



450 S. Parish Avenue  
Johnstown, CO 80534  
970-587-4664  
[JohnstownCO.gov](http://JohnstownCO.gov)

**Planning and Zoning Commission  
Regular Meeting  
450 S. Parish, Johnstown, CO  
Wednesday, November 26, 2025, at 6:00 PM**

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Mission Statement: Enhancing the quality of life of our residents, businesses, and visitors through community focused leadership.

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## **Agenda**

### **Call to Order**

### **Roll Call**

### **Agenda Approval**

### **Approval of Minutes**

1. Approval of October 22, 2025 Meeting Minutes

### **Public Comment**

Members of the audience are invited to speak at the meeting. Public Comment is reserved for citizen comments on items not contained on the Public Hearing portion of the agenda. Citizen comments are limited to 5 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.

### **New Business**

### **Public Hearing**

2. Resolution 2025-38 for the Findings of Fact for J Farms Annexation
3. Ordinance 2025-282 Annexation of J Farms
4. Ordinance 2025-283 Zoning of J Farms Annexation
5. Case No. AMD25-0007 (SUB24-0004) - Consideration of an Amendment to the Great Plains Village Outline Development Plan

### **Departmental Report**

### **Commissioner Reports and Comments**

### **Adjourn**

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## **Americans with Disabilities Act Notice**

In accordance with the Americans with Disabilities Act and other applicable laws, persons who need accommodation in order to attend or participate in this meeting should contact Town Hall at 970-587-4664 no later than 48 hours before the meeting in order to request such assistance. De conformidad con la Ley de Discapacitados Estadounidenses y otras leyes vigentes, los individuos que necesitan adaptaciones funcionales para asistir o participar en esta reunión deberán comunicarse con la Municipalidad marcando el 970 587- 4664 a lo más tardar 48 horas antes de dicha reunión para solicitarla.

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**THE COMMUNITY THAT CARES**





450 S. Parish Avenue  
Johnstown, CO 80534  
970.587.4664  
JohnstownCO.gov

## PLANNING & ZONING COMMISSION REGULAR MEETING

450 S. Parish, Johnstown, CO

October 22, 2025, at 6:00 PM

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### MINUTES

#### CALL TO ORDER

Chair Grentz called the meeting to order at 6:00 pm

#### ROLL CALL

Commissioners, Abel, Sapp, Flores, Morrell, Campbell, and Chair Grentz were all present. Commissioner Bailey was absent.

#### APPROVAL OF AGENDA

A motion was made to approve the agenda by Commissioner Flores and seconded by Commissioner Morrell.

Motion passed 6/0.

#### APPROVAL OF MINUTES

A motion to approve October 8, 2025, minutes was made by Commissioner Flores and seconded by Commissioner Abel.

Motion passed 5/0, with Commissioner Campbell recused due to absence.

**PUBLIC COMMENTS** - *Regarding items and issues not included as a Public Hearing on this Agenda (limited to 3 minutes each)*

#### NEW BUSINESS

#### PUBLIC HEARING

1. Timberline Gymnastics Case No. DEV25-0009

Planning Director Jeremy Gleim presented the Timberline Gymnastics project to the Commissioners and public. The purpose of the request is to merge five existing lots into a single lot to accommodate construction of a regional gymnastics facility.

Chair Grentz inquired about the entry and exit access to and from the parking lot, specifically regarding fire and emergency access. Mr. Gleim stated that there would be two points of entry and exit, located to the north and west.

#### PUBLIC COMMENT

Chair Grentz opened the floor for public comment.

No comments were received.

Chair Grentz closed the floor for public comment.

Commissioner Morrell made a motion to approve Timberline Gymnastics Case No. DEV25-0009.  
Commissioner Sapp seconded the motion.

Motion Passed 6/0

**DEPARTMENTAL REPORT**

Mr. Gleim updated the Commissioners on the remaining meetings for the year, noting that two additional meetings are expected before the end of 2025.

**COMMISSIONER REPORTS AND COMMENTS**

**ADJOURN**

The meeting was adjourned at 6:15 by Chair Grentz

**Approved and reviewed by:**

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Jeremy Gleim - Planning & Development Director

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Jason Grentz - Planning & Zoning Commission Chair



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## **Planning and Zoning Commission Agenda Communication**

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**Agenda Date:** November 26, 2025  
**Subject:** Resolution 2025-38 for the Findings of Fact for J Farms Annexation  
**Action Proposed:** Consider Resolution 2025-38 approving the Findings of Fact for J Farms Annexation.  
**Attachments:** 1. Resolution 2025-38  
2. Staff Presentation  
**Presented by:** JT Stewart, Senior Planner

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### **Background and History:**

The applicant, J Farms LLC., requests annexation and I-1 (Industrial, Light) zoning for approximately 112 acres of land in Weld County. The property is located on the south side of highway 60, immediately west of Interstate 25 (I-25).

The subject property is presently zoned AG (Agricultural) in unincorporated Weld County. There are no existing structures and the Harry Lateral Ditch bisects the property. The project is partially bordered by incorporated areas of Johnstown to the south. The land to the west is in unincorporated Weld County, the land to the north is in unincorporated Larimer County. The land to the east is I-25.

### **Information:**

#### **SURROUNDING ZONING & LAND USE**

North (west of CR 5): RR2 (Rural Residential)-Larimer County-Agricultural and Residential Use  
North (east of CR 5): CC (Commercial Corridor) – Larimer County – Commercial Use  
South (west of Gateway Dr): I-1 (Industrial Light) -Town of Johnstown-Weld County- Light Industrial Use  
South (east of Gateway Dr): PUD (Planned Unit Development)- Town of Johnstown- Weld County-Light Industrial Use  
West: Agricultural and Rural Residential– Weld County.

#### **PUBLIC NOTICE & AGENCY REFERRALS**

Notice for the Planning & Zoning Commission hearing was republished in the local paper of widest circulation, the Johnstown Breeze, on Thursday, November 13, 2025. 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 800 feet of the

property in question.

**PROJECT DESCRIPTION & ANALYSIS**

**Annexation:** This annexation is being considered by the Town for the following reasons:

- 1. At least 1/6 of the area to be annexed for each individual annexation is contiguous to the Town of Johnstown boundary.
- 2. The property is located within the Town of Johnstown Growth Management Area.
- 3. The Town can provide water, sewer, and police services to the property.
- 4. The Town is authorized to annex the area without an election under Section 30(b) of Article II of the Colorado Constitution.

A resolution finding Substantial Conformance with C.R.S. requirements was passed by the Town Council on October 6, 2025, and set a public hearing for the annexation to be heard in front of the Town Council on December 1, 2025. The annexation map includes this parcel as well as the adjacent right-of-way for State Highway 60.

**Zoning & Development Standards**

The current zoning for the property is AG (Agricultural) in unincorporated Weld County. There is one Use by Special Review (USR) that was filed with Weld County on April 17, 2014, the annexation agreements specifically nullifies this URS to the agreement of Town and owner.

The applicant requests I-1 (Industrial, Light) zoning upon annexation. As described in the Town’s adopted Land Use & Development Code (LUDC), the I-1 district provides primarily service, employment, manufacturing, and distribution uses at a scale, intensity and format that will not have significant impact on adjacent uses, and which can mix with supporting and compatible service and retail uses characteristic of mixed and flex business areas.

Table 4-2: Permitted Principal Land Uses, in the LUDC, identifies Light Manufacturing and Industrial Service as permitted uses in the I-1 zone. This application does not include the consideration or development of a specific industry; however, since it is expected that US Engineering will expand their existing service into this property, it is worth mentioning that the I-1 zone would support that.

The Future Land Use Map in the 2021 Johnstown Area Comprehensive Plan (Comp Plan) identifies the subject property as being either within the High Density/Intensity or Medium Density/Intensity land use area. As described in the Comp Plan, High Density/Intensity areas (HDI) will be generally characterized by a high percentage of nonresidential uses, with some residential possibly integrated into larger development areas. These HDI corridors and nodes will accommodate and experience larger volumes of traffic and be located along busy arterial and highway corridors, and especially at interchanges and intersections. These areas are intended to provide high-quality, high-visibility locations for retail, office, and employment activities, with some light industrial uses that can appropriately mitigate impacts and contribute to the employment base. Medium Density/Intensity (MDI) areas will be characterized by a more balanced, and wider-ranging mix of land uses and may occur along arterials and other major corridors and may serve as the next layer away from the HDI areas they may neighbor.

**COMPREHENSIVE PLAN ALLIGNMENT**

The Johnstown Comprehensive Plan (Comp Plan) creates a long-term vision for the

development of the town. The Comp Plan identifies the Town’s Growth Management Area (GMA), which includes incorporated lands within the current town limits, as well as certain unincorporated lands within Larimer and Weld counties. The GMA can be likened to a growth boundary, which represents the logical expansion of the town over time. The property which is the subject of this annexation is contiguous to lands within the corporate boundary of Johnstown and exists within the GMA. The Future Land Use Map identifies this area as a High Density/Intensity and Medium Density/Intensity area, which is consistent with the proposed I-1 (Industrial, Light) zoning. Staff finds that the proposed annexation represents a logical expansion of Johnstown’s corporate boundary, in alignment with the goals and strategies of the Johnstown Comp Plan.

**STRATEGIC PLAN ALLIGNMENT**

- Natural & Built Environment
  1. *Guide growth in the community through appropriate annexation, zoning, planning, and land use development.*

Staff finds that the proposed annexation and zoning is consistent with the goal and strategy referenced above, pursuant to the adopted Johnstown Strategic Plan.

**Neighborhood Meeting:**

**NEIGHBORHOOD MEETING**

A neighborhood meeting regarding the proposed annexation occurred on November 5, 2025, at the YMCA on Parish Avenue. Two immediate landowners within 800 feet of the project attended the 1-hour meeting where the annexation applicant presented the project. Town of Johnstown staff were present.

**Process:**

A resolution finding Substantial Conformance with C.R.S. requirements was passed by the Town Council on October 6, 2025, and set a public hearing for the annexation to be heard in front of the Town Council on December 1, 2025. The annexation map includes this parcel as well as the adjacent right-of-way for State Highway 60.

**Recommended Action:**

Staff recommends that the Planning and Zoning Commission recommend that the Town Council approve Resolution 2025-38, for the Findings of Fact for the annexation of J Farms.

**For Approval:** I move that the Planning & Zoning Commission recommend that the Town Council **APPROVE** Resolution No. 2025-38, accepting the Findings of Fact and Conclusions for the J Farms Annexation.

**For Denial:** I move that the Planning & Zoning Commission recommends that the Town Council deny Resolution No. 2025-38, pursuant to the following findings....

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**TOWN OF JOHNSTOWN, COLORADO**  
**RESOLUTION NO. 2025-**

**FINDINGS OF FACT AND CONCLUSIONS BASED THEREON**  
**WITH RESPECT TO THE J FARMS ANNEXATION**

**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**, the Town Council is vested with authority to administer the affairs of the Town; and

**WHEREAS**, J Farms, LLC, a Colorado limited liability company, submitted a Petition for Annexation for real property situated in the Northeast Quarter of Section 3, Township 4 North, and the Southeast Quarter of Section 34 and the Southwest Quarter of Section 35, Township 5 North, Range 68 West of the 6th P.M., County of Weld and Larimer, State of Colorado, consisting of approximately 113.330 acres, being more particularly described on Exhibit A, attached hereto and incorporated herein by reference, and known as the “J Farms Annexation;” and

**WHEREAS**, on October 6, 2025, by Resolution No. 2025-28, the Town Council found the Petition for Annexation to be in substantial compliance with C.R.S. § 31-12-107(1); and

**WHEREAS**, on December 1, 2025, after due notice, the Town Council conducted a public hearing and, based on the evidence contained in the official file, the official records of the Town and the evidence produced at the hearing, desires to enter the following findings of fact and conclusions with respect to the J Farms Annexation.

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

The Town Council hereby sets forth its findings of fact and conclusions with respect to the J Farms Annexation.

**FINDINGS OF FACT**

1. The requirements of the applicable parts of C.R.S. § 31-12-104 and C.R.S. § 31-12-105 have been met including the following:
  - A. Not less than one-sixth of the perimeter of the area proposed to be annexed is contiguous with the Town as shown on the annexation map.
  - B. A community of interest exists between the area proposed to be annexed and the Town due to the proximity of the area to the Town, the desires of the owner to annex and the fact that it is within the planning area contemplated in the Johnstown Area Comprehensive Plan.
  - C. The area will be urbanized in the near future and the area is capable of being fully integrated with the Town.

D. Although less than fifty (50%) percent of the adult residents of the area proposed to be annexed make use of Town facilities, the landowners of the area proposed for annexation plan to convert the area to urban uses in less than five (5) years, and urban services, which are currently being provided to other citizens of the Town, can be provided to citizens of the proposed annexed area on the same terms and conditions as the services are made available to other citizens. The Town is able to provide water service and the Town's sewer system can be extended to the property annexed with the same standards as the current sewer system serving other citizens. Police and other municipal services can be provided as well.

E. No land held in identical ownership has been divided into separate parts. No land with a valuation of over \$200,000 has been included without written consent. No annexation proceedings concerning this area have been commenced by any other municipality.

F. This annexation will not result in any detachment of area from any school district.

G. No part of the area to be annexed extends any more than three (3) miles from the existing Town boundaries. The Town has in place a plan for that area as required by C.R.S. § 31-1-105.

H. The entire widths of any streets to be annexed are included within the annexation.

2. No petition for annexation election has been submitted and an election is not required pursuant to C.R.S. § 31-12-107(2). An annexation agreement has been submitted.
3. The Town Council has determined that additional terms and conditions will not be imposed, except as provided in an annexation agreement.
4. The Petition was signed by the owners of 100% of the property to be annexed exclusive of streets and alleys.
5. Notice of the hearing has been given as required by C.R.S. § 31-12-108.
6. An Annexation Impact Report was submitted to the Weld County and Larimer County Boards of County Commissioners and County Attorneys pursuant to C.R.S. § 31-12-108.5.

### CONCLUSIONS

1. The area proposed for annexation is eligible for annexation pursuant to applicable parts of C.R.S. § 31-12-104.
2. None of the limitations of C.R.S. § 31-12-105 apply to restrict annexation.
3. Said J Farms Annexation may be annexed by Ordinance pursuant to C.R.S. § 31-12-111, without an election under C.R.S. § 31-12-107(2).

PASSED, SIGNED, APPROVED, AND ADOPTED THIS \_\_\_\_ day of \_\_\_\_\_, 2025.

ATTEST:

