

HIGH PLAINS ESTATES - TOWN COUNCIL HEARING
FEBRUARY 6TH, 2023

PROJECT TEAM



PROJECT DIRECTOR
Tim Buschar



LJA ENGINEERING
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TRAFFIC ENGINEER
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Fred Lantz, PE



PLANNER/ LANDSCAPE ARCHITECT
Karen Henry, PLA

VICINITY MAP

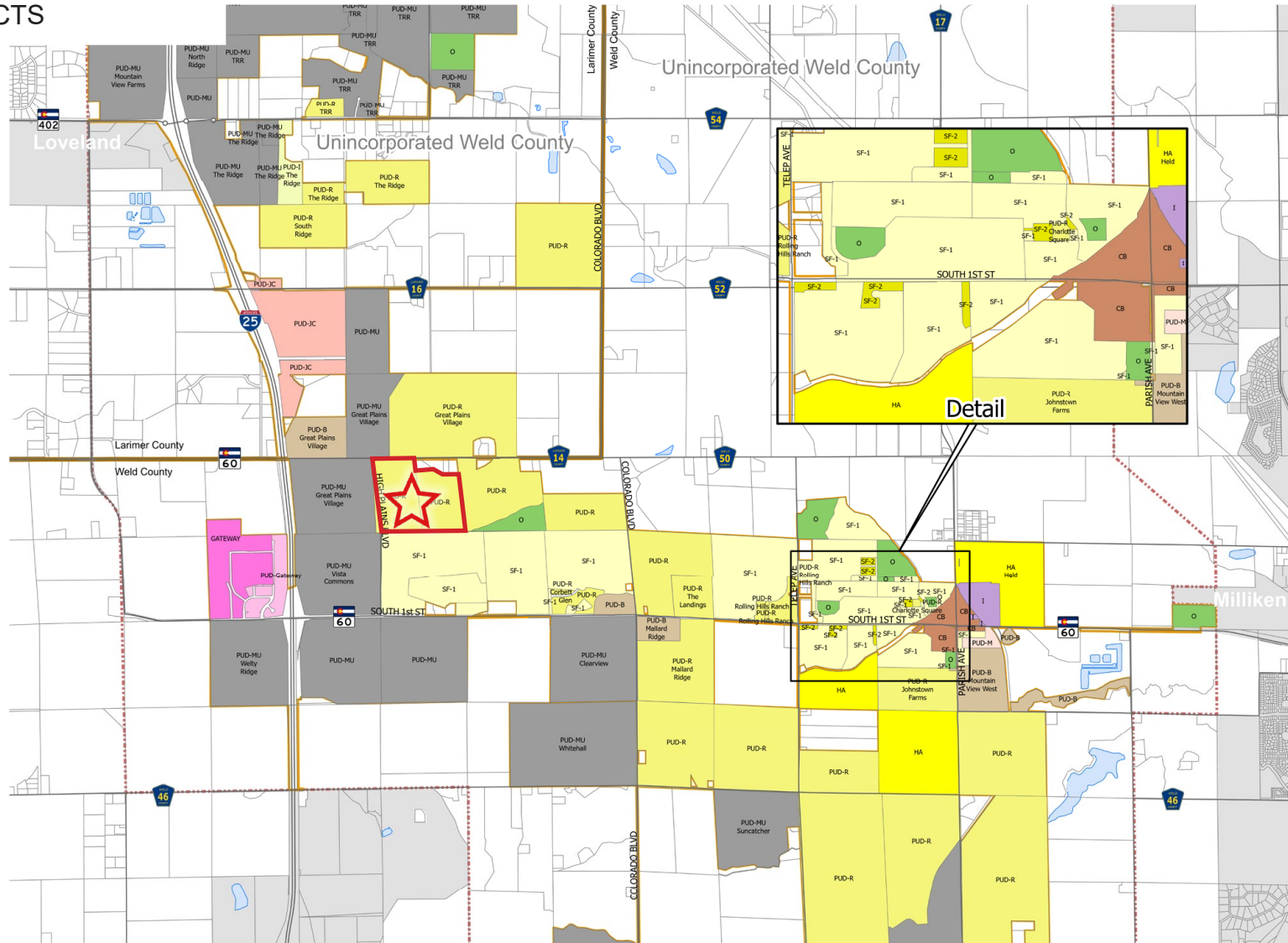


CONTEXTUAL MAP



JOHNSTOWN COMPREHENSIVE PLAN

ZONING DISTRICTS



Legend

Zone Description

- CB - Central Business
- Gateway
- HA, Holding Agriculture
- I, Industrial
- O, Open Space
- PUD, No Underlying Zone
- PUD-B, Business PUDs
- PUD, Gateway
- PUD-I, Industrial
- PUD-JC, Johnson's Corner
- PUD-M, Mobile Homes
- PUD-MU, Mixed Use
- PUD-R, Residential
- Single Family 1 Residential
- Single Family 2 Residential
- Town Limits
- Growth Management Area

