



Town of Johnstown

TOWN COUNCIL REGULAR MEETING

450 S. Parish, Johnstown, CO

Monday, February 01, 2021 at 7:00 PM

MISSION STATEMENT: *“The mission of the government of the Town of Johnstown is to provide leadership based upon trust and integrity, commitment directed toward responsive service delivery, and vision for enhancing the quality of life in our community.”*

AGENDA

CALL TO ORDER

Pledge of Allegiance

ROLL CALL

AGENDA APPROVAL

SPECIAL PRESENTATIONS

PUBLIC COMMENT

Members of the audience are invited to speak at the Council meeting. Public Comment is reserved for citizen comments on items not contained on the printed agenda. Citizen comments are limited to three (3) minutes per speaker. When several people wish to speak on the same position on a given item, they are requested to select a spokesperson to state that position.

CONSENT AGENDA

The Consent Agenda is a group of routine matters to be acted on with a single motion and vote. Council or staff may request an item be removed from the Consent Agenda and placed on the Regular Agenda for discussion.

- [1.](#) Minutes - January 20, 2021

TOWN MANAGER REPORT

- [2.](#) Town Manager's Report

TOWN ATTORNEY REPORT

NEW BUSINESS

PUBLIC HEARING

- [3.](#) Ordinance 2021-193 Approving P.U.D. Outline Development Plan (ODP) for The Granary (Case #PUD20-0002)

COUNCIL REPORTS AND COMMENTS

MAYOR'S COMMENTS

EXECUTIVE SESSION

- [4.](#) An executive session to receive legal advice from the Town attorney pursuant to C.R.S. Section 24-6-402(4)(b) regarding acquisition of rights-of-way.

ADJOURN

AMERICANS WITH DISABILITIES ACT NOTICE

In accordance with the Americans with Disabilities Act, persons who need accommodation in order to attend or participate in this meeting should contact Town Hall at (970) 587-4664 within 48 hours prior to the meeting in order to request such assistance.

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Town of Johnstown

TOWN COUNCIL REGULAR MEETING

450 S. Parish, Johnstown, CO
Wednesday, January 20, 2021 at 7:00 PM

MINUTES

CALL TO ORDER

Mayor Lebsack called the meeting to order at 7:00 p.m. and led the Pledge of Allegiance. The meeting was held remotely due to COVID concerns.

ROLL CALL

PRESENT

Mayor Gary Lebsack
Councilmember Chad Young
Councilmember Amy Tallent
Councilmember Damien Berg
Councilmember Jesse Molinar
Councilmember Kevin Lemasters
Councilmember Troy Mellon

The following staff members were also present in the remote meeting: Matt LeCerf, Town Manager, Avi Rocklin, Town Attorney, Mitzi McCoy, Finance Director, Kim Meyer, Planning Director, Marco Carani, Public Works Director, Brian Phillips, Police Chief and Jamie Desroiser, Communications Manager.

AGENDA APPROVAL

Motion made by Councilmember Berg, seconded by Councilmember Mellon to approve the Agenda as submitted. Motion carried with a roll call vote.

SPECIAL PRESENTATIONS

Presentation - Irene Josey, Larimer County Treasurer & Public Trustee –
Irene Josey, Larimer County Treasurer & Public Trustee gave an overview of the duties and functions of the Larimer County Treasurer's Office.

CONSENT AGENDA

Motion made by Councilmember Lemasters, seconded by Councilmember Berg to approve the Consent Agenda. Motion carried with a roll call vote.

1. Minutes - January 4, 2021
2. List of Bills
3. December 2020 Financial Statements
4. Resolution 2021-03 Updated Identity Theft Policy and Red Flag Rules
5. Resolution 2021-05 Payment to Northern Colorado YMCA for Town of Johnstown Recreation Center Operation Agreement

NEW BUSINESS

1. Resolution 2021-04: Application to Northern Colorado Water Conservancy District for Annually Renewable Perpetual Water Contract for Right to Use Colorado-Big Thompson Project Water Under C.R.S. 37-45-131- The Town of Johnstown holds a Temporary Use Permit issued by Northern Colorado Water Conservancy District for the right to use 56 acre-feet of Colorado Big Thompson Project Water. As per the policy of the Board of Directors of Northern Colorado Water Conservancy District, all temporary use permits need to be converted from the Temporary Use Permit to a Section 131 Annually Renewable Water Contract. Resolution 2021-004 approves the conversion of the Temporary Use Permit to the Annually Renewable Perpetual Water Contract.

Motion made by Councilmember Mellon, seconded by Councilmember Molinar to approve Resolution 2021-04 Approving the Conversion of the Town's Temporary Use Permit for the Right to Use Colorado-Big Thompson Project Water to an Annually Renewable Perpetual Water Contract. Motion carried with a roll call vote.

ADJOURN

The meeting adjourned at 7:46 p.m.

Mayor

Town Clerk



Town of Johnstown

MEMORANDUM

TO: Honorable Mayor and Town Council Members

FROM: Matt LeCerf, Town Manager

DATE: February 1, 2021

CC: Town Staff
Local Media

SUBJECT: Town Manager's Report

Upcoming Town Council Work Sessions – If there are topics that the Council would like staff to schedule for discussion, please let me know. The following topics are recommended for Council discussion (all meetings will be held in the Town Council Chambers unless otherwise indicated):

- 02/17/2021 – Regular Town Council Meeting
 - 03/01/2021 – Regular Town Council Meeting
 - 03/15/2021 – Regular Town Council Meeting
-

Administration, Finance, & Planning

- *Utility Billing* – All new rate classes and rate structures have been entered into the billing system and were used for January billing calculations. While rates have increased, they are more inline with neighboring communities and more importantly are able to address issues related to critical improvements to our water and wastewater systems that benefit the utility customers.
- *Round 2 Microgrants* – Fourteen (14) grants totaling over \$180,000 have been issued in Round 2.
- *Johnstown Cash* – Staff is still working through the process regarding the Johnstown Cash program. We just recently agreed upon terms of the contractual agreement and are now beginning to engage with the businesses to gauge their planned participation. We hope to roll out this program sometime in February 2021.

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- *SB20B-001* – The SB20B-001 grant program created by the State and administered by Johnstown for Weld County businesses will close on February 5. After the application period closes, reviews will be completed for the all of the applicants to determine eligibility and award amounts. This program is predominantly for restaurants, bars, theatres, gym and other businesses most affected by the pandemic due to occupancy limitations.
- *Façade Grant Program* – Staff awarded three 2020 grants totaling \$3,078.57. Five applications have been awarded for 2021 grants, totaling \$17,416.04. Those awards leave \$7,583.96 remaining in the 2021 grant fund. Staff continues to receive inquiries as more businesses and property owners learn of the program.
- *CentralSquare/TRAKiT Software* – Staff has resolved prior login issues, and the software is being used for permitting and project tracking. We will continue training Town and ProCode staff throughout January. A final future phase introduces this system as a web-based customer-facing access portal for submittals, status checks, and document access.
- *Liquor Licenses* – Lazy Dog and Urban Egg renewal applications have been submitted to the state.
- *Thompson River Ranch Update* – In relation to outstanding developer obligations within Thompson River Ranch, as of December 31, 2020, 222 permits have been issued toward the 500th certificate of occupancy trigger that requires the completion of the community building and pool. Completion of improvements to High Plains Blvd (LCR 3) is committed to be complete by June 30, 2021. This project did receive approved plans from the Hillsborough Ditch Co. for the utility crossings and needed culvert in January 2021.
- *Economic Development Manager* – Sarah Croshwaite has been hired as the new Economic Development Coordinator. She will begin her position with the Town on February 16, 2021.
- *Deputy Public Works Director* – Ellen Hilbig has been hired as the new Deputy Public Works Director. She will begin her position with the Town on February 16, 2021.
- *Home Supply Share Purchase* – The Town closed on one (1) share of a changed Home Supply Share. The certificate was provided at the closing in the Town's name.
- *Human Resources Director* – Staff is currently conducting interviews for a Human Resources Director. The interviews will be completed at the end of the week of January 25 with a decision expected shortly after this period.

Police Department

Community Policing, Outreach & Miscellaneous Items:

- *Outside Department Assistance* – Lt. Oglesby assisted Severance PD with a Sergeant Assessment Center hiring process.
- *New Software* – The Johnstown Police Department implemented eCrash. This will allow officers to complete traffic accident investigations electronically and speed up the report process for all stakeholders.

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Public Works Department

Streets, Stormwater, & Parks

- *Streets* – Crack sealing has started in the Clearview and Thompson River Ranch neighborhoods and will continue as weather permits. Staff continues to fill pot holes around Town and have used around 800 lbs. of material on such repairs. Street sweeping also continues as weather permits.
- *Parks* – Disinfection of Town parks and playground equipment will continue. Crews are applying disinfectant 2 – 3 times per week.
- *Water Plant* – The Lone Tree pump station up and running, however the actuator for Pump 3 is not working and Staff is currently working to get this repaired. A new fence was installed around the Lone Tree Pump House as part of the Lone Tree project. The VFD was repaired in the distribution pump house that broke down in December. Another VFD was ordered as the second unit on the pump house has started to fail. We need both units up and running before water demand increases this spring.
- *Water Taste and Odor Analysis* – Staff will soon meet with our engineer to discuss the jar testing for taste and odor problems as well as next steps for alternatives that may include a new carbon feeder system.
- *Water Plant Expansion* – Bids for the water plant expansion design are due February 5. We had about 20 firms attend the Pre-Submittal meeting on January 14.
- *Water Town Bids* – Bids were received on January 15 for the Water Town construction on the south side of Town. A recommendation to Council for consideration is tentatively planned for February 17.

Wastewater Plant

- *CWWTP* – A Pre-Submittal meeting was held on January 20 for the CWWTP design. We had a great turn out. The bids are due on February 17. Sludge removal has started at the plant to remove approximately 4 million gallons of sludge. With the cold weather affecting the Central Plant, our ORC Wayne Ramey suggested we start adding soda ash to the MBBR to raise PH and help with nitrification. This should help keep the plant in compliance during the colder months. Our lagoons have always struggled to meet compliance requirements in cold weather and we hope this will help considerably.
- *Low Point* – The bids for the equipment purchase for the Low Point Expansion project were received on January 22. We will have results and recommended approval to present for the Council soon.
- *Repairs* – The Low Point potable water line located in the headworks building was replaced by Staff. A blower was also removed and taken for repairs. The Central Plant is still having issues with the old sludge pump. A new one was budgeted for 2021 and will be replaced in the next 60 days.
- *SCADA* – All control valves at the plant are communicating well through our SCADA system that was recently worked on.
- *SOP's* – Staff, along with our ORC, has compiled Standard Operating Procedures (SOP's) for operations in all of the plants and stations in Town. These include checklists to help crews better manage tasks. These will assist in creating accountability,

minimizing repair issues through better maintenance and oversight, and improve our operators' knowledge of the treatment systems.



Town of Johnstown

TOWN COUNCIL AGENDA COMMUNICATIONS

AGENDA DATE: February 1, 2021

SUBJECT: Ordinance 2021-193 Approving P.U.D. Outline Development Plan (ODP) for The Granary (Case #PUD20-0002)

ACTION PROPOSED: Hold Public Hearing and Consider Ordinance 2021-193 on First Reading - Approving and amended Outline Development Plan (ODP) for The Granary

ATTACHMENTS:

1. Ordinance 2021-193
2. Vicinity Map
3. Existing ODPs for Keto and Maplewood Acres
4. Proposed Outline Development Plan (ODP) for The Granary
5. PZC Agenda Memorandum

PRESENTED BY: Kim Meyer, Planning & Development Director

AGENDA ITEM DESCRIPTION:

The Planning & Zoning Commission (PZC) held a public hearing on January 13, 2020, to consider an amended Outline Development Plan (ODP) for the properties associated with the Keto and Maplewood Acres Annexations and associated ODPs, comprising approximately 275 acres. The property to be annexed and zoned extends from Telep Ave (CR 15), to Colorado Blvd (CR 13), and from CR 46 north to the railroad tracks. (See Attachment 2). Based upon the materials submitted, analysis, and findings, the PZC approved a motion (5-0) to recommend to Town Council approval of the Outline Development Plan for The Granary.

The current zoning of this property is PUD-R (Residential), which was established at annexation of both parcels, Keto and Maplewood Acres, in 2006 and 2009 respectively. There are four outparcels of individual residences within these two quarter-sections that remain in unincorporated Weld County, and are zoned A- Agriculture. These parcels are not included in these original ODPs (see Attachment 3) or the proposed ODP for The Granary (Attachment 4).

Prior ODPs were general bubble diagrams indicating the intent to develop as low to medium density residential, with small pockets of park areas integrated, as well as commercial uses (6 acres on Keto and 4.25 Acres on Maplewood Acres) at the CR 46 “corners.” These prior ODPs will be superseded with The Granary ODP, if approved.

The proposed ODP for The Granary provides for up to 950 single family homes on the 275 acres (~3.45 DU/acre), with pocket parks and trails designed into the neighborhood. No commercial areas are indicated on ODP. With the significant acreage for commercial development available at Colorado Blvd. and Hwy

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60 to the north (over 50 acres combined), the applicant felt that these small pockets of commercial acreage would be challenging to develop by current market needs; Staff concurs with this assessment, and feels the community-scale commercial further north along Colorado Blvd. is likely to be sufficient to serve this area.

The proposed ODP is further described in the attached PZC Agenda Memorandum attached (see Attachment 5) and provides additional information about the property and project, including additional detail on development standards such as setbacks and building height, infrastructure needs for this future development, and existing oil and gas facilities on the property (applicant is voluntarily applying 350' setbacks from these facilities).

The Applicant is also actively working with the ditch company to appropriate relocate and design the ditch through the site. They will continue to be an active referral for this project as it moves through the development process.

One additional item of note since this project was discussed at PZC, is the approval of an adjacent site to the east along Colorado Blvd., known as the Whitehall Sauer property, has been selected for the relocated Weld RE5-J high school. The to-be-relocated Letford Elementary in the Clearview subdivision was also a factor. With the knowledge of these sites, Staff was able to work with the Applicant to agree on such elements as a modified collector street cross-section, with expanded 9-foot walks along this road that moves east-west through The Granary to facilitate safe routes to school for children in this neighborhood.

Public Comments:

As noted in the PZC Agenda Memorandum, several neighbors reached out to Staff prior to the PZC hearing to discuss concerns related to drainage patterns across Telep Ave., and general traffic impacts and patterns.

At the January 13th hearing, several county residents participated in the public hearing and expressed concerns, summarized here:

- Drainage issues across Telep Ave. Applicant's engineers indicated that such drainage should improve with the subdivision development and improvements being installed.
- Traffic in general from multiple residents. Staff and applicant acknowledged an expected overall increase in traffic to all adjacent roadways over time, especially with significant development and the new high school in the immediate vicinity. Appropriate improvements will be required of all development to accommodate and ensure safe travel.
- Conceptual street location north of resident at 22180 CR 13 (Colorado Blvd.). Resident is concerned the roadway is too close to their property and their driveway access; a request was made to reevaluate this location and move that further north. Staff and applicant attempted to address this issue and have reached out to discuss this further, though acknowledged that street design specifications often dictate location of intersections. Staff has reached out to this owner.
- Residents have concerns about the impact to their property values, quality of life, and timing of development. The applicant indicated they were amenable to have an off-line discussion, but that often improvements such as roads, water, sewer and other infrastructure increase property values, while acknowledging a significant difference in the environment around their properties as the development occurs, over the course of many years.

Project Review Referrals:

Internal "Johnstown Review Committee": Public Works, Town Engineer, Town Traffic Engineer, Town Water Engineer, Front Range Fire District.

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Outside Referrals: Weld County Planning, Hillsborough Ditch Co., Weld RE-5J School District, Little Thompson Water District, Aims Community College, Northern Colorado Water Conservancy District, Thompson River Parks & Rec District. Aims CC returned their referral with no comment or concerns. Hillsborough Ditch Co is working with the Applicant on their concerns. No other comments were received.

Summary

Overall Staff believes this Outline Development Plan will further the intent and goals of the Johnstown Area Comprehensive Plan – both existing and draft proposed – and is able to meet all required standards, codes, and specifications as more detailed development plans and subdivision plats are forthcoming. The update to the ODP for these properties will provide a blueprint for a high quality and livable neighborhood for future Johnstown residents, and for the future construction of appropriate and adequate infrastructure improvements.

LEGAL ADVICE:

Ordinance was prepared by the Town Attorney.

FINANCIAL ADVICE:

NA

RECOMMENDED ACTION:

Approve Ordinance 2021-193 approving the Outline Development Plan (ODP) for The Granary on First Reading.

SUGGESTED MOTIONS:

For Approval

I move that the Town Council approve Ordinance 2021-193 approving the Outline Development Plan (ODP) for The Granary on First Reading.

For Denial

I move that the Town Council deny Ordinance 2021-193 regarding the Outline Development Plan (ODP) for The Granary on First Reading.

