



Town of Johnstown

HIGH PLAINS ESTATES OUTLINE DEVELOPMENT PLAN

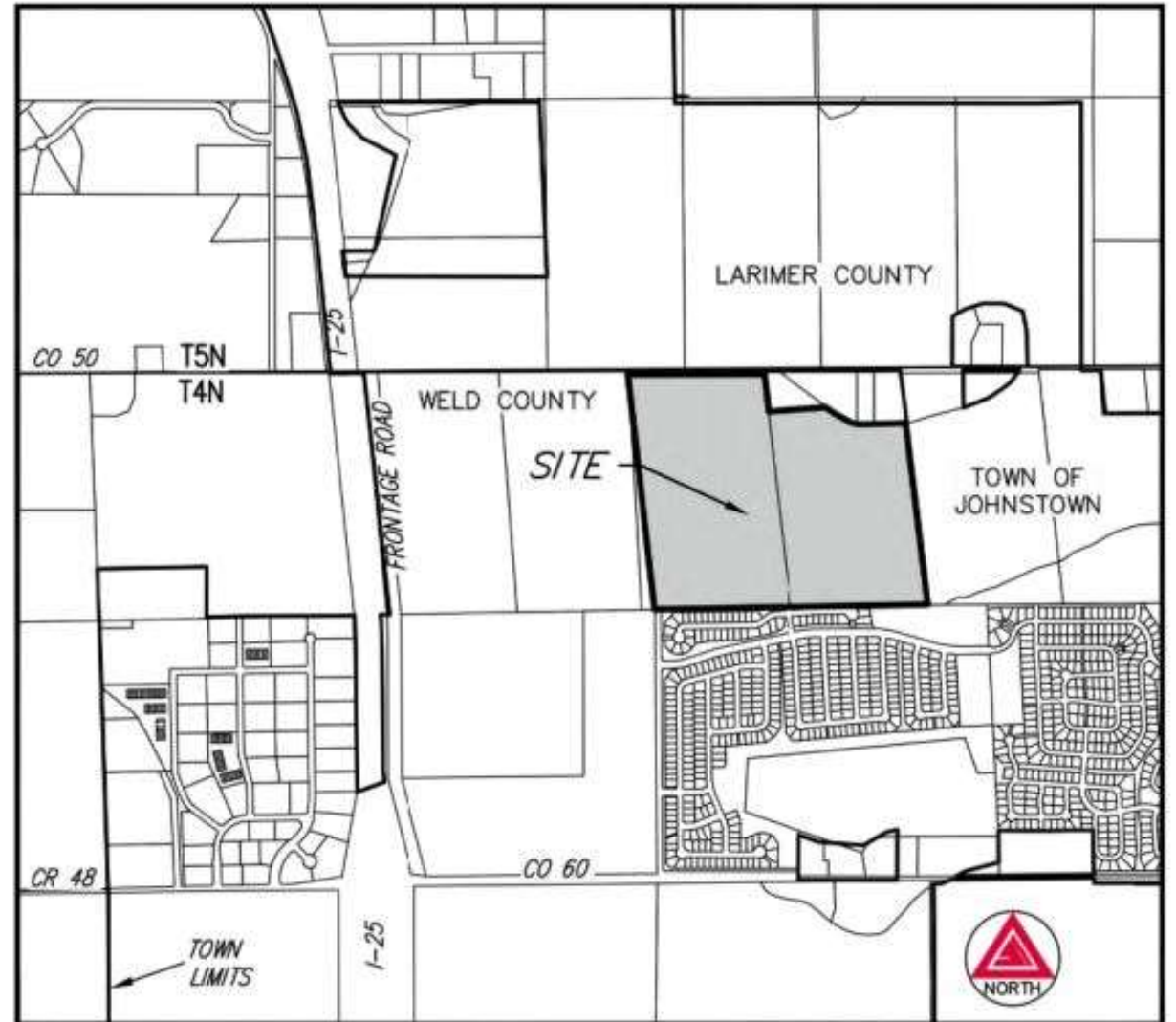
Outline Development Plan (ZON22-0009)

Ordinance 2023-241

Town Council - February 6, 2023

PROPERTY BACKGROUND

- 2004 Klein 125:
 - Annexation
 - Zoned PUD-R (Residential)
 - Klein 125 ODP – Residential uses 3-12 units/acres
- Approx 124 Acres, with Right of Way