JOHNSTOWN SUBDIVISION MAP

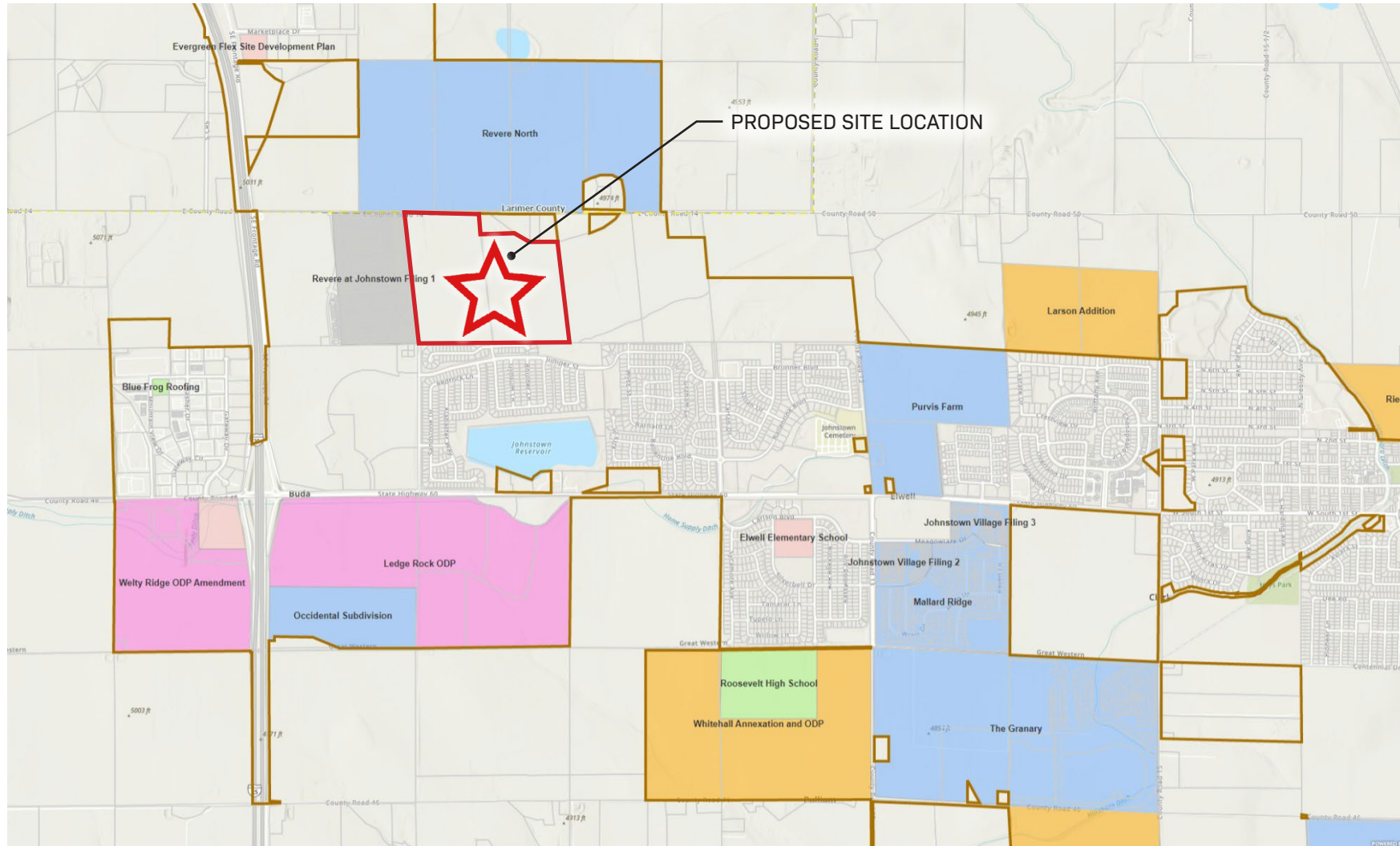
SUBDIVISION DISTRICTS



- Legend
- Subdivisions
 - Annexations
 - Town Limits
 - Growth Management Area
 - County Line

SURROUNDING JOHNSTOWN DEVELOPMENTS

CURRENT DEVELOPMENT PROJECTS



LEGEND

Town Limits



Parcels



Development Project

Annexation

Development Plan

Site Plan

Subdivision & Development Plan

Subdivision

USR/CUG

OVERALL DEVELOPMENT PLAN

PROPOSED OUTLINE DEVELOPMENT PLAN

- PLANNING AREAS, LAND USES, AND UNDERLYING ZONING IS CONSISTENT WITH THE KLEIN 125 ANNEXATION ODP .
- VARIETY OF HOUSING TYPES ATTRACTIVE TO A DIVERSE POPULATION
- DEVELOPMENT STANDARDS ARE CONSIDERATE OF ADJACENT NEIGHBORHOODS.
- HIGHER DENSITY DEVELOPMENT IS PROPOSED ADJACENT TO HIGH PLAINS BOULEVARD AND VETERANS PARKWAY WHICH ARE ARTERIAL STREETS.
- AN INTERCONNECTING SYSTEM OF PEDESTRIAN WAYS, OPEN SPACE AND PARKS IS PROVIDED.
- SERVICES ARE READILY AVAILABLE GIVEN BOTH EXISTING AND PROPOSED NEIGHBORHOODS IN THE IMMEDIATE VICINITY OF THE SITE.
- LAND WAS PREVIOUSLY DEDICATED FOR HIGH PLAINS BOULEVARD TO ENABLE THE MORE IMMEDIATE CONSTRUCTION OF THE ROAD.

PRELIMINARY LOT MIX

Lot Frontage	Lot Size	Home Type	Estimated Dwelling Unit
60-feet	6,000 SF	SFD	94
50-feet	5,000 SF	SFD	107
40-feet	4,000 SF	SFD	131
35-feet Rear Loaded	3,000 SF	SFD	121
25-feet Rear Loaded 30-feet Front Loaded	2,000 SF 2,400 SF	Paired Homes	272
20-feet	1,320 SF	Cluster	
22-feet	1,760 SF	Townhomes	
Maximum Number of Dwelling Units			725



