



Landscape Architecture • Planning • Entitlements

January 13, 2023

Ms. Kim Meyer, Planning and Development Director
 Town of Johnstown
 450 S. Parish Ave.
 Johnstown, CO 80534

RE: High Plains Estates - Outline Development Plan

Dear Ms. Meyer,

This letter is provided as an analysis of the proposed High Plains Outline Development Plan in relation to the approved Klein 125 Annexation - Outline Development Plan dated February of 2004.

STANDARD		PROPOSED HIGH PLAINS ESTATES OUTLINE DEVELOPMENT PLAN				KLEIN 125 ANNEXATION OUTLINE DEVELOPMENT PLAN	
STATEMENT OF INTENT - Refer to High Plains Estates ODP Statement of Intent		Vision Statement, Site Design Layout, Site Design Details, Covenants, Irrigation Water, Architectural Variation remain generally similar to those stated in the Klein 125 Annexation ODP. Slight variations may be necessary but the stated intent of the ODP remains the same.					
LAND USE - PLANNING AREA DENSITY RANGE		Planning Area				Planning Area	
Planning Area		(PA-1) 3-12 DU/Ac				(PA-B) 3-12 DU/Ac	
		(PA-2) 3-5 DU/Ac				(PA-D) 3-5 DU/Ac	
		(PA-3) 3-5 DU/Ac				(PA-C) 3-5 DU/Ac	
		(PA-4) 3-7 DU/Ac				(PA-A) 3-7 DU/Ac	
Planning Area distribution based on east-west collector street and north-south gas line easement		4- planning areas				4- planning areas	
ZONING - PLANNED UNIT DEVELOPMENT		PUD-R				PUD-R	
RESIDENTIAL DEVELOPMENT STANDARDS							
PRELIMINARY LOT MIX						CONVENTIONAL SINGLE FAMILY LOT DISTRIBUTION	
Typical Lot Frontage	Typical Lot Size	Home Type	Number of Dwelling units - Minimum	Number of Dwelling units - Maximum	Estimated Number of Dwelling Units	A conventional single-family lot shall be defined as a residential lot for a detached single-family residence that is accessed from an individual curb cut off a public street. The total number of such conventional single-family lot within the annexation shall not exceed the following distribution:	
60-feet	6,000 SF and greater	SFD	50	120	94		

STANDARD	PROPOSED HIGH PLAINS ESTATES OUTLINE DEVELOPMENT PLAN						KLEIN 125 ANNEXATION OUTLINE DEVELOPMENT PLAN
	50-feet	5,000 SF	SFD	70	120	107	6,000 sf or less: 15% 6,001 to 7,000 sf: 10% 7,001 to 8,000 sf: 20% 8,001 or greater: balance
	40-feet	4,000 SF	SFD	80	150	131	
	35-feet	3,000 SF	SFD	50	150	121	
	25-feet-rear load 30-feet front load	2,000 SF 2,400 SF	Pairs	NA	300	272	There shall be no minimum percentage required and the maximum allowable percentage of any smaller lot size category can be added to a larger lot size category
	20-feet	1,320 SF	Cluster				
	22-feet	1,760 SF	Townhomes				
	Max Number of Dwelling Units						725
Livable area not addressed							
PARKS AND PRIVATE OPEN SPACE	30-percent of net site area						<u>Open Space per Article XVII, Section 16-306, 30%:</u> Private common open space areas will occur throughout the project in the form of interior trails, open space areas connection neighborhoods, tree lawns along the east-west collector, pocket parks, tot-lots, entryway features, and landscaped right-of-way setbacks. Additional open space may be created in conjunction with alleyways, landscape islands and landscaped separation between public and private roads.
NEIGHBORHOOD COMPATIBILITY	<u>South:</u> Similar lot sizes - PA-3-Minimum 6,500 SF lots. PA-4 -Minimum 6,500 SF lots for the first row of lots along the southern property line. <u>East:</u> Open space/landscape buffer						Compatibility with adjoining neighborhoods to the south and east will occur either through similar residential types; appropriate buffering through landscaping, fencing and setback or a combination of both.
PARKING STANDARDS	Per Town of Johnstown Municipal Code						
AUXILIARY USE STANDARDS	Sign, Fences, Pedestrian Paths and Trails, Lighting, Storage remain substantially as stated in the Klein 125 Annexation. All Auxiliary Standards will comply with the Town of Johnstown Municipal Code						