VICINITY MAP



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PROJECT OVERVIEW

- Proposed 725 max. Dwelling Units from 3-12 Units/Ac.
 - Ave ~6 DU/Ac
- Hillsborough Ditch & Existing Rural Residences to Northeast
- Cito Trust Oil & Gas Site to the East
- Rocksbury Ridge Single Family homes to the South
- Street connectivity via River Rock Drive.
- Comp Plan shows area for Medium & Low Density Residential
- Would supersede prior Klein 125 ODP

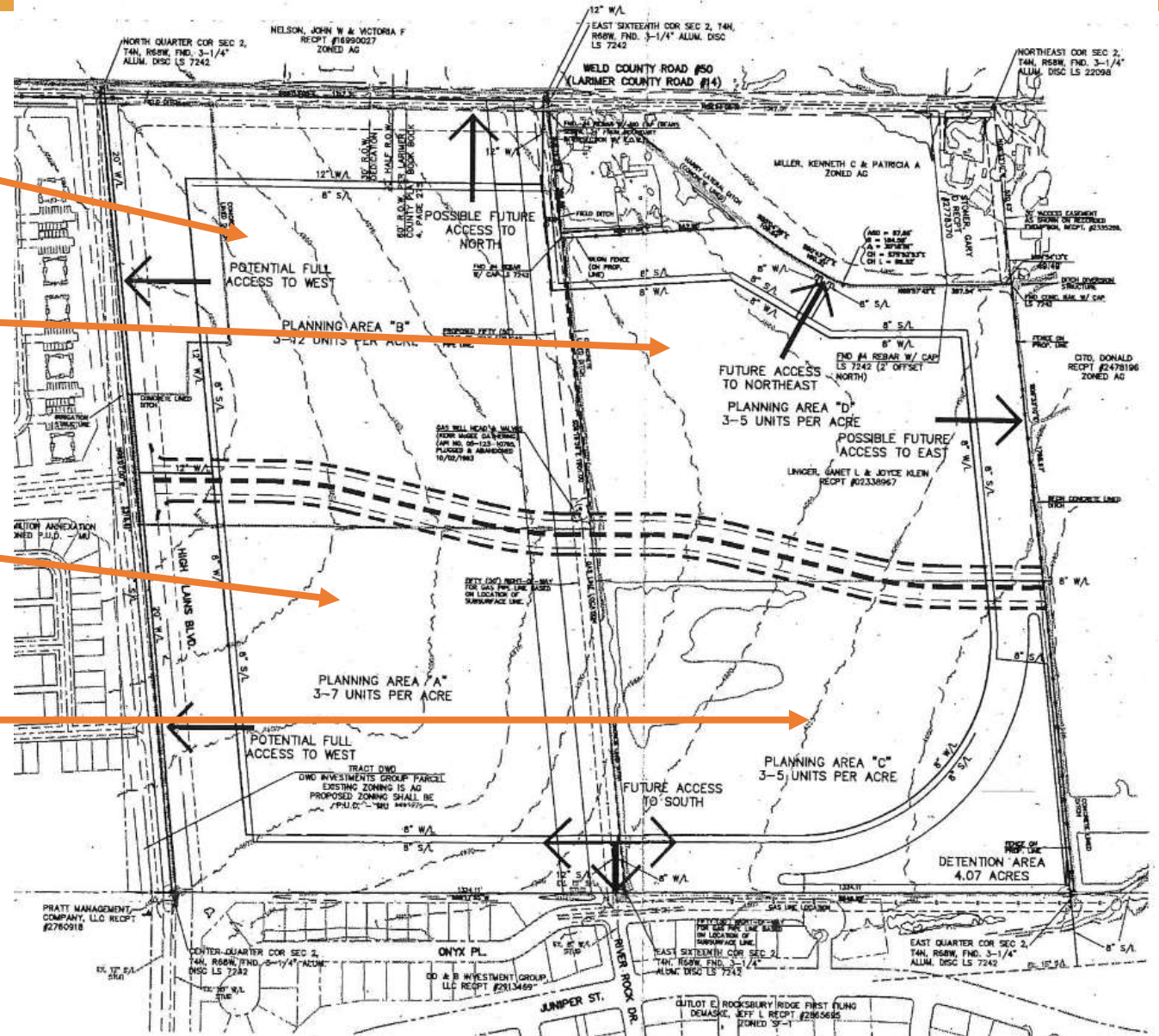


