



Town of Johnstown

Blue Sky Prairie

Preliminary Plat & Development Plan

Preliminary Plat & Development Plan (SUB23-0008)

Planning & Zoning Commission

October 18, 2023

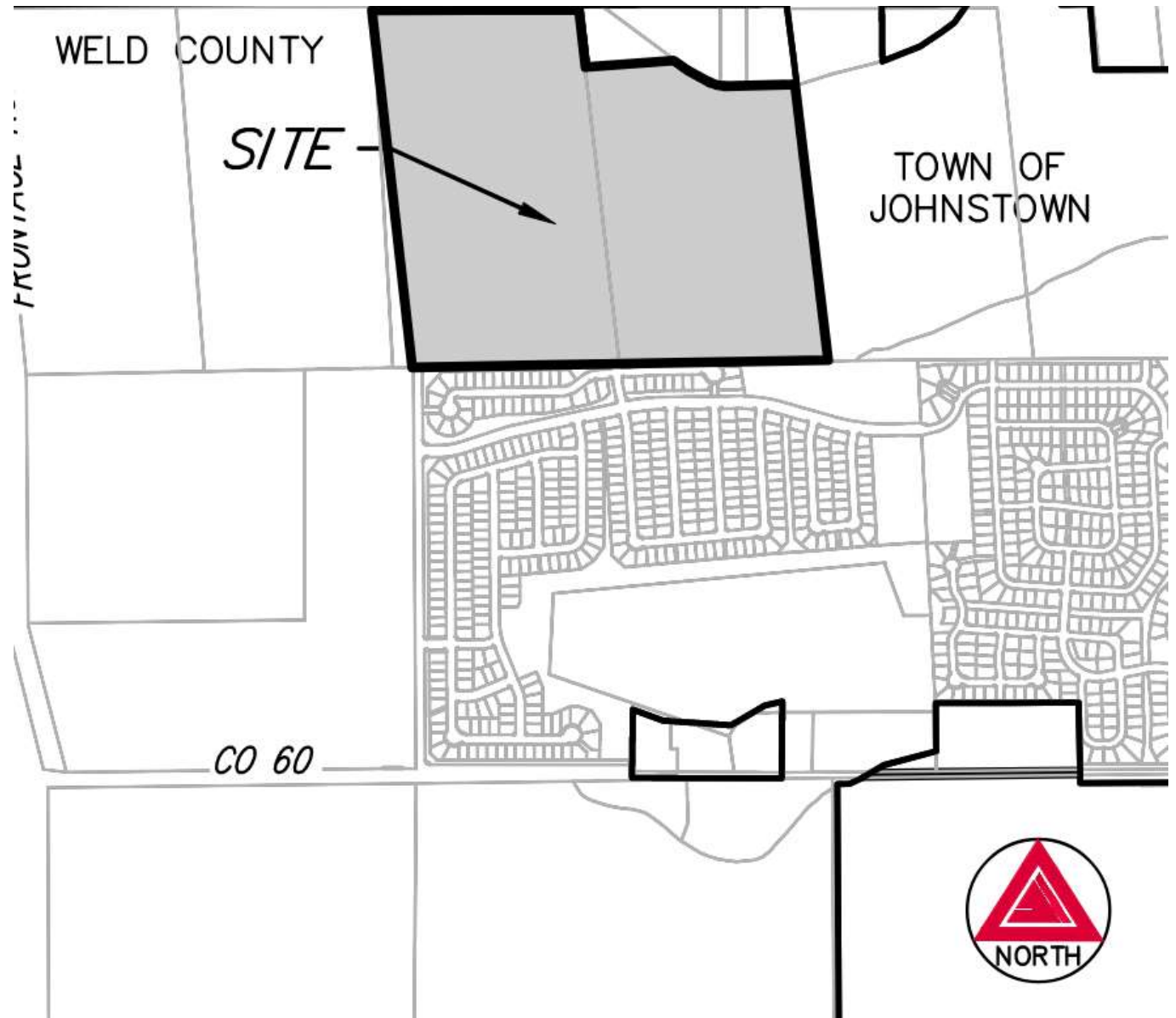
LOCATION & BACKGROUND

Location:

- Located South of Veteran's Parkway and East of High Plains Blvd
- Approx. 121 Acres

Background:

- 2004- Klein 125 Annexation
- 2023- High Plains Estates ODP ~ Amendment (Supersedes Klein PUD)

