



Town of Johnstown

TOWN COUNCIL AGENDA COMMUNICATIONS

- AGENDA DATE:** February 6, 2023
- SUBJECT:** Ordinance 2023-241 Approving the Outline Development Plan (ODP) for High Plains Estates P.U.D.
- ACTION PROPOSED:** Consider Ordinance 2023-241 Approving the Outline Development Plan for High Plains Estates P.U.D.
- ATTACHMENTS:**
1. Vicinity Map
 2. Ordinance 2023-241
 3. Proposed High Plains Estates Outline Development Plan
 4. PZC Staff Report, January 25, 2023
 5. Klein 125 ODP
 6. High Plains Estates Master Traffic Impact Study
 7. Staff Presentation
 8. Applicant Presentation
- PRESENTED BY:** Kim Meyer, Director
-

AGENDA ITEM DESCRIPTION:

The Applicant requests approval of the High Plains Estates Outline Development Plan (ODP) for a mixed density residential neighborhood on approximately 124 acres that is located east of High Plains Boulevard, and south of CR 50/Veterans Parkway. This ODP will supersede the ODP associated with the Klein 125 Annexation (Attachment 5).

This proposed ODP proposes up to 725 dwelling units in a mix of lot configurations from clustered homes and carriage house-type units to traditional single family detached homes (Attachment 3). Densities in the various planning areas range from 3-5 units/acre to 3-12 units per acre – comparable to the current Klein 125 ODP, with an average density of approximately 6 units per acre overall. Lot sizes may vary widely, depending on the type of housing unit that is proposed in future development plans, as depicted on the ODP, Sheets 5, 6, and 7. Lots along the southern boundary, adjacent to Rocksbury Ridge will be a minimum of 6,500 SF. The PZC staff memo provides additional detail on the project (Attachment 4).

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The ODP is largely considered those sheets of the submitted document that reference the mix of uses, densities, unit counts and square footage maximums, and overall layout. All sheets that reference open space locations, streets, utilities, and grading/drainage layouts are considered conceptual and are labeled and noted as such. Additional more detailed studies and plans will be forthcoming with subsequent submittals of subdivision and development plans.

The Planning and Zoning Commission held a public hearing on January 25, 2023, and recommended Approval to the Town Council, with the addition to the ODP plan language of a noise study evaluating impacts of the adjacent Cito Trust oil and gas facility to accompany future submittals, as well as several revisions to clean up some language and resolve conflicts. The noise study discussion and concern was raised during public comment by current neighbors to that site who indicated that the compressor located on that site produces considerable noise, and recommended the Town take that into account with regards to the proximity of new homes to that facility. Additional issues raised by the Commission and the public included increased traffic concerns, stormwater drainage, and discussion of a notation of a small area of contaminated soil on-site, which the Applicant indicated that they intend to mitigate and remediate, per environmental engineer recommendations.

The Staff-requested revisions and clean-ups, as noted in the PZC staff report (Attachment 4); as well as the addition of a note to provide a noise study as development is proposed along the eastern portion of the site, have been incorporated into a revised ODP plan set, as presented in Attachment 3.

LEGAL ADVICE:

The Town Attorney drafted the Ordinance.

FINANCIAL ADVICE:

NA

RECOMMENDED ACTION:

Planning and Zoning Commission recommended, and Staff supports, Approval of Ordinance 2023-241 Approving the Outline Development Plan (ODP) for High Plains Estates P.U.D.

SUGGESTED MOTIONS:

For Approval: Based on findings and analysis presented at this hearing, I move that the Council approve Ordinance 2023-241 Approving the Outline Development Plan (ODP) for High Plains Estates P.U.D., on first reading.

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For Approval with Conditions: Based on findings and analysis presented at this hearing, I move that the Council approve Ordinance 2023-241, on first reading, Approving the Outline Development Plan (ODP) for High Plains Estates P.U.D., with the following conditions, to be revised and updated prior to final publication:

a.

For Denial: Based on information presented in this hearing, I move that the Council deny Ordinance 2023-241.

Reviewed and Approved for Presentation,



Town Manager

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