By: \_\_\_\_\_  
Meghan Martinez, Town Clerk

TOWN OF JOHNSTOWN, COLORADO

By: \_\_\_\_\_  
Michael P. Duncan, Mayor

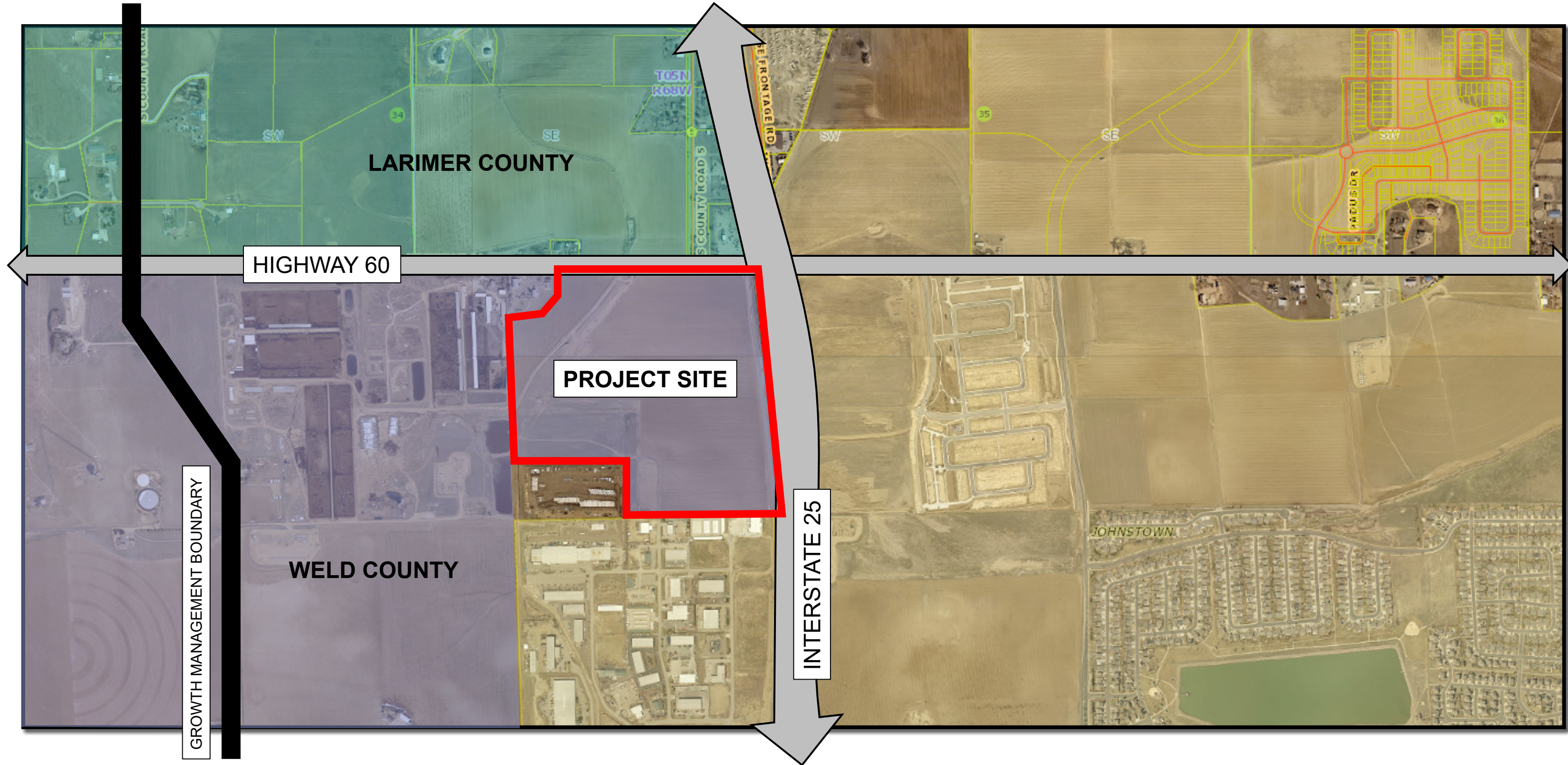
**EXHIBIT A**  
Property Description

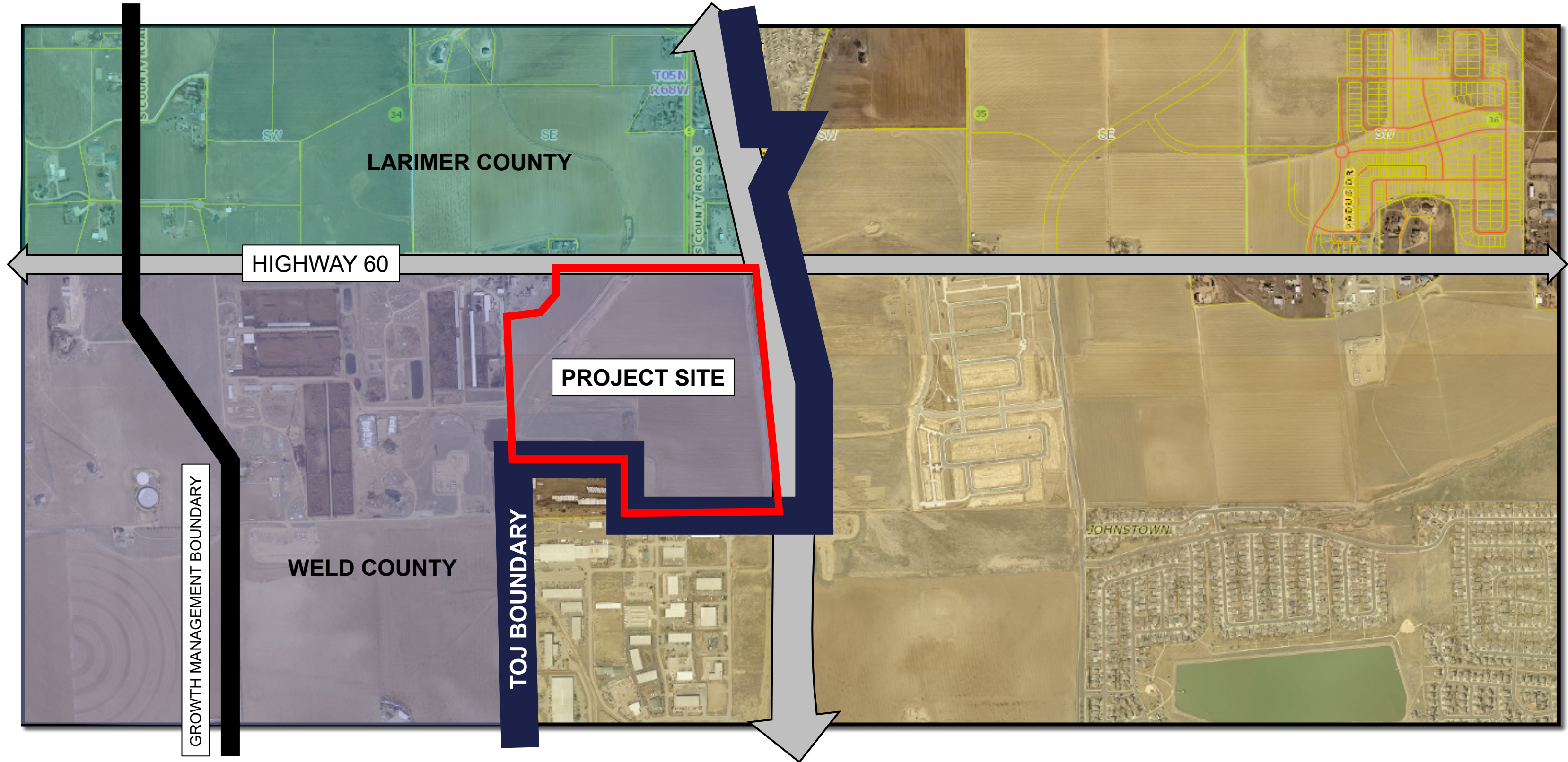


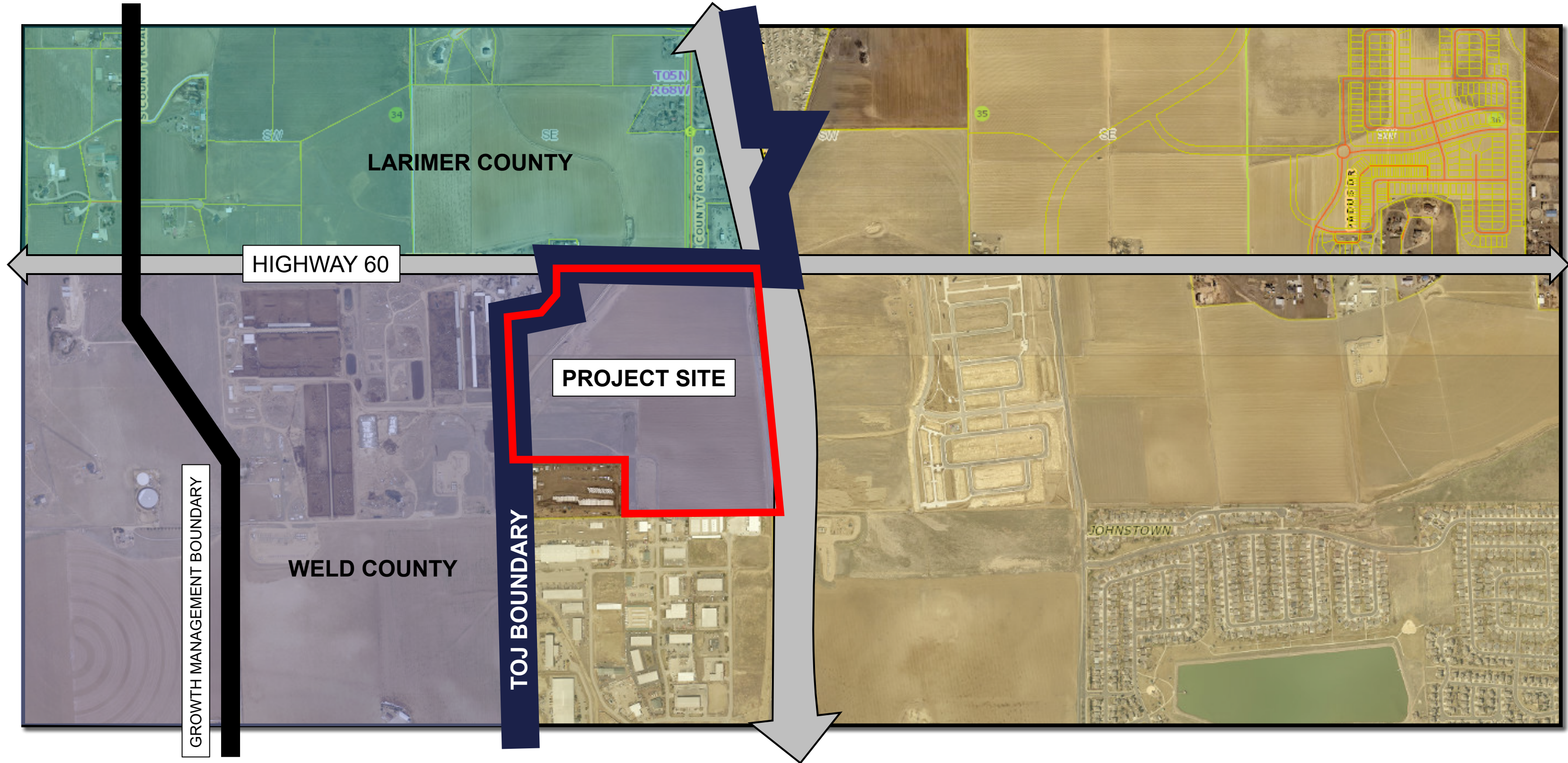
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CASE NO. ANX25-0002**

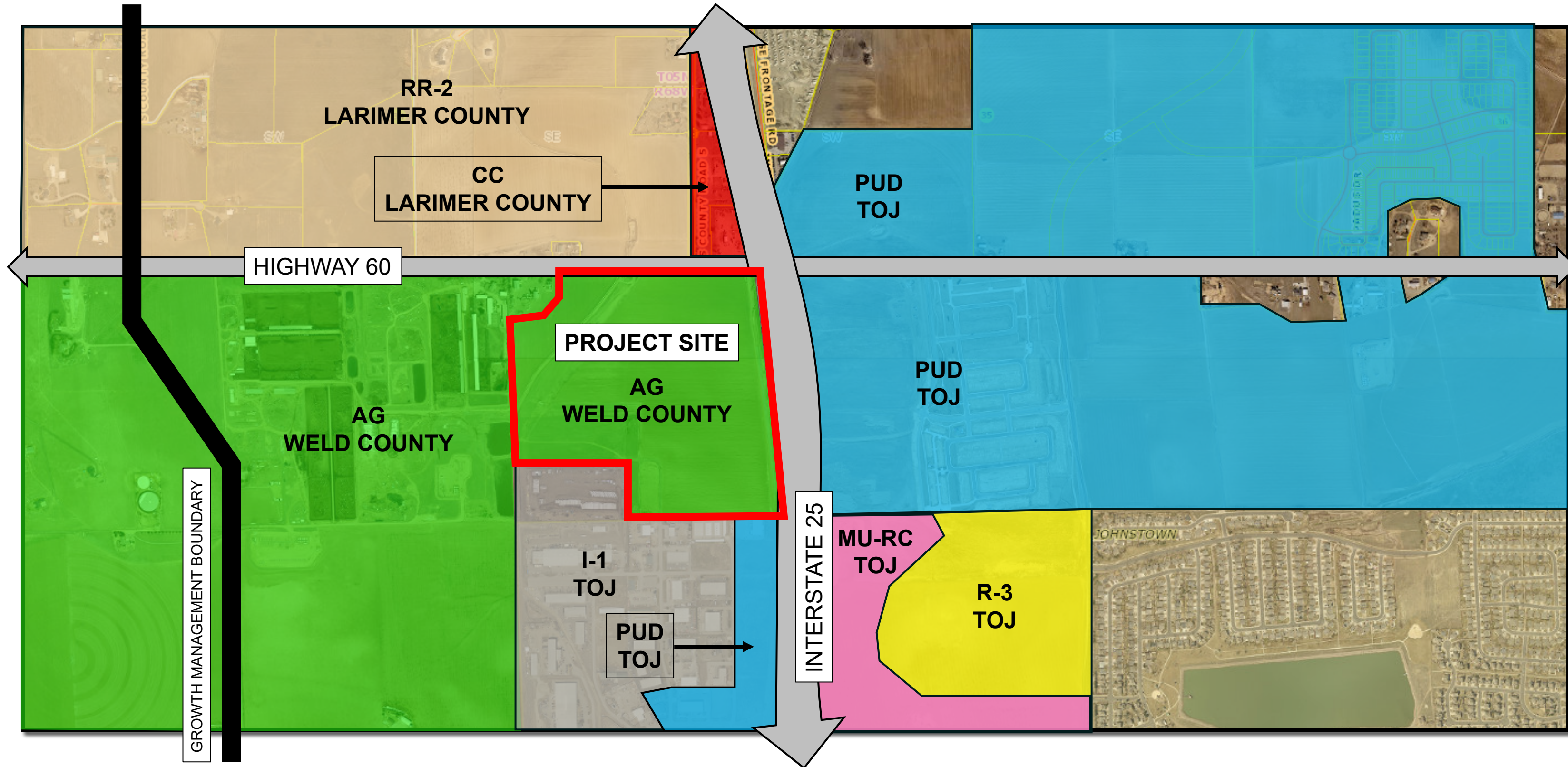
PLANNING AND ZONING COMMISSION  
NOVEMBER 26, 2025

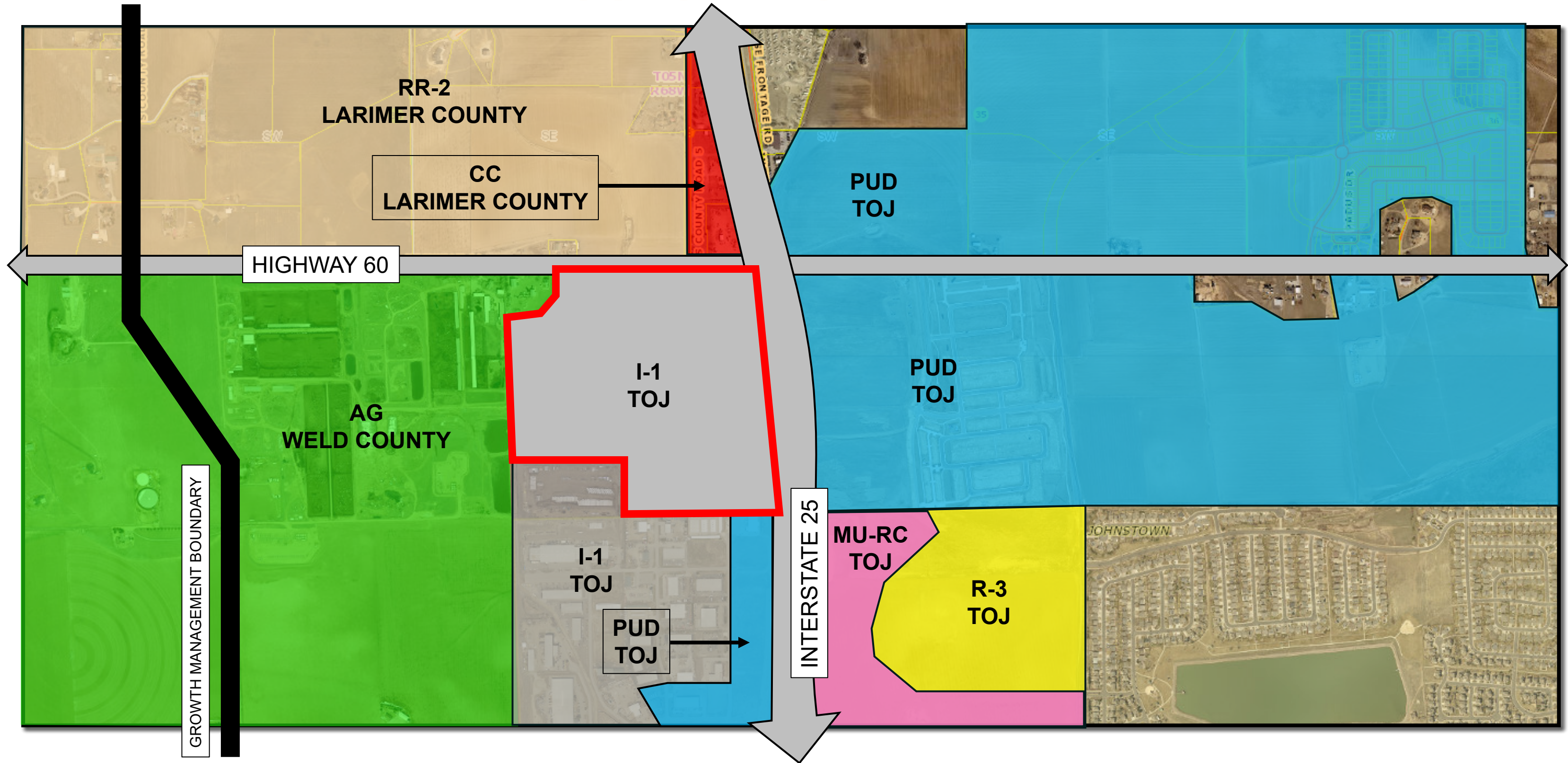












## RECOMMENDATION

Staff recommends that the Planning & Zoning Commission recommend that the Town Council APPROVE:

Resolution 2025-38 – Findings of Fact for J-Farms Annexation  
Ordinance 2025-382 – Approving J-Farms Annexation  
Ordinance 2025-383 – Approving I-1 Zoning for J-Farms Annexation





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## **Planning and Zoning Commission Agenda Communication**

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**Agenda Date:** November 26, 2025  
**Subject:** Ordinance 2025-282 Annexation of J Farms  
**Action Proposed:** Consider Ordinance 2025-282 for the Annexation of J Farms  
**Attachments:**  
1. Ordinance 2025-282  
2. Application  
3. Vicinity map  
4. Annexation petition  
5. Annexation map  
6. Staff Presentation  
**Presented by:** JT Stewart, Senior Planner

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### **Background and History:**

The applicant, J Farms LLC., requests annexation and I-1 (Industrial, Light) zoning for approximately 112 acres of land in Weld County. The property is located on the south side of highway 60, immediately west of Interstate 25 (I-25).

The subject property is presently zoned AG (Agricultural) in unincorporated Weld County. There are no existing structures and the Harry Lateral Ditch bisects the property. The project is partially bordered by incorporated areas of Johnstown to the south. The land to the west is in unincorporated Weld County, the land to the north is in unincorporated Larimer County. The land to the east is I-25.

### **Information:**

#### **SURROUNDING ZONING & LAND USE**

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- 1. At least 1/6 of the area to be annexed for each individual annexation is contiguous to the Town of Johnstown boundary.
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- 3. The Town can provide water, sewer, and police services to the property.
- 4. The Town is authorized to annex the area without an election under Section 30(b) of Article II of the Colorado Constitution.

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The applicant requests I-1 (Industrial, Light) zoning upon annexation. As described in the Town’s adopted Land Use & Development Code (LUDC), the I-1 district provides primarily service, employment, manufacturing, and distribution uses at a scale, intensity and format that will not have significant impact on adjacent uses, and which can mix with supporting and compatible service and retail uses characteristic of mixed and flex business areas.

Table 4-2: Permitted Principal Land Uses, in the LUDC, identifies Light Manufacturing and Industrial Service as permitted uses in the I-1 zone. This application does not include the consideration or development of a specific industry; however, since it is expected that US Engineering will expand their existing service into this property, it is worth mentioning that the I-1 zone would support that.

The Future Land Use Map in the 2021 Johnstown Area Comprehensive Plan (Comp Plan) identifies the subject property as being either within the High Density/Intensity or Medium Density/Intensity land use area. As described in the Comp Plan, High Density/Intensity areas (HDI) will be generally characterized by a high percentage of nonresidential uses, with some residential possibly integrated into larger development areas. These HDI corridors and nodes will accommodate and experience larger volumes of traffic and be located along busy arterial and highway corridors, and especially at interchanges and intersections. These areas are intended to provide high-quality, high-visibility locations for retail, office, and employment activities, with some light industrial uses that can appropriately mitigate impacts and contribute to the employment base. Medium Density/Intensity (MDI) areas will be characterized by a more balanced, and wider-ranging mix of land uses and may occur along arterials and other

major corridors and may serve as the next layer away from the HDI areas they may neighbor.

**NEIGHBORHOOD MEETING**

A neighborhood meeting regarding the proposed annexation occurred on November 5, 2025, at the YMCA on Parish Avenue. Two immediate landowners within 800 feet of the project attended the 1-hour meeting where the annexation applicant presented the project. Town of Johnstown staff were present.

**COMPREHENSIVE PLAN ALIGNMENT**

The Johnstown Comprehensive Plan (Comp Plan) creates a long-term vision for the development of the town. The Comp Plan identifies the Town’s Growth Management Area (GMA), which includes incorporated lands within the current town limits, as well as certain unincorporated lands within Larimer and Weld counties. The GMA can be likened to a growth boundary, which represents the logical expansion of the town over time. The property which is the subject of this annexation is contiguous to lands within the corporate boundary of Johnstown and exists within the GMA. The Future Land Use Map identifies this area as a High Density/Intensity and Medium Density/Intensity area, which is consistent with the proposed I-1 (Industrial, Light) zoning. Staff finds that the proposed annexation represents a logical expansion of Johnstown’s corporate boundary, in alignment with the goals and strategies of the Johnstown Comp Plan.

**STRATEGIC PLAN ALIGNMENT**

- Natural & Built Environment
  1. *Guide growth in the community through appropriate annexation, zoning, planning, and land use development.*

Staff finds that the proposed annexation and zoning is consistent with the goal and strategy referenced above, pursuant to the adopted Johnstown Strategic Plan.

**LEGAL ADVICE:**

The Town Attorney prepared the accompanying Ordinances, Resolutions, and Agreements for this annexation.

**FINANCIAL ADVICE:**

NA

**Neighborhood Meeting:**

**NEIGHBORHOOD MEETING**

A neighborhood meeting regarding the proposed annexation occurred on November 5, 2025, at the YMCA on Parish Avenue. Two immediate landowners within 800 feet of the project attended the 1-hour meeting where the annexation applicant presented the project. Town of Johnstown staff were present.

**Process:**

A resolution finding Substantial Conformance with C.R.S. requirements was passed by the Town Council on October 6, 2025, and set a public hearing for the annexation to be heard in front of the Town Council on December 1, 2025. The annexation map includes this parcel as well as the adjacent right-of-way for State Highway 60.

**Recommended Action:**

Staff recommends that the Planning and Zoning Commission recommend that the Town Council **APPROVE** Ordinance 2025-282 approving the annexation of J Farms.

**For Approval:** I move that the Planning & Zoning Commission recommend that the Town Council **APPROVE** Ordinance No. 2025-282 approving annexation of approximately 113 acres, known as the J Farms Annexation.

**For Denial:** I move that the Planning & Zoning Commission recommend that the Town Council deny Ordinance No. 2025-282, pursuant to the following findings...

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**TOWN OF JOHNSTOWN, COLORADO**  
**ORDINANCE NO. 2025-**

**ANNEXING CERTAIN UNINCORPORATED LANDS LOCATED IN THE  
NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 4 NORTH, AND  
THE SOUTHEAST QUARTER OF SECTION 34 AND THE SOUTHWEST  
QUARTER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 68 WEST  
OF THE 6TH P.M., COUNTY OF WELD AND LARIMER, STATE OF  
COLORADO, CONSISTING OF APPROXIMATELY 113.330 ACRES  
AND KNOWN AS THE J FARMS ANNEXATION**

**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**, the Town Council is vested with authority to administer the affairs of the Town; and

**WHEREAS**, by Resolution No. 2025-28, the Town Council found a petition for annexation of certain property situated in the Northeast Quarter of Section 3, Township 4 North, and the Southeast Quarter of Section 34 and the Southwest Quarter of Section 35, Township 5 North, Range 68 West of the 6th P.M., County of Weld and Larimer, State of Colorado, consisting of approximately 113.330 acres, attached hereto and incorporated herein by this reference, known as the “J Farms Annexation,” to be in substantial compliance with C.R.S. § 31-12-107(1); and

**WHEREAS**, after notice pursuant to C.R.S. § 31-12-108, on December 1, 2025, the Town Council held a public hearing concerning the proposed annexation to determine if the annexation complies with C.R.S. §§ 31-12-104 and 105; and

**WHEREAS**, the Town Council has determined that the requirements of C.R.S. §§ 31-12-104 and 105 have been met, that an election is not required and that no additional terms or conditions are to be imposed on the annexed area; and

**WHEREAS**, Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town, that it is promulgated for the preservation of the public health, safety and welfare and that this Ordinance is in the best interests of the citizens of the Town.

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

**Section 1.** The foregoing recitals are affirmed and incorporated herein.

**Section 2.** The annexation of certain unincorporated property situated in the Northeast Quarter of Section 3, Township 4 North, and the Southeast Quarter of Section 34 and the Southwest Quarter of Section 35, Township 5 North, Range 68 West of the 6th P.M., County of Weld and Larimer, State of Colorado, consisting of approximately 113.330 acres, being more

particularly described on Exhibit A, attached hereto and incorporated herein by reference, be and the same is hereby approved and said unincorporated area is hereby incorporated and made a part of the Town of Johnstown, Colorado.