Reviewed and Approved for Presentation,

Town Manager

**TOWN OF JOHNSTOWN, COLORADO
ORDINANCE NO. 2021-193**

**APPROVING P.U.D. OUTLINE DEVELOPMENT PLAN FOR THE
GRANARY LOCATED IN THE SOUTH HALF OF SECTION 7,
TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL
MERIDIAN, TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE
OF COLORADO, CONSISTING OF APPROXIMATELY 275 ACRES.**

WHEREAS, the Town of Johnstown, Colorado (“Town”) is a Colorado home rule municipality, duly organized and existing under the laws of the State of Colorado and the Town’s Home Rule Charter; and

WHEREAS, Hartford Acquisitions, LLC, a Colorado limited liability company, submitted an application to the Town for approval of a P.U.D. Outline Development Plan for a subdivision known as The Granary, located in the South Half of Section 7, Township 4 North, Range 67 West of the 6th Principal Meridian, Town of Johnstown, County of Weld, State of Colorado, consisting of approximately 275 acres; and

WHEREAS, on January 13, 2021, the Planning and Zoning Commission held a public hearing and recommended approval of the P.U.D. Outline Development Plan for The Granary; and

WHEREAS, on February 1, 2021, the Town Council held a public hearing concerning approval of the P.U.D. Outline Development Plan for The Granary; and

WHEREAS, after considering the Planning and Zoning Commission’s recommendation for approval, reviewing the file and conducting such public hearing, Town Council finds that the P.U.D. Outline Development Plan for the Granary is consistent with, and furthers the goals of, the *Johnstown Area Comprehensive Plan* goals and is compatible with all other applicable Town standards and regulation; and

WHEREAS, based on the foregoing, Town Council desires to approve the P.U.D. Outline Development Plan for The Granary.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF JOHNSTOWN, COLORADO, THAT:

Section 1. P.U.D. Outline Development Plan Approval. The P.U.D. Outline Development Plan for The Granary, located in located in South Half of Section 7, Township 4 North, Range 67 West of the 6th Principal Meridian, Town of Johnstown, County of Weld, State of Colorado, consisting of approximately 275 acres (“Property”), attached hereto and incorporated herein by reference as Exhibit A, is hereby approved.

Section 2. Supersede and Replace. The P.U.D. Outline Development Plan for The Granary adopted herein shall supersede and replace the outline development plans that were approved by the Town at the time of the annexations of the real property that constitute the Property designated herein, to wit: the Outline Development Plan for the Keto annexation, approved by Ordinance No. 2009-101, and the Outline Development Plan for the Maplewood Acres annexation, approved by Ordinance No. 2006-777.

Section 3. Effective Date. This Ordinance, after its passage on final reading, shall be numbered, recorded, published and posted as required by the Town Charter and the adoption, posting and publication shall be authenticated by the signature of the Mayor and the Town Clerk and by the Certificate of Publication. This Ordinance shall become effective upon final passage as provided by the Home Rule Charter of the Town of Johnstown, Colorado. Copies of the entire Ordinance are available at the office of the Town Clerk.

INTRODUCED AND APPROVED on first reading by the Town Council of the Town of Johnstown, Colorado, this ____ day of _____, 2021.

TOWN OF JOHNSTOWN, COLORADO

ATTEST:

By: _____
Diana Seele, Town Clerk

By: _____
Gary Lebsack, Mayor

PASSED UPON FINAL APPROVAL AND ADOPTED on second reading by the Town Council of the Town of Johnstown, Colorado, this ____ day of _____, 2021.

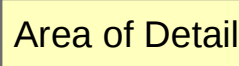
TOWN OF JOHNSTOWN, COLORADO

ATTEST:

By: _____
Diana Seele, Town Clerk

By: _____
Gary Lebsack, Mayor

Item #3.



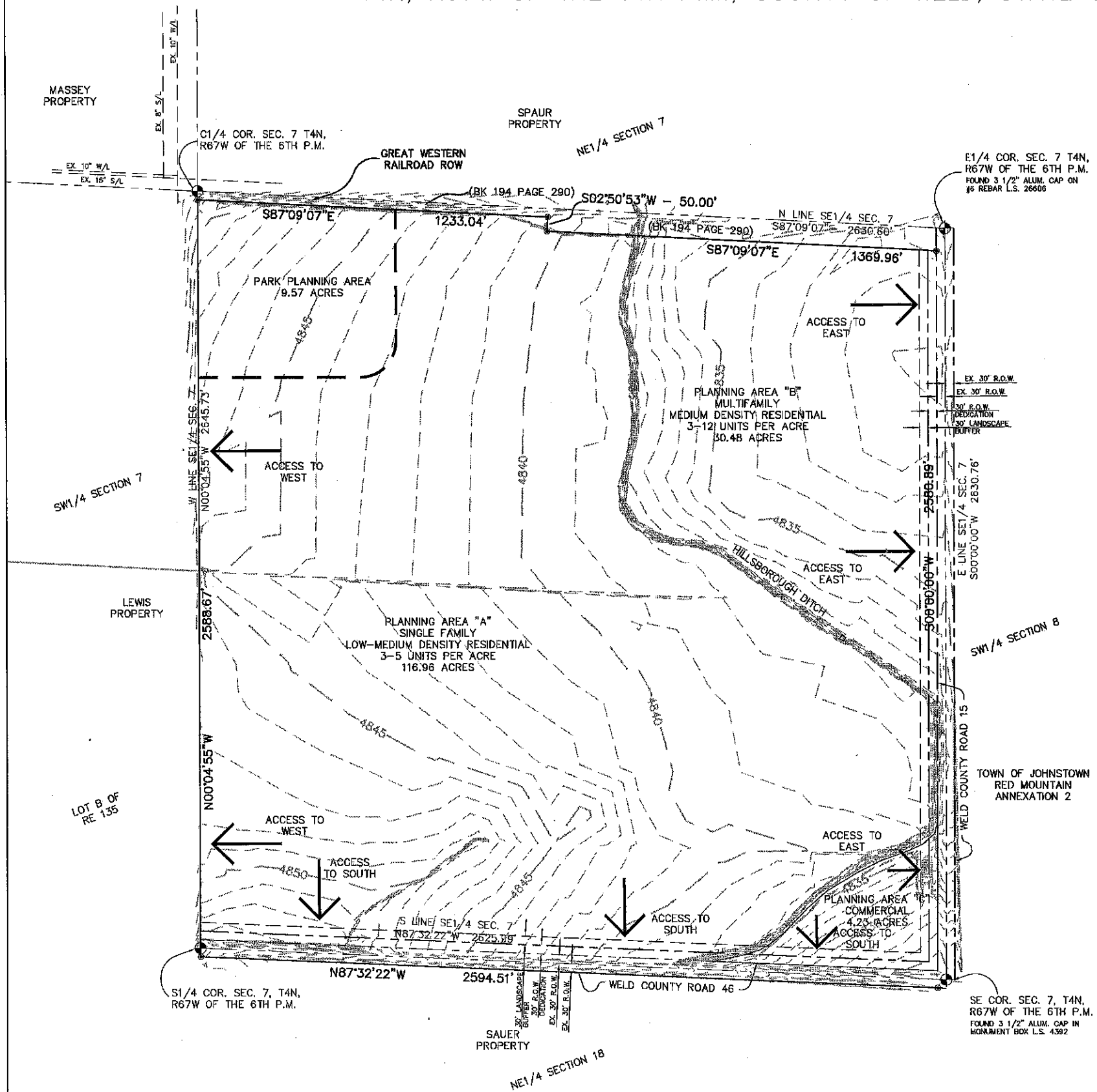
PUD20-0001
The Granary
S 1/2 of Sec 7, T4N R67W



KETO 161

ATTACHMENT 3

TO THE CITY OF JOHNSTOWN A PARCEL OF LAND IN THE SE1/4 OF SECTION 7,
T4N, R67W OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO



PROPERTY DESCRIPTION

BEING DESCRIBED AS THE SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF SECTION SEVEN (7), T4N, R67W OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO.

EXISTING DISTRICTS

1. JOHNSTOWN FIRE PROTECTION DISTRICT
2. WELD COUNTY LIBRARY DISTRICT
3. WELD COUNTY SCHOOL DISTRICT RE-5J
4. AIMS JUNIOR COLLEGE DISTRICT
5. NORTHERN COLORADO WATER CONSERVATION DISTRICT
6. LITTLE THOMPSON WATER DISTRICT
7. THOMPSON VALLEY RECREATION DISTRICT

LAND USE TABLE

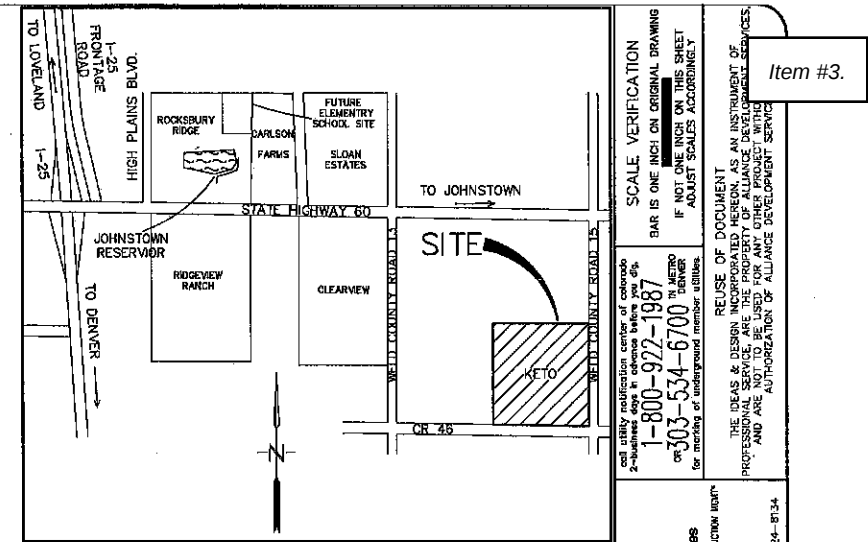
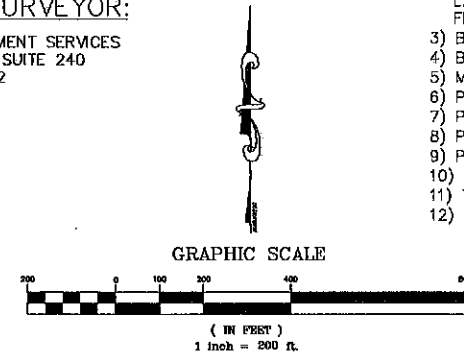
LAND USE	GROSS AC.	GROSS DENSITY	% TOTAL AREA
PLANNING AREA "A"	116.96	3-5	72.6
PLANNING AREA "B"	30.48	3-12	18.9
PLANNING AREA "C"	4.23	N/A	2.6
* PARK AREA	9.57	N/A	5.9
** OPEN SPACE	**	N/A	N/A
TOTAL	161.24	N/A	100

* PARK AREA WILL BE DEDICATED IN THE TOTAL AMOUNT OF 10%.
ADDITIONAL LOCATIONS WILL BE DETERMINED WITH THE PRELIMINARY
PLAT SUBMITTAL.

** OPEN SPACE WILL BE PROVIDED IN ACCORDANCE WITH THE TOWN OF JOHNSTOWN'S ZONING CODE FOR PUD DEVELOPMENTS ARTICLE D VII SECTION 16.306 D1.

ENGINEER/SURVEYOR:

ALLIANCE DEVELOPMENT SERVICES
5440 WARD ROAD, SUITE 240
ARVADA, CO. 80002
(303) 898-0660



PLANNING COMMISSION APPROVAL

APPROVED BY THE PLANNING COMMISSION OF THE TOWN OF
JOHNSTOWN, COLORADO, THIS _____ DAY OF _____ 200__.

OWNER/PETITIONER:

GEORGE JOHN KETO
7007 MEADOW LANE
CHEVY CHASE, MD 20815

LAND USE DATA

- 1. EXISTING ZONING: WELD COUNTY, A--AGRICULTURE
- 2. PROPOSED ZONING: TOWN OF JOHNSTOWN PUD
PLANNED UNIT DEVELOPMENT MULTI-USE
- 3. EXISTING USES: AGRICULTURE
- 4. PROPOSED USES: SINGLE FAMILY RESIDENTIAL SF--1
 - A) PRINCIPAL USE;
SINGLE FAMILY DETACHED DWELLINGS.
PUBLIC PARKS AND RECREATION AREAS
PUBLIC AND PRIVATE SCHOOLS
 - B) PERMITTED ACCESSORY USE;
PRIVATE GARAGES, CARPORTS, AND PAVED PARKING
PRIVATE RESIDENTIAL AND GROUP RECREATIONAL
FACILITIES
HOME OCCUPATIONS
SERVICE BUILDING NORMAL TO USE IN PUBLIC PARK AREA
 - C) CONDITIONAL USE;
CHILD CARE CENTER
NURSING AND REST HOMES
CHURCHES
PRIVATE COMMERCIAL OUTDOOR RECREATIONAL FACILITIES
PUBLIC ADMINISTRATIVE OFFICES AND SERVICE BUILDINGS
PUBLIC UTILITY INSTALLATIONS
CENTRAL BUSINESS CB DISTRICT
- A) PRINCIPAL USES;
 - 1) RETAIL STORES
FOOD STORE, SUPERMARKET
FOOD STORE, CONVENIENCE
DELICATESSEN
BAKERY GOODS STORE
LIQUOR STORE
HARDWARE STORE
DRUGSTORE
 - 2) CUSTOMER SERVICE ESTABLISHMENTS
BARBER AND BEAUTY SHOPS
RESTAURANT AND BAR
SHOE REPAIR SHOP
LAUNDROMAT AND COIN--OPERATED DRY CLEANING
FINE ART STUDIO
 - 3) BUSINESS AND PROFESSIONAL OFFICES
 - 4) BANKS AND SAVINGS AND LOANS
 - 5) MEDICAL AND DENTAL CLINICS
 - 6) PUBLIC ADMINISTRATIVE OFFICES
 - 7) PUBLIC UTILITY OFFICES AND INSTALLATIONS
 - 8) PUBLIC LIBRARY
 - 9) PRIVATE CLUB OR LODGE
 - 10) COMMERCIAL LODGING
 - 11) THEATER
 - 12) MINOR REPAIR, RENTAL AND SERVICING

[illegible]

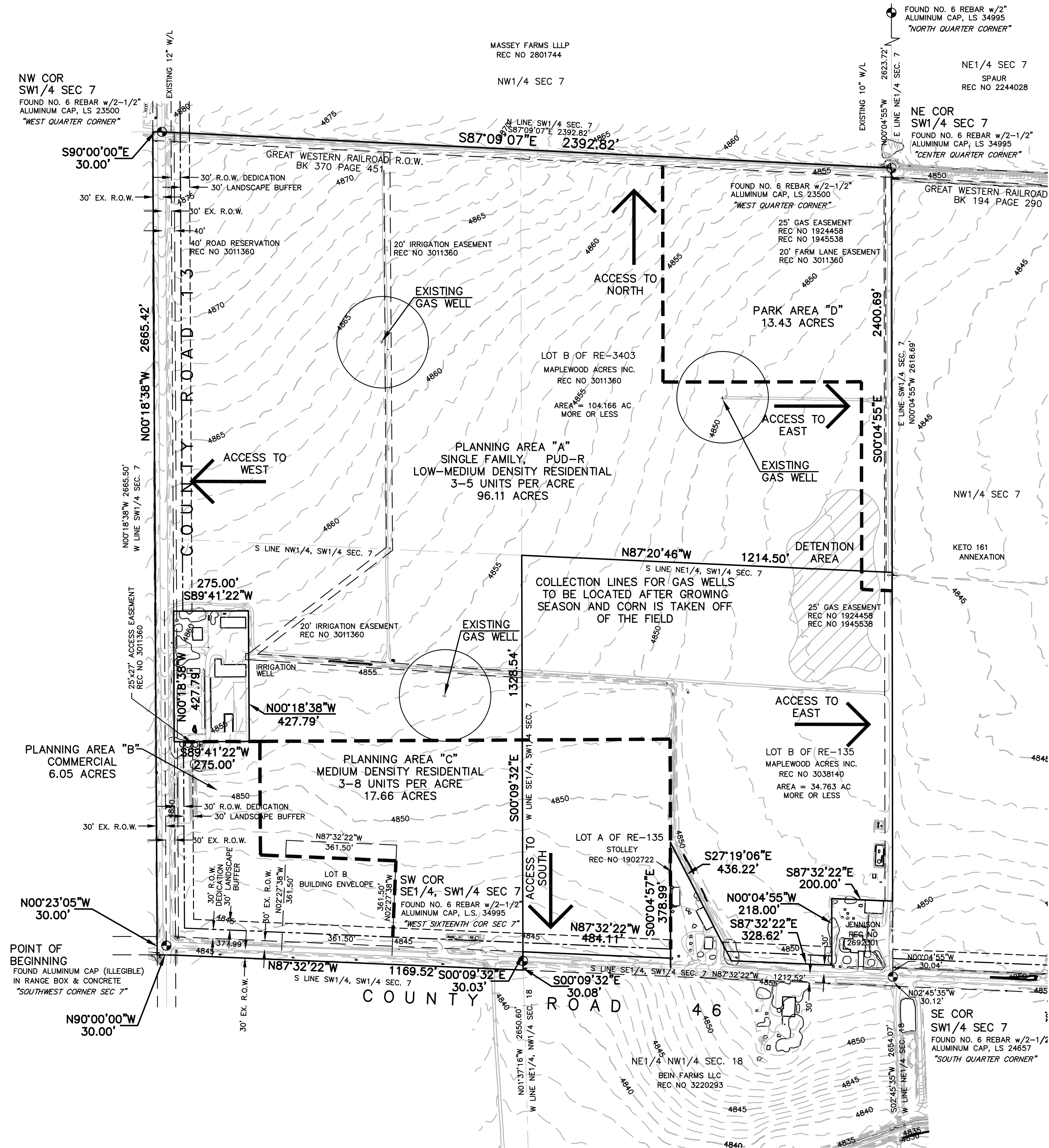
KETO 161

15

MAPLEWOOD ACRES ANNEXATION ATTACHMENT 3

OUTLINE DEVELOPMENT PLAN

A PARCEL OF LAND BEING A PART OF THE SW1/4 OF SEC. 7, T4N,
R67W OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO



PROPERTY DESCRIPTION

BEING DESCRIBED AS THE SOUTHWEST 1/4 SECTION SEVEN (7), T4N, R67W OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO.