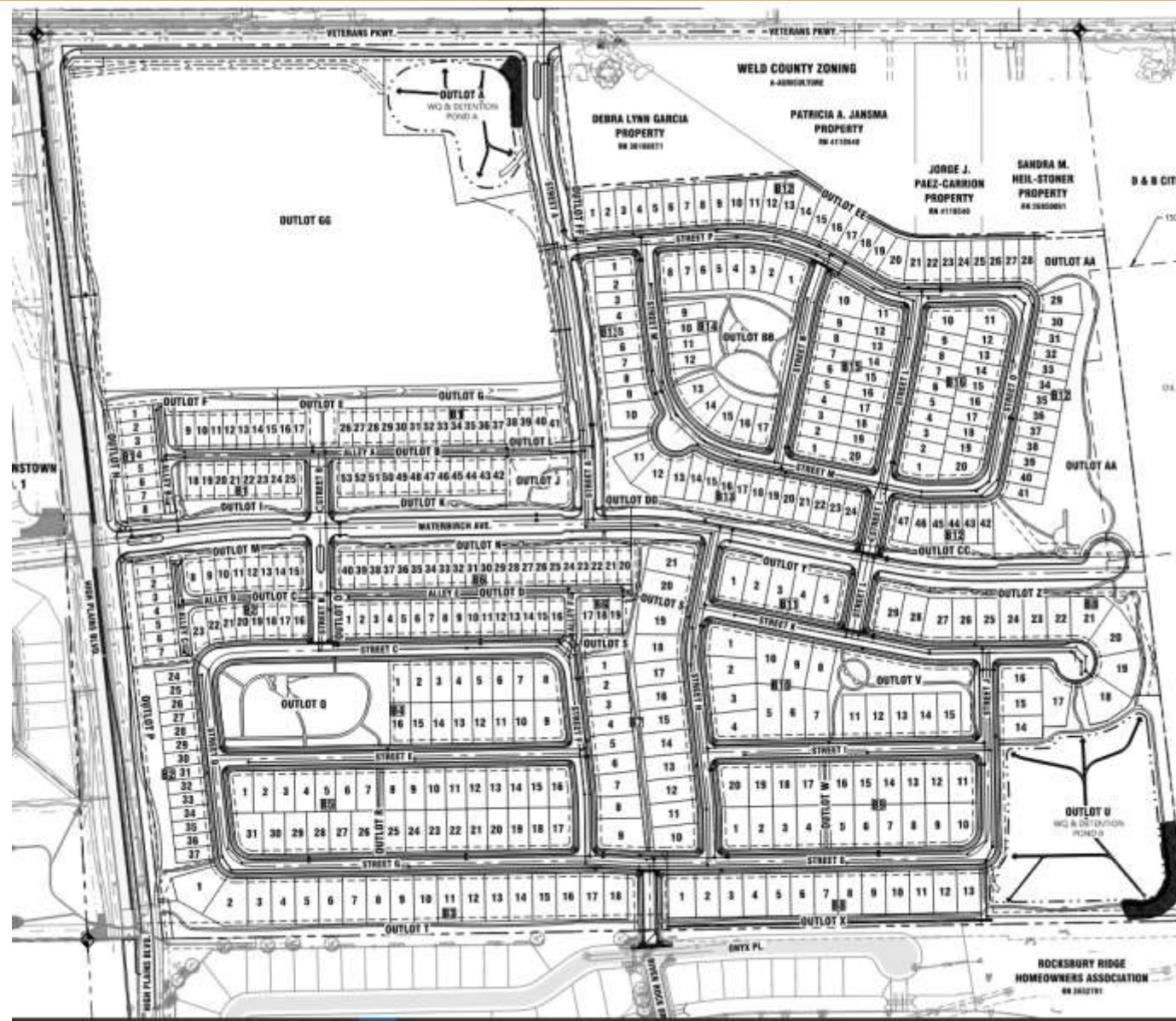


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SUBDIVISION

- Estimated maximum ~ 413 lots
 - Mix of row homes, paired homes & clustered single-family
 - (3,000- 6,000 SF) lots
- Outlots will be maintained by the Metro District
- Unique walkways in subdivision to create an open feel to the neighborhood



