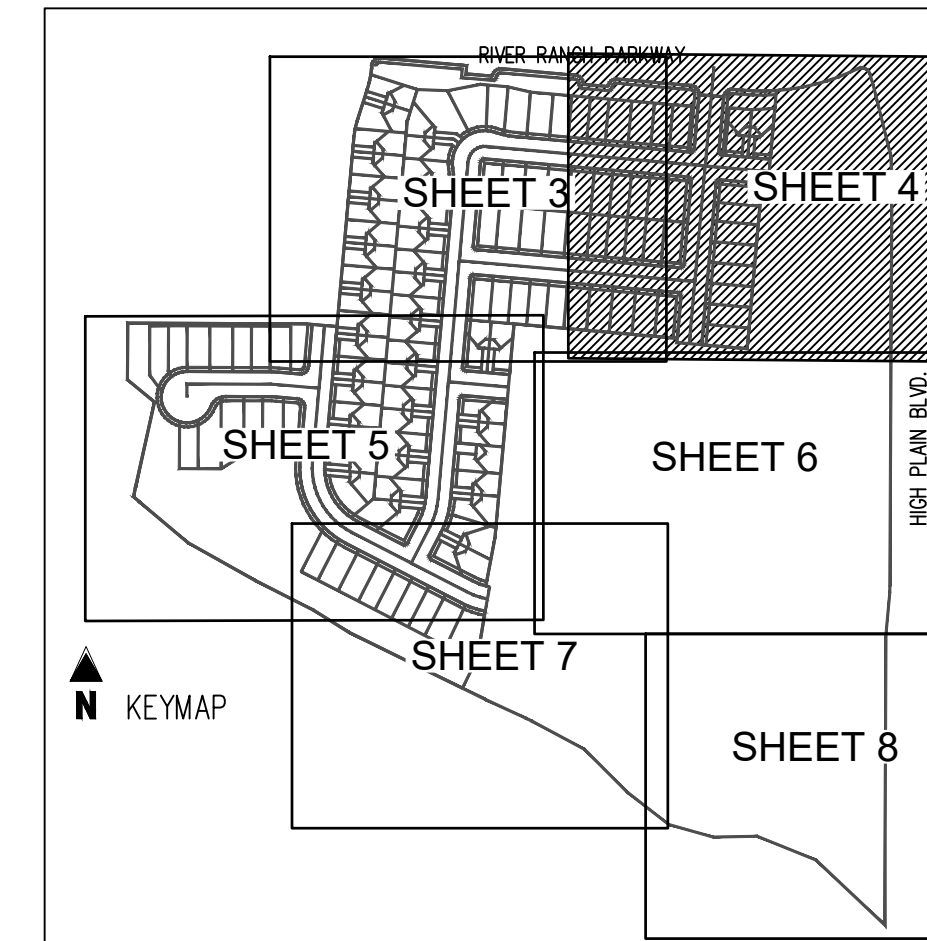
FINAL PLAT

#	Date	Issue / Description	Init.
1	8/27/2020	TOWN COMMENTS	AN
2	2/24/2021	TOWN COMMENTS	AN

Project No: CPG000002.10
 Drawn By: AN
 Checked By: FAK
 Date: 01.12.2021

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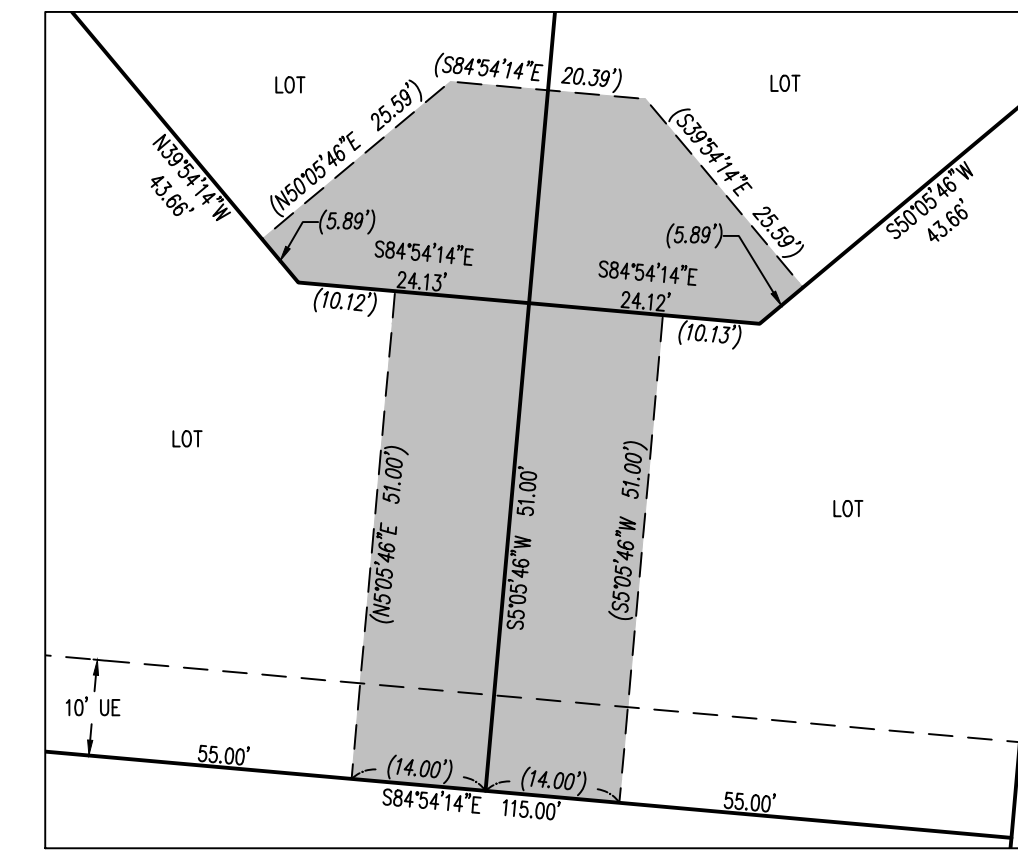
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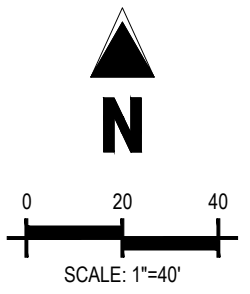
FINAL PLAT