EXISTING DISTRICTS

1. JOHNSTOWN FIRE PROTECTION DISTRICT
2. WELD COUNTY LIBRARY DISTRICT
3. WELD COUNTY SCHOOL DISTRICT RE-5J
4. AIMS JUNIOR COLLEGE DISTRICT
5. NORTHERN COLORADO WATER CONSERVATION DISTRICT
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LAND USE TABLE

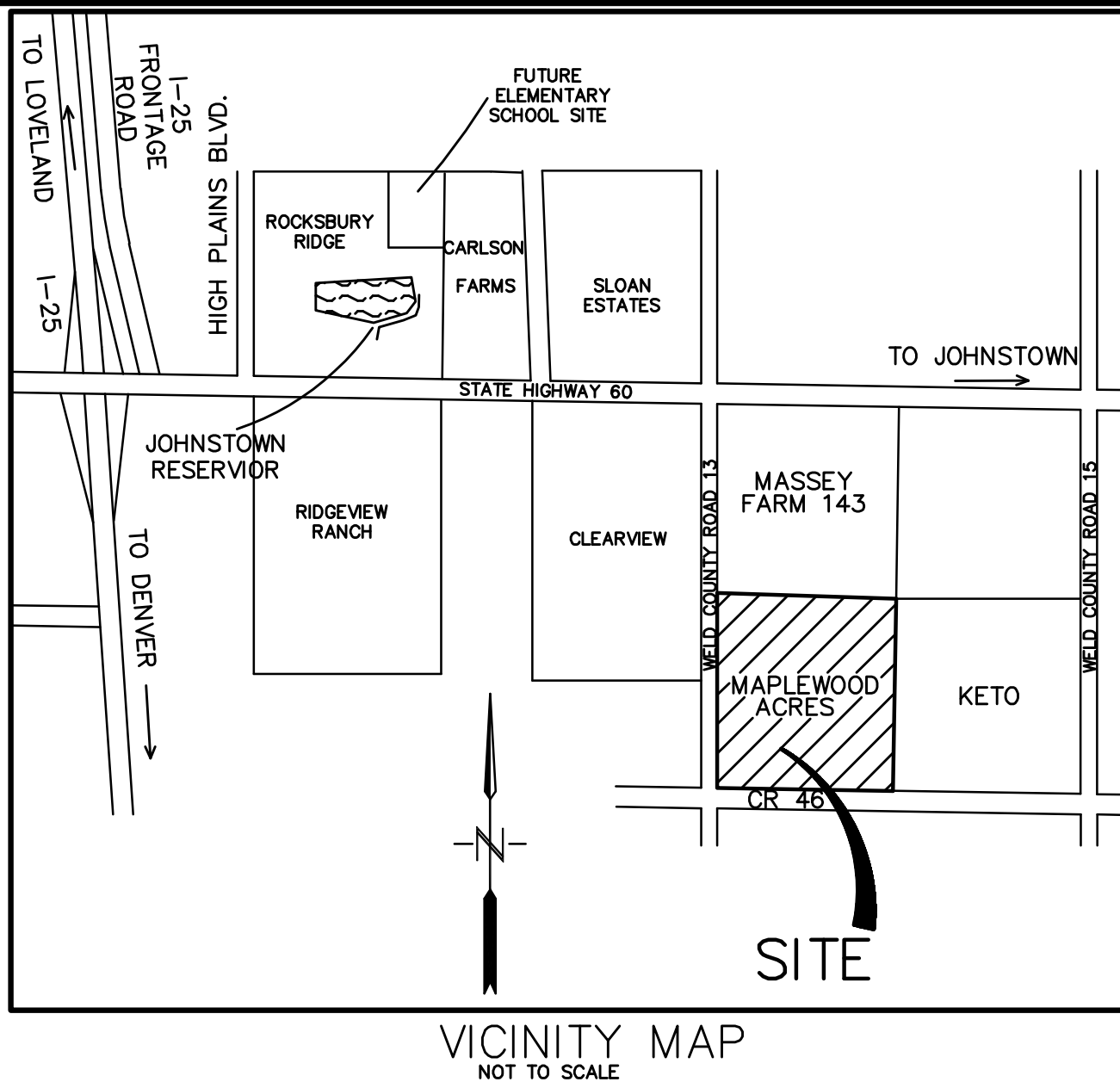
LAND USE	GROSS AC.	GROSS DENSITY	% TOTAL AREA
PLANNING AREA "A"	96.11	3-5	72.13%
PLANNING AREA "B"	6.05	N/A	4.54%
PLANNING AREA "C"	17.66	3-8	13.25%
* PARK AREA "D"	13.43	N/A	10.08%
** OPEN SPACE	**	N/A	**
TOTAL	133.25	N/A	100%

* PARK AREA WILL BE DEDICATED IN THE AMOUNT OF 10%. LOCATIONS WILL BE DETERMINED AT THE PRELIMINARY PLAT SUBMITTAL.

** OPEN SPACE WILL BE PROVIDED IN ACCORDANCE WITH THE TOWN OF JOHNSTOWN'S ZONING CODE FOR PUD DEVELOPMENTS ARTICLE D VII SECTION 16.306 D1.

ENGINEER/SURVEYOR:

ALLIANCE CONSULTING ENGINEERS AND SURVEYORS
5440 WARD ROAD, SUITE 240
ARVADA, CO. 80002
(720) 898-0660



PLANNING COMMISSION APPROVAL

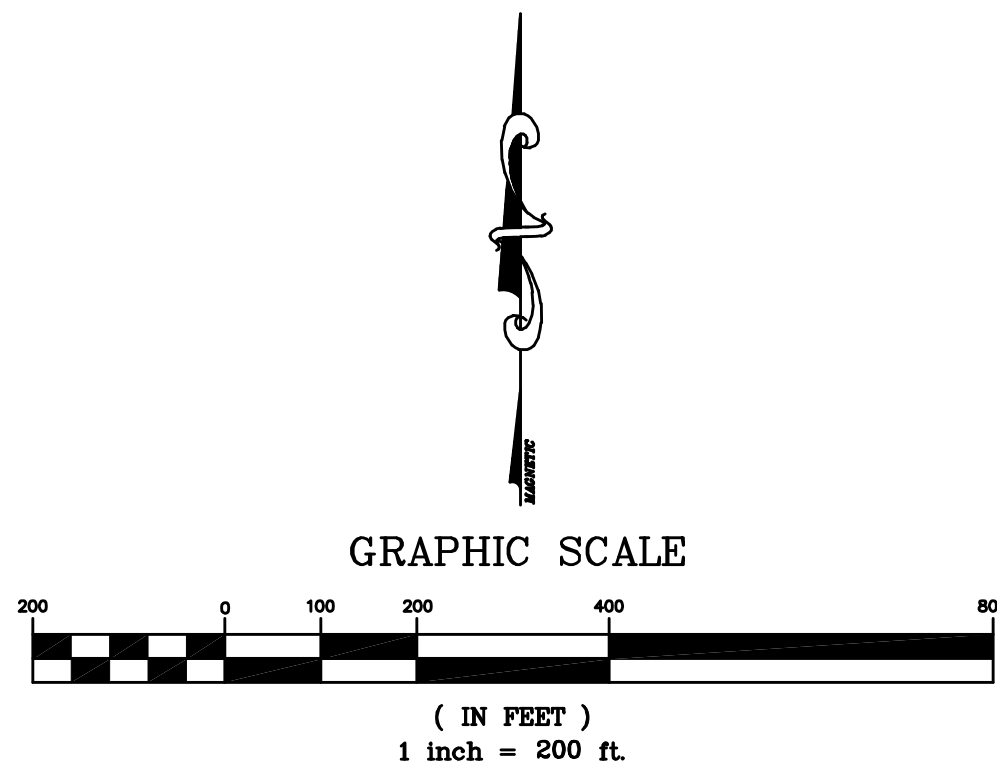
APPROVED BY THE PLANNING COMMISSION OF THE TOWN OF JOHNSTOWN, COLORADO. THIS ____ DAY OF ____ 200__

OWNER/PETITIONER:

MAPLEWOOD ACRES, INC.
10376 RALSTON ROAD
ARVADA, COLORADO 80004

LAND USE DATA

1. EXISTING ZONING: WELD COUNTY, A--AGRICULTURE
2. PROPOSED ZONING: TOWN OF JOHNSTOWN PUD--R
PLANNED UNIT DEVELOPMENT RESIDENTIAL AND COMMERCIAL
3. EXISTING USES: AGRICULTURE
4. PROPOSED USES: SINGLE FAMILY RESIDENTIAL PUD--R
 - A) PRINCIPAL USES;
SINGLE FAMILY DETACHED DWELLINGS
PUBLIC PARKS AND RECREATION AREAS
PUBLIC AND PRIVATE SCHOOLS
 - B) PERMITTED ACCESSORY USE;
PRIVATE GARAGES, CARPORTS, AND PAVED PARKING
PRIVATE RESIDENTIAL AND GROUP RECREATIONAL FACILITIES
HOME OCCUPATIONS
SERVICE BUILDING NORMAL TO USE IN PUBLIC PARK AREA
 - C) CONDITIONAL USE;
CHILD CARE CENTER
NURSING AND REST HOMES
CHURCHES
PRIVATE COMMERCIAL OUTDOOR RECREATIONAL FACILITIES
PUBLIC ADMINISTRATIVE OFFICES AND SERVICE BUILDINGS
PUBLIC UTILITY INSTALLATIONS
 - D) PROHIBITED USES;
MOBILE HOME PARKS
COMMERCIAL USES EXCEPT PROFESSIONAL OFFICES
5. NEIGHBORHOOD COMMERCIAL PUD--B
 - A) PRINCIPAL USES;
 - 1) RETAIL STORES
 - 2) CUSTOMER SERVICE ESTABLISHMENTS
 - 3) BUSINESS AND PROFESSIONAL OFFICES
 - 4) BANKS AND SAVINGS AND LOANS
 - 5) MEDICAL AND DENTAL CLINICS
 - 6) PUBLIC ADMINISTRATIVE OFFICES
 - 7) PUBLIC UTILITY OFFICES AND INSTALLATIONS
 - 8) PUBLIC LIBRARY
 - 9) PRIVATE CLUB OR LODGE
 - 10) COMMERCIAL LODGING
 - 11) THEATER
 - B) CONDITIONAL USES;
 - 1) MINOR REPAIR, RENTAL AND SERVICING



SCALE VERIFICATION
ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET
ADJUST SCALES ACCORDINGLY

REUSE OF DOCUMENT
THE IDEAS & DESIGN INCORPORATED HEREON, AS AN INSTRUMENT OF PROFESSIONAL SERVICE
ARE THE PROPERTY OF ALLIANCE CONSULTING ENGINEERS & SURVEYORS AND IS
NOT TO BE REUSED OR REPRODUCED WITHOUT THE WRITTEN AUTHORIZATION
OF ALLIANCE CONSULTING ENGINEERS & SURVEYORS.

NO. DESCRIPTION

DATE

BY

PLANNING - ENGINEERING - CONSTRUCTION MANAGEMENT -
PROJECT MANAGEMENT - SURVEYING

ALLIANCE CONSULTING
Engineers & Surveyors

5440 WARD RD, SUITE 240 • ARVADA, CO 80002 • PH: (720) 898-0660 • FAX: (303) 944-4134

MAPLEWOOD ACRES
OUTLINE DEVELOPMENT PLAN

DESIGNED BY: SHL
DRAWN BY: DEM
CHECKED BY: P20502/LOP
APPROVED BY:

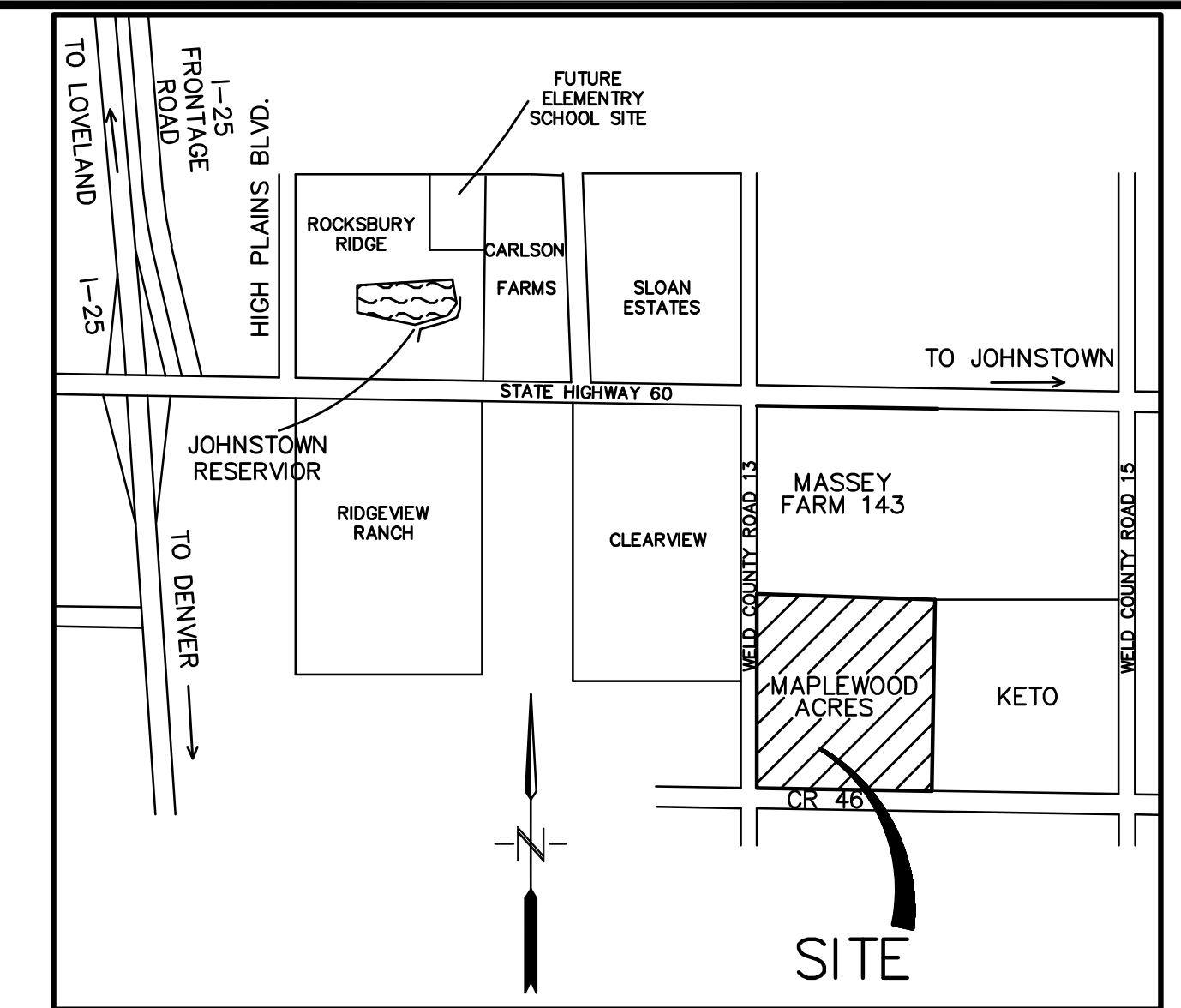
JOB NUMBER:
205-021

DATE:

SCALE:
1" = 200'

SHEET NO:
1

A PARCEL OF LAND BEING A PART OF THE SW1/4 OF SEC. 7, T4N,
R67W OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO

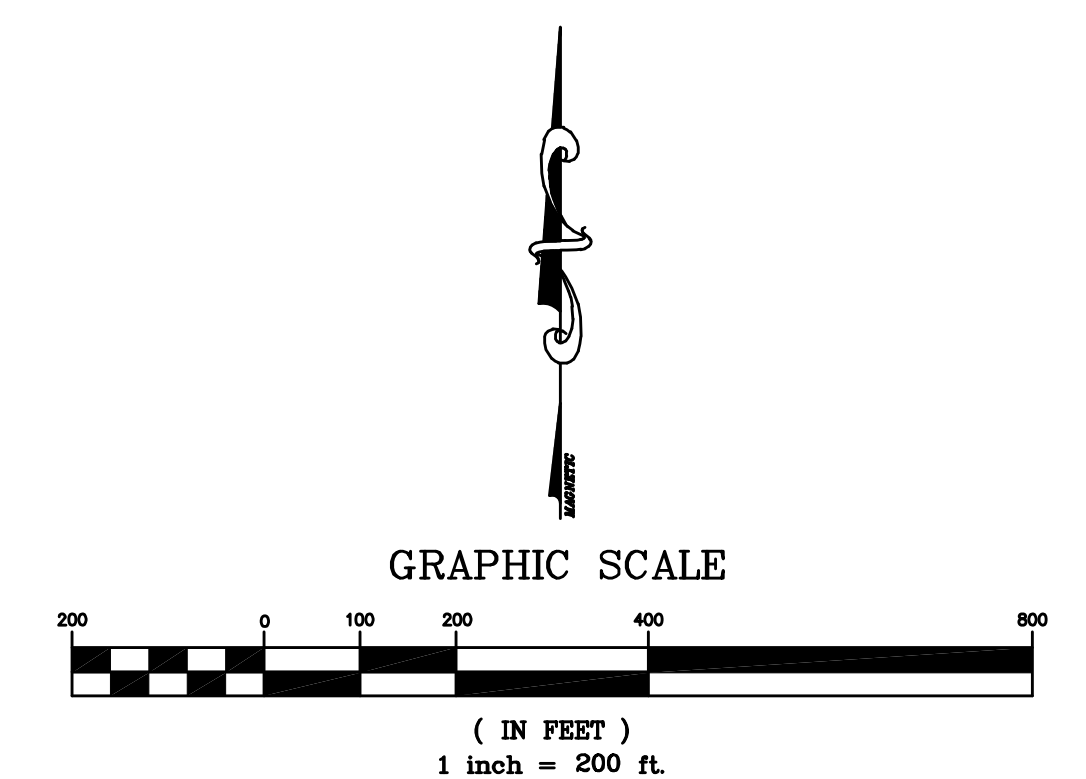


VICINITY MAP
NOT TO SCALE

- NOTES:**
1. WATER AND SEWER LINES SHOWN ON THIS PLAN ARE SCHEMATIC ONLY AND ARE INTENDED TO SHOW APPROXIMATE LOCATIONS.
 2. THIS PLAN PROVIDES THE STANDARD WATER LINE REQUIREMENTS REQUIRED BY THE TOWN.
 3. ALL INTERIOR WATER LINES AND SANITARY SEWER LINES SHALL BE 8 INCH AND IN PUBLIC R.O.W. AND SHALL BE DESIGNED AT THE TIME OF PLATTING.