CONCEPTUAL SITE PLAN



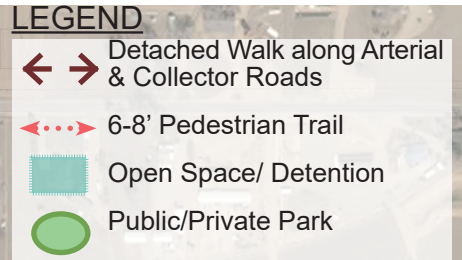
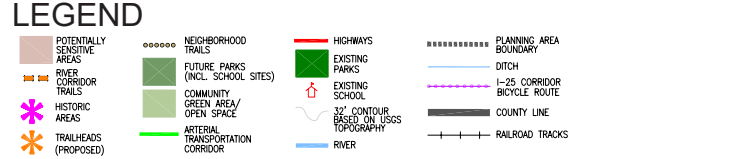
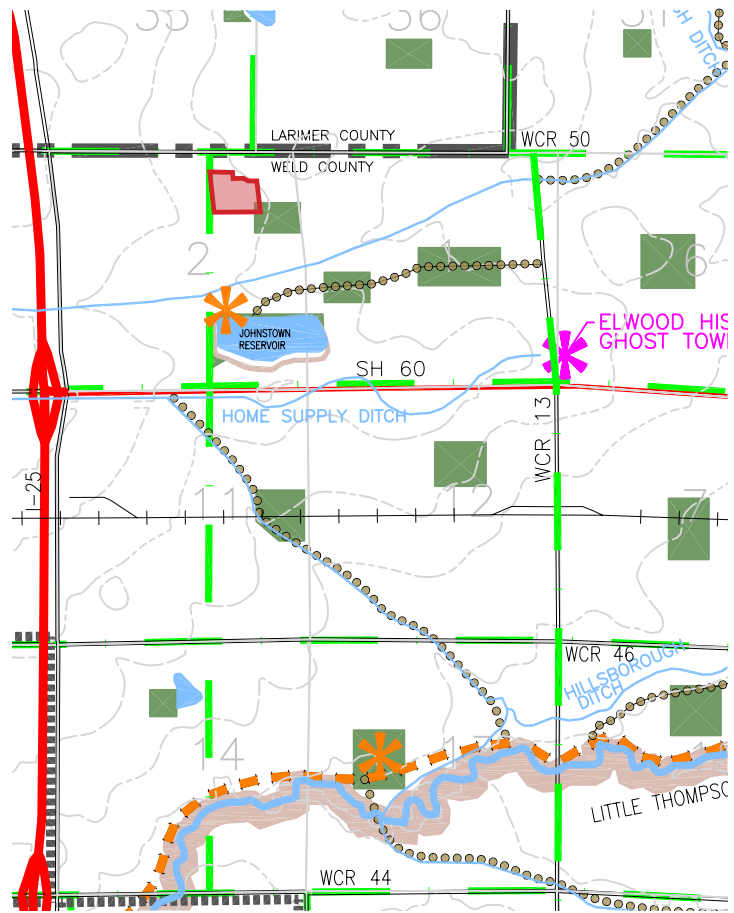
MINIMUM INTERSECTION SPACING