OWNER:
CLAYTON PROPERTIES
GROUP II INC.
REC. NO. 20170043882

14' UTILITY EASEMENT
PUBLIC SERVICE COMPANY
OF COLORADO
REC. NO. 2018001872

TRACT A
FUTURE FILING
1,277,915 SF
29.337 AC



LEGEND

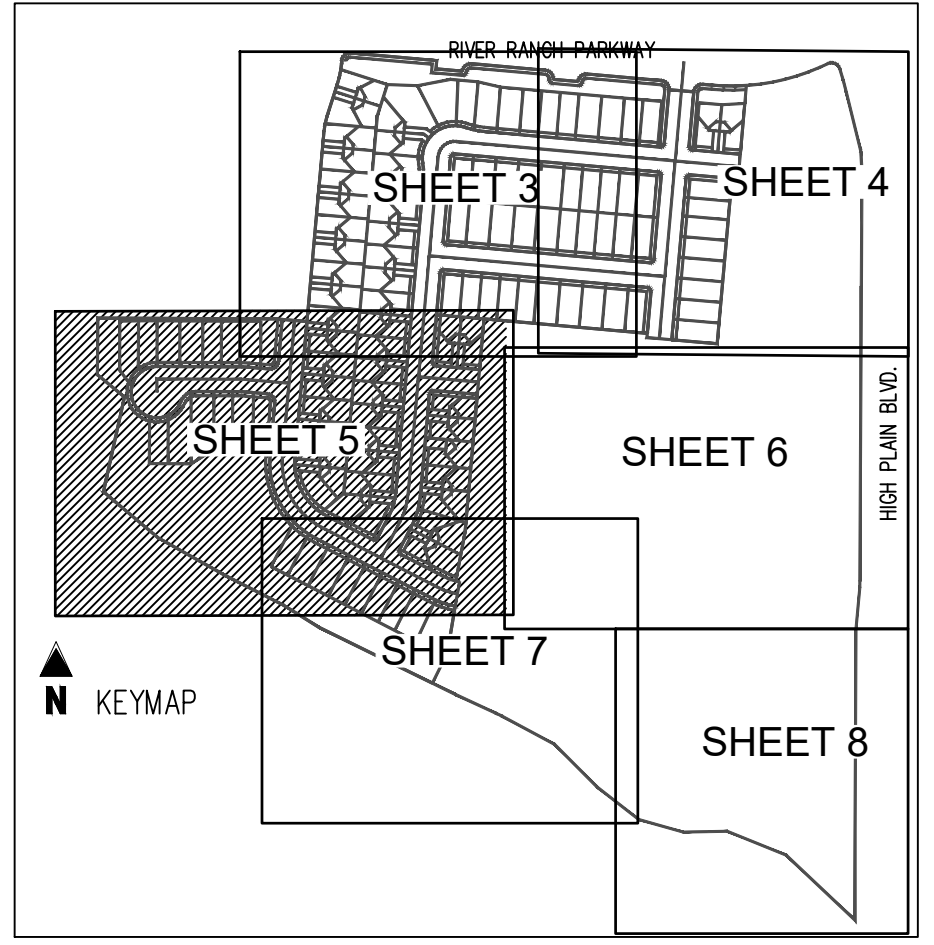
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THOMPSON RIVER RANCH SUBDIVISION FILING NO. 12