STANDARD	PROPOSED HIGH PLAINS ESTATES OUTLINE DEVELOPMENT PLAN	KLEIN 125 ANNEXATION OUTLINE DEVELOPMENT PLAN
LANDSCAPE REQUIREMENTS		
Per Town of Johnstown Municipal Code		
MISCELLANEOUS REQUIEIMENTS		
The intent of the Miscellaneous Standards remain substantially as stated including Pollution Control, Temporary Uses, Emergency Vehicle Access, Buffering, Architectural Standards. All Miscellaneous Standards will comply with the Town of Johnstown Municipal Code.		
DEVELOPMENT SCHEDULE		
	<ol style="list-style-type: none"> High Plains Estates will be developed in multiple phases. The initial phase will commence upon the completion of the entitlement process. Sequencing and timing of the phases will be based on market conditions. A Phasing Plan will be provided to the Town of Johnstown at time of Platting. The Phasing Plan may be revised with each Final Plat. 	<ol style="list-style-type: none"> It is proposed that this PUD be developed in multiple phases. Hopefully Phase 1 would begin in 2005 with additional phases the following year. A Phasing Plan shall be provided to the Town of Johnstown at the time of Platting.
USE REGULATIONS		
BUILDING SETBACKS		
<u>FRONT</u> to face of front-loading garage	PA-1, 2, 3, and 4: 20-feet	SF-1 DISTRICT (a) Minimum setback of 20-feet Offset of five (5) feet
<u>FRONT</u> to primary structure or covered porch on side or rear loading garage	PA-1, 2, 3, and 4: 10-feet	SF-2 DISTRICT (b) Minimum setback of 20-feet (c) Offset of five (5) feet
<u>FRONT</u> on an Auto Court as measured from property line or edge of pavement on a private drive	PA-1: 6-feet to primary structure or covered porch; 20-feet to face of garage PA-2, 3, and 4: Not Applicable	MF DISTRICT (a) Minimum Setback of 20-feet (b) Offset of six inches er every foot of building height
<u>REAR</u> to property line	PA-1: 10-feet PA-2, 3, and 4: 15- feet PA- 4: 20-feet adjacent to Rocksbury Ridge	NOT ADDRESSSD IN MUNICIPAL CODE OR ODP
<u>REAR</u> From alley to garage minimum	PA-1 and 4: 5-feet PA- 3, and 4: NA Building garage setback from alley or private drive shall be setback less than 7-feet or 20-feet or greater	
<u>SIDE</u> Interior lot line SFD	PA-1 and 4: 3-feet 0-feet on attached side -3 -feet on external side PA 2 and 3: 5-feet 0-feet on attached side - 5-feet on external side	
<u>CORNER SIDE</u> from alley or ROW	PA-1, 2, 3, and 4: 10-feet	



Landscape Architecture • Planning • Entitlements

STANDARD	PROPOSED HIGH PLAINS ESTATES OUTLINE DEVELOPMENT PLAN	KLEIN 125 ANNEXATION OUTLINE DEVELOPMENT PLAN
<u>MINIMUM BUILDING SEPARATION</u> For simple lots	PA-1, 2, 3, and 4: 10-feet	NOT ADDRESSED IN MUNICIPAL CODE OR ODP
<u>MINIMUM BUILDING SEPARATION</u> For homes on a common lot	PA-1: Front to front: 20-feet Front to side: 10-feet Side to side: 6-feet Front to back: 15-feet Back to back: 15-feet Back to side: 6-feet	

As always, we look forward to continuing to work with the Town to see this neighborhood to fruition.

Best regards,

A handwritten signature in black ink that reads "Karen Z. Henry".

Karen Z. Henry, Principal
Henry Design Group, Inc.