



Town of Johnstown

Blue Sky Prairie

Preliminary Plat & Development Plan

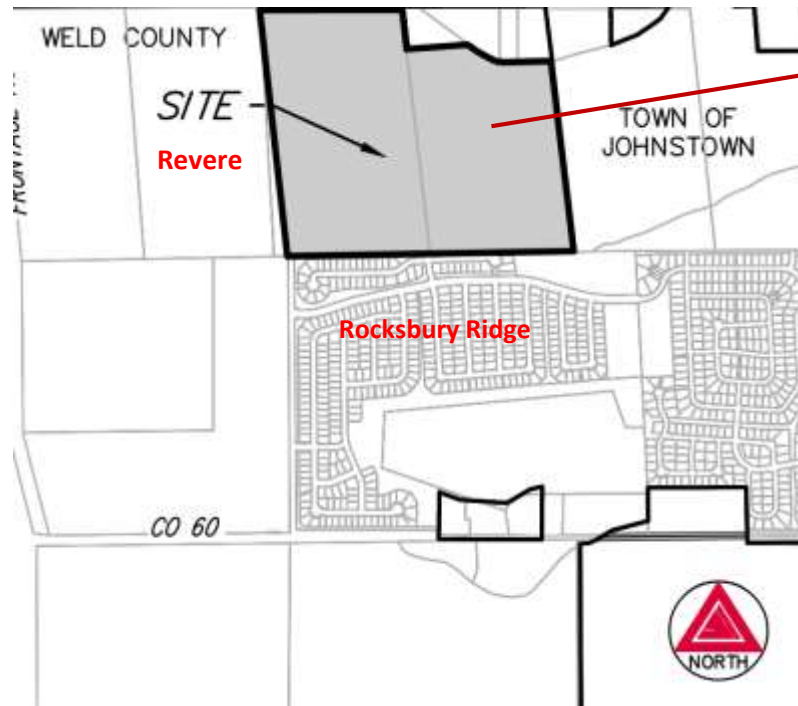
Preliminary Plat & Development Plan (SUB23-0008)

Town Council
November 20, 2023

SITE LOCATION

Location:

- Located South of Veteran's Parkway and East of High Plains Blvd
- Site is approximately 121 acres
- The proposed development is to be about 102 acres