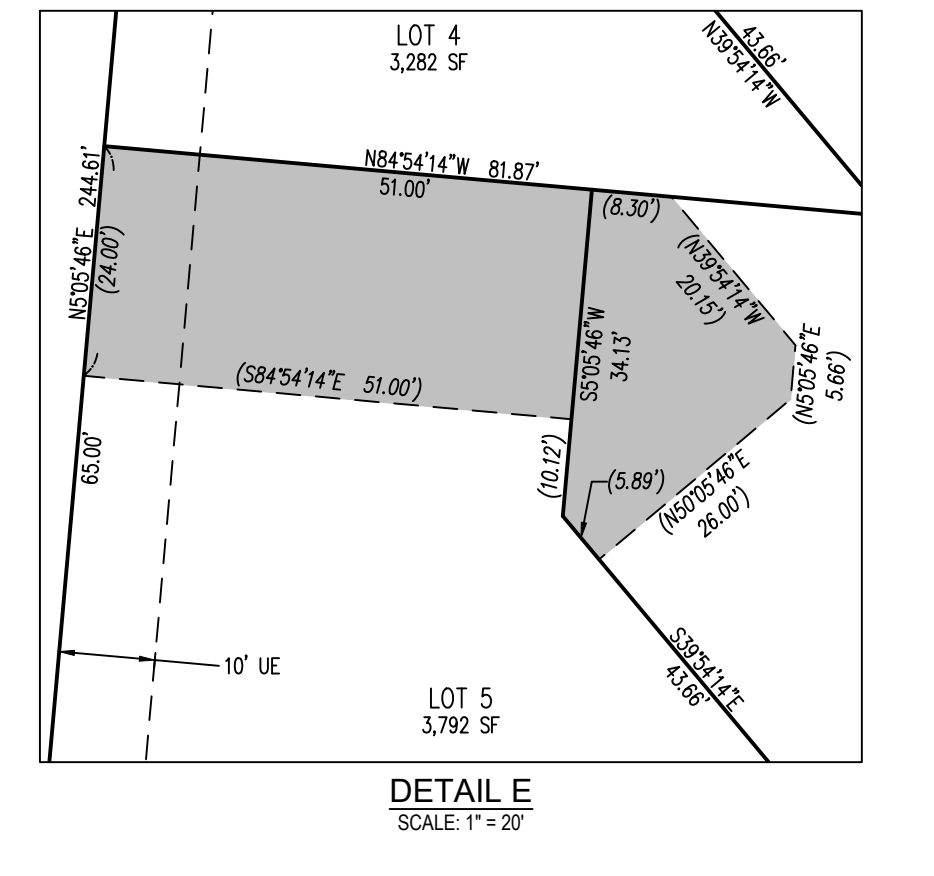
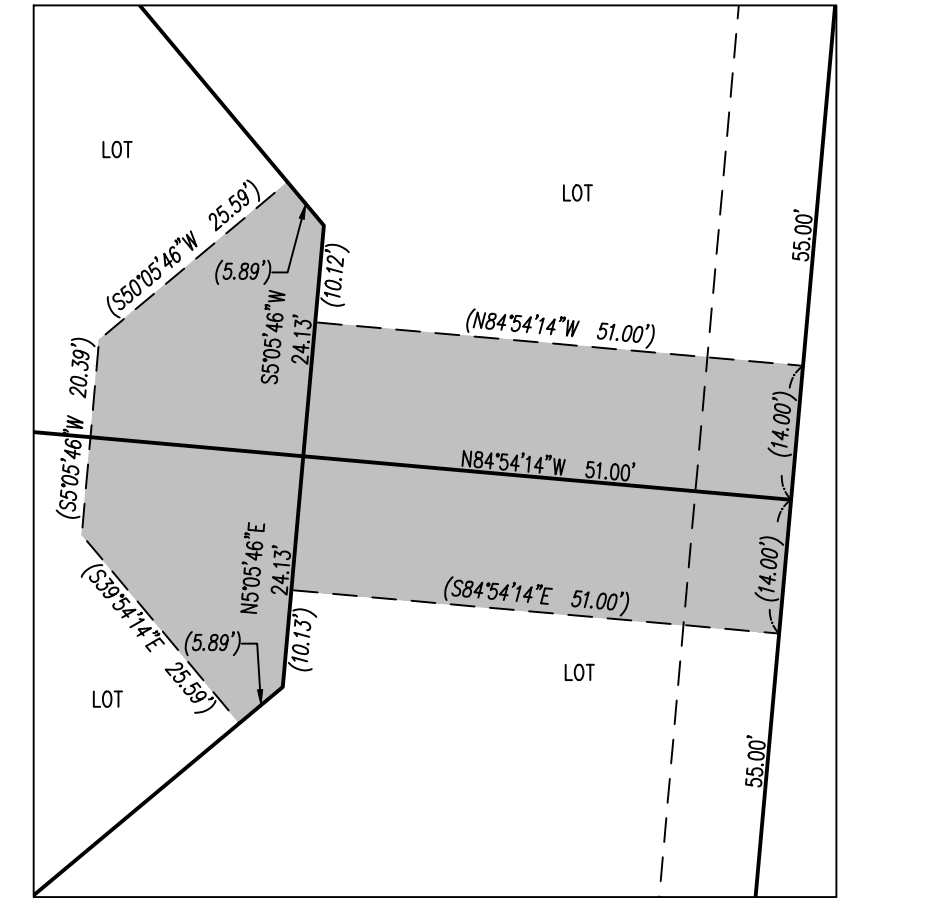
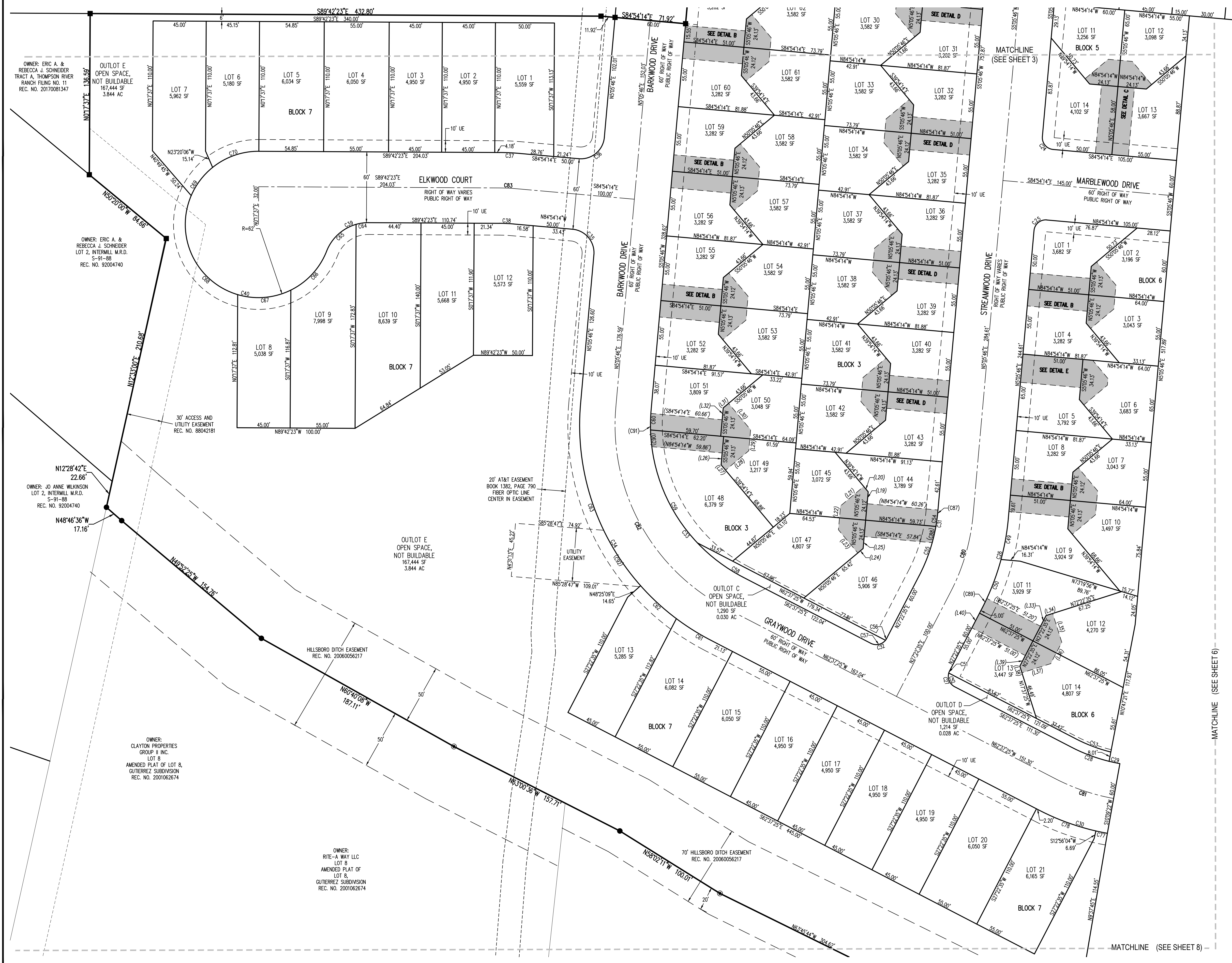
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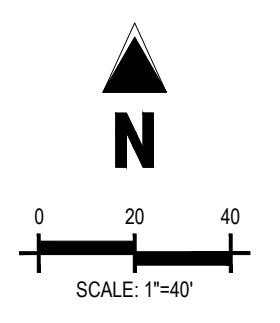
THOMPSON RIVER RANCH FILING NO. 12
FINAL PLAT