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KLEIN 125 ODP

- 3-12 DU/Ac
- 3-5 DU/Ac
- 3-7 DU/Ac
- 3-5 DU/Ac



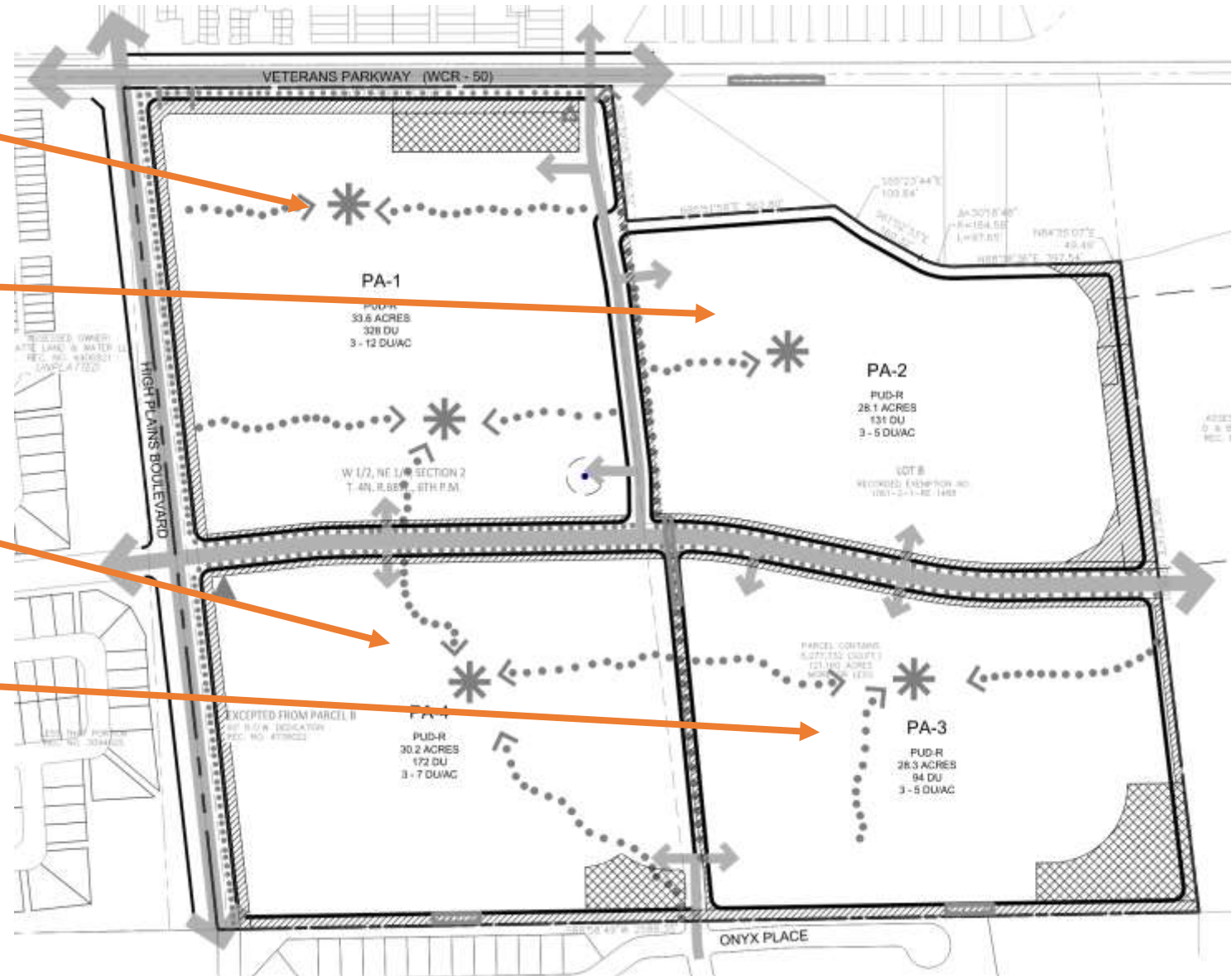
HIGH PLAINS ESTATES ODP

- 3-12 DU/Ac

- 3-5 DU/Ac

- 3-7 DU/Ac

- 3-5 DU/Ac



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ILLUSTRATIVE CONCEPT PLAN

- 30-foot arterial buffers
- 30% Open Space & Parks
- Stormwater Facilities
- Street Connectivity
- Larger Lots (min 6500 SF) along South with buffer
- Setbacks from P&A well and Cito Trust O&G site