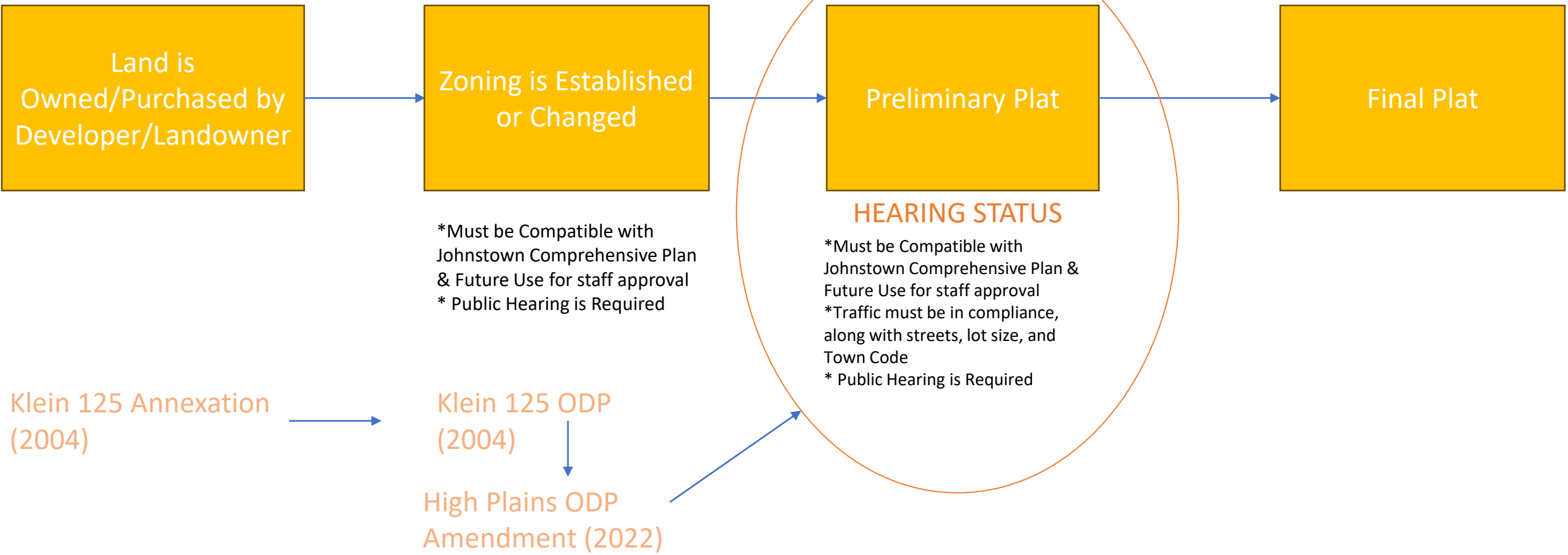
Portions of Proposed Subdivision



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CURRENT STATUS



LAND USE HISTORY

****Previously approved in 2022 as an amendment to High Plains Village ODP (2005)**

LAND USE SUMMARY

PLANNING AREA	ACREAGE	DENSITY RANGE	MAXIMUM DWELLING UNITS	% OF TOTAL
1	33.6	3 - 12 DU/AC	328	27%
2	28.1	3 - 5 DU/AC	131	23%
3	28.3	3 - 5 DU/AC	94	23%
4	30.2	3 - 7 DU/AC	172	24%
Veterens PKWY	0.9	N/A	N/A	1%
Total	121.1	N/A	725	100%

*NOTE: DENSITY TRANSFERS ARE PERMITTED AS PROVIDED IN NOTE 2E ON SHEET 3 OF 11 OF THIS ODP.