MATCHLINE (SEE SHEET 6)

MATCHLINE (SEE SHEET 8)

- LEGEND**
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DEVELOPMENT SUMMARY

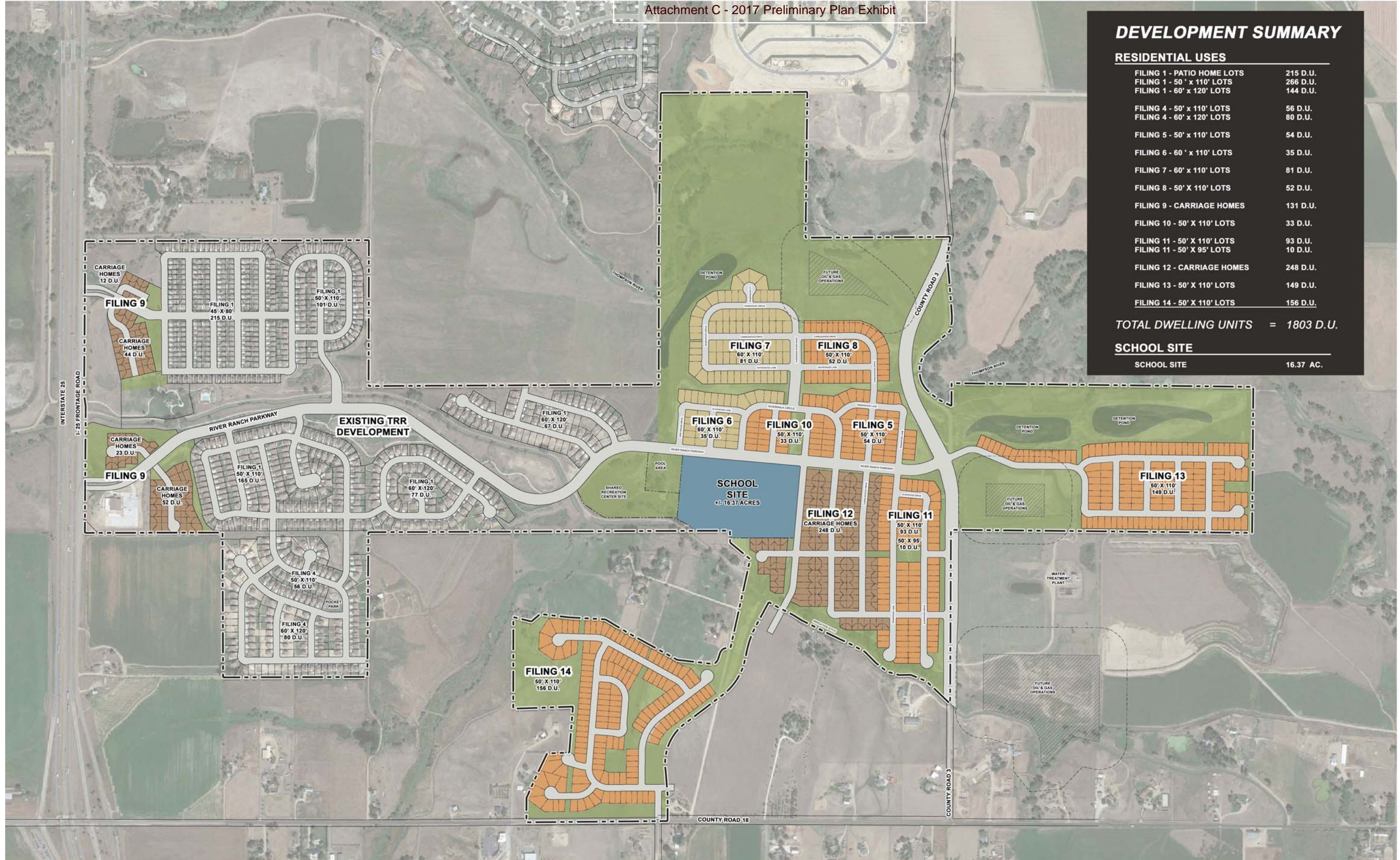
RESIDENTIAL USES

FILING 1 - PATIO HOME LOTS	215 D.U.
FILING 1 - 50' x 110' LOTS	266 D.U.
FILING 1 - 60' x 120' LOTS	144 D.U.
FILING 4 - 50' x 110' LOTS	56 D.U.
FILING 4 - 60' x 120' LOTS	80 D.U.
FILING 5 - 50' x 110' LOTS	54 D.U.
FILING 6 - 60' x 110' LOTS	35 D.U.
FILING 7 - 60' x 110' LOTS	81 D.U.
FILING 8 - 50' x 110' LOTS	52 D.U.
FILING 9 - CARRIAGE HOMES	131 D.U.
FILING 10 - 50' x 110' LOTS	33 D.U.
FILING 11 - 50' x 110' LOTS	93 D.U.
FILING 11 - 50' x 95' LOTS	10 D.U.
FILING 12 - CARRIAGE HOMES	248 D.U.
FILING 13 - 50' x 110' LOTS	149 D.U.
FILING 14 - 50' x 110' LOTS	156 D.U.

TOTAL DWELLING UNITS = 1803 D.U.

SCHOOL SITE

SCHOOL SITE 16.37 AC.