MAPLEWOOD ACRES, INC.
10376 RALSTON ROAD
ARVADA, COLORADO 80004

ALLIANCE DEVELOPMENT SERVICES
5440 WARD ROAD, SUITE 240
ARVADA, CO. 80002
(303) 898-0660

[illegible]

GRANARY OUTLINE DEVELOPMENT PLAN

Johnstown, Colorado

Owner/Applicant



Hartford Acquisitions
4801 Goodman Rd
Timnath, CO 80547
970.614.4219

Planner



Russell + Mills Studios
506 S College Ave, Unit A
Fort Collins, CO 80524
970.484.8855

Civil Engineer



Galloway
5265 Ronald Reagan Blvd.
Suite 210
Johnstown, CO 80534
970.800.3300

Traffic Engineer

Rollins Consult, LLC
PO Box 1164
Fort Collins, Co 80522
970.213.2393

SHEET INDEX

- ODP 1 - COVER SHEET
- ODP 2 - LAND USE & CIRCULATION PLAN
- ODP 3 - DEVELOPMENT STANDARDS
- ODP 4 - FENCING DETAILS
- ODP 5 - ILLUSTRATIVE MASTER PLAN
- ODP 6 - CONCEPTUAL PARK ENLARGEMENT PLANS
- ODP 7 - CONCEPTUAL PARK ENLARGEMENT PLAN
- ODP 8 - CONCEPTUAL ENTRY FEATURE PLAN

MAPLEWOOD ACRES LEGAL DESCRIPTION

Lot B, Recorded Exemption No. 1059-7-3-RE-135, according to the map recorded May 8, 1974 at Reception Number 1636091, being a portion of the Southeast Quarter of the Southwest Quarter of Section 7, Township 4 North, Range 67 West of the 6th P.M., County of Weld, State of Colorado.
And
Lot B, Recorded Exemption No. 1059-7-3-RE3403, according to the map recorded December 4, 2002 at Reception Number 3011360, being a part of the Southwest Quarter of Section 7, Township 4 North, Range 67 West of the 6th P.M., County of Weld, State of Colorado.

KETO LEGAL DESCRIPTION

The SE1/4 of Section 7, in Township 4 North, of Range 67 West of the 6th P.M., County of Weld, State of Colorado EXCEPTING therefrom right of way conveyed to The Great Western Construction Company by deed recorded in Book 194, page 290 and right of way conveyed to the Great Western Railway Company by deed recorded in Book 163, page 246, Weld County records, also except reservations contained in Patent recorded in Book 153, page 40, and in Deed recorded in Book 50, page 233, Weld County records.

PROJECT HISTORY/INTENT/SUMMARY

The Keto and Maplewood Acres parcels will be acquired by a subsidiary of Hartford Homes, LLC. Maplewood Acres was annexed into the Johnstown in 2008. The Keto Parcel (Keto 161 Annexation) was annexed into Johnstown with a previous ODP plan associated with it that will be replaced by this ODP.

The proposed, consolidated THE GRANARY PUD will allow development within the framework of the Town of Johnstown PUD development standards. The total number of units across PUD will be capped at 950 units. The plan will consist of single-family residential lots, ranging from 4,950 square feet to 6,050 square feet. These lots sizes are necessary to meet residential building demand for various market price points, which will increase market absorption rates and promote a successful project.

Open spaces containing trail systems, neighborhood parks and amenities shall be located throughout the development. Parks shall utilize equipment and site furnishings that create unique and noteworthy differences between the three different parks.

A modified collector street section will be provided in order to provide safe multi-modal transportation across the site.

Consistent fencing along property lines types/locations shall provide a distinctive character to the PUD. Landscape within the open space areas will utilized low-water/drought tolerant species that will be planted in such a way as to highlight entrances, block unsightly views and establish a perimeter character that defines the development.

RELATIONSHIP TO TOWN CODE & DEVELOPMENT STANDARDS

The provisions of this PUD shall prevail and govern development to the extent permitted by the Town of Johnstown municipal code. Where standards, details, and guidelines of the PUD - outline, preliminary, or final development plans - do not clearly address a specific subject or are silent, the Johnstown municipal code and other standards, regulations, and guidelines shall be used. All proposed development is subject to Town of Johnstown review procedures.

DEVELOPMENT PHASING

Phasing will occur in a logical and cost-effective manner based on infrastructure extension, availability of utility service, and market conditions. The project will be built in multiple phases, as conditions dictate. This shall be done in coordination with the Town of Johnstown and Front Range Fire Rescue Authority.

LOCATION AND EXISTING CONDITIONS/RIGHT-OF-WAY DEDICATION

The THE GRANARY PUD is bounded by the existing Great Western Railroad to the north, County Road 15 to the east, Country Road 46 to the south, and County Road 13/Colorado Blvd to the west.

The properties are presently undeveloped. An existing ditch runs through the eastern portion of the Keto property. The ditch will be realigned along Telep Avenue. There are several existing oil facilities.

Right-of-way dedication would occur along Colorado Boulevard, Telep Avenue and County Road 46 in order to accommodate the required street sections.

SURROUNDING ZONING/ADJACENT USES

North of property:

Vacant land zoned PUD-R and unincorporated land and residential subdivision.

East of property:

Vacant land zoned PUD-R and unincorporated land.

South of property:

Unincorporated land.

West of property:

Unincorporated land.

GENERAL NOTES

- All drainage elements are conceptual in nature and final determinations of the drainage system, to include the placement of detention/retention ponds, channels, and storm sewer, will be made in accordance with the applicable final drainage reports and plans.
- A metro district shall be established to provide for common area maintenance and financing of the public improvements.

DEVELOPMENT OBJECTIVES

The THE GRANARY PUD will support a number of priorities and objectives, including:

- Increased density with smaller lot sizes that will allow for a better entry level pricing for high demand single-family homes as well as the ability to maximize the high quality open space within the development.
- Off-street trail system connecting neighborhood parks and open spaces.
- Streets with wide sidewalks comfortable for biking on collectors.
- Recreational neighborhood parks that will serve the development as well as the community at large with active recreation including sports courts and playground equipment. Passive recreation opportunities include shelters with tables, trails and enhanced landscaping areas.
- Expansive open spaces centered around existing oil facilities, ditches and detention areas.
- Collector connection east-west for future school connection.

UTILITIES/PUBLIC FACILITIES

- Water: Town of Johnstown
- Sewer: Town of Johnstown
- Refuse Collection: Town of Johnstown
- Electric: Xcel Energy
- Natural gas: Xcel Energy
- Schools: Weld County School District re 5-J, Aims Junior College District
- Police: Town of Johnstown Police Department
- Fire Protection: Front Range Fire Rescue
- Library: High Plains Library District
- Storm Drainage: Metro District
- Floodplain: Town of Johnstown
- Streets/Pedestrian System: Town of Johnstown

APPROVALS

PLANNING AND ZONING COMMISSION

THIS OUTLINE DEVELOPMENT PLAN TO BE KNOWN AS THE GRANARY ODP, WAS APPROVED BY ACTION OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF JOHNSTOWN, COLORADO AT A REGULAR MEETING HELD ON THE _____ DAY OF _____, _____.

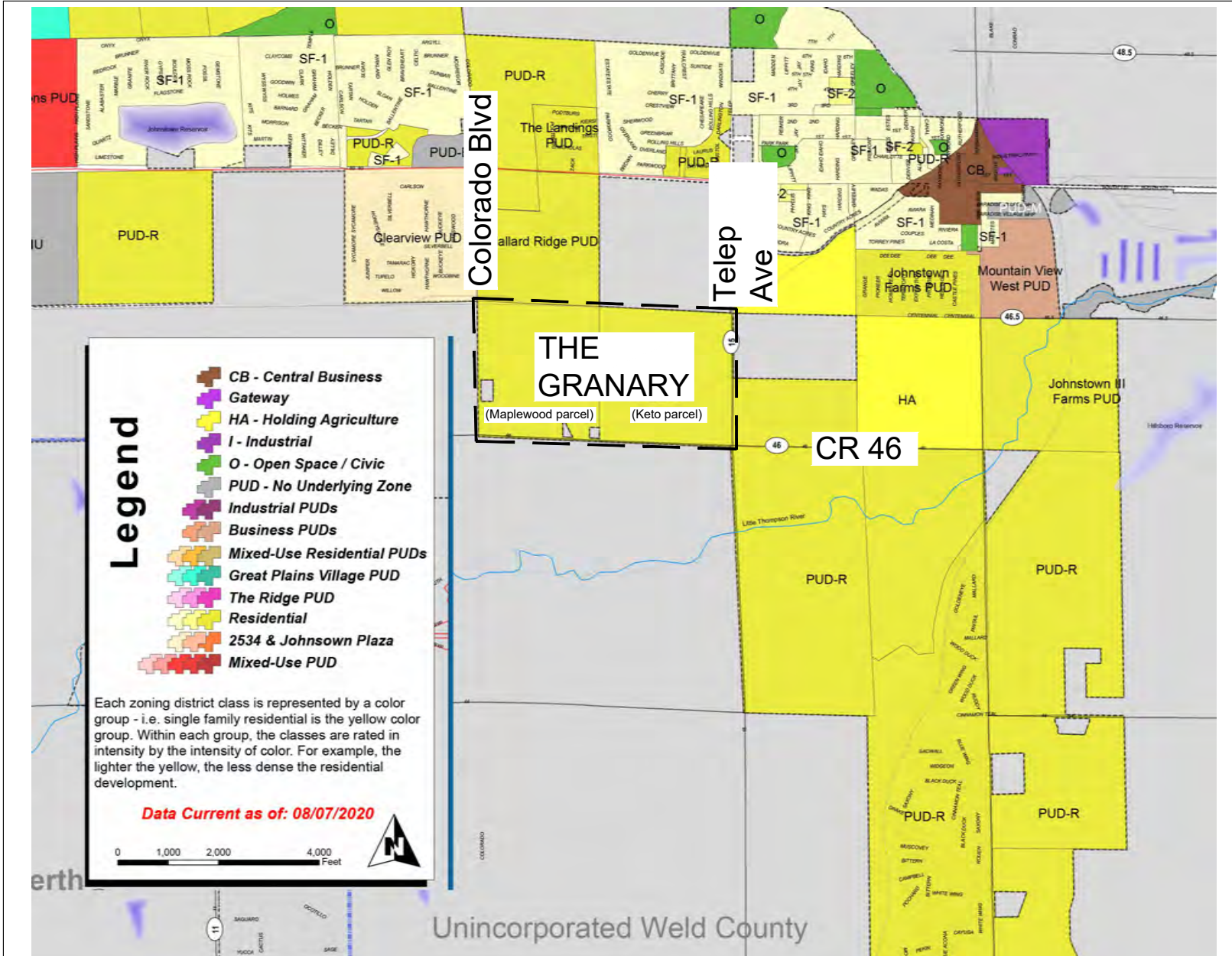
TOWN COUNCIL

THIS OUTLINE DEVELOPMENT PLAN, TO BE KNOWN AS THE GRANARY ODP, IS APPROVED AND ACCEPTED BY THE TOWN OF JOHNSTOWN, BY ORDINANCE NUMBER _____, PASSED AND ADOPTED ON FINAL READING AT A REGULAR MEETING OF THE TOWN COUNCIL OF THE TOWN OF JOHNSTOWN, COLORADO HELD ON THE _____ DAY OF _____, _____.

BY: _____ ATTEST: _____
TOWN MAYOR TOWN CLERK



Vicinity Map



Zoning Map: Existing Zone District PUD-R

GRANARY
Johnstown, Colorado



REV.	COMMENT	DATE

OUTLINE DEVELOPMENT PLAN

Date: 01.08.2021

Drawn By: SL & DD

Checked By: CR

Sheet Name

COVER SHEET

Sheet

ODP 1

GRANARY
Johnstown, Colorado



REV.	COMMENT	DATE

OUTLINE
DEVELOPMENT
PLAN

Date: 01.08.2021

Drawn By: SL & DD

Checked By: CR

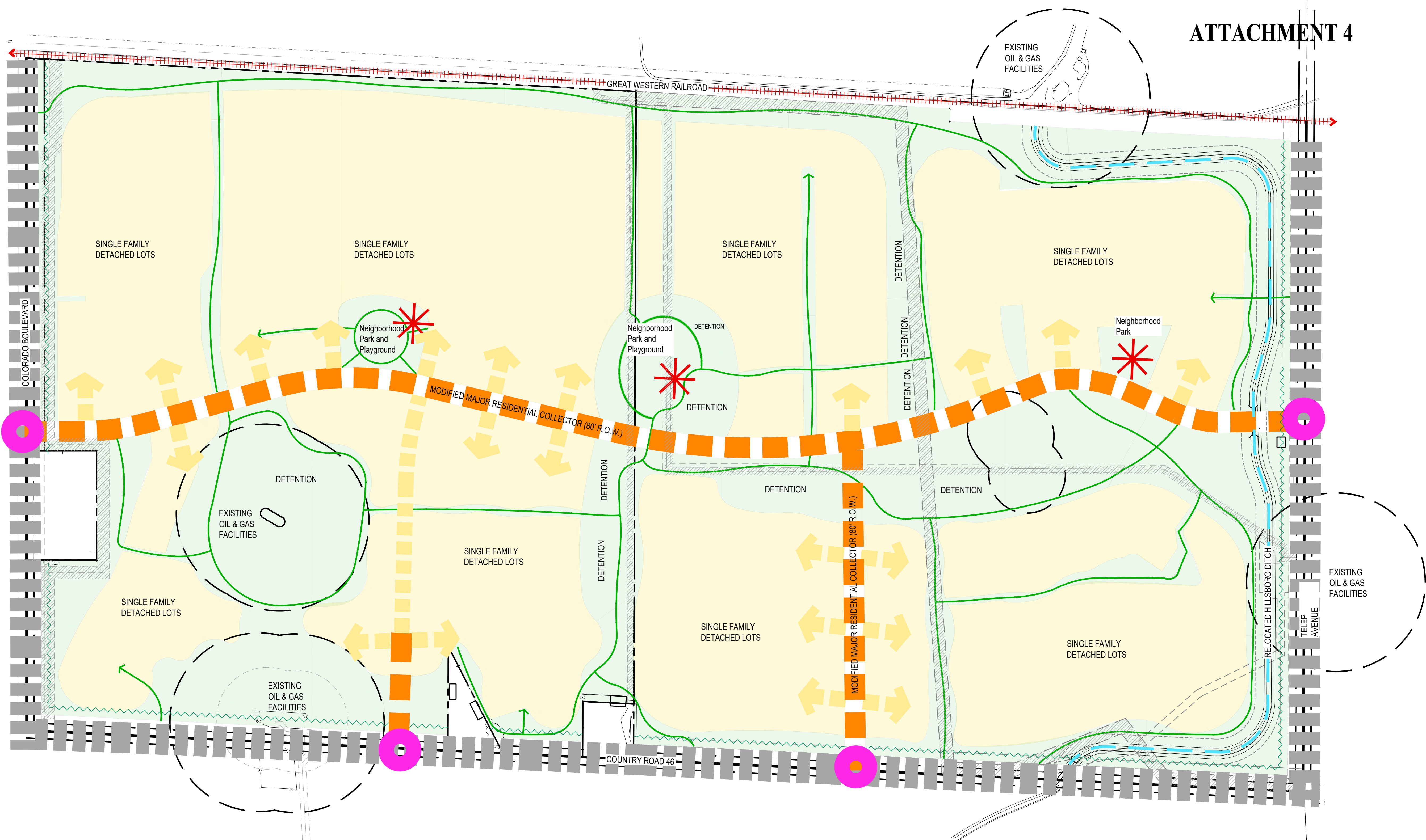
Sheet Name

Land Use
and Circulation Plan

Sheet

ODP 2

ATTACHMENT 4



LEGEND:

