



Town of Johnstown

TOWN COUNCIL AGENDA COMMUNICATIONS

AGENDA DATE:	September 20, 2021
SUBJECT:	Thompson River Ranch Filing No. 12 Final Subdivision Plat
ACTION PROPOSED:	Consider Resolution 2021-36 Approving the Thompson River Ranch Filing No. 12 Final Plat
ATTACHMENTS:	<ol style="list-style-type: none">1. Vicinity Map2. Resolution 2021-363. Filing No. 12 proposed Subdivision Plat4. PZC Staff Report
PRESENTED BY:	Kim Meyer, Planning & Development Director

AGENDA ITEM DESCRIPTION:

The Applicant, Clayton Properties Group, Inc., is requesting final subdivision approval of 57.062 acres of land located on the east side of the Thompson River Ranch neighborhood, south of the River Ranch Parkway, and west of High Plains Blvd. (Attachment 1) The parcel is zoned PUD-MU and subject to the approved PUD guidelines. This subdivision does include any floodplain areas.

The proposed subdivision plat (Attachment 3) includes 164 lots for single family detached homes, including 70 traditional lots and 94 of Oakwood's "Carriage Homes," situated on common motor courts. Lots will range from 4,950-9,975 for the traditional lots, and 3,098-4,102 for the carriage lots, similar to those in the previous Filing 9 areas. Five open space tracts for landscaping, stormwater detention and trails are provided, with trails connecting to other portions of the neighborhood and the new Riverview PK-8 School.

An updated traffic study was required by the Town to assess any updates to the prior 2015 TIS, and result in required additional improvements to High Plains Blvd/LCR 3, to be encompassed in the Development Agreement that accompanies this subdivision item – to include:

- Paving of LCR 3 up to north of LCR 20C, where pavement currently ends, and
- Upgrades to the bridge, all in conformance with Larimer County public works standards and specifications.
- Financial participation in needed long-term intersection configuration and improvements at LCR 18/Freedom Parkway and High Plains Blvd.

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The proposed development agreement also captures prior Developer/Council agreements to extend deadlines for Oakwood on current improvements to High Plains Blvd to accommodate the current supply chain issues associated with undergrounding utilities along the frontage.

This proposed subdivision plat is in substantial compliance with the previously-approved Preliminary Plat, as well as Town and PUD design standards and specifications.

The Planning & Zoning Commission held a public hearing on June 9, 2021; no public comments or concerns were forthcoming. The Commission voted unanimously to recommend approval of the Final Subdivison plat to the Town Council, with the findings and conditions that are contained in the attached staff report (Attachment 4) and reiterated in substance in the proposed Resolution 2021-36 (Attachment 2).

LEGAL ADVICE:

The Town Attorney drafted the Resolution.

FINANCIAL ADVICE:

NA

RECOMMENDED ACTION: Approve Resolution 2021-36 approving Thompson River Ranch Filing No. 12 Final Plat with conditions.

SUGGESTED MOTIONS:

For Approval: Based on findings and analysis presented at this hearing, I move to approve Resolution 2021-36 Approving Thompson River Ranch Filing No. 12 Final Plat with conditions as stated within that resolution.

For Denial: Based on information presented in this hearing, I move to deny Resolution 2021-36 as presented

Reviewed and Approved for Presentation,



Town Manager