**Section 3.** That the annexation of such unincorporated area to the Town of Johnstown, Colorado shall be complete and effective on the effective date of this Ordinance, except for the purpose of general property taxes, and shall be effective as to general property taxes on and after the first day of January, 2026.

**Section 4.** That, within thirty (30) days of the effective date of this Ordinance, the Town Clerk be and is hereby authorized and directed to:

- A. File one copy of the annexation map with the original of the annexation ordinance in the office of the Town Clerk; and
- B. File three certified copies of the annexation ordinance and map of the area annexed containing a legal description of such area with the Weld County Clerk and Recorder and the Larimer County Clerk and Recorder.

**Section 5.** This Ordinance shall take effect as provided by State law.

**INTRODUCED AND APPROVED** on first reading by the Town Council of the Town of Johnstown, Colorado, this \_\_\_ day of \_\_\_\_\_, 2025.

**TOWN OF JOHNSTOWN, COLORADO**

**ATTEST:**

By: \_\_\_\_\_  
Meghan Martinez, Town Clerk

By: \_\_\_\_\_  
Michael P. Duncan, Mayor

**PASSED UPON FINAL APPROVAL AND ADOPTED** on second reading by the Town Council of the Town of Johnstown, Colorado, this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

**TOWN OF JOHNSTOWN, COLORADO**

**ATTEST:**

By: \_\_\_\_\_  
Meghan Martinez, Town Clerk

By: \_\_\_\_\_  
Michael P. Duncan, Mayor

**EXHIBIT A**  
Property Description



# Town of Johnstown

Please circle ALL applicable portions that apply to your project.

LAND USE APPLICATION					
<b>Project Name:</b>	J Farms				
<b>Description:</b>	112 acres				
<b>General:</b>	<input checked="" type="checkbox"/> Annexation	<input type="checkbox"/> Zoning	<input type="checkbox"/> Site Plan	<input type="checkbox"/> Variance	<input type="checkbox"/> USR (use by special review)
	Conditional Use				
<b>PD/PUD:</b>	<input type="checkbox"/> Outline Development	<input type="checkbox"/> Preliminary Development	<input type="checkbox"/> Final Development Plan	<input type="checkbox"/> Combined Prelim/Final Development Plan	
<b>Subdivision:</b>	<input type="checkbox"/> Replat	<input type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Final Plat	<input type="checkbox"/> Prelim/Final Plat	
<b>Amendment:</b>	<input type="checkbox"/> LUDC	<input type="checkbox"/> Future Land Use	<input type="checkbox"/> Comprehensive Plan		
<b>Floodplain:</b>	<input type="checkbox"/> Development Permit		<input type="checkbox"/> C-LOMER Review		
SITE INFORMATION					
<b>Address:</b>					
<b>Applicant:</b>	J Farms LLC				
<b>Email:</b>	Troy.McWhinney@McWhinney.com			<b>Telephone:</b>	970 227 9269
<b>Consultant/Representative:</b>	Brett Bakersky				
<b>Email:</b>	brettbakersky5@gmail.com			<b>Telephone:</b>	970 443 7069
<b>Parcel Number(s):</b>	106103100031				

Consultant: Katy Thompson / Email: [katy@schroyerresources.com](mailto:katy@schroyerresources.com)

**Landowner Authorization: (REQUIRED)**

The undersigned (1) affirm ownership or authorized representation thereof of the subject property, and (2) hereby authorizes the individuals or entities listed herein as "applicant and/or representative" to represent me/us in ALL aspects of the land use process for the project being submitted with this application.

\*Landowner(s): Troy McWhinney

\*Telephone: 970 227 9269

  
Signature of Landowner

Signature of Landowner

\*Attach a statement of authority and certificate of good standing, if this application is a cooperation or other entity

\*If your use is not stated please reach out to the planning department at [planning@johnstownco.gov](mailto:planning@johnstownco.gov) to receive further information

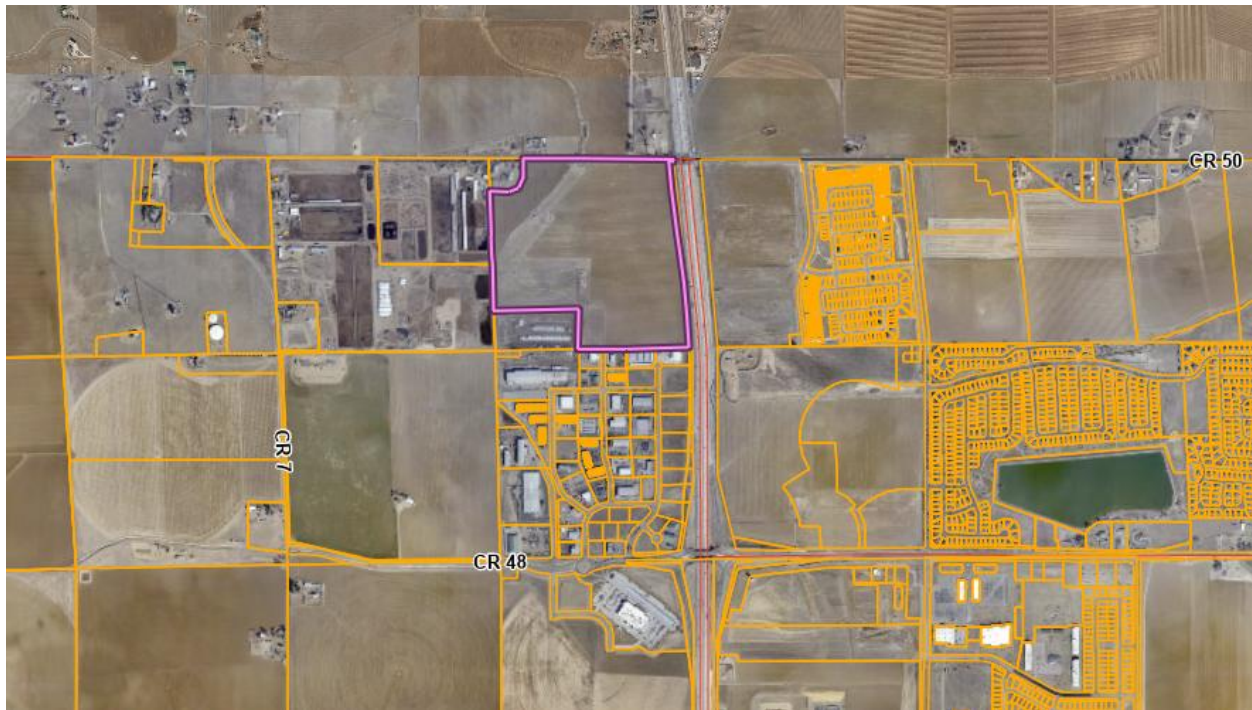




August 14, 2025

Town of Johnstown  
450 S. Parish Avenue  
Johnstown, Colorado 80534

**RE: J FARMS – VICINITY MAP**



PETITION FOR ANNEXATION

To the Town of Johnstown  
(Weld County)

The undersigned, in accordance with Article 12, Chapter 31, CRS, as amended, hereby petition the Town Council of the Town of Johnstown, Colorado, for annexation to the Town of Johnstown the unincorporated territory more particularly described below, currently known as J Farms and in support of said Petition, your petitioners allege that:

- (1) It is desirable and necessary that the following described territory be annexed to the Town of Johnstown, Colorado:

See Exhibit A attached hereto and made a part hereof.
- (2) Not less than one-sixth (1/6) of the perimeter of that area proposed to be annexed is contiguous with the Town of Johnstown, Colorado.
- (3) A community of interest exists between the territory proposed to be annexed and the Town of Johnstown, Colorado.
- (4) The territory proposed to be annexed is urban or will be urbanized in the near future;
- (5) The territory proposed to be annexed is integrated or is capable of being integrated with the Town of Johnstown, Colorado;
- (6) The signatures of the Petition comprise one hundred percent (100%) of the landowners of the territory to be included in the area proposed to be annexed and said landowners attesting to the facts and agreeing to the conditions herein contained will negate the necessity of any annexation election;
- (7) No land held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate:
  - (a) Is divided into separate parts or parcels without the written consent of the landowner or landowners thereof, unless such tracts or parcels are separated by a dedicated street, road or other public way;
  - (b) Comprising twenty (20) acres or more and which, together with the building and improvements situated thereon has an assessed value in excess of Two Hundred Thousand Dollars (\$200,000.00) for ad valorem tax purposes to be annexed without the written consent of the landowner or landowners.
- (8) No part of the area proposed to be annexed is more than three miles from a point on the municipal boundary, as such was established more than one year before this annexation will take place;

- (9) The area proposed to be annexed comprises more than ten acres and an impact report as provided in Section 31-12-105.5, CRS, as amended, is required.
- (10) The area proposed to be annexed is located within Thompson School District R2-J, Weld County, Berthoud Fire Protection District, High Plains Library District, Northern Colorado Water Conservancy District, Little Thompson Water District, Larimer Conservation District, and no others;
- (11) The mailing address of each signer, the legal description of the land owned by each signer and the date of signing of each signature are all shown on this Petition;
- (12) Accompanying this Petition are five (5) prints of the area proposed to be following information:
  - (a) A written legal description of the boundaries of the area proposed to be annexed;
  - (b) A map showing the boundary of the area proposed to be annexed, such map prepared and containing the seal of a registered engineer or land surveyor;
  - (c) Within the annexation boundary map there is shown the location of each ownership tract in unplatted land, and if part or all of the area is to be platted at the time of the effectiveness of the annexation (as opposed to after such effectiveness), then the boundaries and the plat number of plots or of lots and blocks are shown;
  - (d) Next to the boundary of the area proposed to be annexed is drawn the contiguous boundary of the Town of Johnstown, and the contiguous boundary of any other municipality abutting the area proposed to be annexed;
  - (e) The dimensions of the contiguous boundaries are shown on the map.
- (13) The territory to be annexed is not presently a part of any incorporated city, city and county, or town;
- (14) The undersigned agree that the following conditions, which shall be covenants running with the land, will be mutually agreed upon, conditioned in an Annexation Agreement and if applicable, appear on the annexation map:
  - (a) Water right dedication.
  - (b) Drainage plan and improvements and payment of a unit drainage fee.

(c) Waiving of any and all "vested rights" previously created pursuant to Section 24-68-103, CRS.

(d) Other additional conditions as mutually agreed upon.

(15) Petitioner represents that: (Check one)

X  No part of the property to be annexed is included within any site-specific development plan approved by Weld, Colorado.

A site-specific development plan has been approved by Weld County, Colorado, which has created a vested right.

(16) Submitted with this Petition is the required \$  .00 for publication costs.

EXECUTED this  7  day of  August , 20 25 .

By:  

Name:  Troy McWhinney

Title:  Manager

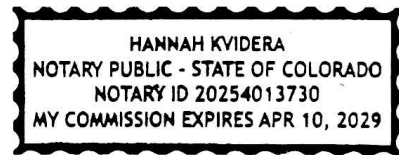
Name of Annexation:  J Farms Annexation

STATE OF COLORADO )  
 )SS  
COUNTY OF Lawimer )

Subscribed and sworn to before me this 7<sup>th</sup> day of August, 2025, by  
Troy McWhinney as manager of  
JFADMS LLC on behalf of  
JFADMS LLC.

WITNESS my hand and official seal.

My commission expires: April 10<sup>th</sup>, 2029



[Signature]  
Notary Public



## EXHIBIT A

### Property Description

A parcel of land, being part of Lot B, Recorded Exemption No. 1061-03-1 RECX15-0131, as recorded December 17, 2015 as Reception No. 4165964 of the Records of the Weld County Clerk and Recorder (WCCR), a portion of Interstate 25 as dedicated in the Special Warranty Deed recorded April 27, 2022 as Reception No. 4822378 of the WCCR and a portion of the Right of Way (ROW) of State Highway 60, situate in the Northeast Quarter (NE1/4) of Section Three (3), Township Four North (T.4N.), and the Southeast Quarter (SE1/4) of Section Thirty-four (34), and the Southwest Quarter (SW1/4) of Section Thirty-five (35), Township Five North (T.5N.), Range Sixty-eight West (R.68W.) of the Sixth Principal Meridian (6th P.M.), County of Larimer and Weld, State of Colorado and being more particularly described as follows:

COMMENCING at the North Quarter corner of said Section 3 and assuming the North line of said NE1/4 as bearing North 89°49'34" East, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 2558.39 feet, being monumented by a #6 rebar with 2" aluminum cap stamped LS 30462 at both ends and with all other bearings contained herein relative thereto;

THENCE North 89°49'34" East, along said North line, a distance of 429.73 feet to the Northwest corner of said Lot B and to the POINT OF BEGINNING;

THENCE North 00°40'56" East, along a continuation of the West line of Lot B, a distance of 30.01 feet to the North ROW of State Highway 60.

THENCE North 89°49'34" East a distance of 1874.90 feet to the Westerly line of Johnson's Corner Annexation No. One as recorded March 14, 2000 as Reception No. 2000016636 of the Larimer County Clerk & Recorder (LCCR) and to the East line of said Reception No. 4822378;

Thence along the West lines of said Reception No. 2000016636, the following two courses:

THENCE South 06°09'20" East a distance of 2113.81 feet to a Point of Curvature (PC);

THENCE along the arc of a curve concave to the West a distance of 273.73 feet, having a Radius of 5580.00 feet, a Delta of 02°48'39" and is subtended by a Chord that bears South 04°45'01" East a distance of 273.71 feet to the North line of the Amended Map of Saffell Annexation No. Two as recorded July 9, 1996 as Reception No. 2500170 of the WCCR;

THENCE South 88°53'20" West, along said North line, and along a line non-tangent to aforesaid course, a distance of 1435.96 feet to the East line of the US Engineering Annexation as recorded March 20, 2019 as Reception No. 4474543 of the WCCR;

Thence along the East and North lines of said US Engineering Annexation the following two courses:

THENCE North 00°00'43" East a distance of 501.23 feet;

THENCE South 88°53'20" West a distance of 1052.09 feet;

THENCE North 02°01'52" West a distance of 1475.99 feet;

THENCE South 89°37'04" East a distance of 236.81 feet;

THENCE North 69°48'06" East a distance of 126.43 feet;

THENCE North 23°33'46" East a distance of 142.37 feet;

THENCE North 00°40'56" East a distance of 238.10 feet to the POINT OF BEGINNING.

Said parcel contains 5,030,846 Square Feet or 115.492 Acres more or less by this survey.

**Mailing Address:**

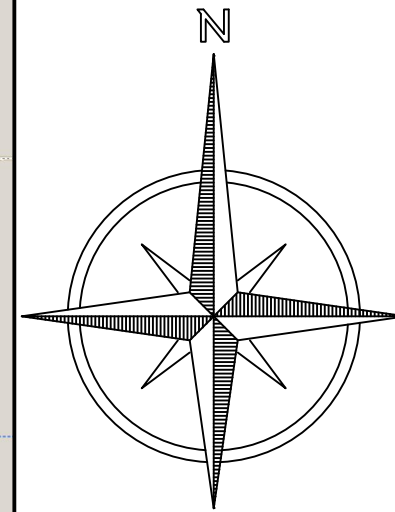
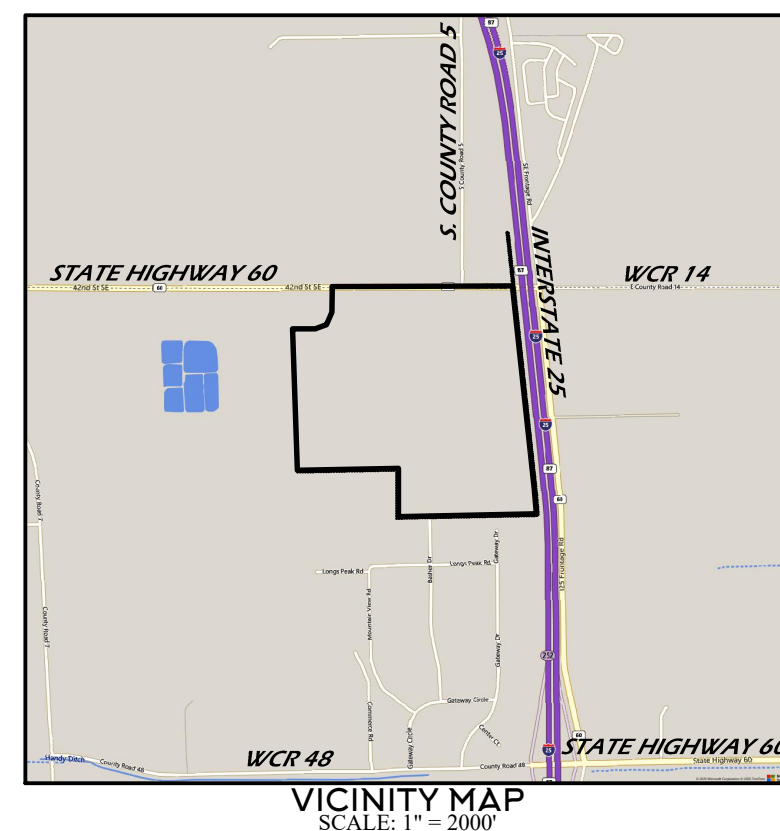
J Farms LLC  
Attention: Troy McWhinney  
2725 Rocky Mountain Ave Ste 200  
Loveland, CO 80538

# J FARMS ANNEXATION

TO THE TOWN OF JOHNSTOWN, COLORADO

SITUATE IN THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 4 NORTH, AND THE SOUTHWEST QUARTER OF SECTION 34 AND THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH P.M. COUNTY OF WELD AND LARIMER, STATE OF COLORADO

115.492 ACRES



**PROPERTY DESCRIPTION**

A parcel of land, being part of Lot B, Recorded Exemption No. 1061-03-1 RECX15-0131, as recorded December 17, 2015 as Reception No. 4165964 of the Records of the Weld County Clerk and Recorder (WCCR), a portion of Interstate 25 as dedicated in the Special Warranty Deed recorded April 27, 2022 as Reception No. 4822378 of the WCCR and a portion of the Right of Way (ROW) of State Highway 60, situate in the Northeast Quarter (NE1/4) of Section Three (3), Township Four North (T.4N.), and the Southeast Quarter (SE1/4) of Section Thirty-four (34), and the Southwest Quarter (SW1/4) of Section Thirty-five (35), Township Five North (T.5N.), Range Sixty-eight West (R.68W.) of the Sixth Principal Meridian (6th P.M.), County of Larimer and Weld, State of Colorado and being more particularly described as follows:

COMMENCING at the North Quarter corner of said Section 3 and assuming the North line of said NE1/4 as bearing North 89°49'34" East, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 2558.39 feet, being monumented by a #6 rebar with 2" aluminum cap stamped LS 30462 at both ends and with all other bearings contained herein relative thereto;

THENCE North 89°49'34" East, along said North line, a distance of 429.73 feet to the Northwest corner of said Lot B and to the POINT OF BEGINNING;

THENCE North 00°40'56" East, along a continuation of the West line of Lot B, a distance of 30.01 feet to the North ROW of State Highway 60.

THENCE North 89°49'34" East a distance of 1874.90 feet to the Westerly line of Johnson's Corner Annexation No. One as recorded March 14, 2000 as Reception No. 2000016636 of the Larimer County Clerk & Recorder (LCCR) and to the East line of said Reception No. 4822378;

THENCE along the West lines of said Reception No. 2000016636, the following two courses:  
THENCE South 06°09'20" East a distance of 2113.81 feet to a Point of Curvature (PC);  
THENCE along the arc of a curve concave to the West a distance of 273.73 feet, having a Radius of 5580.00 feet, a Delta of 02°48'39" and is subtended by a Chord that bears South 04°45'01" East a distance of 273.71 feet to the North line of the Amended Map of Saffell Annexation No. Two as recorded July 9, 1996 as Reception No. 2500170 of the WCCR;

THENCE South 88°53'20" West, along said North line, and along a line non-tangent to aforesaid course, a distance of 1435.96 feet to the East line of the US Engineering Annexation as recorded March 20, 2019 as Reception No. 4474543 of the WCCR;

THENCE along the East and North lines of said US Engineering Annexation the following two courses:  
THENCE North 00°00'43" East a distance of 501.23 feet;  
THENCE South 88°53'20" West a distance of 1052.09 feet;  
THENCE North 02°01'52" West a distance of 1475.99 feet;  
THENCE South 89°37'04" East a distance of 236.81 feet;  
THENCE North 69°44'06" East a distance of 126.43 feet;  
THENCE North 23°33'46" East a distance of 142.37 feet;  
THENCE North 00°40'56" East a distance of 238.10 feet to the POINT OF BEGINNING.

Said parcel contains 5,030,846 Square Feet or 115.492 Acres more or less by this survey.

**OWNER; ENTITY**

By: \_\_\_\_\_ As: \_\_\_\_\_

Witness my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

**NOTARIAL CERTIFICATE**

STATE OF COLORADO )  
ss  
COUNTY OF LARIMER )  
The foregoing instrument was acknowledged before me by \_\_\_\_\_ as \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Witness my Hand and Official Seal.