LOT SUMMARY

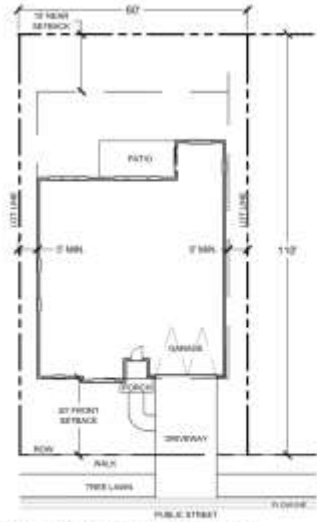
<i>Planning Area</i>	<i>Acres</i>	<i>Density (Dwelling Units / Acre)</i>	<i>Maximum Units</i>	<i>Min Lot Sizes by Type</i>
1	34.6	3 – 12	328	SFD: 3,000 SF Townhome: 800 SF Pairs/Courts: 3,600 SF
2	28.1	3 – 5	131	SFD: 4,000 SF SFD alley-loaded: 3,000 SF Pairs: 3,600 SF
3	30.2	3 – 7	172	SFD: 6,500 SF Pairs: 3,600 SF
4	28.5	3 – 5	94	SFD: 6,500 SF (southern boundary) / 5,500 SF Pairs: 3,600 SF
TOTAL	121.4	AVE 6 DU/Ac.	725	



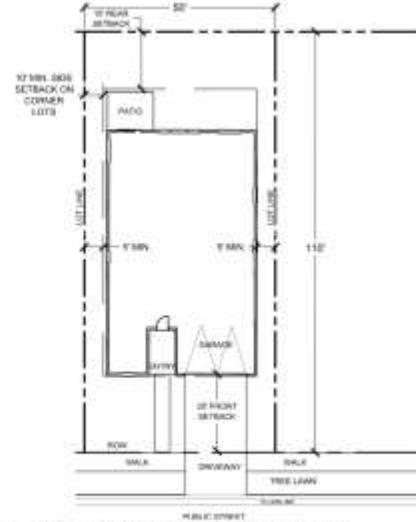
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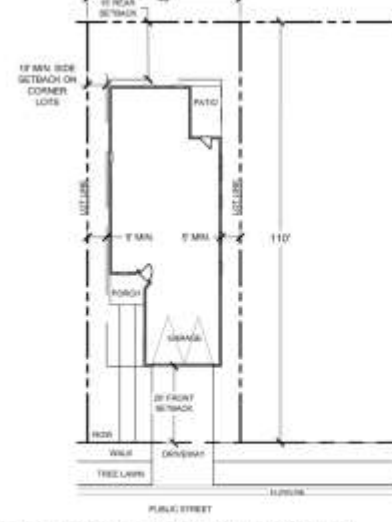
HOUSING UNIT CONFIGURATIONS