Average Density per preliminary plat = 4.04 units per acre



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SUBDIVISION

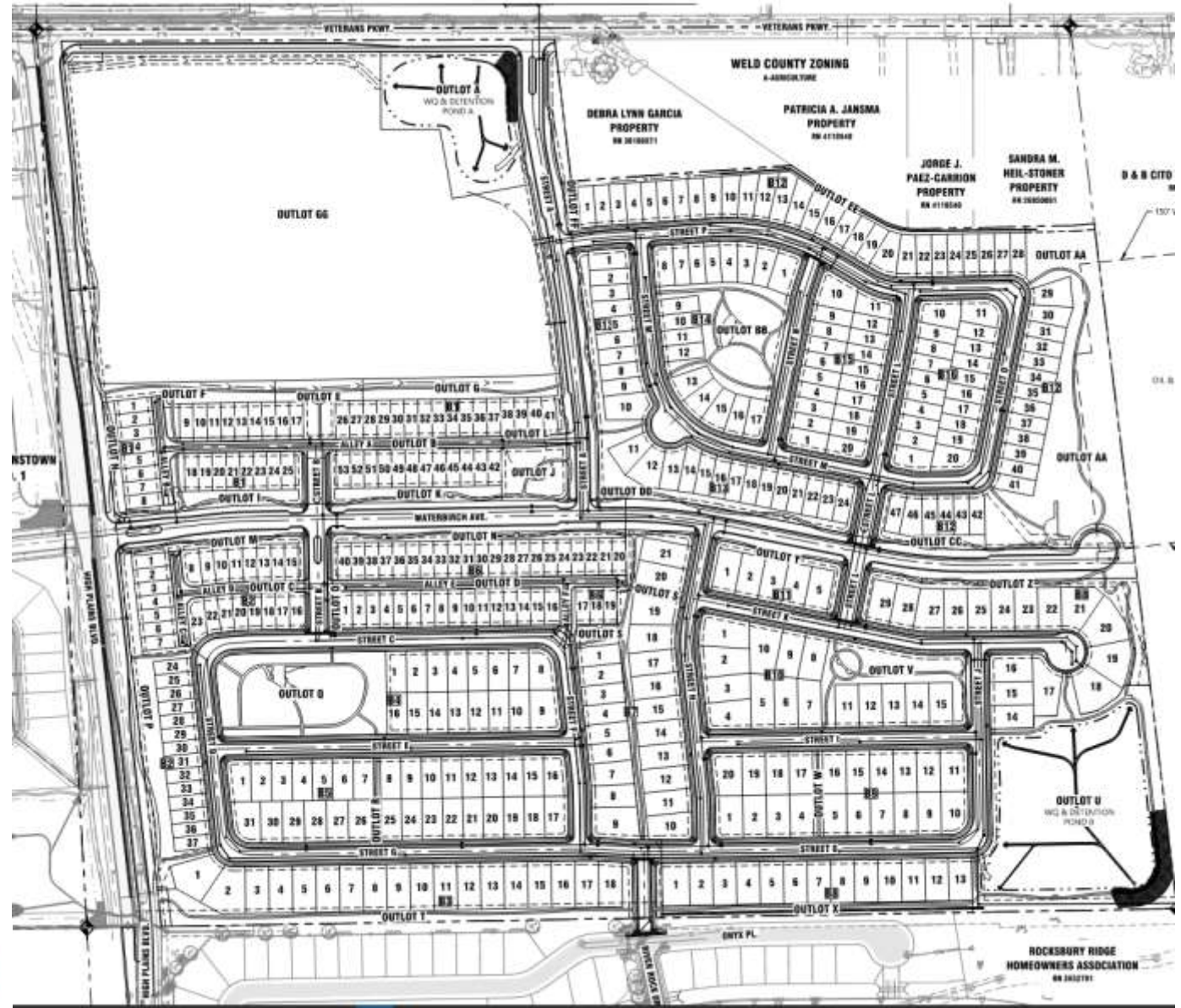
Estimated lot count ~ 413 lots

- Mix of row homes, paired homes & clustered single-family
 - (3,000- 6,000 SF) lots