My commission expires: \_\_\_\_\_.

**LIENHOLDERS**

By: \_\_\_\_\_ As: \_\_\_\_\_

Witness my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

**NOTARIAL CERTIFICATE**

STATE OF COLORADO )  
ss  
COUNTY OF LARIMER )  
The foregoing instrument was acknowledged before me by \_\_\_\_\_ as \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Witness my Hand and Official Seal.

My commission expires: \_\_\_\_\_.

**SURVEYOR'S CERTIFICATE**

I, Steven Parks, a Colorado Licensed Professional Land Surveyor, do hereby state that this Annexation Map is an accurate representation of the property to the best of my knowledge, information, belief, and in my professional opinion. I further state that this certificate does not extend to any unnamed parties or the successors and/or assigns.

**PRELIMINARY**

Steven Parks - On Behalf of Majestic Surveying, LLC  
Colorado Licensed Professional Land Surveyor #38344

**LEGEND**

- ALIQUOT CORNER AS DESCRIBED
- CALCULATED POSITION
- ◆ FOUND MONUMENT AS DESCRIBED
- ◆ FOUND #4 REBAR WITH YELLOW PLASTIC CAP, LS 32444
- OHE — OVERHEAD ELECTRIC
- FLOWLINE
- BOUNDARY LINE
- - - EASEMENT LINE
- - - RIGHT OF WAY LINE
- - - SECTION LINE
- ////// TOWN LIMITS

**PLANNING AND ZONING APPROVAL**

This Map to be known as J FARMS ANNEXATION was recommended to the Town Council for approval by action of the Planning and Zoning Commission of the Town of Johnstown, Colorado at the regular meeting held on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Planning Commission Chairperson \_\_\_\_\_

**TOWN COUNCIL APPROVAL**

This Map to be known as J FARMS ANNEXATION is approved and accepted to the Town of Johnstown, Colorado 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 \_\_\_\_\_, 20\_\_.

Mayor \_\_\_\_\_

Attest: \_\_\_\_\_  
Town Clerk

**BASIS OF BEARINGS AND LINEAL UNIT DEFINITION**

Assuming the North line of the NE Quarter of Section 3, Township 4 North, Range 68 West of the 6th P.M., monumented as shown on this plat, as bearing North 89°49'34" East, a distance of 2558.39 feet and with all other bearings contained herein relative thereto.

The lineal dimensions as contained herein are based upon the "U.S. Survey Foot."

**NOTICE**

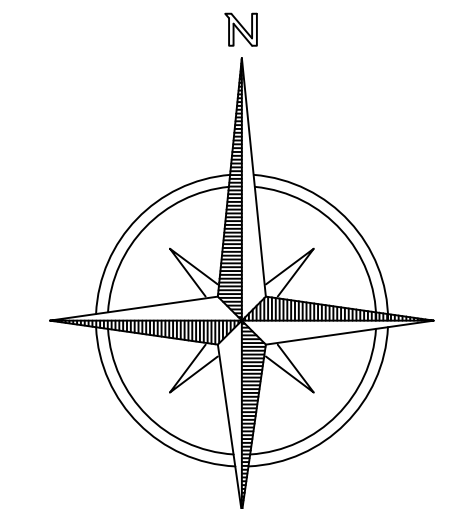
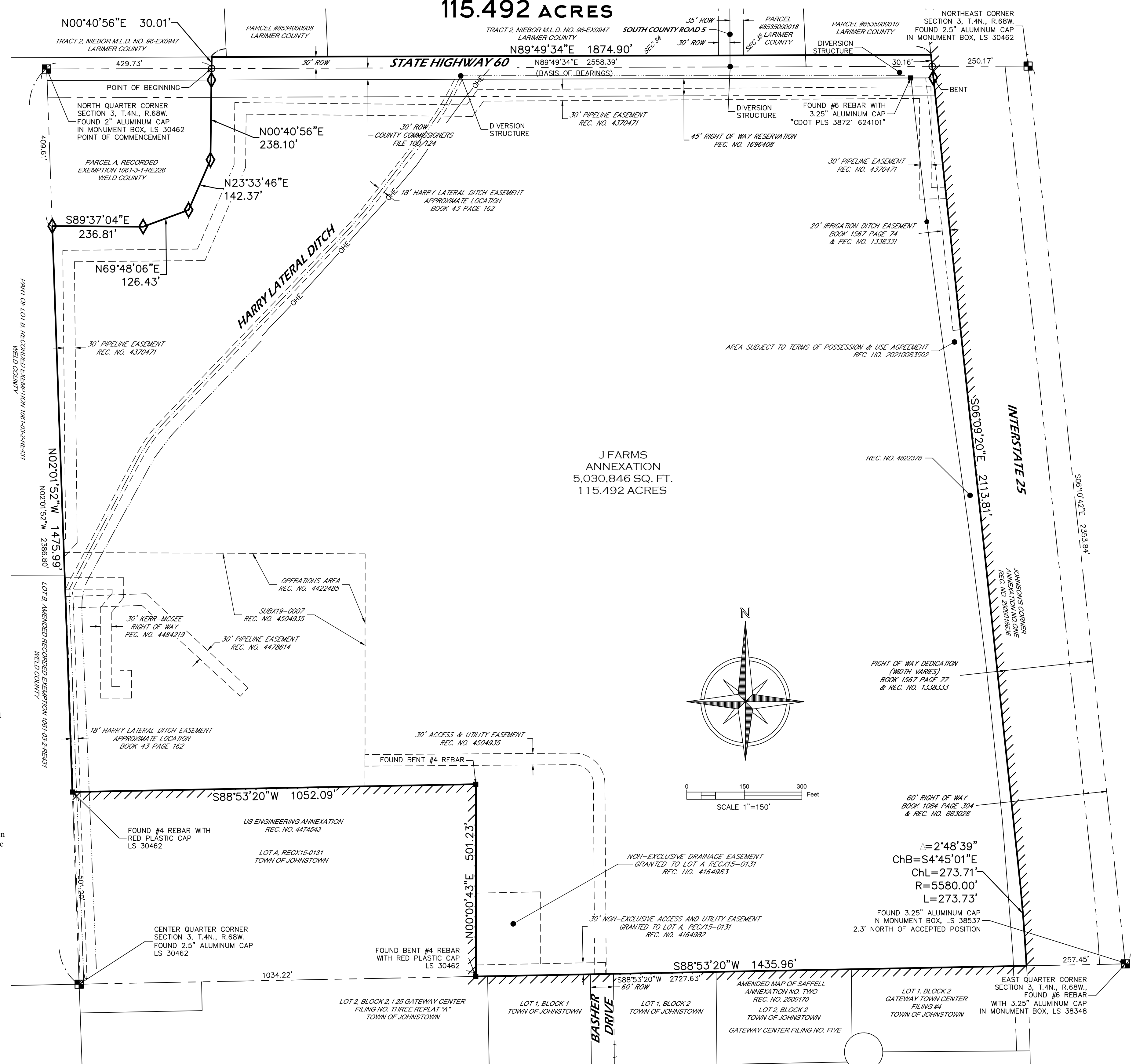
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon. (13-80-105 C.R.S. 2012)

**TITLE COMMITMENT NOTE**

For all information regarding easements, rights-of-way and title of records, Majestic Surveying, LLC relied upon Title Commitment Number 100-00504980-201-TH7, Amendment No. 2, dated April 10, 2025, as prepared by Fidelity National Title to delineate the aforesaid information. This survey does not constitute a title search by Majestic Surveying, LLC to determine ownership or easements of record.

**ANNEXATION TABLE**

TOTAL BOUNDARY: 9,501.43 L.F.  
CONTIGUOUS BOUNDARY: 5,376.82 L.F.  
1/6 OF TOTAL BOUNDARY 1,583.57 L.F.  
RATIO 1: 1.77



SCALE 1"=150'

PROJECT NO: 2025055	PROJECT NAME: J FARMS	REVISIONS:	DATE:
DATE: 7-31-2025	CLIENT: SCHROYER	REDLINES	10-20-25
DRAWN BY: SIP	FILE NAME: 2025055ANNEX		
CHECKED BY: SIP	SCALE: 1" = 50'		



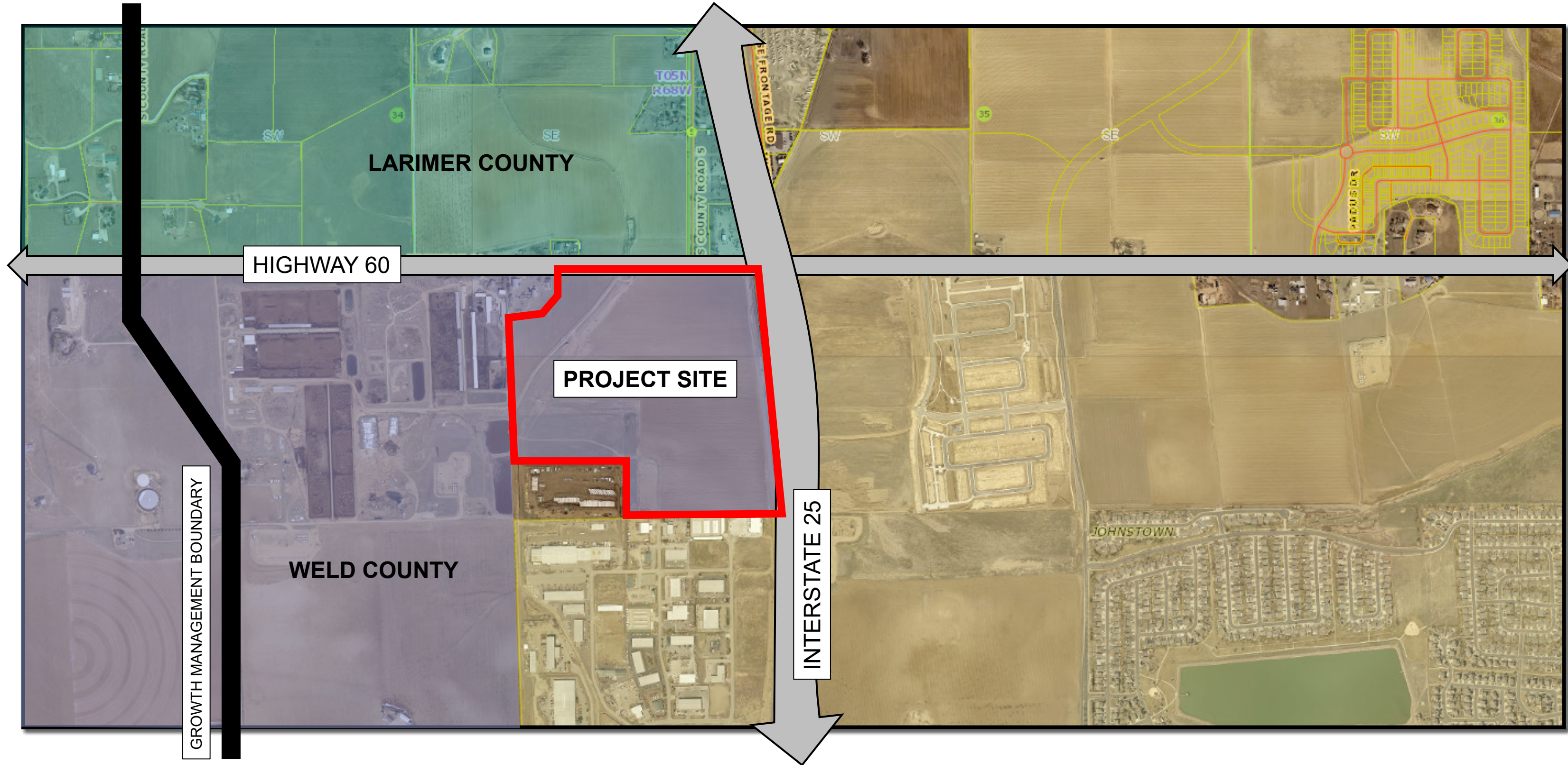
1  
SHEET 1 OF 1

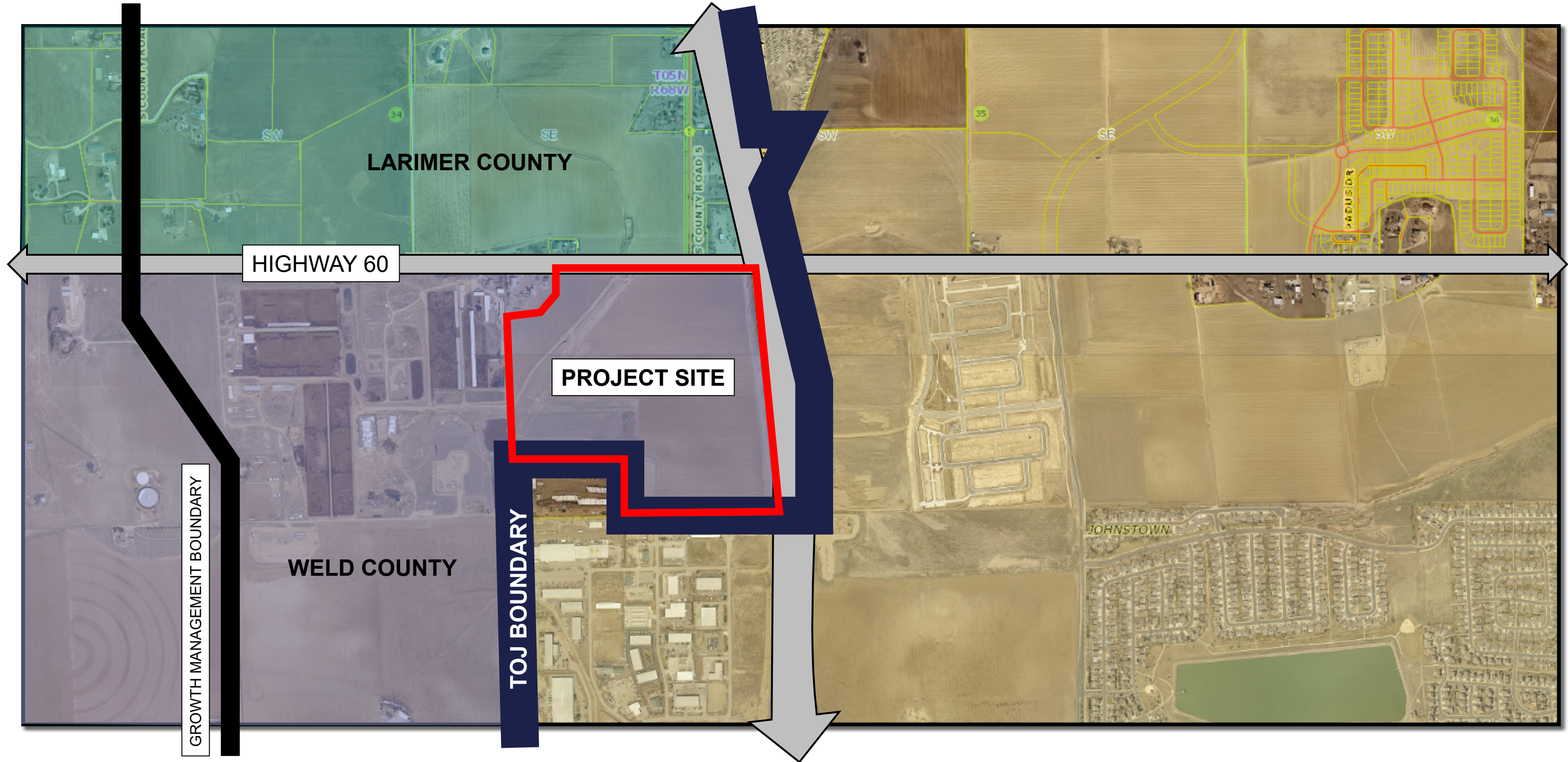


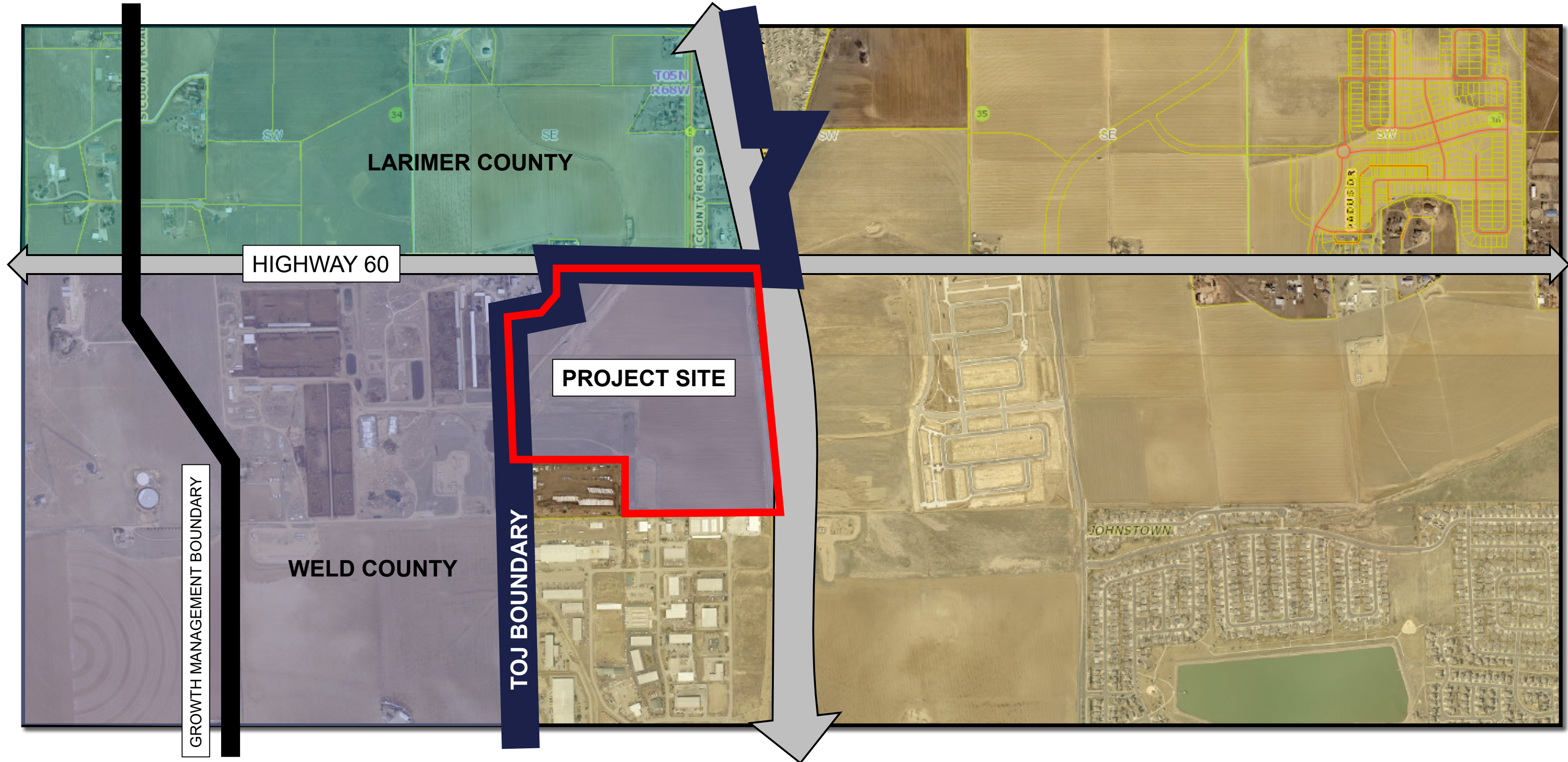
**J FARMS ANNEXATION  
CASE NO. ANX25-0002**