- PROPERTY LINE
- EASEMENT
- EXISTING RAILROAD
- MAJOR ARTERIAL STREET
- MODIFIED MAJOR RESIDENTIAL COLLECTOR (80' ROW)
- RESIDENTIAL LOCAL (60' ROW)
- PRIMARY ENTRANCE / FULL MOVEMENT INTERSECTION
- POTENTIAL DETENTION AREA
- 350' SETBACK FROM OIL & GAS FACILITIES

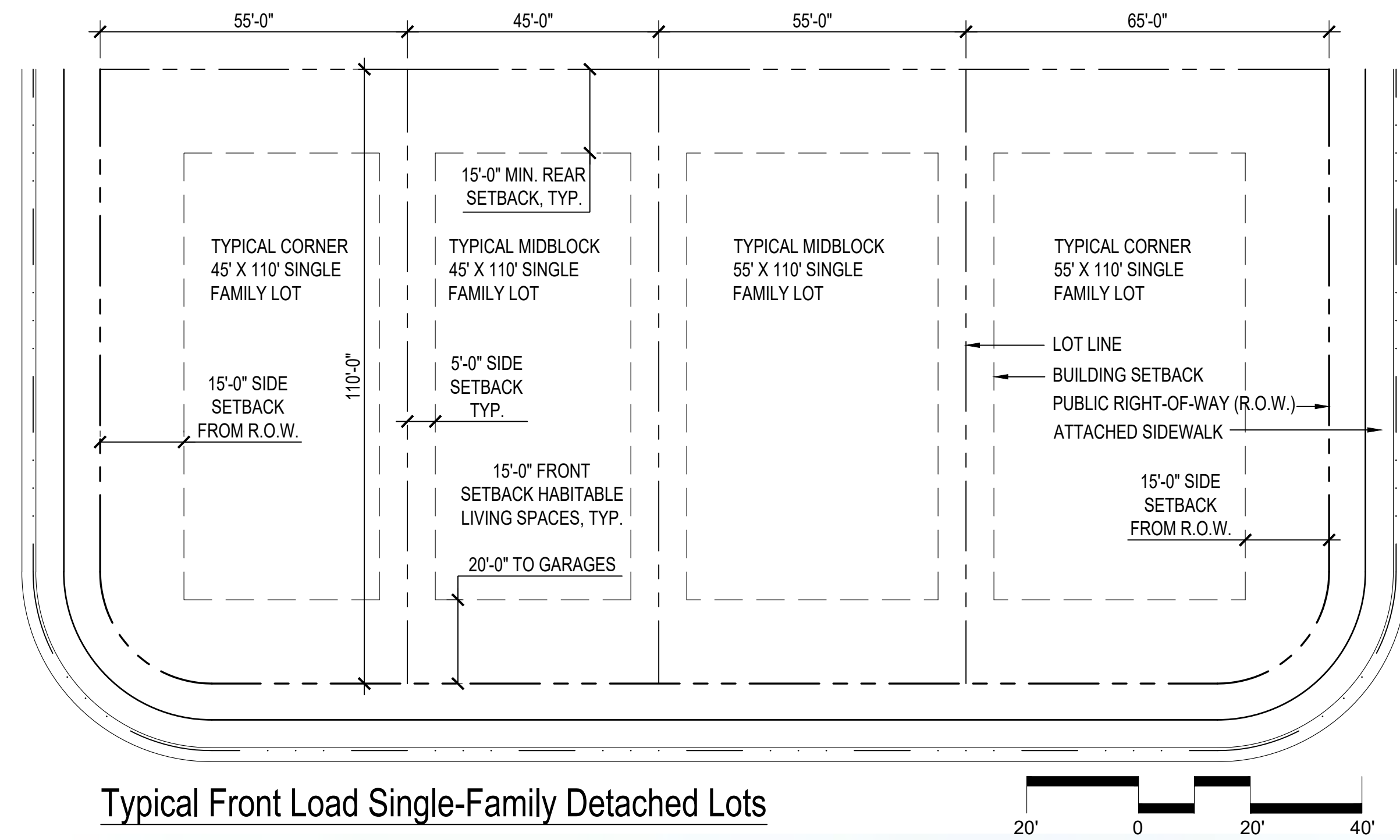
- RELOCATED HILLSBORO DITCH
- TRAIL SYSTEM
- OPEN SPACE
- SINGLE FAMILY DETACHED LOTS (45' X 100 and 55' x 110')
- PLAYGROUND / PLAZA AREA
- 30' BUFFER YARD

NOTES:
1. ALL STREETS TO BE DESIGNED TO TOWN OF JOHNSTOWN STREET DESIGN & CONSTRUCTION STANDARDS. ANY MAJOR AND LOCAL RESIDENTIAL STREETS THAT WILL REQUIRE TRAFFIC CALMING IMPROVEMENTS WILL BE DETERMINED BY THE DEVELOPMENT TRAFFIC ENGINEER FOR REVIEW AND CONCURRENCE BY THE TOWN TRAFFIC ENGINEER.

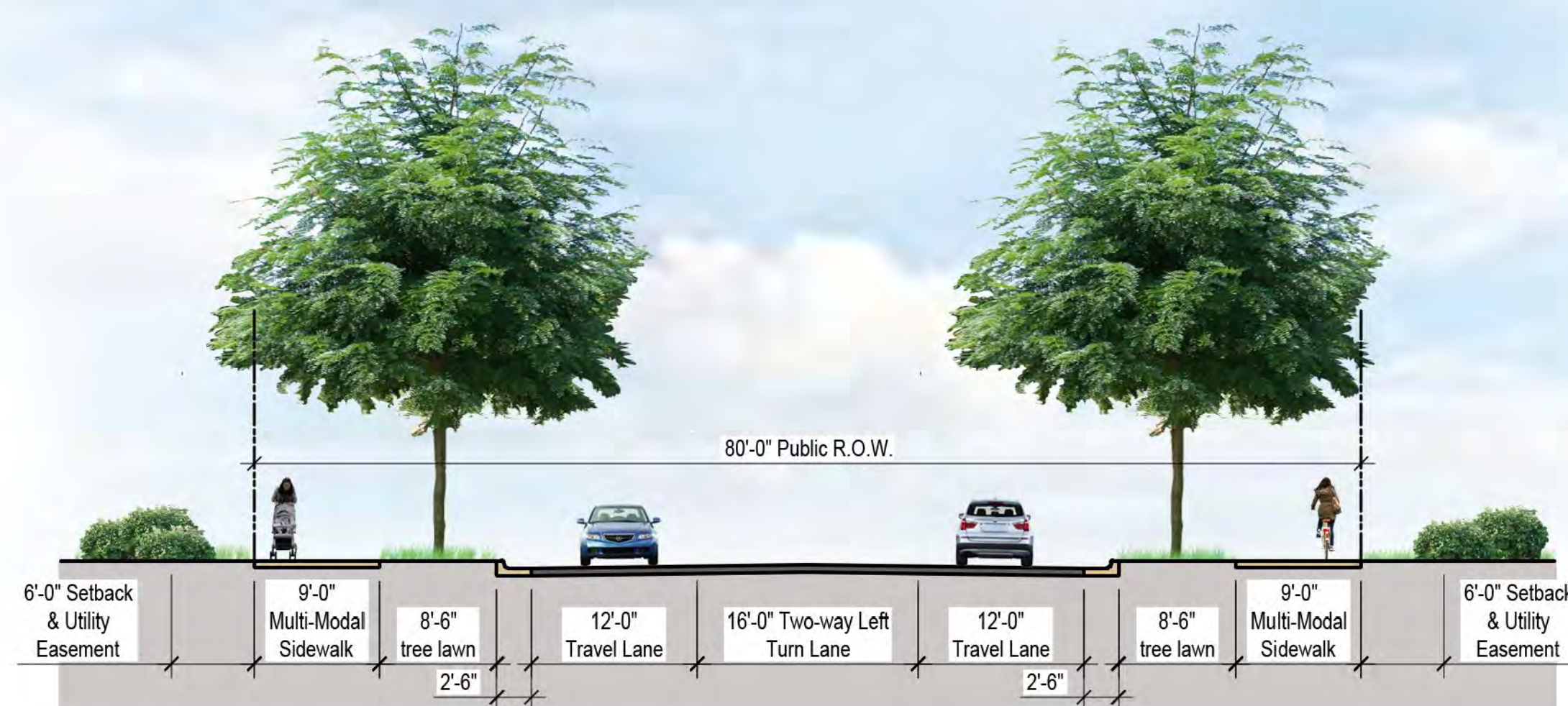
LAND USE INFORMATION:	
KETO PROPERTY	161 AC
MAPLEWOOD ACRES PROPERTY	114 AC
TOTAL THE GRANARY AREA	275 AC
MAXIMUM DWELLING UNITS	950 UNITS
MAXIMUM DENSITY	3.45 DU/AC
THE GRANARY PUD	
Permitted uses: Single-Family Detached Dwelling, parks, recreation areas	
Minimum lot area for single-family 45' x 110' (4,950 SF)	
Minimum 30% Open Space required	



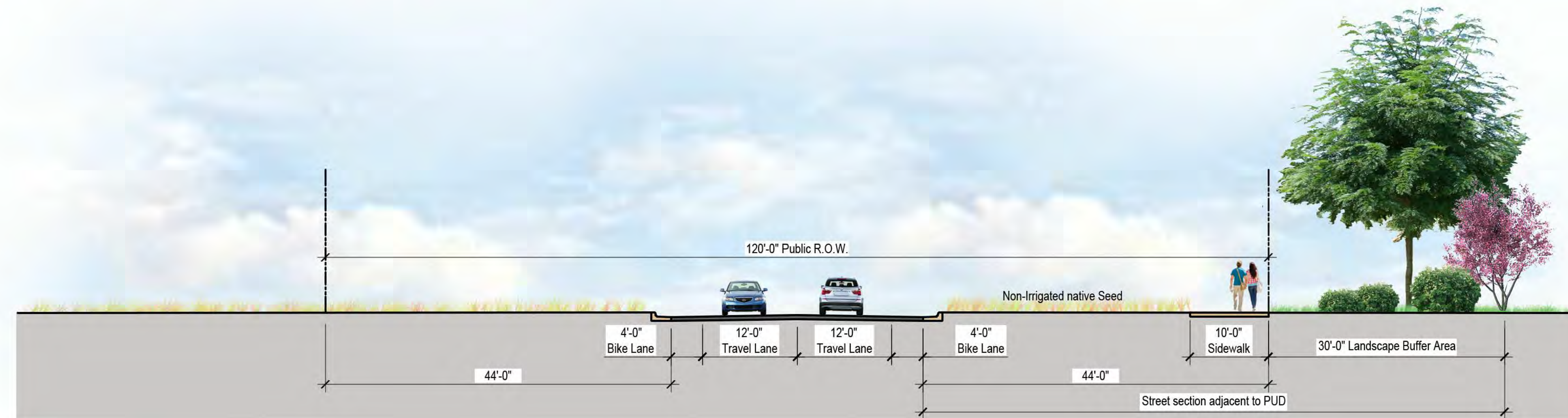
ATTACHMENT 4



Typical Front Load Single-Family Detached Lots



Modified Major Residential Collector



Major Arterial - Initial Phase

- Notes:
- Left and right turn lanes at intersection and accesses as required per Traffic Impact Study.
 - On-street bike lanes.
 - Utilities should be located under the road or sidewalk, where possible.
 - Ultimate Major Arterial Road cross section will be built when volumes require it's construction.

BUILDING DESIGN STANDARDS

- Detached Single family lots:
 - A minimum of 5 home floorplans/styles shall be available within the development. No one floorplan/style may comprise more than 35% of all homes. These can be modified to meet the below requirements.
 - Similar house elevations shall not be placed on immediately adjacent lots, which is defined as next to each other or directly across the street (sharing 30% or more of street frontage).
 - Adjacent elevations shall have at least two distinguishing characteristics. These may include differences in exterior materials, changes in roof lines, and garage placement / orientation.
 - Identical and/or mirrored floor plans are not permitted on immediately adjacent lots.
 - Model homes shall be allowed within the PUD in the discretion of the developer; however, the architectural provisions of this PUD shall apply equally to all such model homes. Developer shall be allowed early model home(s) provided there is initial acceptance of subdivision improvements in the area of the model homes that will allow access to and of operation of said home(s). A maximum of one(1) of each model will be permitted.
 - Sheds less than 120 SF shall be allowed on single-family lots.
 - Minor cosmetic changes such as different paint color, reversing or creating mirror images of the exterior architectural elevations, shutters, decorative brackets, or using different brick or stone color shall not meet the intent of defining a different elevation.
- Materials:
 - Acceptable materials include vinyl, cementitious hardboard siding and shingles, stained cedar shingles, painted wood siding, and stucco. Brick and stone (including faux stone) are encouraged but not required.
 - Siding patterns may include clapboard, shiplap, drop siding, tongue-and-groove (vertical or horizontal), board & batten, and shingle coursing.
 - Exposed foundations exceeding eight-inch height on the front elevation are not permitted.
- Building orientation: The primary pedestrian entry and windows shall face a street.
- Front porches: Homes shall include a covered front porch associated with the entry, or other suitable covered architectural feature to accentuate the entry to the home.
- Roofs: The maximum length of a continuous street facing roof ridge is 40 feet, unless the roof is punctuated by dormers or intersections with perpendicular roof systems.
- Garages:
 - The dwelling units on a block face shall have recessed garages that are a minimum of 4 feet behind either the living area of the home or the front of a covered porch.
 - Three-car garages, if proposed, shall be:
 - Third garage shall be recessed by at least two feet from the two-car garage plane; or,
 - Separated by a two-foot width masonry column from the two-car garage.
 - Tandem configuration

PARKS AND OPEN SPACE

A large portion of the PUD will be open space with a natural character and trail system for more passive recreation. The existing ditch and detention pond areas will be maintained as open space with trails along them. These areas also will provide a natural/native plant palette that will enhance views and areas of use. Three neighborhood parks will be located centrally within the development. A playground with play areas for both 2-5 and 5-12 years, shelter, picnic tables, and turf areas will support active recreation needs within the development.

LANDSCAPE STANDARDS

The design intent for the THE GRANARY PUD is to create a planned community that celebrates the surrounding plains ecosystem. Water conservation through appropriate landscaping techniques and plant species selection will be emphasized for the project.

Entry Point Treatment

Entry points into the THE GRANARY PUD from the east, south and west will be emphasized with more dense landscape areas that create a visual backdrop and entry point definition. Architectural elements such as monument signage, large rock displays etc will be utilized to further define these points of access.

Open Space / Buffer Yard Treatment

Landscape edges along arterial streets will contain a native seed mix with forbes and native perennials. Clusters of drought resistant shrubs (i.e. rabbitbrush, sages, mormon tea, etc) will create a diverse understory with deciduous and evergreen trees (i.e. hackberry, sand cherry, oaks alders, spruce, pine, etc) creating visual interest that is rooted in the context of the upland ecosystem.

Modified Residential Collector Street Treatment

Tree lawns with shade/canopy trees at 40' o.c. shall be located along modified residential collector streets. Trees shall be a minimum 40' from all street lights. Tree lawns shall be drought tolerant species of bluegrass and fescue species.

Single-Family Residential Lot Treatment

Individual lot landscaping will be provided by each homeowner, or the builder at the builder's discretion. Design shall be in accordance with the covenants of the community. One(1) tree per lot shall be required in the front yard, two(2) trees shall be required in the front yard of corner lots, one(1) within the front yard and one(1) in the side yard facing public R.O.W. A minimum of 30% of each single-family lot shall consist of drip irrigated shrub beds with low to medium water use plants.

Park Treatment

The park playground and activity node areas shall contain irrigated turf areas for field recreation and structured activity uses. Remaining areas shall be landscaped with shrub beds that contain native/drought resistant species. Large shade/canopy trees will be located around areas of congregation to provide shade and structure to the spaces.

Detention Pond Treatment

Native seed mix with species appropriate for more moist conditions shall be utilized within detention and water channel areas. No irrigated turf lawn shall be permitted within these areas. Shrubs and trees along the edges shall be utilized at source points to filter and clean run off water. Forbays shall be created to contain sediment and create easy maintenance of these structures.

IRRIGATION

The site will utilize irrigation through the native seed open areas for a three(3) year establishment period, depending on significant droughts. All native seed areas will have irrigation with the exception of the bottoms of the detention ponds. All trees in within native seed areas will be on a separate drip zone. Turf areas along collector street tree lawns and in park areas will have spray/rotor irrigation. All formal shrub beds within the parks will be provided with drip irrigation. Single-family lots will provide permanent irrigation for both front and rear yards.