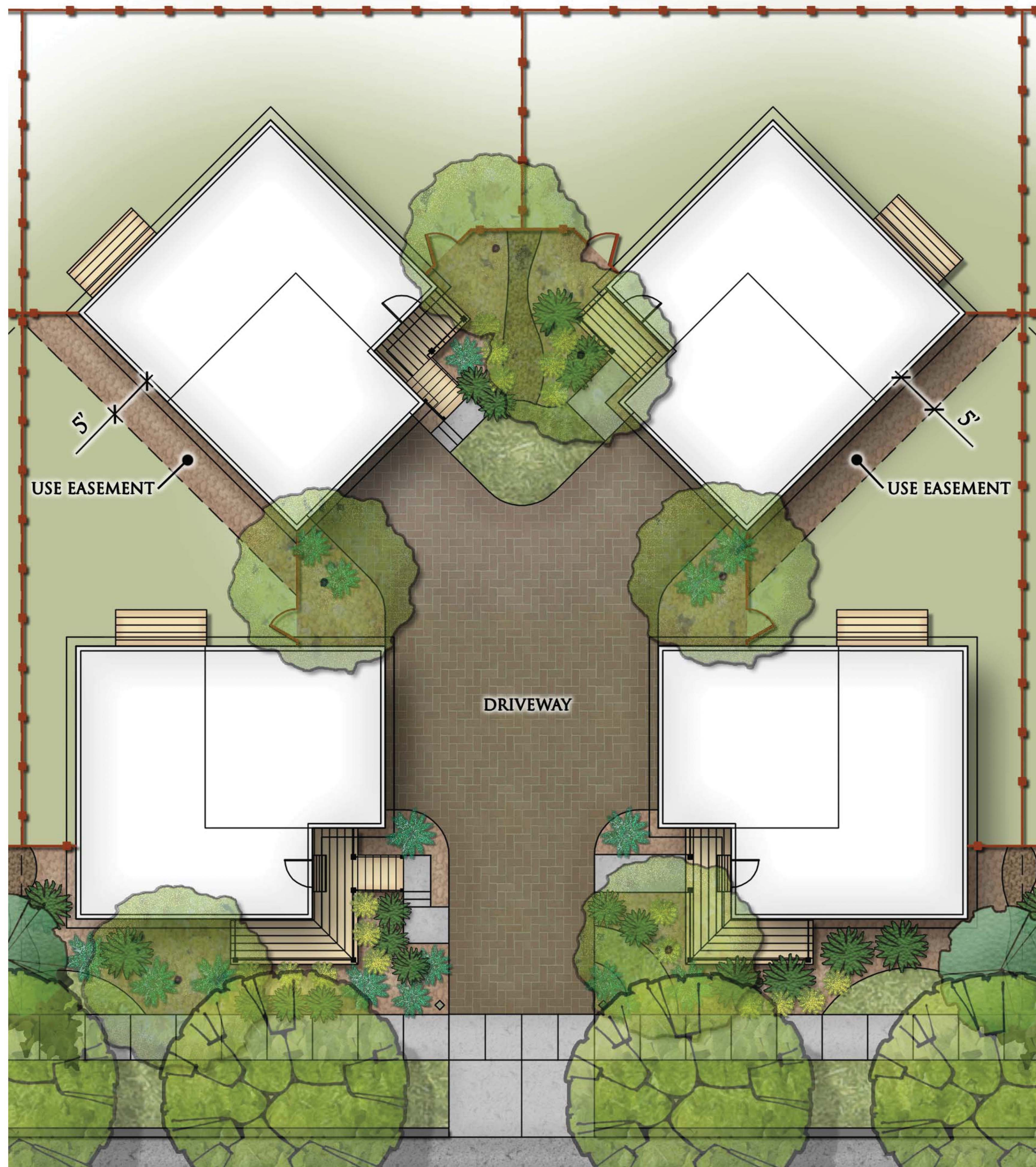


Thompson River Ranch - Preliminary Development Plan

Johnstown, Colorado
Oakwod Homes
April 17, 2017 • Project #16077

LAI Design Group

www.LAIdesigngroup.com • 303.734.1777



Typical Cluster Plan



Typical Courtyard Elevations



Typical Courtyard Elevations

Thompson River Ranch - Carriage House