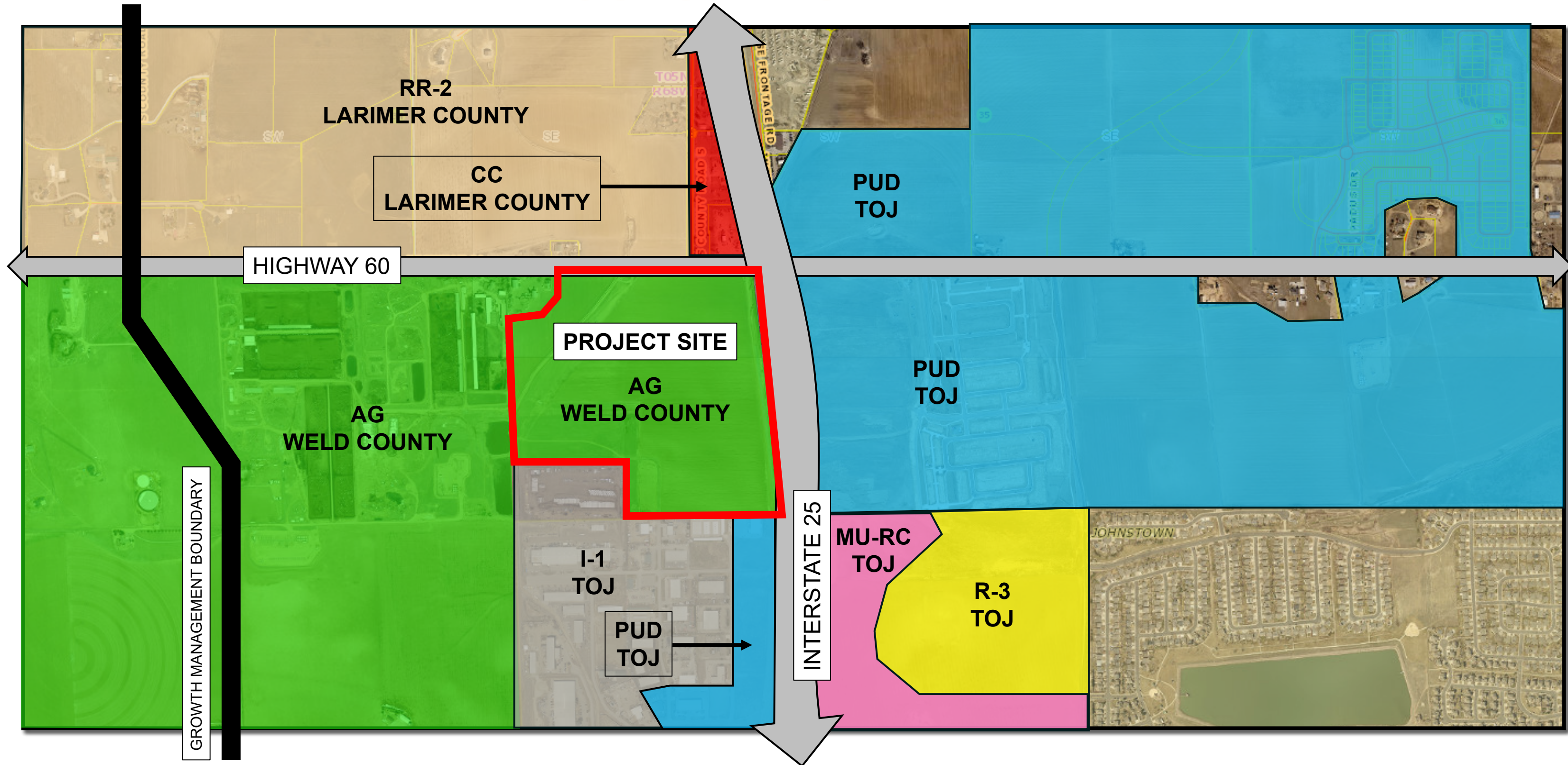
PLANNING AND ZONING COMMISSION  
NOVEMBER 26, 2025

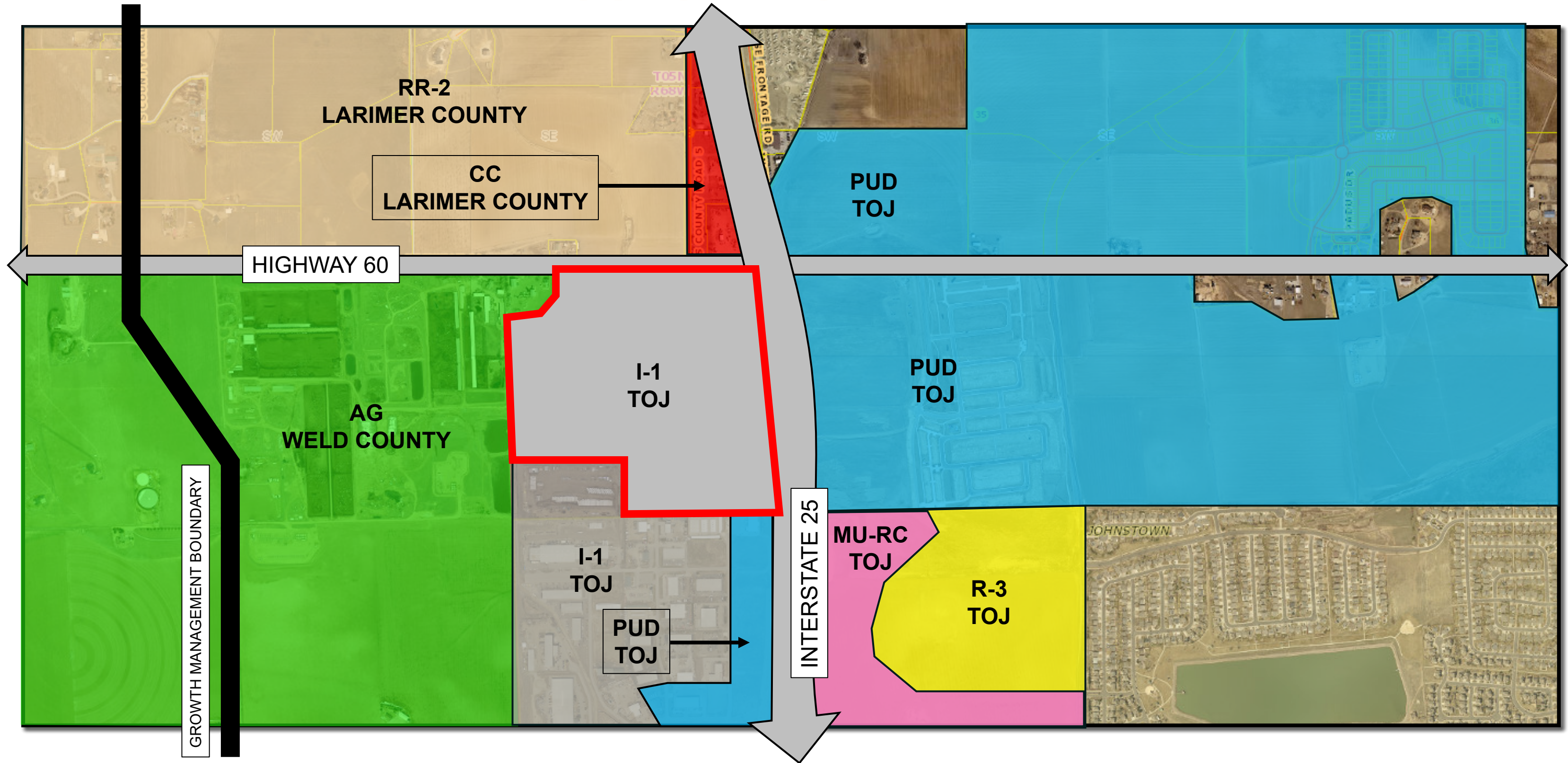












## RECOMMENDATION

Staff recommends that the Planning & Zoning Commission recommend that the  
Town Council APPROVE:

Resolution 2025-38 – Findings of Fact for J-Farms Annexation  
Ordinance 2025-382 – Approving J-Farms Annexation  
Ordinance 2025-383 – Approving I-1 Zoning for J-Farms Annexation





450 S. Parish Avenue  
Johnstown, CO 80534  
970-587-4664  
[JohnstownCO.gov](http://JohnstownCO.gov)

## **Planning and Zoning Commission Agenda Communication**

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**Agenda Date:** November 26, 2025  
**Subject:** Ordinance 2025-283 Zoning of J Farms Annexation  
**Action Proposed:** Consider Ordinance 2025-283 to establish I-1 zoning for J Farms annexation  
**Attachments:**  
1. Ordinance 2025-283  
2. Application  
3. Vicinity map  
4. Zoning map  
5. Staff Presentation  
**Presented by:** JT Stewart, Senior Planner

---

### **Background and History:**

The applicant, J Farms LLC., requests annexation and I-1 (Industrial, Light) zoning for approximately 112 acres of land in Weld County. The property is located on the south side of highway 60, immediately west of Interstate 25 (I-25).

The subject property is presently zoned AG (Agricultural) in unincorporated Weld County. There are no existing structures and the Harry Lateral Ditch bisects the property. The project is partially bordered by incorporated areas of Johnstown to the south. The land to the west is in unincorporated Weld County, the land to the north is in unincorporated Larimer County. The land to the east is I-25.

### **Information:**

#### **SURROUNDING ZONING & LAND USE**

North (west of CR 5): RR2 (Rural Residential)-Larimer County-Agricultural and Residential Use  
North (east of CR 5): CC (Commercial Corridor) – Larimer County – Commercial Use  
South (west of Gateway Dr): I-1 (Industrial Light) -Town of Johnstown-Weld County- Light Industrial Use  
South (east of Gateway Dr): PUD (Planned Unit Development)- Town of Johnstown- Weld County-Light Industrial Use  
West: Agricultural and Rural Residential– Weld County.

#### **PUBLIC NOTICE & AGENCY REFERRALS**

Notice for the Planning & Zoning Commission hearing was republished in the local paper of widest circulation, the Johnstown Breeze, on Thursday, November 13, 2025. 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 800 feet of the property in question.

**PROJECT DESCRIPTION & ANALYSIS**

**Annexation:** This annexation is being considered by the Town for the following reasons:

- 1. At least 1/6 of the area to be annexed for each individual annexation is contiguous to the Town of Johnstown boundary.
- 2. The property is located within the Town of Johnstown Growth Management Area.
- 3. The Town can provide water, sewer, and police services to the property.
- 4. The Town is authorized to annex the area without an election under Section 30(b) of Article II of the Colorado Constitution.

A resolution finding Substantial Conformance with C.R.S. requirements was passed by the Town Council on October 6, 2025, and set a public hearing for the annexation to be heard in front of the Town Council on December 1, 2025. The annexation map includes this parcel as well as the adjacent right-of-way for State Highway 60.

**Zoning & Development Standards**

The current zoning for the property is AG (Agricultural) in unincorporated Weld County. There is one Use by Special Review (USR) that was filed with Weld County on April 17, 2014, the annexation agreements specifically nullifies this URS to the agreement of Town and owner.

The applicant requests I-1 (Industrial, Light) zoning upon annexation. As described in the Town’s adopted Land Use & Development Code (LUDC), the I-1 district provides primarily service, employment, manufacturing, and distribution uses at a scale, intensity and format that will not have significant impact on adjacent uses, and which can mix with supporting and compatible service and retail uses characteristic of mixed and flex business areas.

Table 4-2: Permitted Principal Land Uses, in the LUDC, identifies Light Manufacturing and Industrial Service as permitted uses in the I-1 zone. This application does not include the consideration or development of a specific industry; however, since it is expected that US Engineering will expand their existing service into this property, it is worth mentioning that the I-1 zone would support that.

The Future Land Use Map in the 2021 Johnstown Area Comprehensive Plan (Comp Plan) identifies the subject property as being either within the High Density/Intensity or Medium Density/Intensity land use area. As described in the Comp Plan, High Density/Intensity areas (HDI) will be generally characterized by a high percentage of nonresidential uses, with some residential possibly integrated into larger development areas. These HDI corridors and nodes will accommodate and experience larger volumes of traffic and be located along busy arterial and highway corridors, and especially at interchanges and intersections. These areas are intended to provide high-quality, high-visibility locations for retail, office, and employment activities, with some light industrial uses that can appropriately mitigate impacts and contribute to the employment base. Medium Density/Intensity (MDI) areas will be characterized by a more balanced, and wider-ranging mix of land uses and may occur along arterials and other

major corridors and may serve as the next layer away from the HDI areas they may neighbor.

**NEIGHBORHOOD MEETING**

A neighborhood meeting regarding the proposed annexation occurred on November 5, 2025, at the YMCA on Parish Avenue. Two immediate landowners within 800 feet of the project attended the 1-hour meeting where the annexation applicant presented the project. Town of Johnstown staff were present.

**COMPREHENSIVE PLAN ALLIGNMENT**

The Johnstown Comprehensive Plan (Comp Plan) creates a long-term vision for the development of the town. The Comp Plan identifies the Town’s Growth Management Area (GMA), which includes incorporated lands within the current town limits, as well as certain unincorporated lands within Larimer and Weld counties. The GMA can be likened to a growth boundary, which represents the logical expansion of the town over time. The property which is the subject of this annexation is contiguous to lands within the corporate boundary of Johnstown and exists within the GMA. The Future Land Use Map identifies this area as a High Density/Intensity and Medium Density/Intensity area, which is consistent with the proposed I-1 (Industrial, Light) zoning. Staff finds that the proposed annexation represents a logical expansion of Johnstown’s corporate boundary, in alignment with the goals and strategies of the Johnstown Comp Plan.

**STRATEGIC PLAN ALLIGNMENT**

- Natural & Built Environment
  1. *Guide growth in the community through appropriate annexation, zoning, planning, and land use development.*

Staff finds that the proposed annexation and zoning is consistent with the goal and strategy referenced above, pursuant to the adopted Johnstown Strategic Plan.

**LEGAL ADVICE:**

The Town Attorney prepared the accompanying Ordinances, Resolutions, and Agreements for this annexation.

**FINANCIAL ADVICE:**

NA

**Neighborhood Meeting:**

**NEIGHBORHOOD MEETING**

A neighborhood meeting regarding the proposed annexation occurred on November 5, 2025, at the YMCA on Parish Avenue. Two immediate landowners within 800 feet of the project attended the 1-hour meeting where the annexation applicant presented the project. Town of Johnstown staff were present.

**Process:**

A resolution finding Substantial Conformance with C.R.S. requirements was passed by the Town Council on October 6, 2025, and set a public hearing for the annexation to be heard in front of the Town Council on December 1, 2025. The annexation map includes this parcel as well as the adjacent right-of-way for State Highway 60.

**Recommended Action:**

**For Approval:** I move that the Planning & Zoning Commission recommends that the Town Council **APPROVE** Ordinance No. 2025-283 approving I-1 zoning for the property known as the J Farms Annexation.

**For Denial:** I move that the Planning & Zoning Commission recommends that the Town Council deny Ordinance No. 2025-283, pursuant to the following findings...

---

**TOWN OF JOHNSTOWN, COLORADO**  
**ORDINANCE NO. 2025-**

**APPROVAL OF LIGHT INDUSTRIAL (I-1) ZONING OF THE PROPERTY KNOWN AS THE J FARMS ANNEXATION, LOCATED IN THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 4 NORTH, AND THE SOUTHEAST QUARTER OF SECTION 34 AND THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF WELD AND LARIMER, STATE OF COLORADO, CONSISTING OF APPROXIMATELY 113.330 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**, the Town Council is vested with authority to administer the affairs of the Town; and

**WHEREAS**, the Town Council approved annexation of certain property situated in the Northeast Quarter of Section 3, Township 4 North, and the Southeast Quarter of Section 34 and the Southwest Quarter of Section 35, Township 5 North, Range 68 West of the 6th P.M., County of Weld and Larimer, State of Colorado, consisting of approximately 113.330 acres, being more particularly described on Exhibit A, attached hereto and incorporated herein by this reference, known as the J Farms Annexation (“Property”); and

**WHEREAS**, the property owner, J Farms, LLC, a Colorado limited liability company, applied for Light Industrial (I-1) zoning of the Property in conjunction with annexation; and

**WHEREAS**, pursuant to state law, upon annexation, the Town Council must zone the Property within ninety (90) days; and

**WHEREAS**, the Town’s Planning and Zoning Commission held a hearing and recommended approval of Light Industrial (I-1) for the Property;

**WHEREAS**, on December 1, 2025, the Town Council held a public hearing to determine appropriate zoning for the Property and, based upon the recommendation of the Planning and Zoning Commission and the evidence received at the hearing, finds that the requested zoning of the Property to Light Industrial (I-1) conforms to the Town’s Comprehensive Plan; and

**WHEREAS**, Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town, that it is promulgated for the preservation of the public health, safety and welfare and that this Ordinance is in the best interests of the citizens of the Town.

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

**Section 1. Recitals.** The foregoing recitals are affirmed and incorporated herein.

**Section 2. Zoning Approval.** Zoning of the Property known as the J Farms Annexation and more particularly described on Exhibit A, attached hereto and incorporated herein by reference, shall hereby be designated as Light Industrial (I-1).

**Section 3. Effective Date.** This Ordinance, after its passage on final reading, shall be numbered, recorded, published and posted as required by the Home Rule Charter of the Town of Johnstown, Colorado (“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 the later of the following: (i) final passage as provided by the Charter or (ii) the effective date of the annexation of the Property. At such time, the Town Clerk is directed to record this Ordinance with the real estate records of the Weld County Clerk and Recorder and the Larimer County Clerk and Recorder. 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 \_\_\_\_\_, 2025.

**TOWN OF JOHNSTOWN, COLORADO**

**ATTEST:**

By: \_\_\_\_\_  
Meghan Martinez, Town Clerk

By: \_\_\_\_\_  
Michael P. Duncan, Mayor

**PASSED UPON FINAL APPROVAL AND ADOPTED** on second reading by the Town Council of the Town of Johnstown, Colorado, this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

**TOWN OF JOHNSTOWN, COLORADO**

**ATTEST:**

By: \_\_\_\_\_  
Meghan Martinez, Town Clerk

By: \_\_\_\_\_  
Michael P. Duncan, Mayor

**EXHIBIT A**  
Property Description



# Town of Johnstown

Please circle ALL applicable portions that apply to your project.

LAND USE APPLICATION					
<b>Project Name:</b>	J Farms				
<b>Description:</b>	112 acres				
<b>General:</b>	<input checked="" type="checkbox"/> Annexation	<input type="checkbox"/> Zoning	<input type="checkbox"/> Site Plan	<input type="checkbox"/> Variance	<input type="checkbox"/> USR (use by special review)
	Conditional Use				
<b>PD/PUD:</b>	<input type="checkbox"/> Outline Development	<input type="checkbox"/> Preliminary Development	<input type="checkbox"/> Final Development Plan	<input type="checkbox"/> Combined Prelim/Final Development Plan	
<b>Subdivision:</b>	<input type="checkbox"/> Replat	<input type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Final Plat	<input type="checkbox"/> Prelim/Final Plat	
<b>Amendment:</b>	<input type="checkbox"/> LUDC	<input type="checkbox"/> Future Land Use	<input type="checkbox"/> Comprehensive Plan		
<b>Floodplain:</b>	<input type="checkbox"/> Development Permit		<input type="checkbox"/> C-LOMER Review		
SITE INFORMATION					
<b>Address:</b>					
<b>Applicant:</b>	J Farms LLC				
<b>Email:</b>	Troy.McWhinney@McWhinney.com			<b>Telephone:</b>	970 227 9269
<b>Consultant/Representative:</b>	Brett Bakersky				
<b>Email:</b>	brettbakersky5@gmail.com			<b>Telephone:</b>	970 443 7069
<b>Parcel Number(s):</b>	106103100031				

Consultant: Katy Thompson / Email: [katy@schroyerresources.com](mailto:katy@schroyerresources.com)

**Landowner Authorization: (REQUIRED)**

The undersigned (1) affirm ownership or authorized representation thereof of the subject property, and (2) hereby authorizes the individuals or entities listed herein as "applicant and/or representative" to represent me/us in ALL aspects of the land use process for the project being submitted with this application.