ARTERIALS & COLLECTORS



PARKS, TRAILS & OPEN SPACE

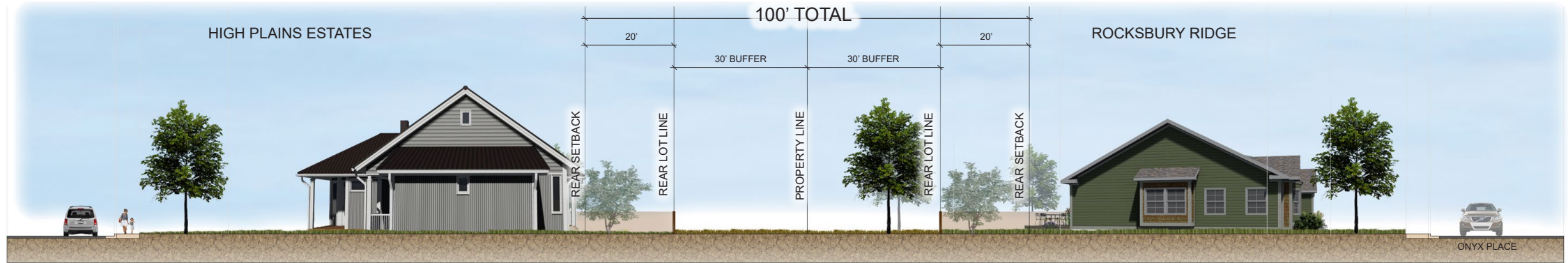
PARKS, TRAILS & OPEN SPACE MASTER PLAN



ILLUSTRATIVE DRAINAGE PLAN

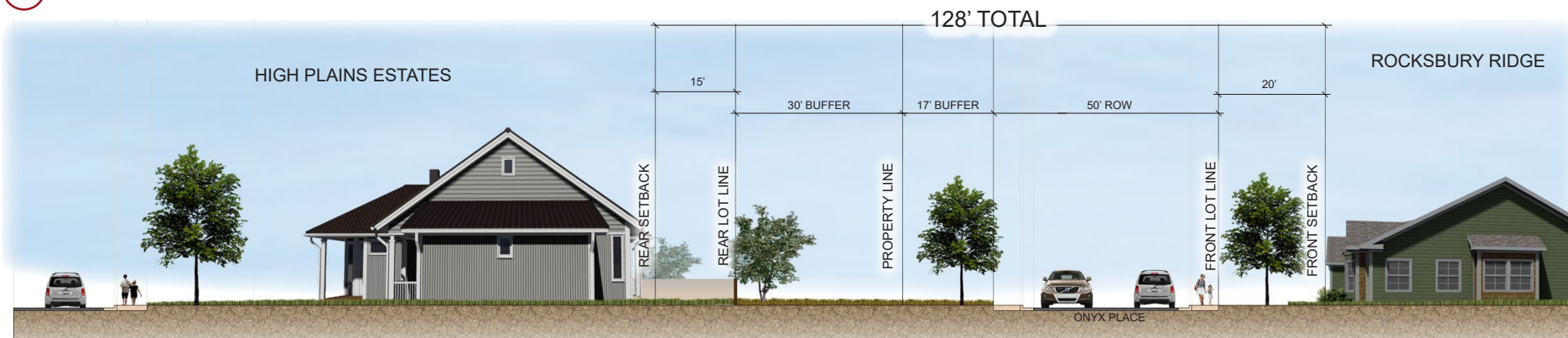


BUFFER AT SOUTHERN PROPERTY LINE



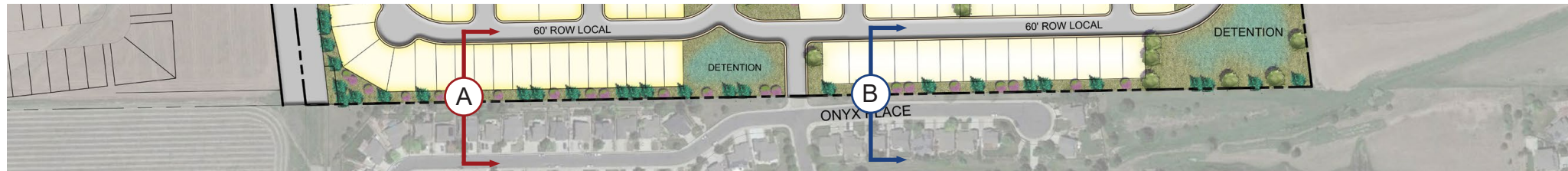
A SECTION A - SOUTH BUFFER

NOTE:
ELEVATION OF HOMES ARE REPRESENTATIVE
ONLY

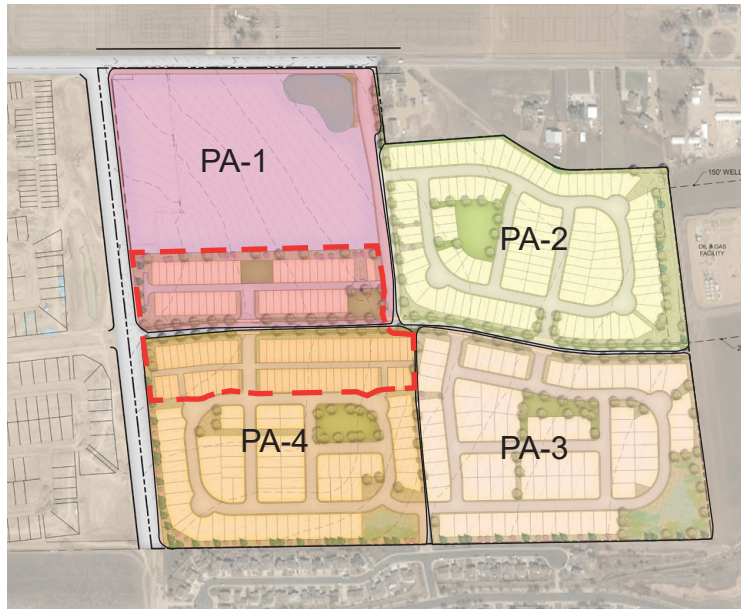


B SECTION B - SOUTH BUFFER