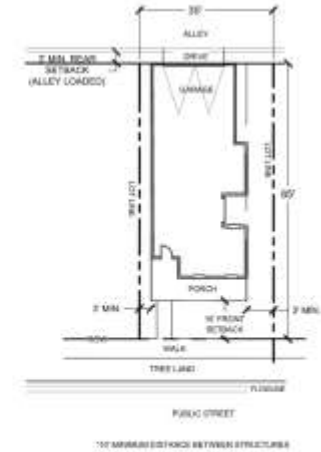
○ 50' SINGLE FAMILY DETACHED
FRONT LOADED 60' LOT TYPE



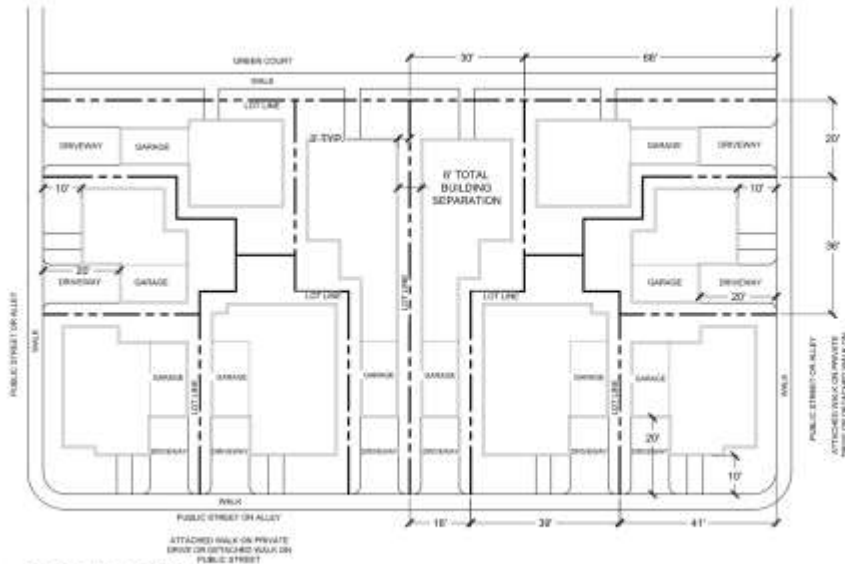
○ 40' SINGLE FAMILY DETACHED
FRONT LOADED 50' LOT TYPE



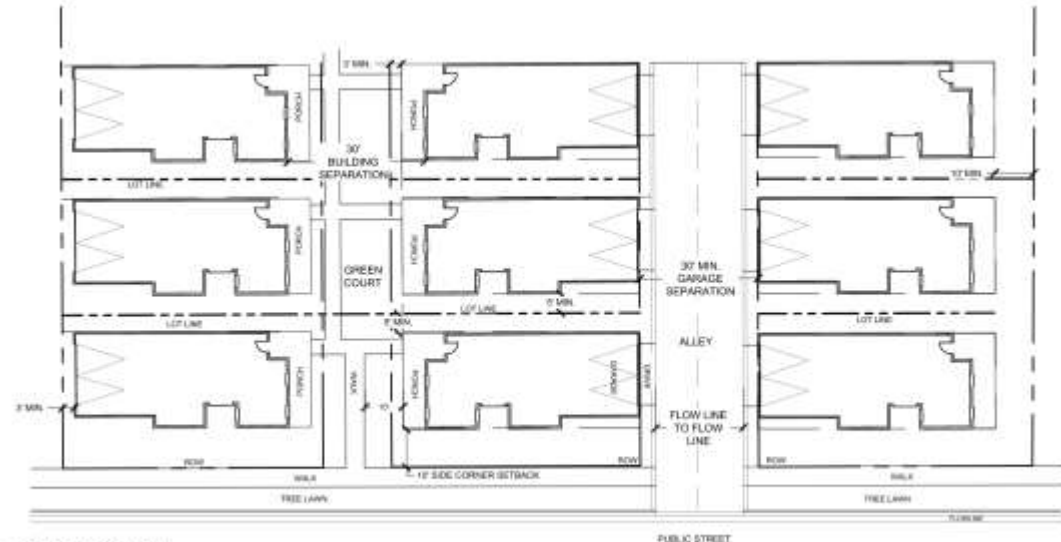
○ 30' SINGLE FAMILY DETACHED
FRONT LOADED 40' LOT TYPE



○ SINGLE FAMILY DETACHED 'NOOK'
ALLEY LOADED 35' LOT TYPE



○ CLUSTER HOMES

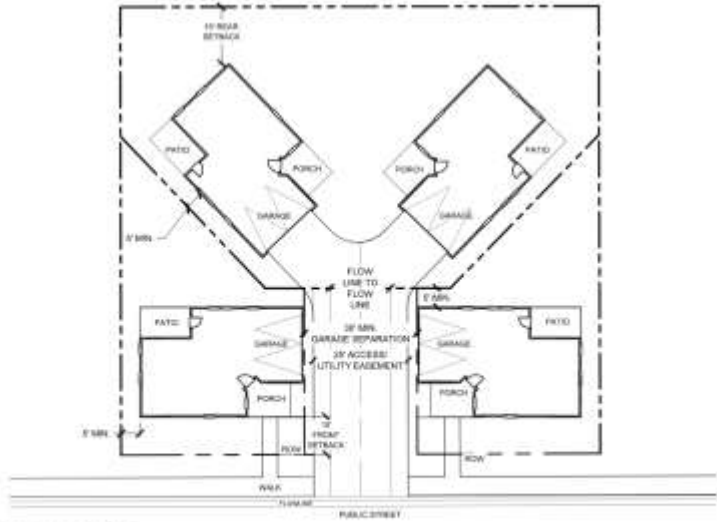


○ GREENCOURT

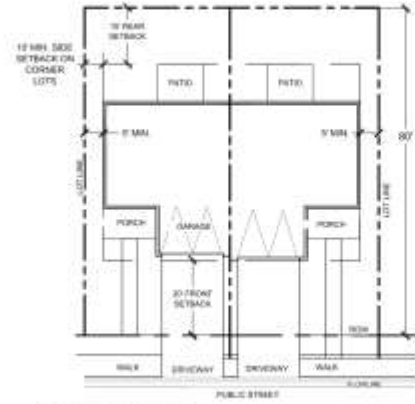
NOTE:
CONCEAL THIS



HOUSING UNIT CONFIGURATIONS

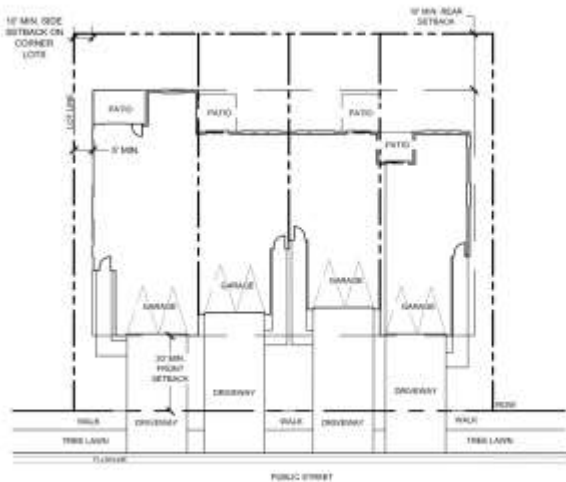


AUTO COURT

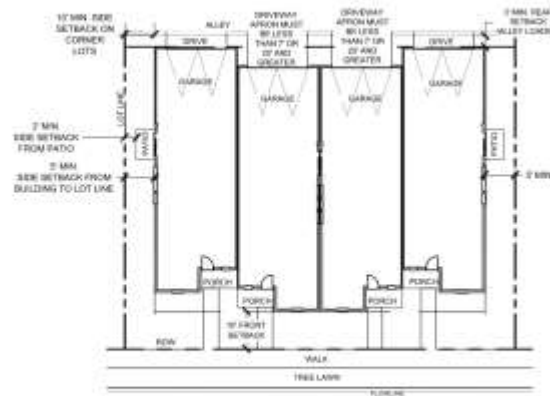


PAIRED HOME
FRONT LOADED

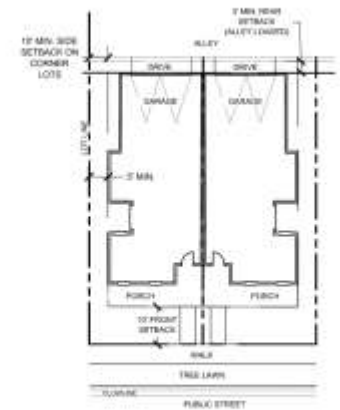
HIGH PLAINS ESTATES – PRELIMINARY LOT MIX					
Typical Lot Frontage	Lot Size	Home Type	Number of Dwelling units - Minimum	Number of Dwelling units - Maximum	Estimated Number of Dwelling Units
60-feet	6,000 SF and greater	SFD	50	120	94
50-feet	5,000 SF	SFD	70	120	107
40-feet	4,000 SF	SFD	80	150	131
35-feet	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
20-feet	1,320 SF	Cluster			
22-feet	1,760 SF	Townhomes			
Max Number of Dwelling Units					725



TOWNHOME- SINGLE FAMILY ATTACHED
FRONT LOADED FOUR PLEX



TOWNHOME- SINGLE FAMILY ATTACHED
ALLEY LOADED FOUR PLEX



PAIRED HOME
ALLEY LOADED



ANALYSIS

- The proposed Outline Development Plan aligns with the Johnstown Area Comprehensive Plan.
- The High Plains Estates ODP is comparable in density and type of development to the current Klein 125 ODP, with additional diversity of housing and updated studies to support the proposed level of development.
- This proposed development would offer a logical extension of infrastructure and services.
- Revisions have been made to the ODP, per Staff and PZC conditions.



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MEETINGS AND RECOMMENDATION

- Neighborhood meeting was held in October 2022.
- PZC held a hearing on January 25, 2023:
 - Increased traffic and speeding are ongoing issues on both arterials
 - Access location is a concern to adjoining neighbor
 - Significant compressor noise at the Cito Trust OG site noted
 - Applicant offered a noise study and mitigation options
 - Concerns with impacts to northern residences – view and proximity
 - Discussion of noted Contaminated Soil – mitigation and remediation
 - Neighbors are concerned with current and future drainage issues
- PZC recommends approval of ODP, with Revisions and future Noise Study



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