Johnstown Colorado
Oakwood Homes
January 24, 2017,

Architecture



Planning & Entitlements



Visual Media



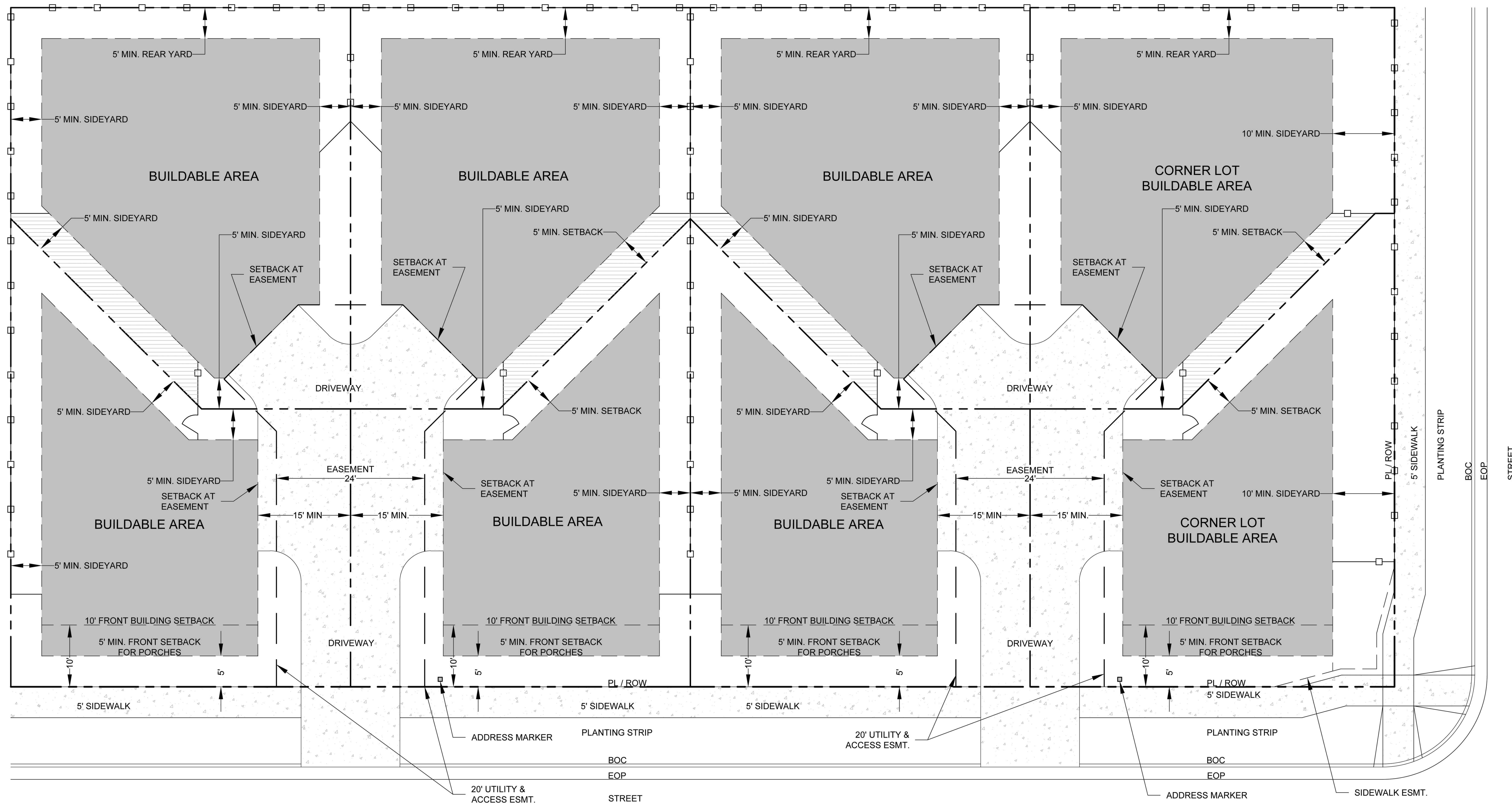
Landscape Architecture



Real Estate Advisory

LAI Design Group

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Typical Carriage House Cluster Details