NOTE:
ELEVATION OF HOMES ARE REPRESENTATIVE
ONLY



ARCHITECTURE-HOME TYPES



PA-1 & PA-4

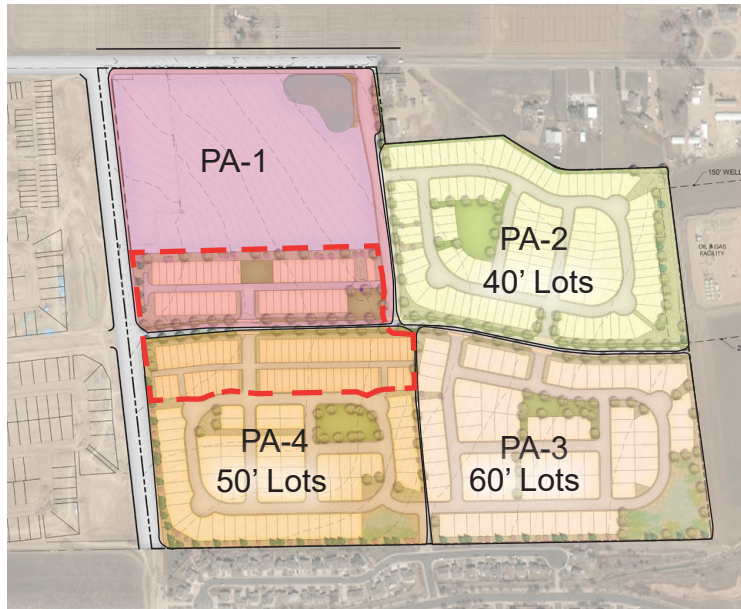
35' Lots / Alley-Loaded (SFD)
TWO STORY HOMES RANGING FROM
1,550 TO 2,150 SQ. FT.

 DENOTES ALLEY-LOADED LOTS



NOTE:
PLAN LINE-UP IS SUBJECT TO CHANGE WITH MARKET CONDITIONS, TYP.

ARCHITECTURE- HOME TYPES CONTINUED



PA-2; 40' Lot



PA-3; 60' Lot

PA-2, PA-3 & PA- 4

40' Lots: Single-Family Detached (PA 2)