Outlots will be maintained by the Metro District

- Excludes Outlot GG

Unique walkways in subdivision to create an open feel to the neighborhood



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DEVELOPMENT PLAN

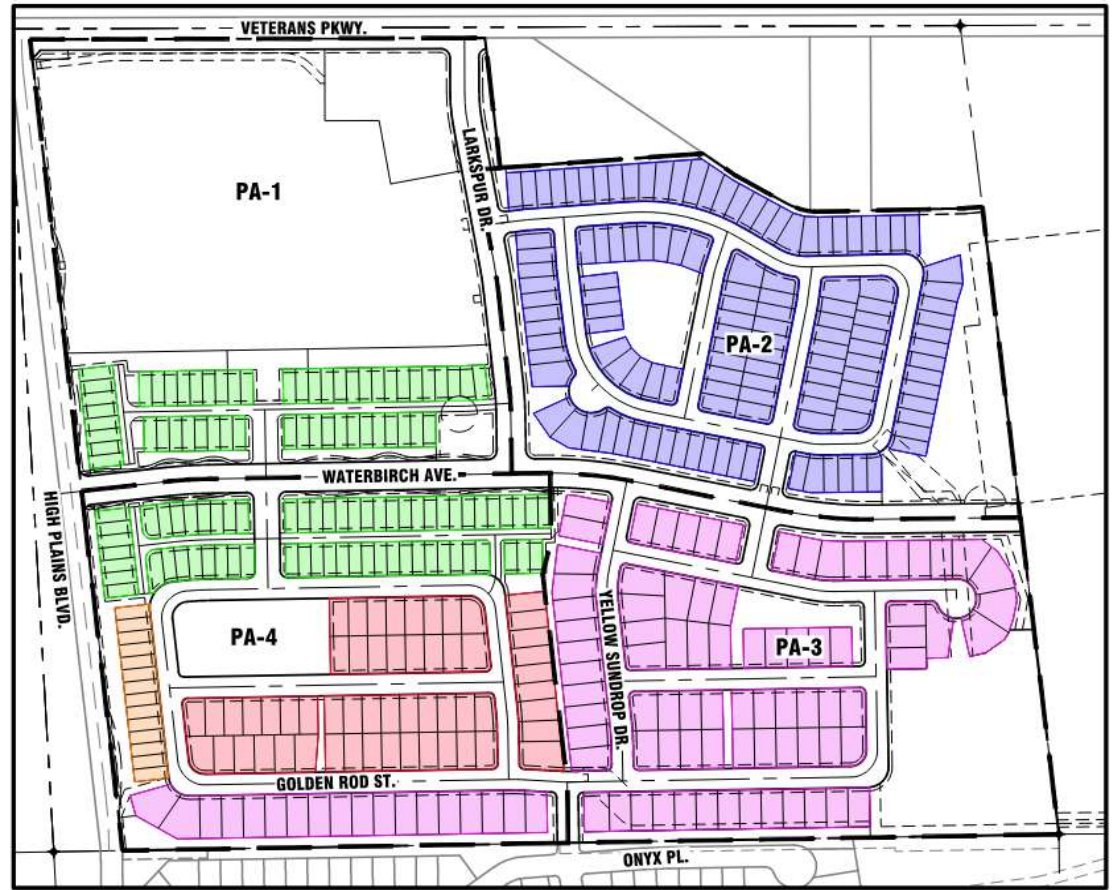
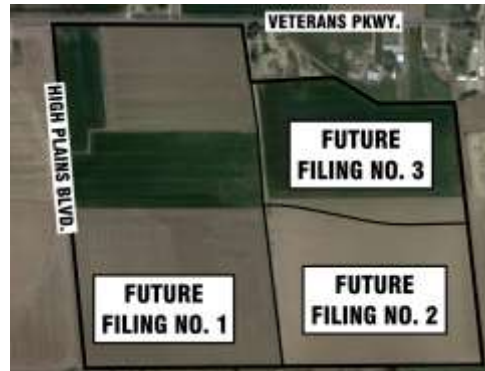
Community Amenities

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

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	28%
50-feet	5,000 SF	SFD	70	120	107	67	16%
40-feet	4,000 SF	SFD	80	150	131	100	24%
35-feet	3,000 SF	SFD	50	150	121	130	31%
SUBTOTAL						413	

Phasing for Final Development Plans



- 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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ALIGNMENT WITH JOHNSTOWN COMPREHENSIVE PLAN

LOW DENSITY/INTENSITY (LDI)