SETBACKS

Front Yard	15' Habitable Living Area / 20' to Garage
Side Yard	5' to interior lot line / 15' to R.O.W.
Rear Yard	15'

SETBACK ENCROACHMENTS

Porches may extend into setback area up to 3'
Window wells may extend into setback area up to 3'
Roof overhangs may extend into setback area up to 3'

MAXIMUM BUILDING HEIGHT

The maximum building height is 35 feet (midpoint of highest ridge and eave).

PORCHES

Minimum porch depth to be 6'
Minimum porch area to be 48 SF

FENCING

Fencing shall be located as per Fence Type Location Diagram. Three fencing types shall be provided as per details. Side yard Fencing shall terminate a minimum of 5' behind front elevation of house.

SIGNAGE

A monument sign identifying the final development name shall be located at all four major development entrances. Materials and character of signage shall reflect the overall theme and character of the development. All lighting shall meet Town of Johnstown standards.

STORAGE

Boats, campers, and trailer vehicles shall only be permitted to be stored within completely closed structures or within areas specifically designated for such storage, provided such areas are behind building setback lines.

GRANARY

Johnstown, Colorado

russell
mills

REV.	COMMENT	DATE

OUTLINE
DEVELOPMENT
PLAN

Date: 01.08.2021

Drawn By: SL & DD

Checked By: CR

Sheet Name

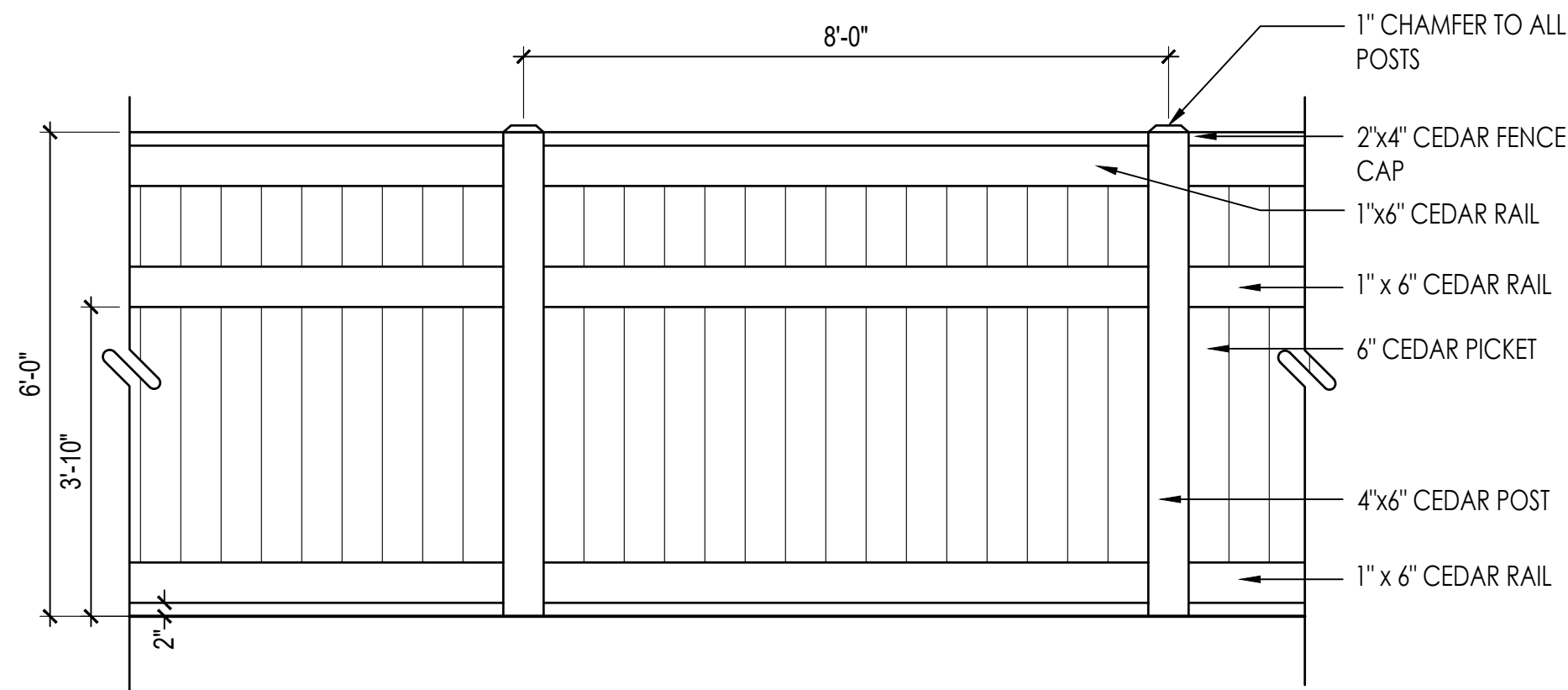
Development
Standards

Sheet

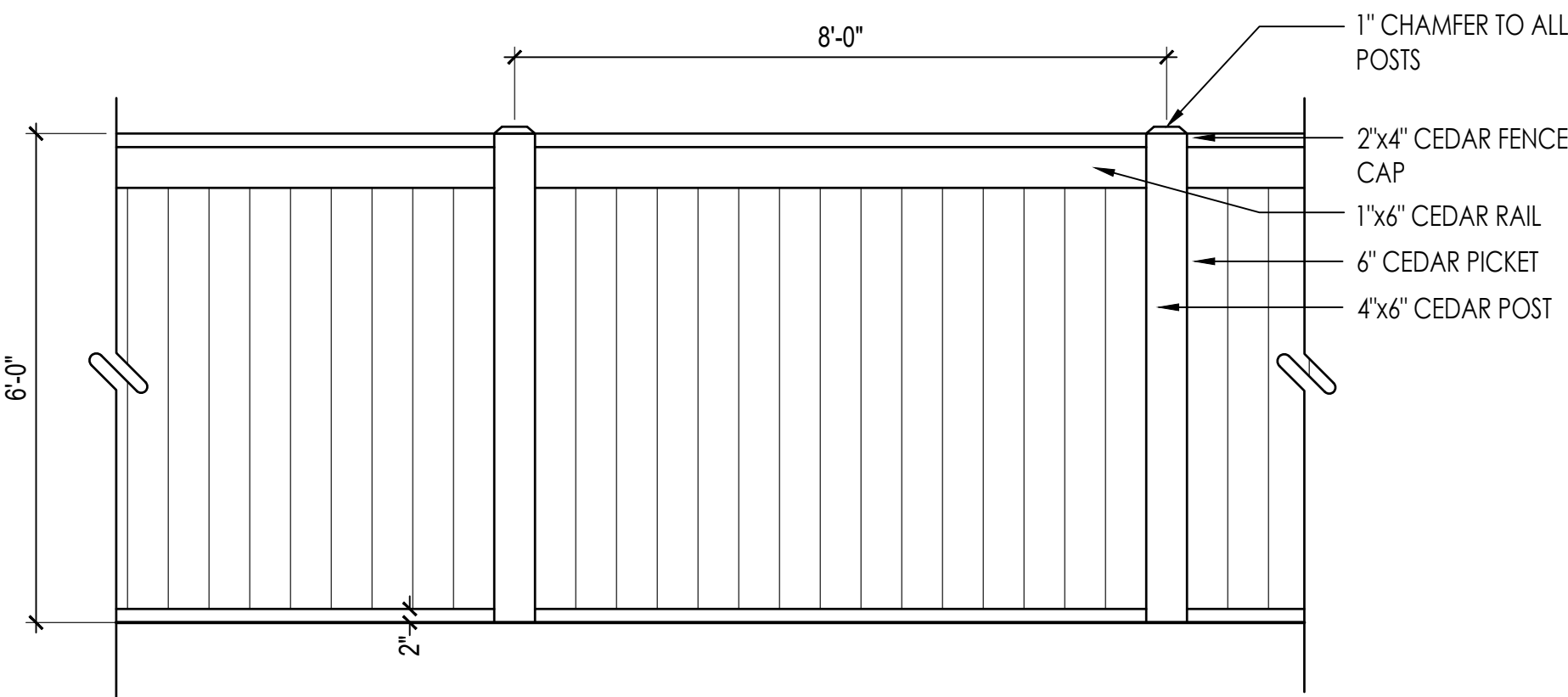
ODP 3

ATTACHMENT 4

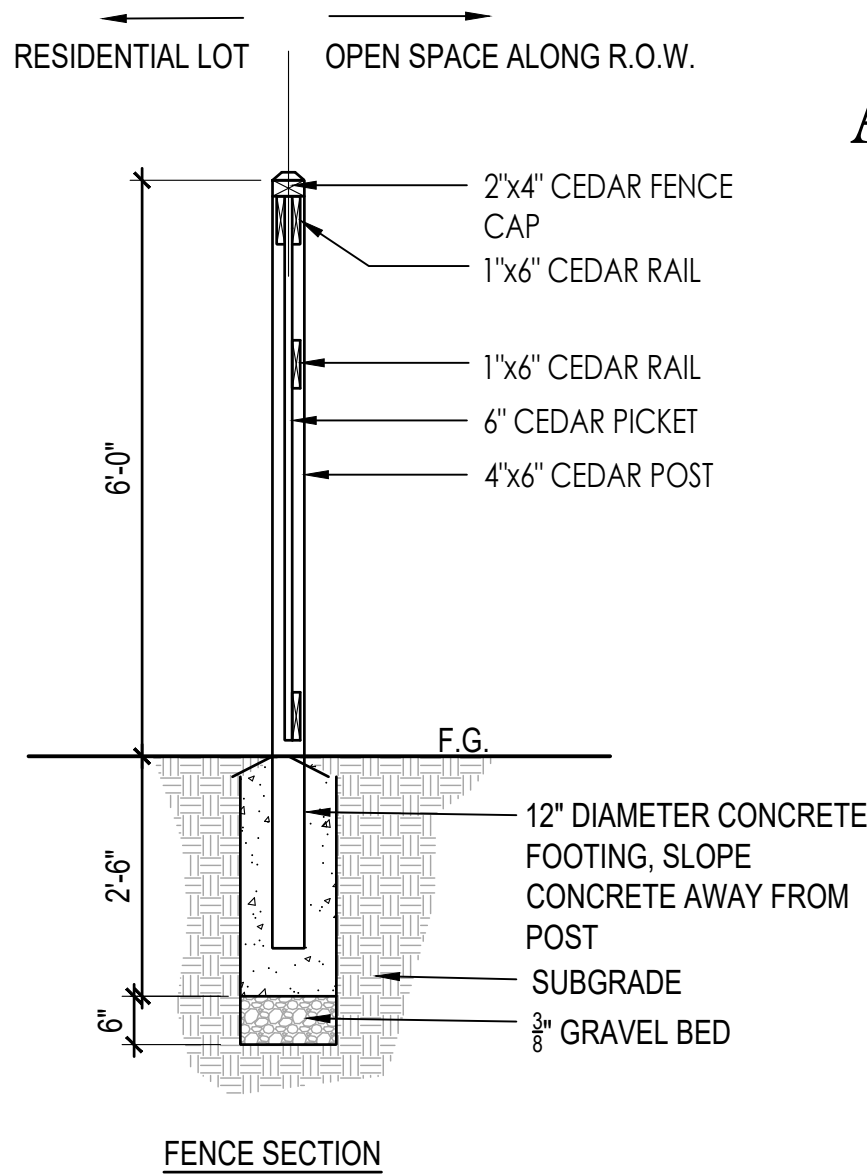
GRANARY
Johnstown, Colorado



OUTSIDE ELEVATION (VIEW FROM R.O.W. ALONG COLORADO BOULEVARD, TELEP AVENUE, CR 46 AND RAILROAD)



INSIDE ELEVATION (VIEW FROM RESIDENTIAL LOT)



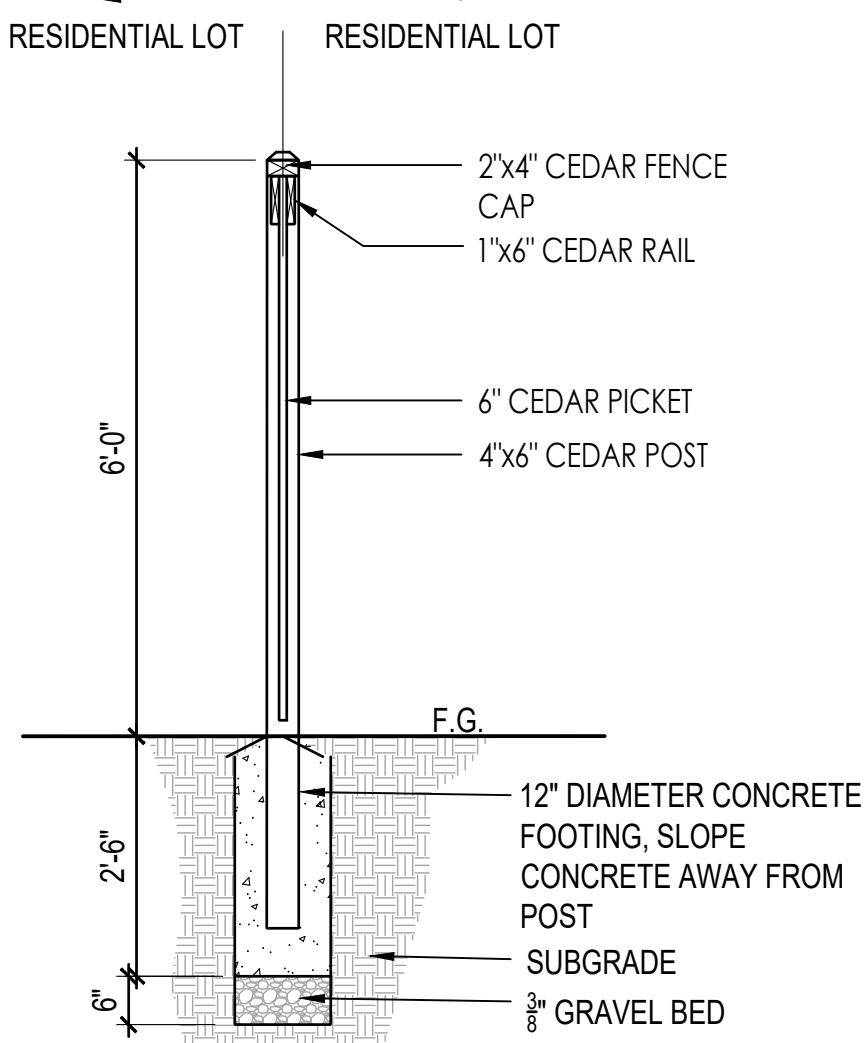
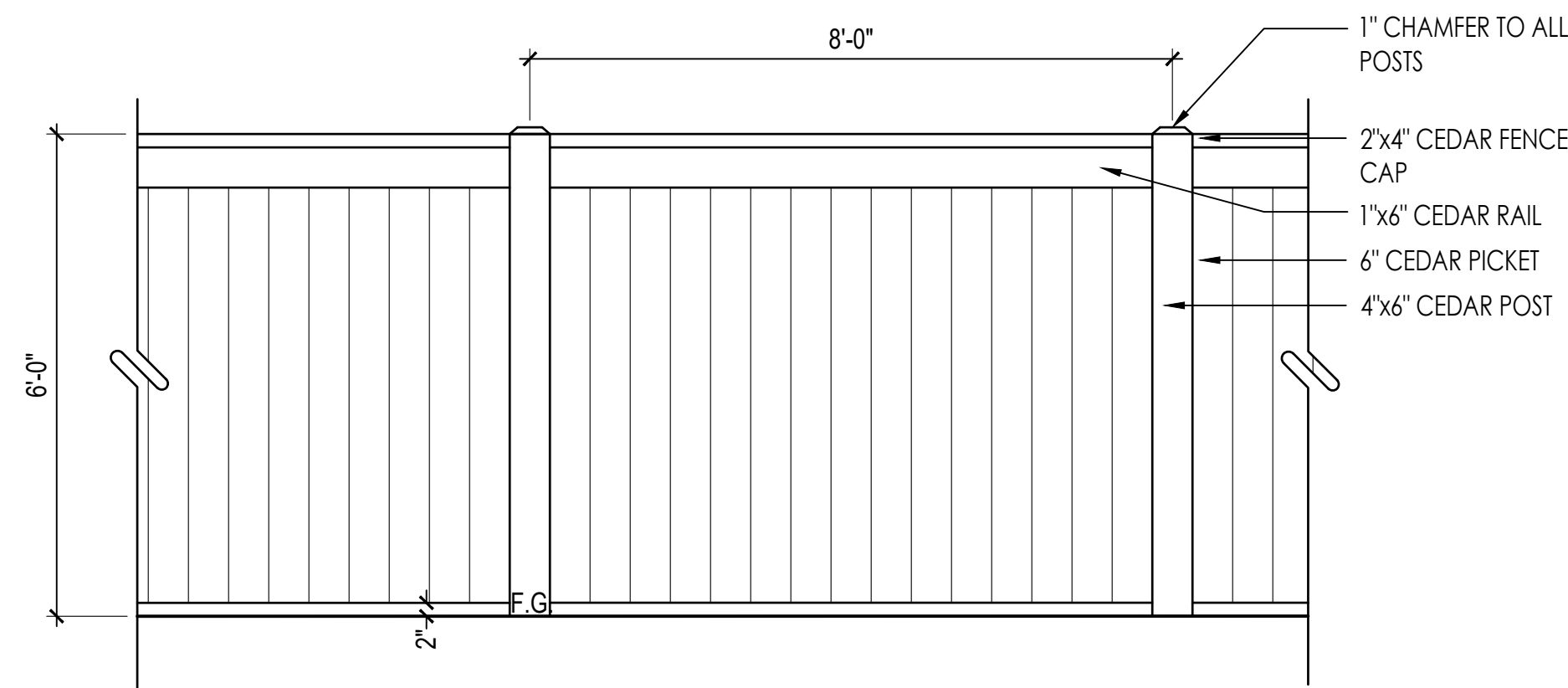
FENCE SECTION

- NOTES:
- FENCE TYPE 1 SHALL BE LOCATED AT ALL SINGLE-FAMILY LOT REAR PROPERTY LINES THAT BACK OPEN SPACE ALONG COLORADO BOULEVARD, TELEP AVENUE, CR 46 AND RAILROAD TO THE NORTH.
 - ALL FENCING MATERIALS SHALL BE CEDAR OR PRESSURE TREATED LUMBER #1 GRADE.
 - STRUCTURAL ENGINEER TO APPROVE ALL COLUMN FOOTINGS.