- RANCH HOMES RANGING FROM 1,150 to 1,465 SQ. FT.
- TWO STORY HOMES FROM 1,895 to 2,365 SQ. FT.

60' Lots: Single-Family Detached (PA 3)

- RANCH HOMES RANGING FROM 1,790 to 2,195 SQ. FT.
- TWO STORY HOMES FROM 2,545 to 3,430 SQ. FT.

50' Lots: Single-Family Detached (PA 4)

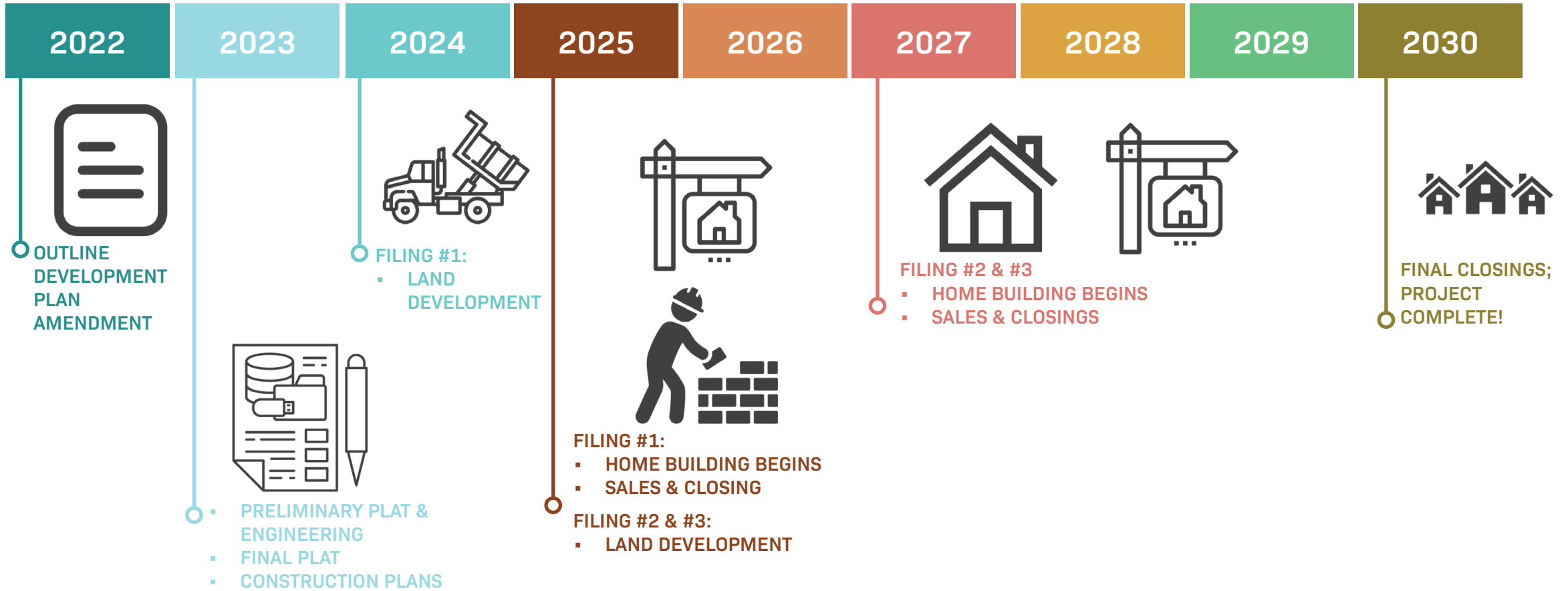
- RANCH HOMES RANGING FROM 1,700 to 1,940 SQ. FT.
- TWO STORY HOMES FROM 2,475 to 2,695 SQ. FT.