INTENT & DESIRED CHARACTER

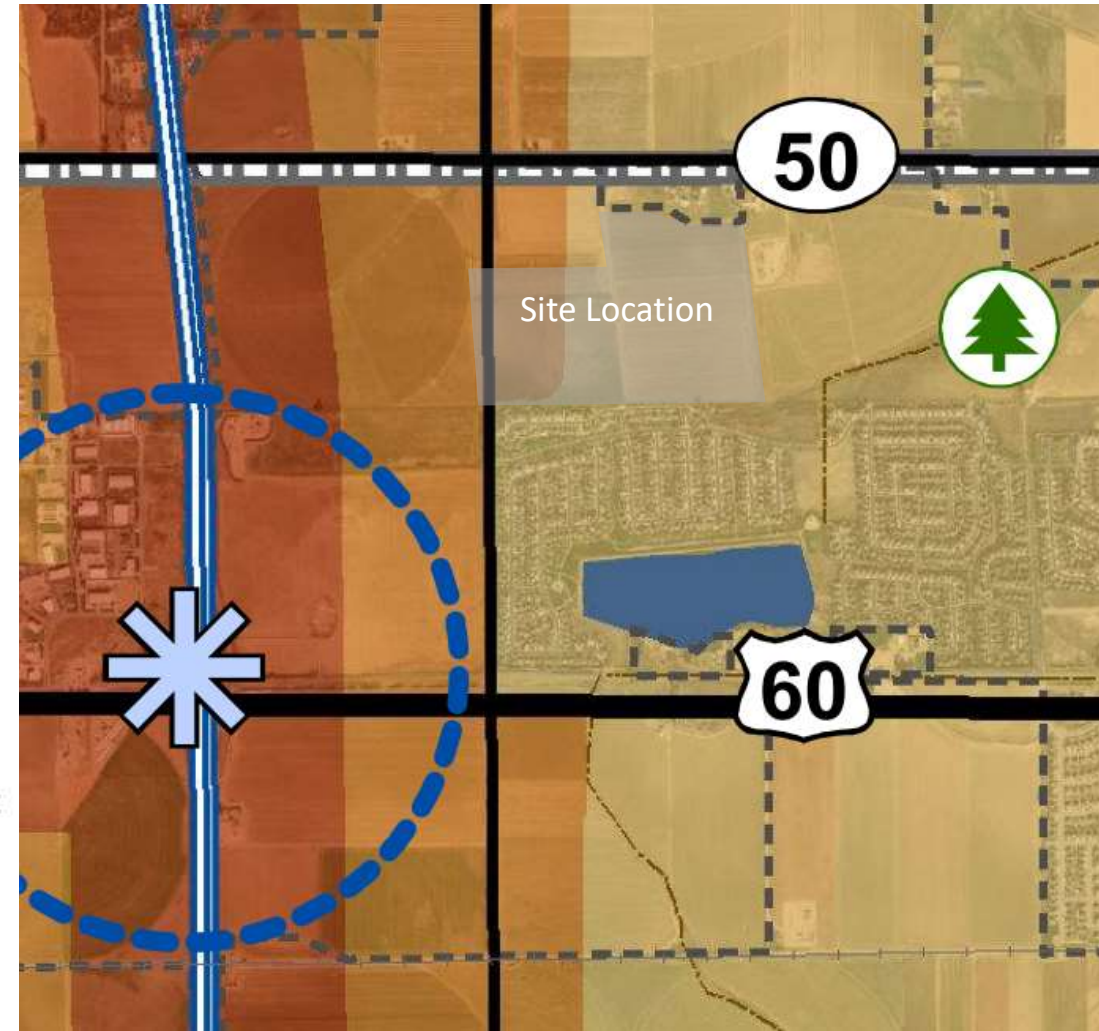
Density Range:
4-10 DU/Acre.

A Low Density/Intensity area (LDI) will be generally characterized by a higher percentage of residential, predominantly lots for single-family detached homes, with some lower-density townhomes or duplex/patio homes. Commercial will be less prominent and focused on neighborhood-level services such as a convenience store, gas station, dance/karate studio, auto shop, salon, or restaurant, and civic uses (parks, library, schools).

Low Density/Intensity areas will occur along collector and local street corridors, and are likely to be adjacent to MDI and HDI areas, which serve to buffer LDIs from major street corridors and busier commercial areas. LDI's will strive to offer complete neighborhoods with easy access to neighborhood services, parks, schools, and be connected to adjacent neighborhoods and multi-modal corridors with trails and walks.

Residential neighborhoods will provide multiple housing and lifestyle options within a more suburban setting. An LDI neighborhood may utilize winding internal streets and cul-de-sac configurations; perimeter fencing and landscaping for buffers, pocket parks and playgrounds within neighborhoods, connected to a trail system. These provide another great solution for integrating a range of lifestyles, incomes, and ages into a neighborhood.

*Page 58 of Johnstown comprehensive plan



*Note: Mixed Medium & low intensity use



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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 Towns goals of diversity of housing types, unique neighborhood creation, and an efficient pattern of development.
- Staff Recommendation for Approval
- Planning and Zoning Commission Recommendation for Denial