\*Landowner(s): Troy McWhinney

\*Telephone: 970 227 9269

  
Signature of Landowner

Signature of Landowner

\*Attach a statement of authority and certificate of good standing, if this application is a cooperation or other entity

\*If your use is not stated please reach out to the planning department at [planning@johnstownco.gov](mailto:planning@johnstownco.gov) to receive further information

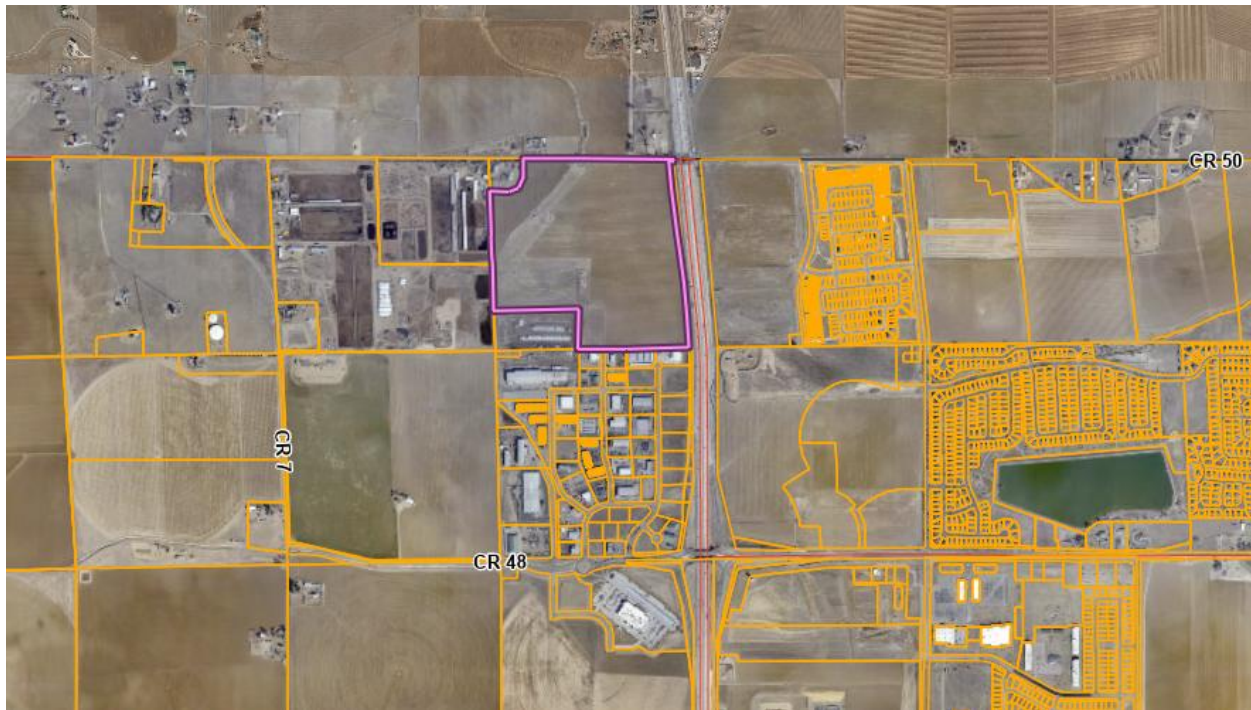




August 14, 2025

Town of Johnstown  
450 S. Parish Avenue  
Johnstown, Colorado 80534

**RE: J FARMS – VICINITY MAP**

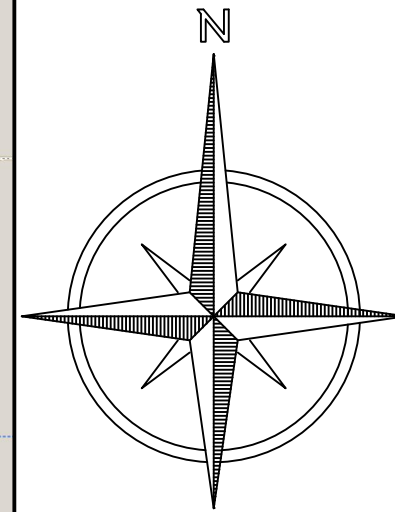
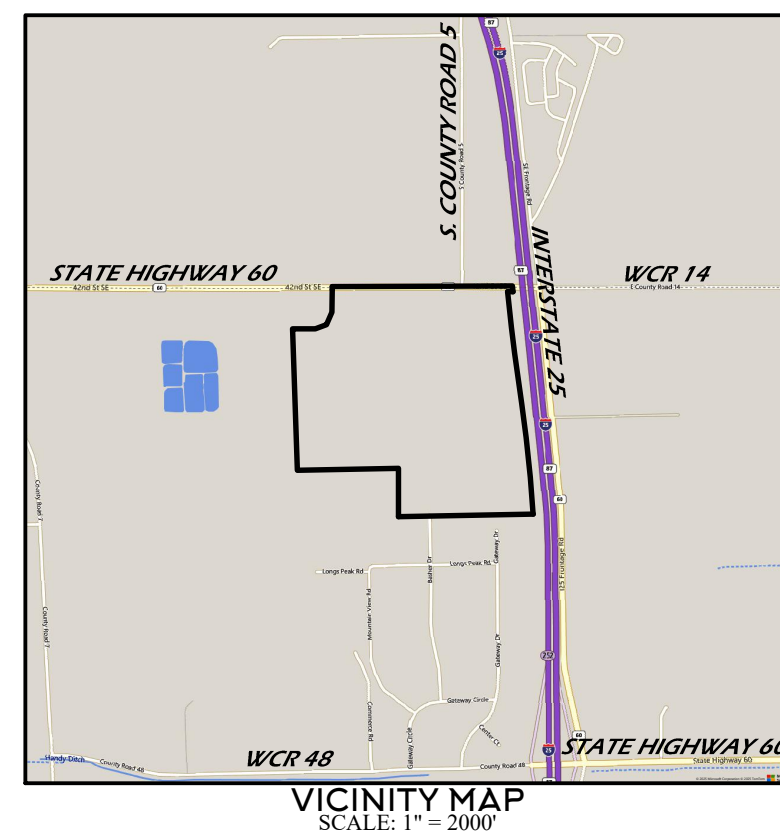


# J FARMS ZONING MAP

TO THE TOWN OF JOHNSTOWN, COLORADO

SITUATE IN THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 4 NORTH, AND THE SOUTHEAST QUARTER OF SECTION 34 AND THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH P.M. COUNTY OF WELD AND LARIMER, STATE OF COLORADO

13.330 ACRES



### PROPERTY DESCRIPTION

A parcel of land, being part of Lot B, Recorded Exemption No. 1061-03-1 RECX15-0131, as recorded December 17, 2015 as Reception No. 4165964 of the Records of the Weld County Clerk and Recorder (WCCR), and a portion of the Right of Way (ROW) of State Highway 60, situated in the Northeast Quarter (NE1/4) of Section Three (3), Township Four North (T.4N.), and the Southeast Quarter (SE1/4) of Section Thirty-four (34), and the Southwest Quarter (SW1/4) of Section Thirty-five (35), Township Five North (T.5N.), Range Sixty-eight West (R.68W.) of the Sixth Principal Meridian (6th P.M.), County of Weld, State of Colorado and being more particularly described as follows:

COMMENCING at the North Quarter corner of said Section 3 and assuming the North line of said NE1/4 as bearing North 89°49'34" East, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 2558.39 feet, being monumented by a #6 rebar with 2" aluminum cap stamped LS 30462 at both ends and with all other bearings contained herein relative thereto;

THENCE North 89°49'34" East, along said North line, a distance of 429.73 feet to the Northwest corner of said Lot B and to the POINT OF BEGINNING;  
 THENCE North 00°40'56" East, along a continuation of the West line of Lot B, a distance of 30.01 feet to the North ROW of State Highway 60;  
 THENCE North 89°49'34" East a distance of 1874.90 feet;  
 THENCE South 06°09'20" East a distance of 60.33 feet to the North line of that parcel as described in the Special Warranty Deed as recorded April 27, 2022 as Reception No. 4822378 of the WCCR;  
 Thence along the North and West lines of said Reception No. 4822378, the following eight courses:  
 THENCE South 89°49'34" West a distance of 58.38 feet;  
 THENCE South 06°16'07" East a distance of 377.12 feet;  
 THENCE South 07°29'55" East a distance of 270.52 feet;  
 THENCE South 07°57'40" East a distance of 525.51 feet;  
 THENCE South 07°13'07" East a distance of 358.25 feet;  
 THENCE South 06°09'31" East a distance of 416.65 feet;  
 THENCE South 04°31'34" East a distance of 353.95 feet;  
 THENCE South 02°14'29" East a distance of 28.79 feet to the South line of Lot B and to the North line of the Amended Map of Saffell Annexation No. Two as recorded July 9, 1996 as Reception No. 2500170 of the WCCR;  
 Thence along the South and West lines of Lot B the following eight courses:  
 THENCE South 88°53'20" West, along said North line, a distance of 1401.66 feet to the East line of the US Engineering Annexation as recorded March 20, 2019 as Reception No. 4474543 of the WCCR;  
 Thence along the East and North lines of said US Engineering Annexation the following two courses:  
 THENCE North 00°00'43" East a distance of 501.23 feet;  
 THENCE South 88°53'20" West a distance of 1052.09 feet;  
 THENCE North 02°01'52" West a distance of 1475.99 feet;  
 THENCE South 89°37'04" East a distance of 236.81 feet;  
 THENCE North 69°48'06" East a distance of 126.43 feet;  
 THENCE North 23°33'46" East a distance of 142.37 feet;  
 THENCE North 00°40'56" East a distance of 238.10 feet to the POINT OF BEGINNING.

Said parcel contains 4,936,662 Square Feet or 113.330 Acres more or less by this survey.

### OWNER; ENTITY

By: \_\_\_\_\_ As: \_\_\_\_\_

Witness my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

### NOTARIAL CERTIFICATE

STATE OF COLORADO )  
 ss )  
 COUNTY OF LARIMER )  
 The foregoing instrument was acknowledged before me by \_\_\_\_\_ as \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Witness my Hand and Official Seal.  
 My commission expires: \_\_\_\_\_.

### LIENHOLDERS

By: \_\_\_\_\_ As: \_\_\_\_\_

Witness my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

### NOTARIAL CERTIFICATE

STATE OF COLORADO )  
 ss )  
 COUNTY OF LARIMER )  
 The foregoing instrument was acknowledged before me by \_\_\_\_\_ as \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Witness my Hand and Official Seal.  
 My commission expires: \_\_\_\_\_.

### SURVEYOR'S CERTIFICATE

I, Steven Parks, a Colorado Licensed Professional Land Surveyor, do hereby state that this Zoning Map is an accurate representation of the property to the best of my knowledge, information, belief, and in my professional opinion. I further state that this certificate does not extend to any unnamed parties or the successors and/or assigns.

### LEGEND

- ALIQUOT CORNER AS DESCRIBED
- CALCULATED POSITION
- ◆ FOUND MONUMENT AS DESCRIBED
- ◆ FOUND #4 REBAR WITH YELLOW PLASTIC CAP, LS 32444
- FOUND #6 REBAR WITH 3.25" ALUM. CAP LS 38271
- BOUNDARY LINE
- - - EASEMENT LINE
- - - RIGHT OF WAY LINE
- - - SECTION LINE

### PLANNING AND ZONING APPROVAL

This Map to be known as J FARMS ZONING MAP was recommended to the Town Council for approval by action of the Planning and Zoning Commission of the Town of Johnstown, Colorado at the regular meeting held on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Planning Commission Chairperson \_\_\_\_\_

### TOWN COUNCIL APPROVAL

This Map to be known as J FARMS ZONING MAP is approved and accepted to the Town of Johnstown, Colorado 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 \_\_\_\_\_, 20\_\_.

Mayor \_\_\_\_\_

Attest: \_\_\_\_\_  
 Town Clerk

### BASIS OF BEARINGS AND LINEAL UNIT DEFINITION

Assuming the North line of the NE Quarter of Section 3, Township 4 North, Range 68 West of the 6th P.M., monumented as shown on this plat, as bearing North 89°49'34" East, a distance of 2558.39 feet and with all other bearings contained herein relative thereto.

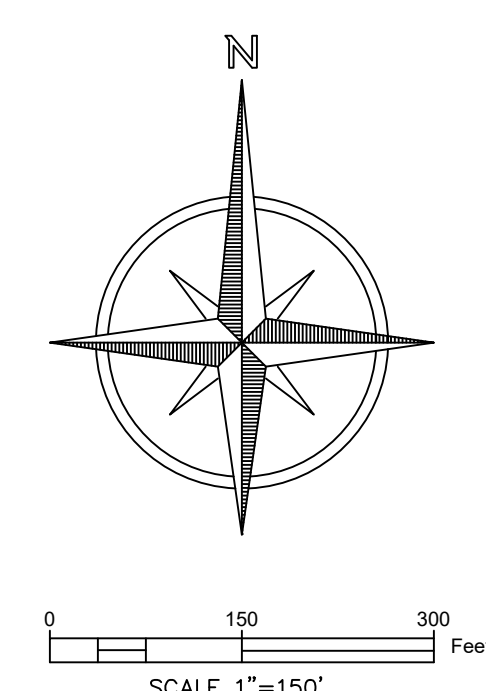
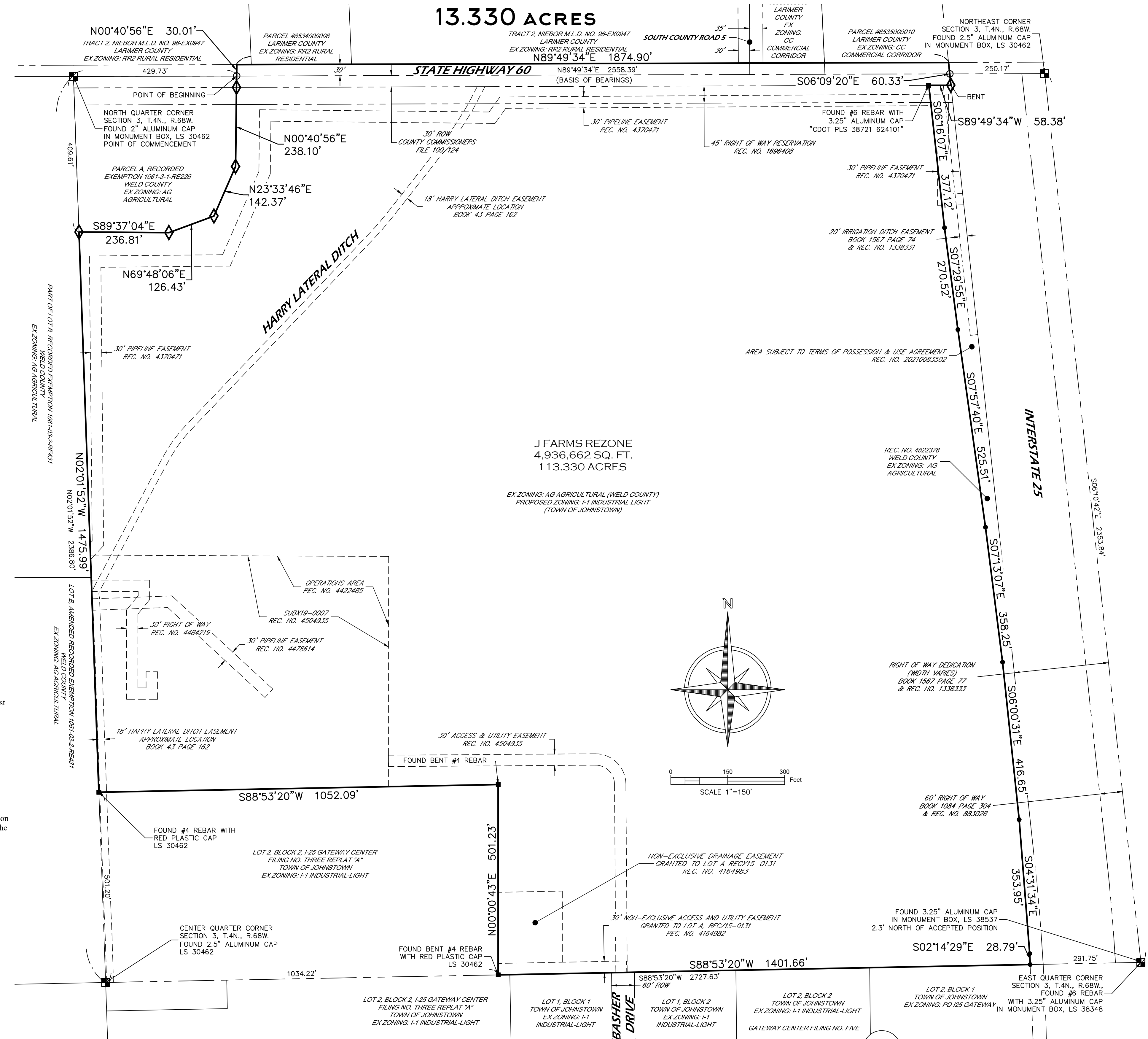
The lineal dimensions as contained herein are based upon the "U.S. Survey Foot."

### NOTICE

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon. (13-80-105 C.R.S. 2012)

### TITLE COMMITMENT NOTE

For all information regarding easements, rights-of-way and title of records, Majestic Surveying, LLC relied upon Title Commitment Number FCIF25210559, dated December 31, 2024, as prepared by Land Title Guarantee Company to delineate the aforesaid information. This survey does not constitute a title search by Majestic Surveying, LLC to determine ownership or easements of record.



# PRELIMINARY

Steven Parks - On Behalf of Majestic Surveying, LLC  
 Colorado Licensed Professional Land Surveyor #38348



PROJECT NO: 2025055	PROJECT NAME: J FARMS	REVISIONS:	DATE:
DATE: 7-31-2025	CLIENT: SCHROYER		
DRAWN BY: SIP	FILE NAME: 2025055REZONE		
CHECKED BY: SIP	SCALE: 1" = 50'		