PA-4; 50' Lot

NOTE:
PLAN LINE-UP IS SUBJECT TO CHANGE WITH MARKET CONDITIONS, TYP.

PROPOSED PROJECT DEVELOPMENT TIMELINE



NOTE:
THIS GRAPHIC REPRESENTS A CONCEPTUAL TIMELINE THAT IS SUBJECT TO CHANGE, TYP.

DEVELOPMENT TEAM





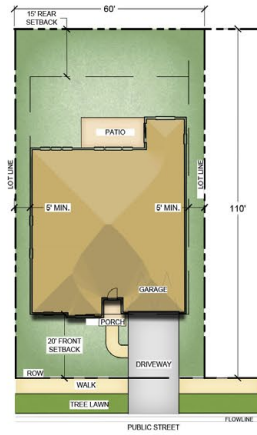
**COMMENTS, QUESTIONS,
CONCERNS?**

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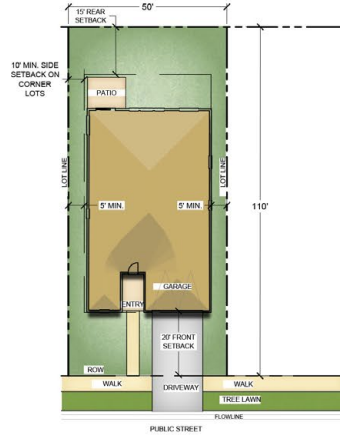
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PROPOSED LOT TYPICALS