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DEVELOPMENT PLAN

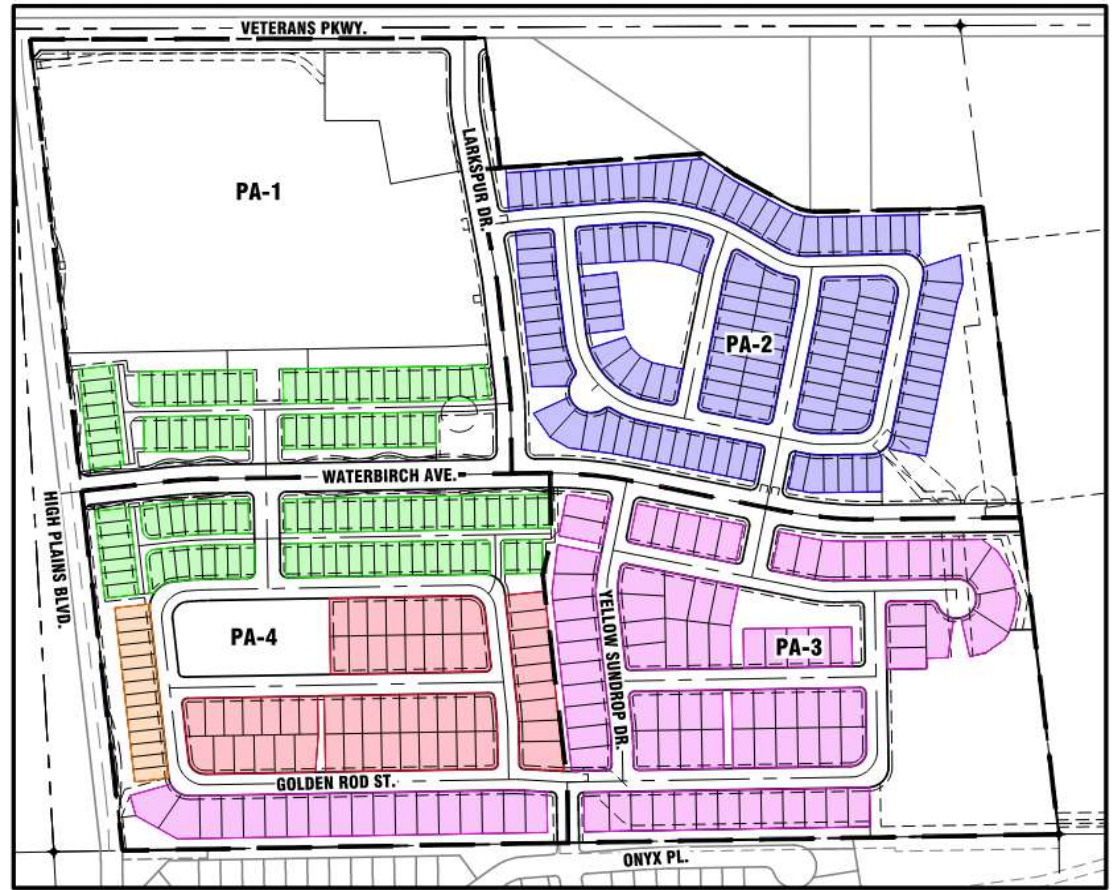
Community Amenities

- Expanded Trail network that connects the outlots and pocket park/amenity center for the community along ROW, 3 pocket parks

Housing Diversity

HIGH PLAINS ESTATES –PRELIMINARY LOT MIX						
Typical Lot Frontage (Per ODP)	Lot Size	Home Type	Number of Dwelling units - Minimum	Number of Dwelling units - Maximum	Estimated Number of Dwelling Units	PDP Number of Dwelling Units
60-feet	6,000 SF and greater	SFD	50	120	94	116
50-feet	5,000 SF	SFD	70	120	107	67
40-feet	4,000 SF	SFD	80	150	131	100
35-feet	3,000 SF	SFD	50	150	121	130
SUBTOTAL						413

Phasing



- 60' SINGLE FAMILY DETACHED
- 50' SINGLE FAMILY DETACHED
- 40' SINGLE FAMILY DETACHED
- 35' REAR-LOAD SINGLE FAMILY DETACHED
- 35' FRONT-LOAD SINGLE FAMILY DETACHED

PLANNING AREA 1: 53 DU / 12.3 DEV. AC = 4.31 DU/AC

PLANNING AREA 2: 128 DU / 28.1 AC = 4.56 DU/AC

PLANNING AREA 3: 81 DU / 28.5 AC = 2.84 DU/AC

PLANNING AREA 4: 151 DU / 30.2 AC = 5.00 DU/AC



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ANALYSIS & RECOMMENDATION

- Conforms to the High Plains Village Amended (ODP) .
- In substantial compliance with the Town's codes, regulations, and requirements
- Promotes the Town's goals of diversity of housing types, unique neighborhood creation, and an efficient pattern of development.
- Staff Recommendation for Approval