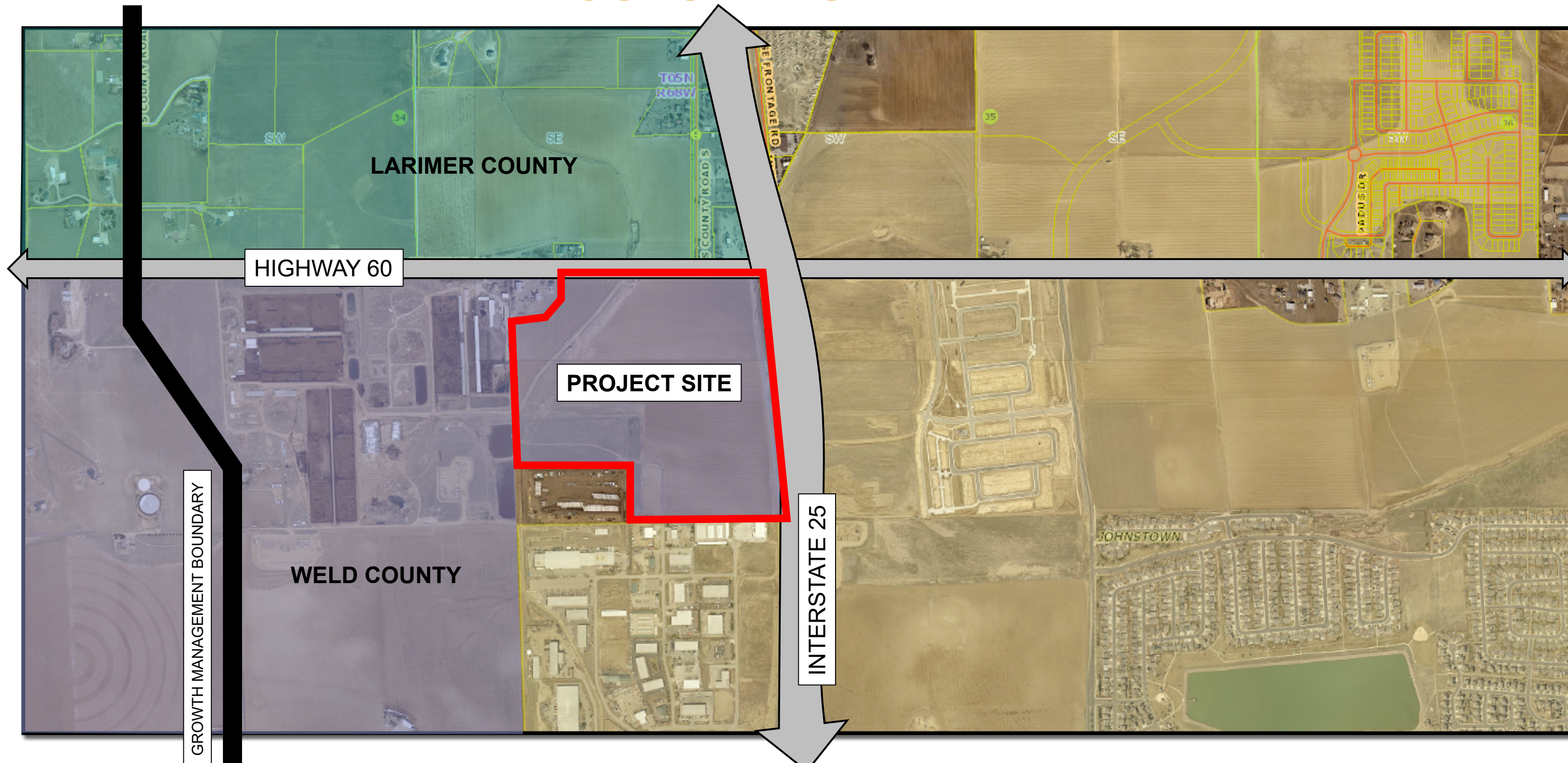
1  
SHEET 1 OF 1

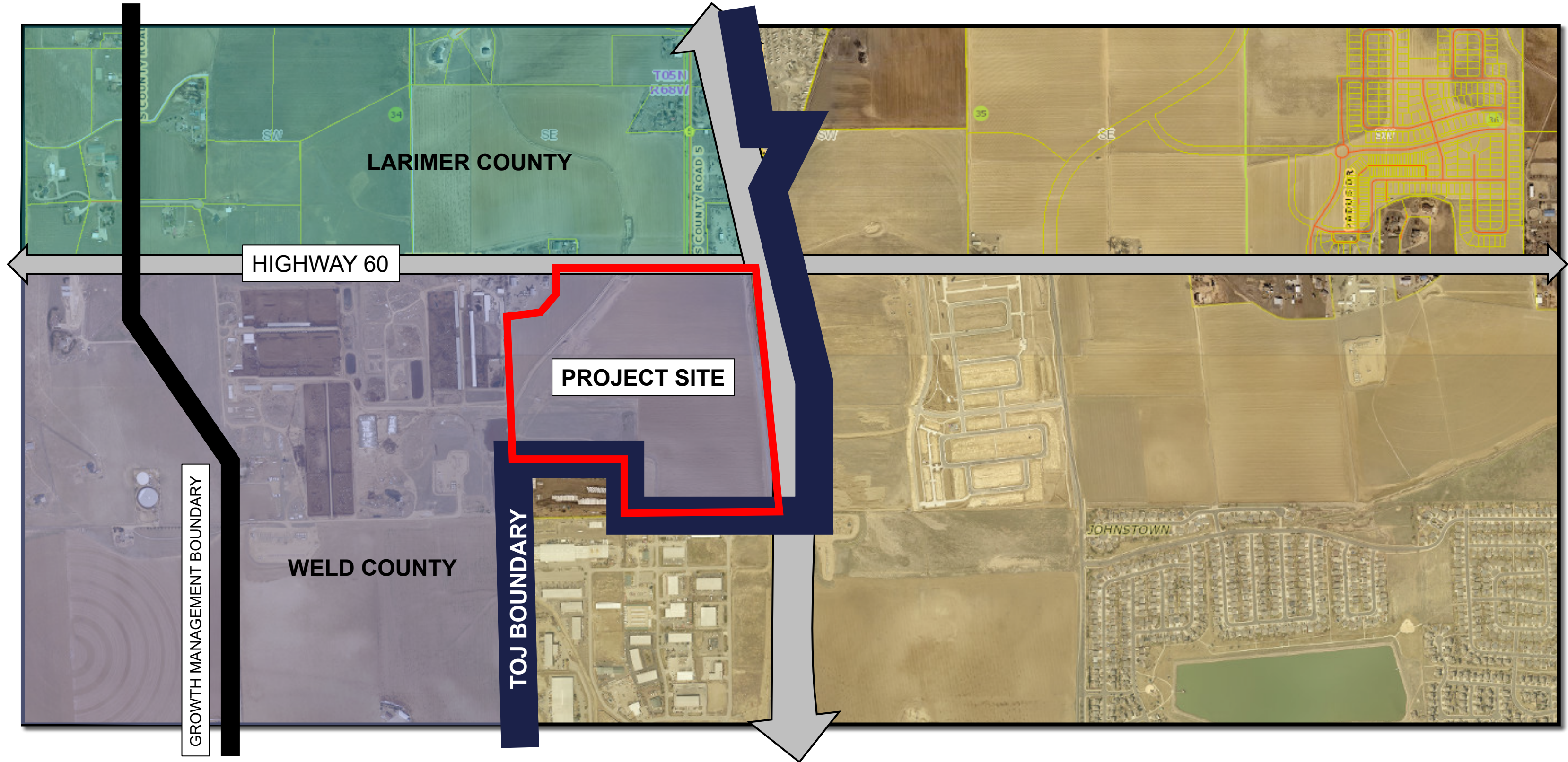


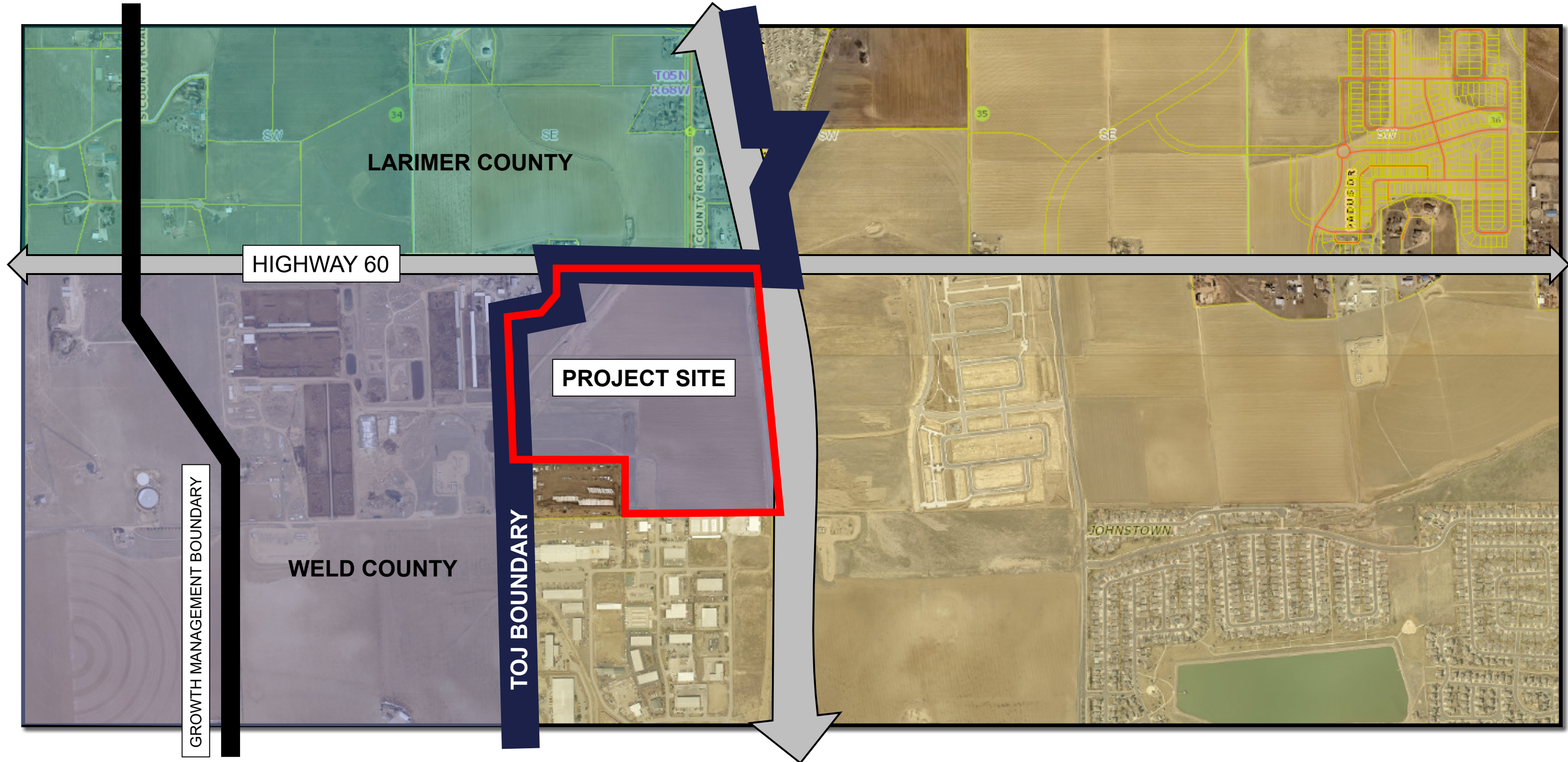
**J FARMS ANNEXATION  
CASE NO. ANX25-0002**

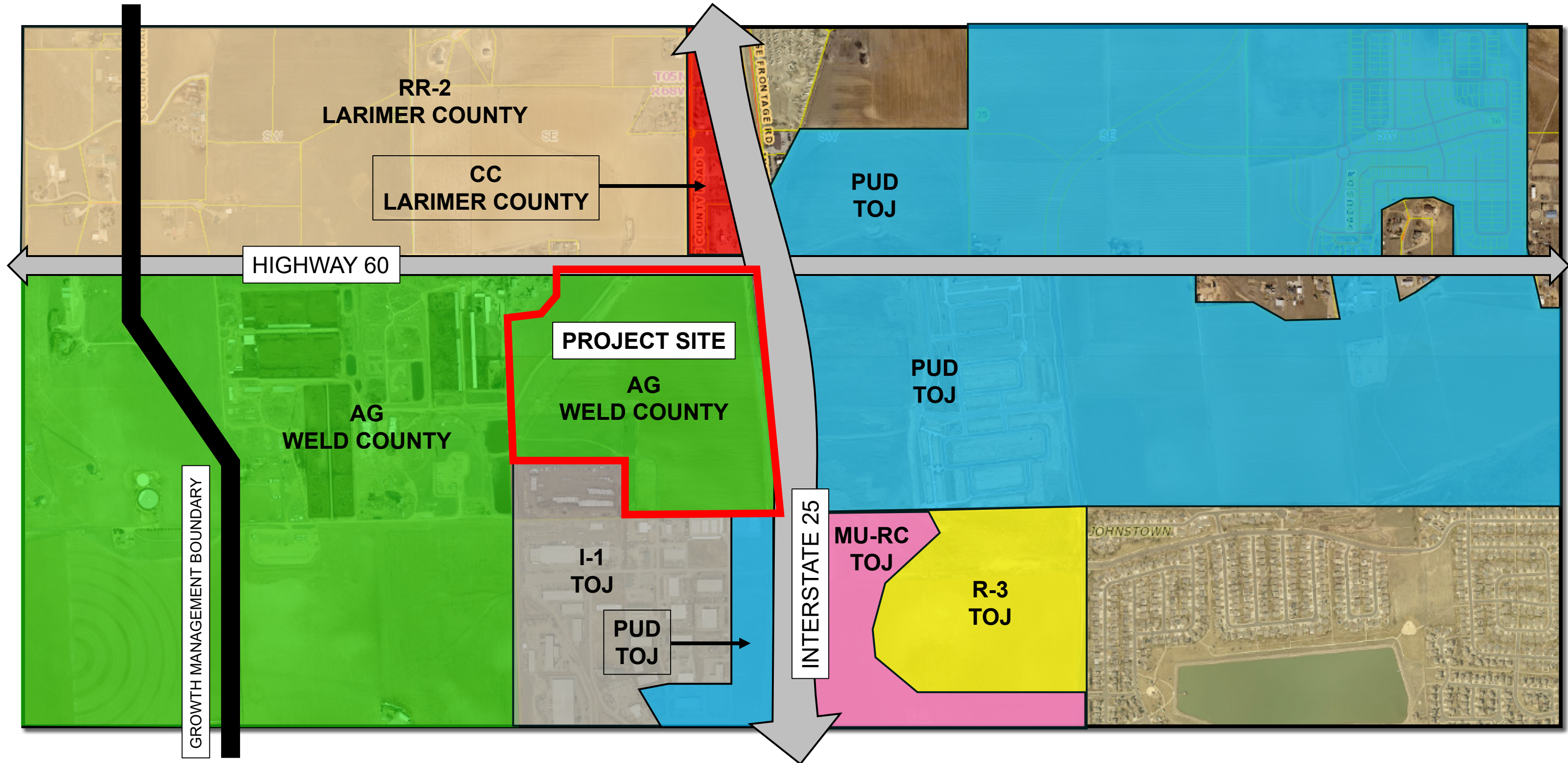
PLANNING AND ZONING COMMISSION  
NOVEMBER 26, 2025

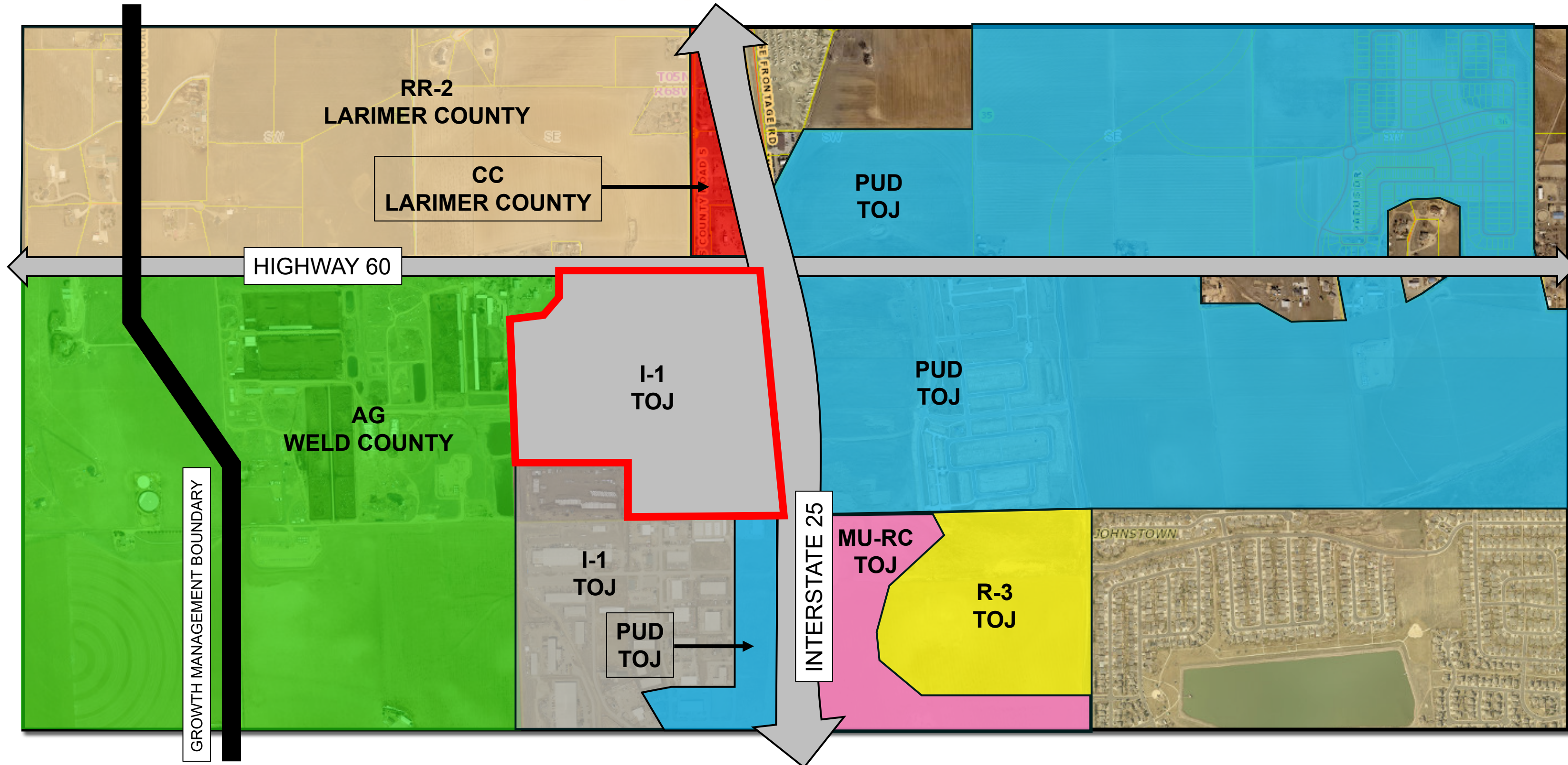












## RECOMMENDATION

Staff recommends that the Planning & Zoning Commission recommend that the Town Council APPROVE:

Resolution 2025-38 – Findings of Fact for J-Farms Annexation  
Ordinance 2025-382 – Approving J-Farms Annexation  
Ordinance 2025-383 – Approving I-1 Zoning for J-Farms Annexation





450 S. Parish Avenue  
Johnstown, CO 80534  
970-587-4664  
[JohnstownCO.gov](http://JohnstownCO.gov)

## **Planning and Zoning Commission Agenda Communication**

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**Agenda Date:** November 26, 2025

**Subject:** Case No. AMD25-0007 (SUB24-0004) - Consideration of an Amendment to the Great Plains Village Outline Development Plan

**Action Proposed:** Consideration of an amendment to the Great Plains Village Outline Development Plan

**Attachments:**

1. Application
2. Vicinity Map
3. Proposed ODP Amendment
4. Approved ODP
5. Staff Presentation
6. Applicant's Presentation

**Presented by:** James Shrout, Planner

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### **Background and History:**

Forestar Real Estate Group is seeking to amend the Great Plains Village Outline Development Plan (ODP) to provide clarity and direction for the development. The approved ODP included provisions allowing flexibility in the planning areas; however, it required tracking of land use percentages that were never formally monitored by Planning staff. Other provisions of the proposed ODP amendment include a decrease in the total acres planned for development. The original ODP contained approximately 502.12 acres, while the proposed ODP amendment contains approximately 372.871 acres. The reduction in total acreage results from the exclusion of the approved employment-zoned parcel (approximately 55 acres), as it is not under the ownership or development authority of Forestar Real Estate Group, as well as the Weld County Revere at Johnstown Filing 1 (approximately 73.5 acres), which has been completed.

If approved by the Town Council, this ODP Amendment will supersede Ordinance Number 2020-168, Larimer County Reception Number 20200017725, and Weld County Reception Number 4575188.

### **SURROUNDING ZONING & LAND USE**

North: RR-2 - Larimer County  
PUD - Town of Johnstown

South: PUD (R) - Town of Johnstown  
PUD - Town of Johnstown  
MU-RC - Town of Johnstown  
R-3 - Town of Johnstown

East: RR-2 - Larimer County  
West: PUD - Town of Johnstown  
RR-2 - Larimer County

**Information:**

**PROJECT DESCRIPTION & ANALYSIS**

The amendment intends to amend the overlay zoning of the remaining 375 acres of the Great Plains Village Community. Great Plains Village is envisioned as a mixed-use development, which includes land use districts designated for residential, retail, commercial, light industrial, and office uses. The amendment will remain mostly unchanged, except for the removal of approximately 130 acres and the removal of the planning areas.

The original Great Plains Village ODP had a provision for the maximum number of residential units per planning area. This provision allowed for a transfer of residential units between planning areas, at a maximum of thirty percent (30%) of the receiving planning area. This provision was permitted by right in the ODP, with approval from the Planning and Development Director, and the onus for tracking unit transfers was the responsibility of the Developer. Staff were unable to locate the formal approvals or transfers of residential units for approvals that have already been granted, which then initiated discussions about amending the ODP to better align with what has been platted and future areas of development.

Due to changes in how the subdivision filings were laid out and approved in the Final Development Plan process, design changes to the access from Larimer County Road 14/Weld County Road 50 were made, as well as design changes to the internal street layouts. One of the more significant changes in roadway design was the layout for High Plains Boulevard, which now has a more curvilinear path to the northeast before terminating at the north side of the property. Another change is the addition of a roundabout included in the Filing 2 Final Development Plan approved by the Town Council with the passing of Resolution Number 2024-23. The roadway realignments are depicted in the proposed ODP on the Circulation Plan page. On October 20, 2025, the Town Council approved the Larimer County Revere at Johnstown Filing 1 and Filing 2 Amended Final Development Plans (FDPs) via Resolution 2025-30, and the Amended and Restated Water and Sewer Service Agreements (WSSAs), as part of the consent agenda. The FDPs align with the proposed ODP amendment regarding the issue around the transfer of residential units between planning areas.

The Weld County Revere at Johnstown Filing 1 has been approved and is complete. The Larimer County Revere at Johnstown, Filing 1 and Filing 2, have been approved and are moving toward the initial acceptance phase of the project. Staff are currently reviewing the Larimer County Revere at Johnstown Filing 3, 4, 5, and 6, which will be presented to the Council in the future for final approvals. Since this project is moving forward quickly, it is important that the ODP reflect the current improvements and the subdivision's future development plans.

**COMPREHENSIVE PLAN ALIGNMENT**

The ODP will continue to meet goal W2.3 of the Comprehensive Plan, which aims to *promote appropriate, mixed-density residential development in and adjacent to employment and commercial centers to enliven these areas, and provide options to live, play, and work in close proximity*. The Great Plains Village Community is conveniently located a short distance from

the Ledge Rock development, Johnson's Corner, and the proposed activity center located at the Highway 402 and I-25 interchange. The Great Plains Village Community will align with the goal of mixed-density by providing single-family detached homes that are front-loaded, alley-loaded, and clustered. Other allowable home types include multi-family and single-family attached residential. These home types will further the goal of mixed-density residential.

**STRATEGIC PLAN ALIGNMENT**

- Natural & Built Environment
  1. *Guide growth in the community through appropriate annexation, zoning, planning, and land use development.*

Staff find that the proposed amendment is consistent with the goals and strategies referenced above, pursuant to the adopted Johnstown Strategic Plan.

**RECOMMENDED ACTION:**

Staff are recommending approval of this amendment pursuant to the findings of fact listed below:

This amendment advances the Town of Johnstown's vision by promoting appropriate, mixed-density residential development adjacent to employment centers, directly supporting the Town's adopted Comprehensive Plan of balancing intense commercial uses along major highway corridors while having neighborhood-scale commercial throughout the community to ensure convenient access to jobs, goods, and services for all residents

Section 17-2-1.C.3 of the Town of Johnstown Land Use and Development Code outlines the following approvals for a *Major Amendment to PDs & PUDs & Conversions. Changes to previously approved PDs that exceed allowances for minor amendments or conversions of PUDs approved under a prior code to the provisions of this code, may be proposed for a portion of the area under the following criteria:*

1. *The plan proposes the most closely applicable base zoning district(s) for in terms of land use, development intensity, and building form and scale.* This Great Plains Village is not proposing to change the base zoning district and will remain zoned as PUD.
2. *The proposed change is consistent with concepts or plans in the previously approved PUD or planned development.* The proposed change is consistent with concepts and plans in the previously approved PUD and does not alter the overall character or development of the property. The overall vision for the Great Plains Village ODP remains the same and is envisioned as a mixed-use development, which includes land use districts designated for residential, retail, commercial, light industrial, and office uses.
3. *The plan does not increase development beyond any capacity constraints or impacts of the previous plan.* The plan does not increase development density and will decrease the total number of allowed housing units. The original ODP allowed for a maximum of 2,000 total housing units, while the proposed ODP amendment will cap the total number of housing units to 1,680.
4. *The proposed plan either meets the standards provided in this code and the conversions is to a base zoning district according to general standards, or where deviations from the base zoning districts or other standards of this code are requested,*

*they are in closer compliance than is allowed under the prior PUD or planned development.* This amendment is not requesting a change to the base zoning district, but does more closely comply with the standards of this code, including street standards.