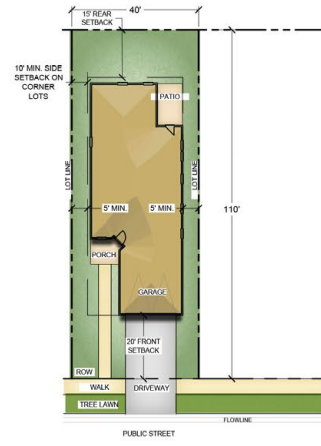
NEIGHBORHOOD LAYOUT TYPES



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



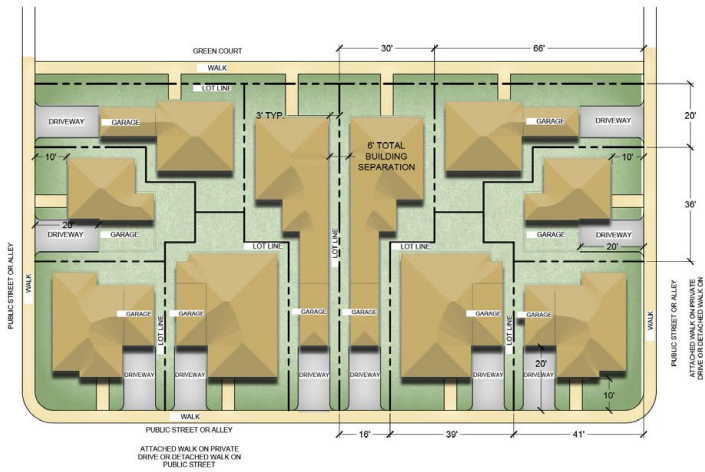
○ 40' SINGLE FAMILY DETACHED
FRONT LOADED 50' LOT TYPE



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



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



○ CLUSTER HOMES

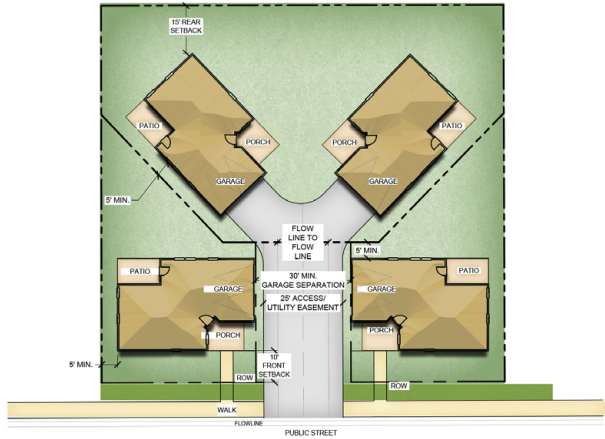


○ GREENCOURT

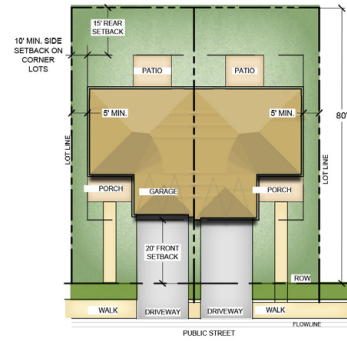
NOTE:
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WITH MARKET CONDITIONS, TYP.

PROPOSED PROJECT DEVELOPMENT TIMELINE

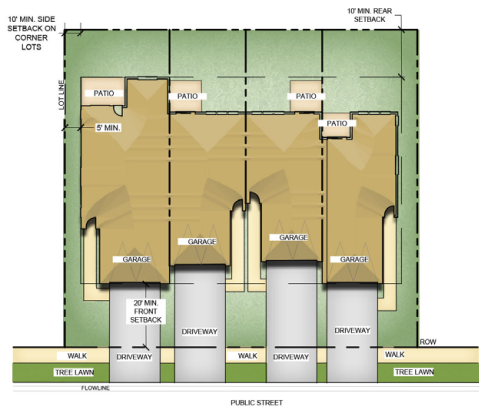
NEIGHBORHOOD LAYOUT TYPES



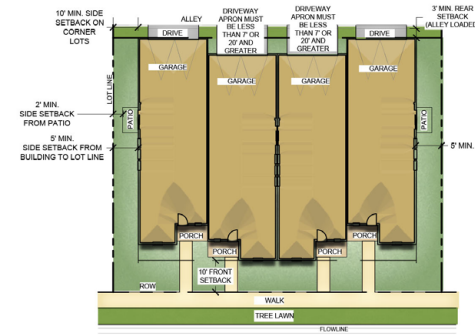
AUTO COURT



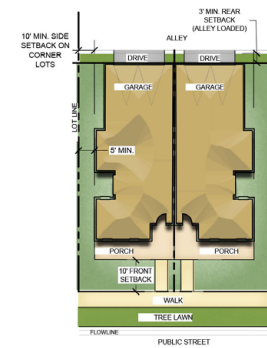
**PAIRED HOME
FRONT LOADED**



**TOWNHOME- SINGLE FAMILY ATTACHED
FRONT LOADED FOUR PLEX**



**TOWNHOME- SINGLE FAMILY ATTACHED
ALLEY LOADED FOUR PLEX**



**PAIRED HOME
ALLEY LOADED**

NOTE:
PLAN LINE-UP IS SUBJECT TO
CHANGE WITH MARKET CONDITIONS,
TYP.

DRAINAGE SWALE

SWALE SECTION