Thompson River Ranch - Carriage House

Johnstown Colorado
Oakwood Homes
January 24, 2017,

LAI Design Group

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Architecture

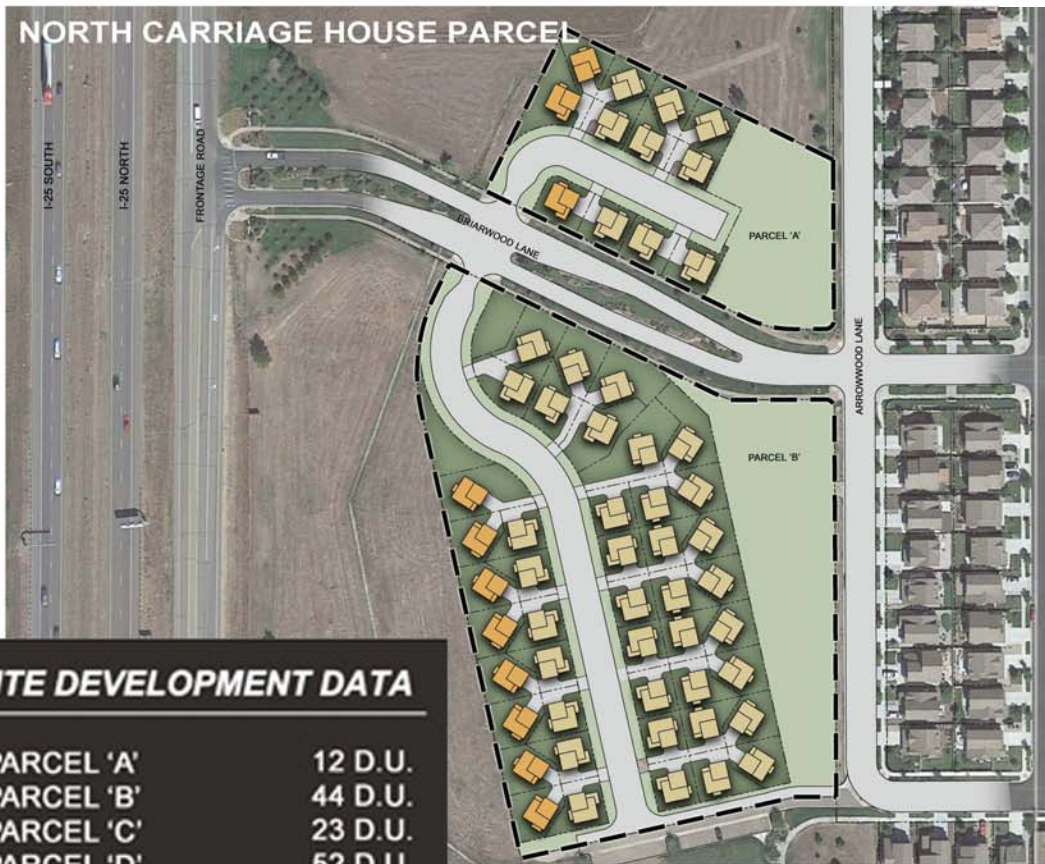
■ Planning & Entitlements

■ Visual Media

■ Landscape Architecture

■ Real Estate Advisory

NORTH CARRIAGE HOUSE PARCEL

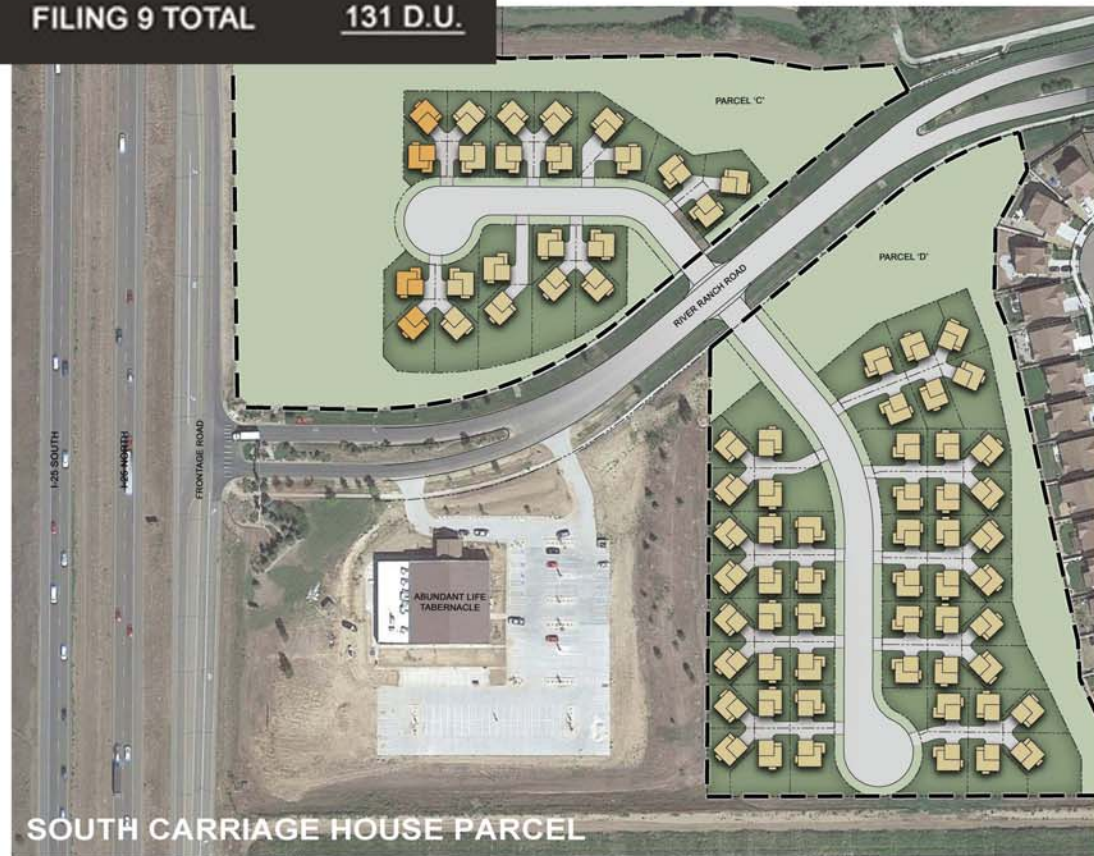


SITE DEVELOPMENT DATA

PARCEL 'A'	12 D.U.
PARCEL 'B'	44 D.U.
PARCEL 'C'	23 D.U.
PARCEL 'D'	52 D.U.
FILING 9 TOTAL	131 D.U.



VIEW FROM NORTH ENTRY



SOUTH CARRIAGE HOUSE PARCEL



VIEW FROM SOUTH ENTRY

Thompson River Ranch - Filing 9 Carriage House Concept Plan

Johnstown, Colorado
 Oakwod Homes
 April 17, 2017 • Project #16077