A FENCE TYPE 1 (ALONG SINGLE-FAMILY REAR LOT PROPERTY LINES ADJACENT TO PUBLIC ARTERIAL R.O.W.)

SCALE: 1/2"=1'-0"

DT-FENC-TYPE 1



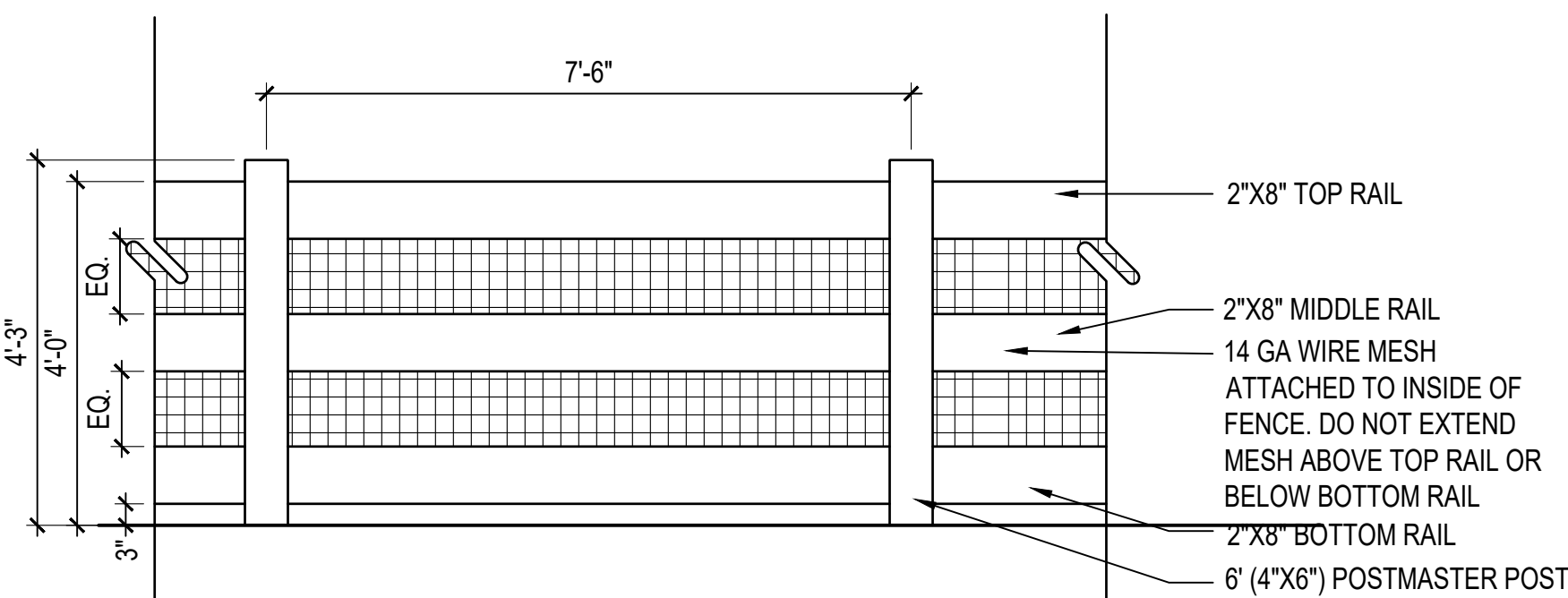
FENCE SECTION

- NOTES:
- FENCE TYPE 2 SHALL BE LOCATED AT ALL SINGLE-FAMILY LOT SIDE PROPERTY LINES.
 - ALL FENCING MATERIALS SHALL BE CEDAR OR PRESSURE TREATED LUMBER #1 GRADE.

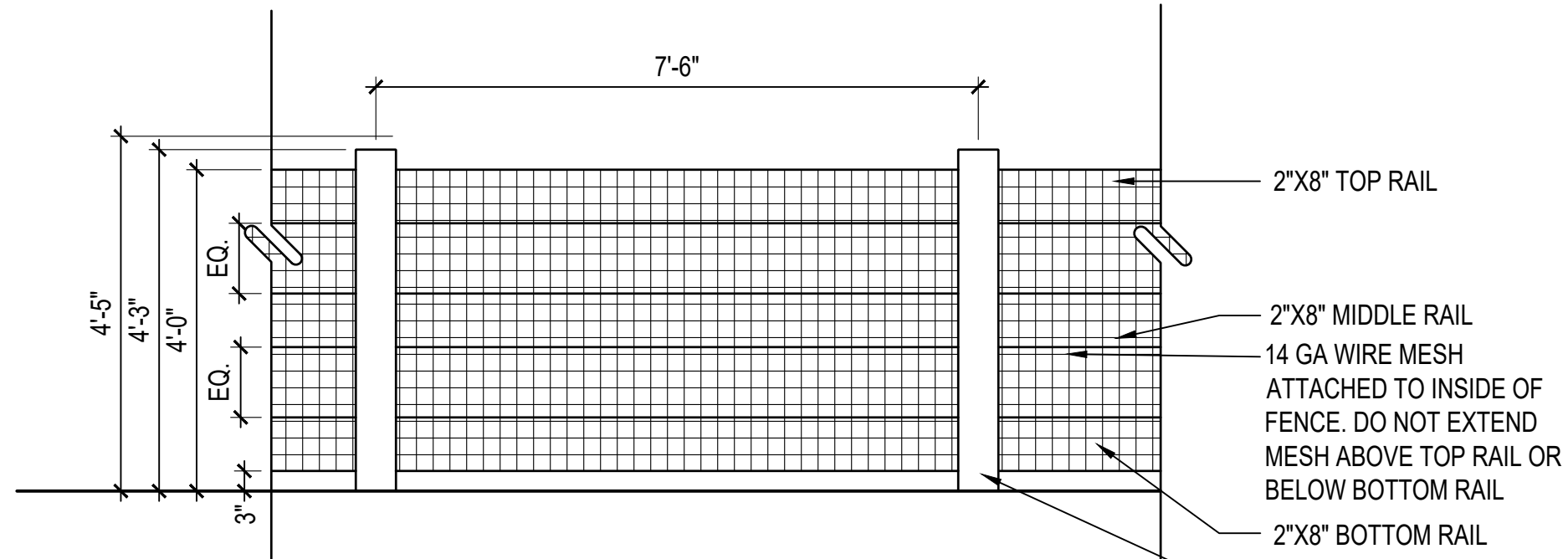
B FENCE TYPE 2 (ALONG SINGLE-FAMILY SIDE LOT PROPERTY LINES)

SCALE: 1/2"=1'-0"

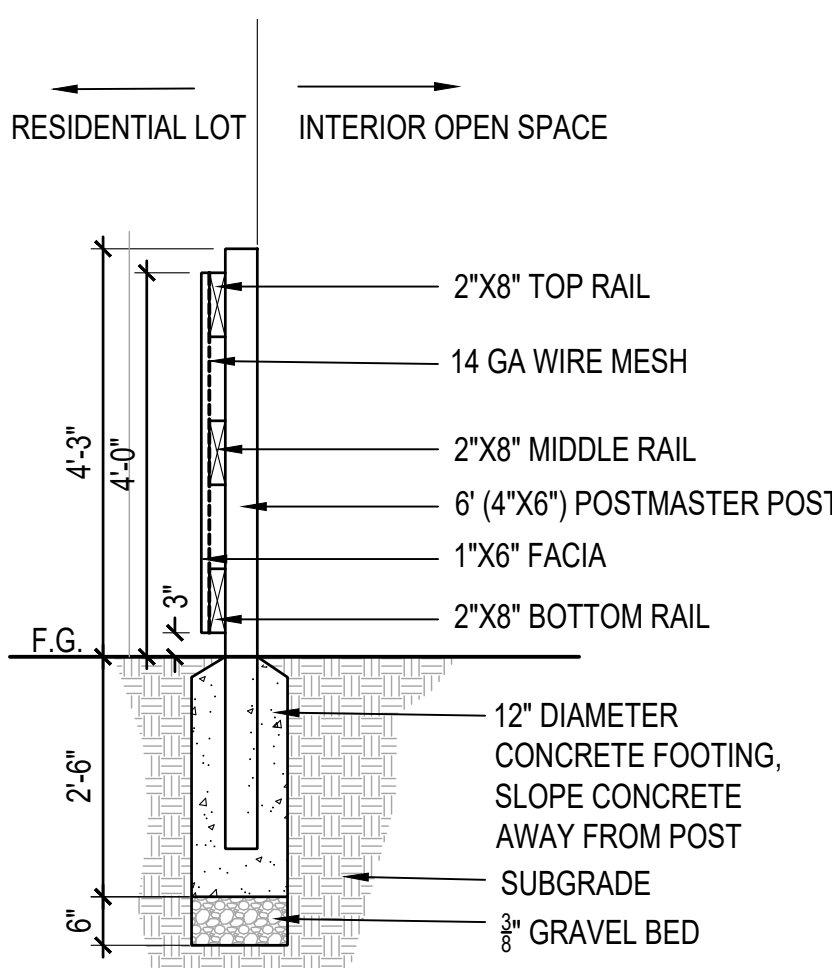
DT-FENC-TYPE 2



OUTSIDE ELEVATION (VIEW FROM OPEN SPACE)



INSIDE ELEVATION (VIEW FROM RESIDENTIAL LOT)



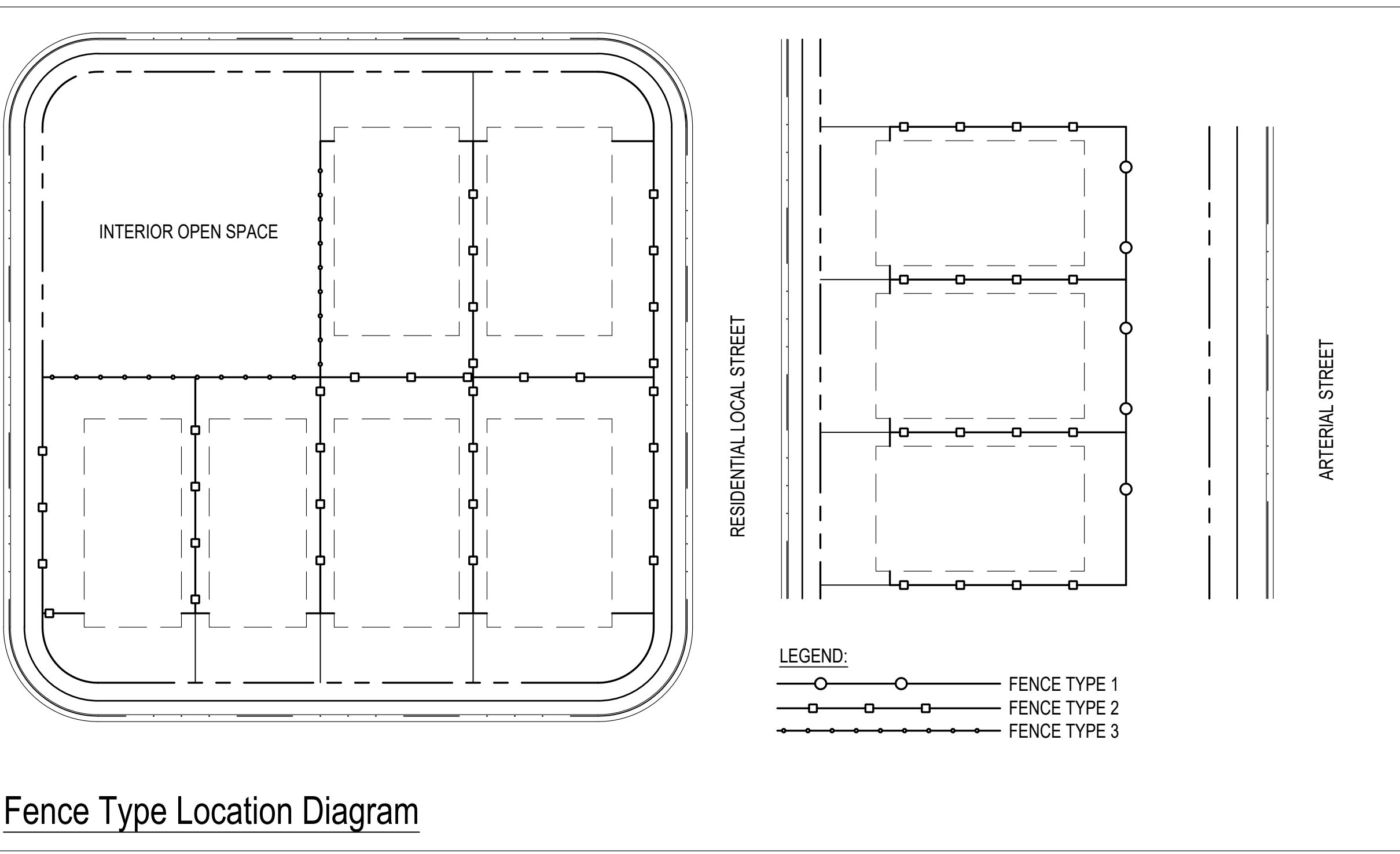
FENCE SECTION

- NOTES:
- FENCE TYPE 3 SHALL BE LOCATED ON ALL SINGLE-FAMILY LOT REAR PROPERTY LINES THAT BACK INTERIOR OPEN SPACE.
 - ALL FENCING MATERIALS SHALL BE CEDAR OR PRESSURE TREATED LUMBER #1 GRADE.

C FENCE TYPE 3 (ALONG SINGLE-FAMILY LOT LINES THAT ARE ADJACENT TO INTERIOR OPEN SPACE)

SCALE: 1/2"=1'-0"

DT-FENC-TYPE 3



Fence Type Location Diagram



REV.	COMMENT	DATE

OUTLINE
DEVELOPMENT
PLAN

Date: 01.08.2021

Drawn By: SL & DD

Checked By: CR

Sheet Name

Fencing Details

Sheet

ODP 4

GRANARY
Johnstown, Colorado



REV.	COMMENT	DATE

OUTLINE
DEVELOPMENT
PLAN

Date: 01.08.2021

Drawn By: SL & DD

Checked By: CR

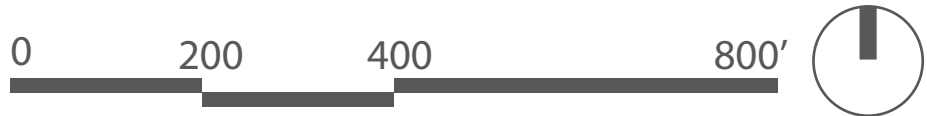
Sheet Name
ILLUSTRATIVE
MASTER PLAN

Sheet

ODP 5



- Legend**
- 45'x110' single-family lot
 - 55'x110' single-family lot
 - Irrigated native seed
 - Detention
 - Irrigated sod



- Existing silo relocated as entry feature
- Gas line easement
- Sanitary Pipeline + Thornton Water Easement
- Detention
- Existing barn as entry feature
- 150' oil + gas setback from plugged well
- Sanitary sewer line easement
- 350' oil + gas setback
- Relocated ditch with 100' easement
- Thornton pipeline easement, typ.
- 350' oil + gas setback, typ.
- Existing silo relocated as entry feature
- Existing silo relocated as entry feature

ATTACHMENT 4

GRANARY
Johnstown, Colorado



russe+
mills

REV.	COMMENT	DATE

OUTLINE
DEVELOPMENT
PLAN

Date: 01.08.2021
Drawn By: SL & DD
Checked By: CR

Sheet Name
CONCEPTUAL PARK
ENLARGEMENT
PLANS

Sheet

ODP 6



WEST PARK



EAST PARK





CENTRAL PARK



GRANARY
Johnstown, Colorado



REV.	COMMENT	DATE

OUTLINE
DEVELOPMENT
PLAN

Date: 01.08.2021
Drawn By: SL & DD
Checked By: CR

Sheet Name
CONCEPTUAL PARK
ENLARGEMENT
PLAN

Sheet

ODP 7

ATTACHMENT 4

GRANARY
Johnstown, Colorado



REV.	COMMENT	DATE

OUTLINE
DEVELOPMENT
PLAN

Date: 01.08.2021
Drawn By: SL & DD
Checked By: CR

Sheet Name
CONCEPTUAL
ENTRY FEATURE
PLAN

Sheet

ODP 8

Protect and maintain existing cottonwood to the extent possible. There are dead trees within the stand that need to be removed.

Barn to be used as an entry monument feature. No interior access will be provided. Barn will be reviewed by Structural Engineer to ensure structural integrity and all required elements for repair will be completed.

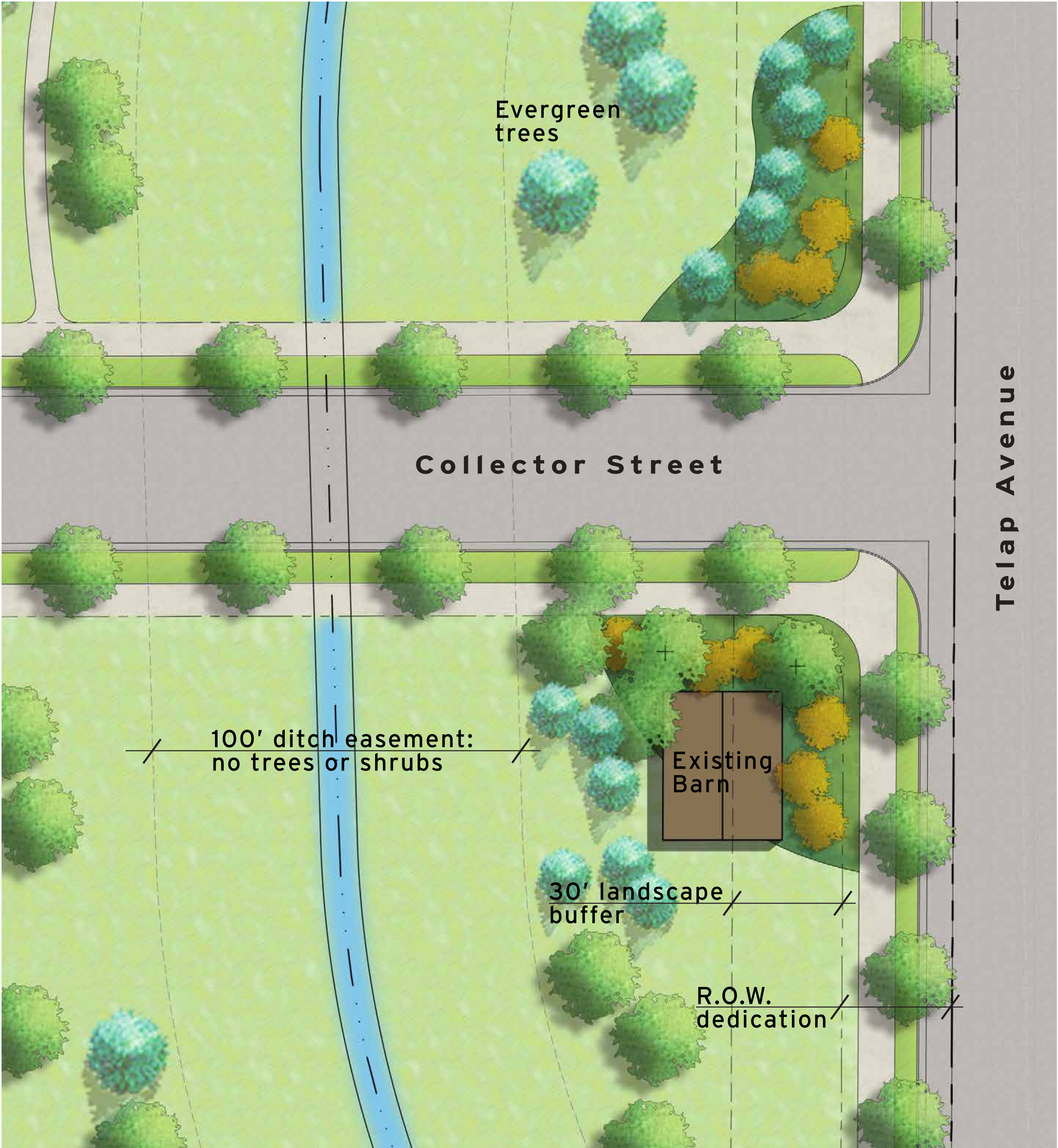
Remove covered garage portion



Existing barn along Telap Avenue



Existing silos (3) to be relocated along CR 46 and Colorado Blvd collector street entrances



Telap Avenue Entry Feature



Town of Johnstown

PLANNING & ZONING COMMISSION AGENDA MEMORANDUM

ITEM:	Item #1: Public Hearing for The Granary Outline Development Plan (ODP)
DESCRIPTION:	Proposed ODP for 275 acres
LOCATION:	South ½ of Section 7, Township 4 North, Range 68 West – North of CR 46, between Colorado Blvd and Telep Ave.
APPLICANT:	Hartford Acquisitions
STAFF:	Darryll Wolnik, Planner II
HEARING DATE:	January 13, 2021

BACKGROUND & SUMMARY

The applicant, Hartford Acquisitions, is requesting approval of The Granary Outline Development Plan for the south ½ of Section 7, Township 4 North, Range 68 West. More precisely, the property is bounded by Weld County Road 46 to the south, Telep Ave. to the east, Colorado Blvd. to the west, and Great Western Railway Right-of-Way to the north. The proposed ODP will set zoning regulations for the property, and will supercede the previous ODPs for the properties, which were named the Keto and Maplewood Acres projects.

Surrounding land uses are primarily agricultural. Properties to the north and northwest are developed, or developing, as primarily single family neighborhoods. The built-out Clearview residential subdivision is to the northwest of the subject property, across Colorado Blvd., while the currently under-construction Mallard Ridge residential subdivision is north-adjacent to the subject property.

HISTORY

The ODP in question encompasses two separate annexations and previous ODPs, being Keto and Maplewood Acres.

The Maplewood property on the west, also known as Maplewood Acres, has historically contained agricultural uses, and continues to contain those uses. It was annexed on March 2, 2009, by way of Ordinance 2009-100. It was also assigned PUD-R zoning at that time via ODP, by way of Ordinance 2009-101. The ODP allowed for development of the property for single-family residential on the majority of the property, and commercial development at the corner of Colorado Blvd. and Weld County Road 46.

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The eastern Keto property has historically contained agricultural uses, and continues to contain those uses. It was annexed into Johnstown on September 18, 2006, by way of Ordinance 2006-776. It was also assigned PUD-R zoning at that time via ODP, by way of Ordinance 2006-777. The ODP allowed for development of the property for single-family residential on the majority of the property, and commercial development at the corner of Telep Ave. and Weld County Road 46

ATTACHMENTS

- 1-Vicinity Map
- 2- Application
- 3-ODP

NOTICE

Notice for the Planning & Zoning Commission hearing was published in the local paper of widest circulation, the Johnstown Breeze, on Thursday, December 24, 2020. This notice provided the date, time, and location of the Planning and Zoning Commission hearing, as well as a description of the project. Notices were mailed to all property owners within 500 feet of the property in question. This notice included a map of the proposed annexation and zoning.

As of the date of this staff report, staff has received comments from two residents. Jerry Jennison (6423 WCR 46) expressed concern about proximity of potential roadways, and had general questions regarding what was being discussed. Lynn Hilfers (22478 WCR 15 / Telep Ave.) reached out to staff with concerns regarding drainage and utilities. Staff walked her through the drainage report and site plan.

ANALYSIS

Johnstown Comprehensive Plan Alignment

P.2-5: The area in question is marked as “Low Density Residential, Average 3 DU/AC”. The ODP proposed 3.45 DU/AC, roughly in line with this requirement.

Goal CF-1: New development achieves the community’s goals and is consistent with the Town’s vision – building blocks.

This ODP will provide the groundwork for a future development that incorporates new trails, adds green space, and creates neighborhood parks within new neighborhoods.

Goal CF-3: An enhanced character of developments and overall image – Pedestrian-friendly environments.

The proposed ODP calls for an expansive trail network, affording residents the opportunity to use multiple modes of transportation, or simply enjoy open spaces. The modified collector cross-section will allow for a detached 9’ sidewalk, providing ample space for use while being separated from the flowline of the road.

Goal NH-1: A diversity of housing types to support the housing needs of a diverse population – location and proximity.

The proposed ODP is located centrally between I-25, downtown, and new development to the north and south. In addition, the properties in question are located adjacent to Colorado Blvd., a major north-south arterial that connects south to Denver and north to the 2534 district of Johnstown and beyond.

Zoning

The zoning for the property is PUD-R, which was assigned at each property's annexation via ODP. Both previous ODP's allow for single-family residential development as well as some commercial areas. Outside of the residential uses, the northwest corner of Weld County Road 46 and Telep Ave., as well as the northeast corner of Weld County Road 46 and Colorado Blvd., allowed for commercial development. The existing ODPs had also set aside roughly 23 acres between the two properties to form a larger open space area.

The proposed The Granary ODP request maintains the PUD-R zoning; however, the changes the allowed uses and eliminates the "planning areas" in the current ODPs. The proposed ODP would allow for only detached single-family development. With the proposed ODP, the centralized park would be eliminated in favor of a few different recreation and open space amenities. concept plan shows space for three smaller neighborhood parks spread across the ODP area. In addition, significant open spaces and trails will provide outdoor recreation opportunities. The exact percentages of open space and parks will be provided at platting, but must be at least 30% per Johnstown Municipal Code (JMC).

The Granary ODP will allow for approximately 3.45 dwelling units per acre overall. Said dwellings are restricted to detached single-family, and include no commercial planning areas.

Development Standards

This ODP sets forth some basic development standards regarding setbacks, building heights, and lot sizes. More detailed design guidelines will be completed with the subdivision and development plan review process. Development standards for residential uses will allow for smaller front-yard setbacks, thereby conserving water and creating more compact development, while still maintaining a detached single-family neighborhood. Front yard setbacks will be set at 15' to the habitable living area, meaning any portion of the dwelling that is enclosed.

Garages will be set a minimum of 20' back, allowing not only ample space to park a vehicle as required by JMC 16-143(5), but also to prevent a streetscape of garage doors, thereby placing the homes front and center, rather than the garages. Porches may encroach 3' into the 15' habitable living area setback. Those porches are required, and must be a minimum of 48 S/F. Having mandatory porches will have the effect of creating an aesthetically-pleasing streetscape of elevations. There will be a 15' rear yard setback, and 5' side yard setback, with 15' required on side corner lots adjacent to ROW. Buildings may

be up to 35' in height, measured to the midpoint of the highest ridge and eave, allowing for slightly taller houses.

The ODP sets minimum design guidelines for structures, which may be expanded upon by way of design guidelines at a later time. Major design points include prohibiting accessory structures above 120 square feet, variation in elevations and floorplans across the ODP, and restricting storage of trailers and RVs.

Landscape standards will be expounded upon during the platting and more detailed development design process.

Infrastructure

Currently Little Thompson Water District serves the few residences in the area. Town water lines run north of the property and east along Telep Ave. A smaller 8" line is located along Colorado Blvd. on the west side of the property. There are no lines along County Road 46. Water lines will need to be extended to the property at the appropriate size, as determined by Public Works and the Town Engineer, during the platting process. For the purpose of this ODP, water service is in close proximity and it is therefore possible to serve this property.

As part of the annexation agreement for both Keto and Maplewood, the developer is required to construct at least 12" water mains along Colorado Blvd, Telep Ave., and Weld County Road 46. The developer is also required to loop any water mains built on the property.

Sewer service will be provided by the Town of Johnstown, via the new central sewer interceptor. That interceptor will be completed in the next few years, as part of the Town's overall sewer infrastructure improvements. The Central Wastewater Treatment Plant will also be expanded in the next couple of years. Both of these projects will provide adequate capacity to handle the proposed development.

Regarding transportation networks in the area there are multiple major arterials that border this proposed project. Colorado Blvd., a regionally-significant major arterial that stretches from Thornton to Windsor, bounds this project to the west. Colorado Blvd. intersects with Weld County Road 46, an unimproved roadway. The traffic impact study (TIS) calls for numerous improvements relating to turn lanes and acceleration/deceleration lanes.

It should be noted that the above auxiliary lane requirements are in addition to the required street cross-sections as outlines in the 2008 Johnstown Master Transportation Plan. The developer will be required to install appropriate cross-sections, to include possible half-widths, at platting. These improvements, along with other public improvements, are likely to be built incrementally, as the property is built out.

Easements / Oil & Gas

There are four oil and gas facility sites on or around the property which encumber the property in some manner. Three of these facilities are located on the subject property, while one is located just north of the property, across the railroad ROW. JMC does not address reciprocal setbacks for oil and gas facilities, nor do any of the Colorado Oil and Gas Conservation Commission (COGCC) rules. Town Design Guidelines do call for a 150' minimum setback from existing wellheads for new development. However, the applicant has opted to utilize a 350' setback from all existing oil and gas facilities. Area within these setbacks is utilized as either passive open space, drainage, or trails. There are no inhabitable structures or designated play areas within these setbacks. Town Design Guidelines and JMC call for screening of oil and gas facilities; this will be discussed during site development.

Three pipeline easements run through the property that warrant mentioning. Though these easements do not necessarily affect the ODP phase of development, they do exist on the property and should be taken into consideration at this stage. A 25' gas pipeline easement, held by Western Slope Gas Company, runs north-south through roughly the center of the property, and cannot be built upon. In addition to that, a 30' storm drain easement for Forestar runs through the property from the north and turns east around the center of the property, before leaving the site to the east. Finally, the Thornton Water pipeline runs north-south through the eastern portion of the property, utilizing a 50' easement which also cannot be built upon.

In addition to the above easements, the Hillsborough Ditch runs across the eastern edge of this property. Applicant has proposed to realign the ditch and grant a 100' easement. These discussions are currently underway between the applicant and Hillsborough Ditch Company. This represents a significant item that will be expounded upon later in this report.

Staff Concerns

Staff has concerns relating to alignment of the Hillsborough Ditch, which runs along the eastern edge of this property. The ditch will most likely require realignment and improvements to move forward with site development. Currently, the developer and the Ditch Company have been in negotiations over future alignment and easements. Planning has been receiving comments from the Ditch Company's legal counsel as part of the referral process, and those comments have been indicating there is much work to be done. While the ditch alignment does not affect the zoning/ODP, it needs to be addressed prior to any development on that portion of the site.

There are three enclave parcels attached to this property. While these parcels are on the outside edge of the subject property, they could present future planning issues for the Town. The Town cannot force these properties to be included in the ODP, and the exclusion of them does not endanger or dilute the proposal in any meaningful way. However, it is anticipated that these properties will redevelop in the

future, and such redevelopment may be challenged because of their exclusion; this alone merits their mention in this report. No specific remedies are suggested or needed at this time.

RECOMMENDED PLANNING AND ZONING COMMISSION FINDINGS AND MOTIONS

Findings:

1. The proposed ODP is in agreement with the Johnstown Area Comprehensive Plan and its Future Land Use Map.
2. The proposed ODP is serviceable by Town services and utilities.
3. The proposed ODP is in compliance with all Town codes, regulations, and standards and specifications.

Recommended Motion

Based on the application received, associated submittal materials, and the preceding analysis, the Planning & Zoning Commission finds that The Granary ODP furthers the *Johnstown Area Comprehensive Plan* goals, and is compatible with all other applicable Town standards and regulations, and therefore moves to recommend to the Town Council approval of The Granary ODP based upon the findings as stated in the staff report.

Alternate Motions

- A. Motion to Approve with Conditions: "I move that the Commission recommend to Town Council approval of The Granary ODP with the following conditions..."
- B. Motion to Deny: "I move that the Commission recommend to the Town Council denial of The Granary ODP based upon the following..."

Planner:



Darryll Wolnik

Planner II

Reviewed by:



Kim Meyer

Planning & Development Director

File Name: S:\PLANNING\2002 Land Use Projects\PUD20-001 Keto-Maplewood PUD\Staff Report.docx

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Town of Johnstown

OUTSIDE AGENCY REFERRAL

DATE: October 14, 2020

TO: ☐ Mead ☐ Milliken ☐ Berthoud ☐ Loveland ☐ Greeley ☐ Windsor
☐ Larimer Co ☒ Weld Co ☒ Aims CC ☐ CDOT ☐ CPW ☒ TRPR
☒ Weld RE-5J ☐ TSD ☒ LTWD ☒ NC Conserv. ☐ BT Conserv. ☒ HB Ditch Co.

FROM: Darryll Wolnik, *Planner II*
dwolnik@TownofJohnstown.com

Applicant: Hartford Acquisitions
Project: Keto-Maplewood ODP
Location: Parcels 105907300043, 10507300044, & 105907000022
Description: Outline Development Plan for residential PUD
Reply by: *Wednesday, November 4, 2020*

This referral is submitted for your comments due to the proximity of the project to your municipal boundaries or GMA, or it otherwise affects your agency or its mission.

If additional documentation is needed to complete a review, please email me at the address above.

☐ NO Comments.

☐ Comments (attach additional sheets if needed):

By: _____ Date: _____

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