5. *The plan meets all other applicable criteria and review process for a site development plan.* This plan meets all applicable criteria and review processes for a site development plan and has completed the Town's review process.
6. *Any other changes that do not meet these criteria may only occur through the same process and criteria for a new planned development.* The proposed changes meet the above requirements.

**Neighborhood Meeting:**

A neighborhood meeting is not required for an ODP Amendment.

**Process:**

The Planning and Zoning Commission shall make a recommendation to approve or deny this amendment request to the Town Council. The Town Council is expected to hear this case and the recommendation by the Planning and Zoning Commission on December 15, 2025, and render a final decision on the matter.

**Recommended Action:**

**For Approval:** I move that the Planning & Zoning Commission recommends that the Town Council approve the ODP Amendment pursuant to Zoning Case No. AMD25-0007 (ZON24-0004).

**For Denial:** I move that the Planning & Zoning Commission recommends that the Town Council deny the ODP Amendment for Zoning Case No. AMD25-0007 (ZON24-0004) based on the following findings of fact:

---



# Town of Johnstown

## LAND USE APPLICATION FORM

Check all boxes that apply for the subject submittal.

Land Use	Land Division	Miscellaneous
<input type="checkbox"/> Annexation & Establishment of Zoning	<input type="checkbox"/> Major Subdivision & Development Plan	<input type="checkbox"/> Wireless Communication Facility (WCF)
<input type="checkbox"/> Change of Zone	<input type="checkbox"/> Preliminary	<input type="checkbox"/> Small Cell
<input type="checkbox"/> Planned Development	<input type="checkbox"/> Final	<input type="checkbox"/> EFR or Base Station
<input type="checkbox"/> Site Development Plan	<input type="checkbox"/> Combined	<input type="checkbox"/> Mt. Tower Structure
<input type="checkbox"/> Use by Special Review (USR)	<input type="checkbox"/> Minor Subdivision	<input type="checkbox"/> Tower/Other - USR
<input type="checkbox"/> 17-10-3 Facility - USR	<input type="checkbox"/> Major Amendment	<input type="checkbox"/> Variance
<input checked="" type="checkbox"/> Amendment/Conversion	<input type="checkbox"/> Minor Amendment	<input type="checkbox"/> Permit, Home Occupation, Compliance Review, Other

### Property Information:

Parcel Number(s):	106102200011, 106102200010, 8536318003, 8535406004, 8535406002, 8535406001	County:	Larimer <input checked="" type="checkbox"/> Weld <input checked="" type="checkbox"/>	
Site Address:	No address assigned at this time		Zoning:	ODP,
Legal Description:	Revere North F1, F2, Revere at Johnstown F1, including unplatted land		Acres:	
Project Name:	Revere at Johnstown - Outline Development Plan			
Project Description:	ODP Amendment No. 1 for Revere at Johnstown and Revere North Subdivisions.			

### Applicant / Developer Contact: Check if Primary Point of Contact

Company:	FORESTAR REAL ESTATE GROUP	Phone:	970.270.6218
Name:	Zane Ross - Entitlement Manager	Email:	zane.ross@forestar.com
Address:	188 Inverness Dr W, Ste 420	City, State, Zip:	Englewood, CO 80112

### Consultant / Representative Contact: Check if Primary Point of Contact

Company:	Terracina Design	Phone:	303-632-8867 x 111
Name:	Jeff Marck	Email:	jmarck@terracinadesign.com
Address:	10200 E. Girard Ave Buildin	City, State, Zip:	Denver, CO 80231

### Property Owner Authorization for Land Use Action: (Required\*) Check if Primary Point of Contact

The undersigned (1) affirms ownership or authorized representation thereof of the subject property, and (2) hereby authorizes the individuals or entities listed herein as "Applicant" and/or "Representative" to represent me/us in all aspects of the land use process for the project being submitted with this application.

Company:	FORESTAR REAL ESTATE GROUP, INC.	Phone:	407-538-5456
Name:	RYAN HARVEY - DIVISION PRESIDENT - COLORADO	Email:	RYANHARVEY@FORESTAR.COM

Ryan Harvey  
 Ryan Harvey (Apr 2, 2025 13:06 MDT)  
 \*Signature of Property Owner

4/2/25  
 Date

\_\_\_\_\_  
 \*Signature of Property Owner  
 Date

Submit trust documents for any above-listed trust entity.

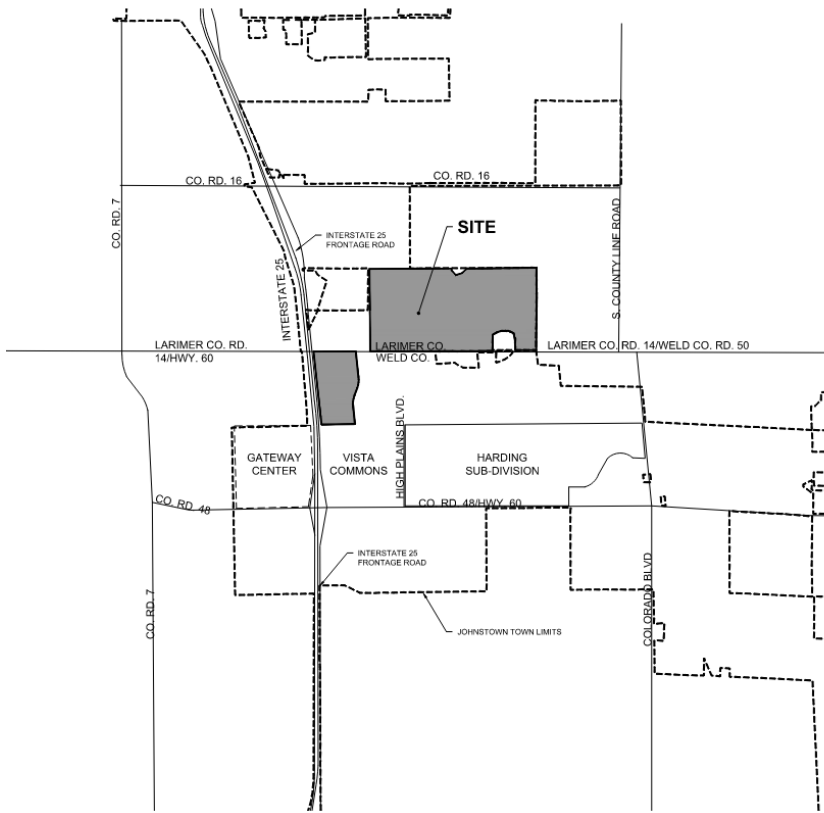
Submit a Statement of Authority and Certificate of Good Standing for any above-listed business entity.

Version 4.10.23

The Community That Cares

www.TownofJohnstown.com

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# OUTLINE DEVELOPMENT PLAN AMENDMENT #1 GREAT PLAINS VILLAGE

LOCATED IN SECTION 2, 35 AND 36, TOWNSHIP 4 AND 5 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN JOHNSTOWN, COUNTIES OF WELD AND LARIMER, STATE OF COLORADO

## PROJECT INTENT

THE INTENT OF THIS OUTLINE DEVELOPMENT PLAN (ODP) AMENDMENT #1 IS TO AMEND THE OVERLAY ZONING TO THESE 375 ACRES OF THE GREAT PLAINS VILLAGE COMMUNITY. GREAT PLAINS VILLAGE IS ENVISIONED AS A MIXED USE DEVELOPMENT WHICH INCLUDES LAND USE DISTRICTS DESIGNATED FOR RESIDENTIAL, RETAIL, COMMERCIAL, LIGHT INDUSTRIAL, AND OFFICE USES. THIS DOCUMENT AMENDS THE GUIDANCE FOR THE OVERALL CHARACTER OF GREAT PLAINS VILLAGE TO ENSURE THE QUALITY AND COHESIVENESS DESIRED IN THIS EMERGING PART OF NORTHERN COLORADO.

## LEGAL DESCRIPTION

### REVERE NORTH FILING NO. 1

A PARCEL OF LAND SITUATE IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 35 AND THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF JOHNSTOWN, COUNTY OF LARIMER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BASIS OF BEARINGS:** THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 36 IS ASSUMED TO BEAR SOUTH 89°46'47" WEST, AS MONUMENTED ON THE EAST BY A 3.25" ALUMINUM CAP STAMPED, "MANHARD PLS 38361, 2022" IN A MONUMENT BOX AND ON THE WEST BY A 3.25" ALUMINUM CAP STAMPED, "MANHARD PLS 38361, 2022" IN A MONUMENT BOX;

**BEGINNING** AT THE SOUTH QUARTER CORNER OF SAID SECTION 36; THENCE SOUTH 89°46'47" WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 637.21 FEET TO A POINT ON THE SOUTHERLY EXTENSION OF THE EASTERLY LINE OF HERRERA SUBDIVISION RECORDED OCTOBER 19, 2011, AT RECEPTION NO. 20110063884, IN THE RECORDS OF THE LARIMER COUNTY CLERK AND RECORDER'S OFFICE;

THENCE ALONG SAID SOUTHERLY EXTENSION OF THE EASTERLY LINE AND CONTINUING ALONG THE EASTERLY, NORTHERLY AND WESTERLY LINES OF SAID HERRERA SUBDIVISION, THE FOLLOWING SEVEN (7) COURSES:

1. NORTH 02°08'46" WEST, A DISTANCE OF 387.72 FEET;
2. NORTH 11°38'22" WEST, A DISTANCE OF 190.78 FEET;
3. NORTH 67°47'19" WEST, A DISTANCE OF 190.49 FEET;
4. SOUTH 89°36'34" WEST, A DISTANCE OF 206.85 FEET;
5. SOUTH 72°19'30" WEST, A DISTANCE OF 176.98 FEET;
6. SOUTH 59°56'08" WEST, A DISTANCE OF 142.24 FEET;
7. SOUTH 00°12'21" EAST, ALONG THE WESTERLY LINE AND THE SOUTHERLY EXTENSION OF SAID LINE A DISTANCE OF 522.70 FEET TO SAID SOUTH LINE;

THENCE SOUTH 89°46'47" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 1,277.82 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 35;

THENCE SOUTH 89°47'38" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 35, A DISTANCE OF 2,641.25 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 35;

THENCE NORTH 00°30'53" WEST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 35, A DISTANCE OF 1,319.99 FEET TO THE CENTER-SOUTH SIXTEENTH CORNER OF SAID SECTION 35;

THENCE N 00°31'37" WEST ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 35, A DISTANCE OF 1,320.01 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 35;

THENCE N 89°40'08" EAST ALONG THE NORTH LINE OF WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 35, A DISTANCE OF 1,313.54 FEET TO THE CENTER-EAST SIXTEENTH CORNER OF SAID SECTION 35;

THENCE NORTH 89°39'02" EAST ALONG THE NORTH LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 35, A DISTANCE OF 1,313.57 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 35, ALSO BEING A POINT ON THE WESTERLY BOUNDARY OF THAT PROPERTY DESCRIBED IN BOOK 214 AT PAGE 583, IN THE RECORDS OF THE LARIMER COUNTY CLERK AND RECORDER'S OFFICE;

THENCE ALONG THE WESTERLY, SOUTHERLY AND EASTERLY BOUNDARIES OF SAID PROPERTY THE FOLLOWING FIVE (5) COURSES:

1. SOUTH 00°49'35" EAST, A DISTANCE OF 59.31 FEET;
2. SOUTH 41°59'06" EAST, A DISTANCE OF 205.98 FEET;
3. NORTH 71°59'38" EAST, A DISTANCE OF 215.04 FEET;
4. NORTH 44°48'07" EAST, A DISTANCE OF 164.98 FEET;
5. NORTH 24°08'49" EAST, A DISTANCE OF 32.73 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 36;

THENCE NORTH 89°52'50" EAST ALONG SAID NORTH LINE, A DISTANCE OF 2,196.57 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 36;

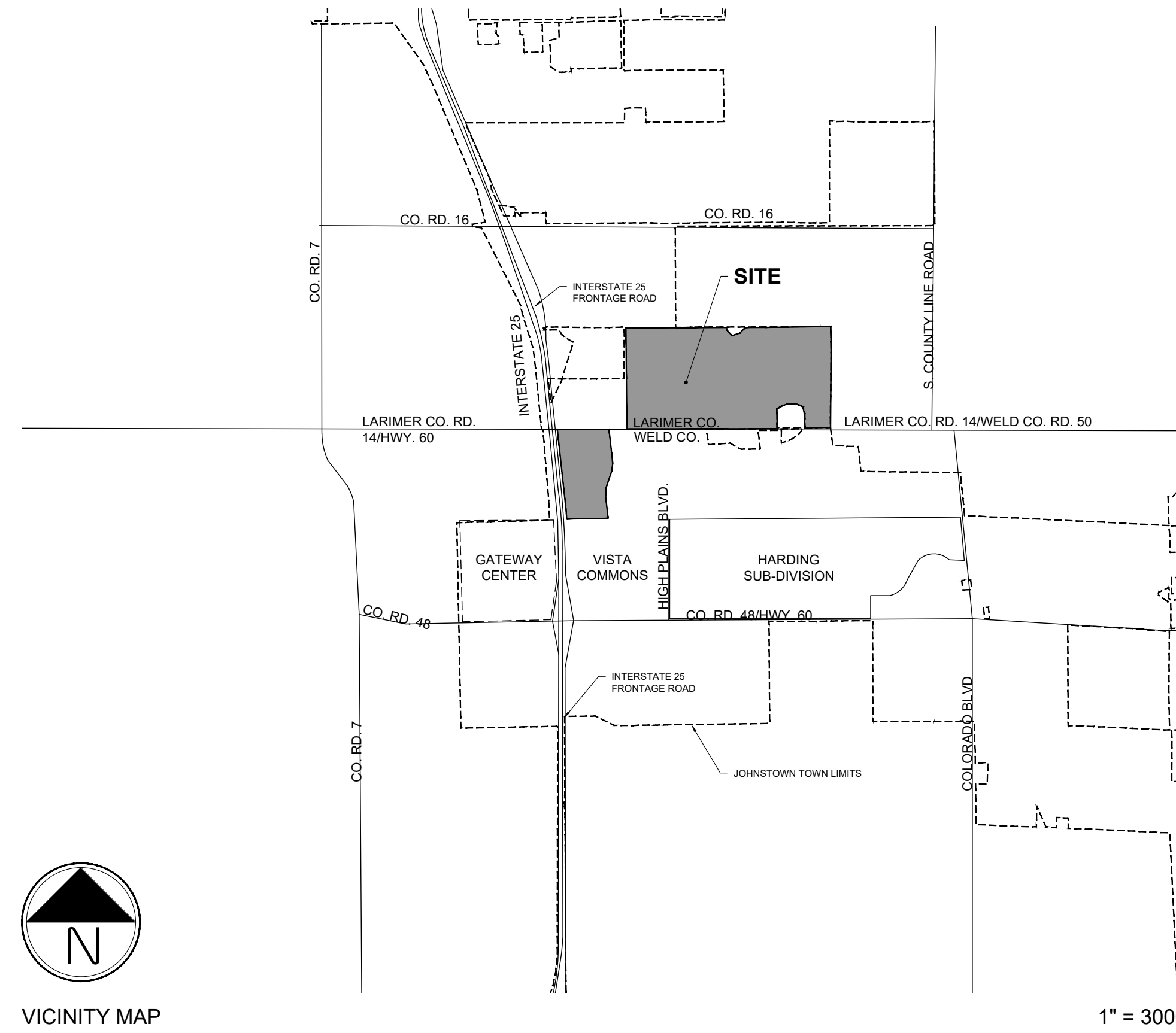
THENCE SOUTH 00°12'51" EAST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER SECTION 36, A DISTANCE OF 2,641.41 FEET TO THE **POINT OF BEGINNING**;

CONTAINING A CALCULATED AREA OF 13,479,981 SQUARE FEET OR 309.458 ACRES, MORE OR LESS.

### REVERE SOUTHWEST

A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN; TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTHWEST CORNER OF SAID SECTION 2, FROM WHICH THE WEST SIXTEENTH CORNER OF SAID SECTION 2 AND SECTION 35, TOWNSHIP 5 NORTH, SAID RANGE, BEARS NORTH 89°48'03" EAST, A DISTANCE OF 1,324.20 FEET, WITH ALL BEARINGS HEREIN RELATIVE THERETO;



VICINITY MAP

## LEGAL DESCRIPTION (CONTINUED...)

THENCE SOUTH 60°56'06" EAST, A DISTANCE OF 61.37 FEET TO THE **POINT OF BEGINNING**, BEING THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY OF VETERAN'S PARKWAY AS DEDICATED IN BOOK 86 AT PAGE 273 AND THE EASTERLY RIGHT-OF-WAY OF INTERSTATE 25 AS DEDICATED IN BOOK 1083 AT PAGE 21, BOTH IN THE RECORDS OF THE WELD COUNTY CLERK AND RECORDER;

THENCE NORTH 89°48'03" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY OF VETERAN'S PARKWAY, A DISTANCE OF 1,273.03 FEET TO THE NORTHWEST CORNER OF REVERE AT JOHNSTOWN FILING NO. 1, AS PLATTED UNDER RECEPTION NUMBER 4738028 IN SAID RECORDS;

THENCE, ALONG THE WESTERLY BOUNDARY OF SAID REVERE AT JOHNSTOWN FILING NO. 1, THE FOLLOWING THIRTEEN (13) COURSES:

1. SOUTH 04°42'30" EAST, A DISTANCE OF 30.10 FEET;
2. NORTH 89°50'28" EAST, A DISTANCE OF 13.99 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET;
3. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 83°57'00", AN ARC LENGTH OF 36.63 FEET;
4. SOUTH 06°12'32" EAST, A DISTANCE OF 738.28 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 760.00 FEET;
5. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25°32'39", AN ARC LENGTH OF 338.83 FEET;
6. SOUTH 19°20'08" WEST, A DISTANCE OF 164.12 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 15.00 FEET;
7. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;
8. SOUTH 19°20'08" WEST, NON-TANGENT TO SAID CURVE, A DISTANCE OF 80.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 15.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 19°20'08" WEST;
9. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;
10. SOUTH 19°20'08" WEST, A DISTANCE OF 0.91 FEET;
11. SOUTH 70°39'52" EAST, A DISTANCE OF 40.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 800.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 70°39'52" EAST;
12. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25°33'04", AN ARC LENGTH OF 356.76 FEET;
13. SOUTH 06°12'56" EAST, A DISTANCE OF 553.37 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID NORTHWEST QUARTER OF SECTION 2;

THENCE SOUTH 88°57'54" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 1,079.12 FEET TO A POINT ON SAID EASTERLY RIGHT-OF-WAY OF INTERSTATE 25, BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 5,780.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 86°30'05" WEST;

THENCE, ALONG SAID WESTERLY RIGHT-OF-WAY, THE FOLLOWING TWO (2) COURSES:

1. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°48'13", AN ARC LENGTH OF 282.84 FEET;
2. NORTH 06°09'43" WEST, A DISTANCE OF 2,039.49 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 63.413 ACRES, (2,762,275 SQUARE FEET), MORE OR LESS.

## APPROVALS

### TOWN COUNCIL

THIS OUTLINE DEVELOPMENT PLAN, TO BE KNOWN AS GREAT PLAINS VILLAGE 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 \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_ ATTEST: \_\_\_\_\_  
MAYOR TOWN CLERK

## GENERAL NOTES

- COMMERCIAL, OFFICE OR MULTI-FAMILY DEVELOPMENTS CAN OCCUPY THE SAME LOT, MIXED HORIZONTALLY OR VERTICALLY.
- ALL UNPLATTED PROPERTY (PER THE FINAL PLAT SUBDIVISION PROCESS) WITHIN THIS PUD MAY REMAIN IN AGRICULTURAL USE UNTIL SUCH TIME AS DEVELOPMENT OF THAT AREA BEGINS.
- LANDSCAPING, SIGNAGE, ARCHITECTURE, NON-RESIDENTIAL PARKING, FENCING AND LIGHTING FOR DEVELOPMENT WITH THIS PUD SHALL EITHER FOLLOW THOSE APPLICABLE STANDARDS IN THE TOWN OF JOHNSTOWN MUNICIPAL CODE OR THE DEVELOPER MAY FORMULATE DESIGN STANDARDS REGULATING THE DESIGN, CHARACTER, LOCATION AND OTHER DETAILS OF THESE ELEMENTS PRIOR TO THEIR IMPLEMENTATION. THE DEVELOPER-FORMULATED DESIGN STANDARDS MUST RECEIVE TOWN APPROVAL PRIOR TO IMPLEMENTATION.

## 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.

## 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 AND OTHER STANDARDS, REGULATIONS, AND GUIDELINES SHALL BE USED. ALL PROPOSED DEVELOPMENT IS SUBJECT TO TOWN OF JOHNSTOWN REVIEW PROCEDURES.

## OWNER / APPLICANT

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## SHEET INDEX

1	COVER
2	LAND USE PLAN
3-4	LAND USE MATRIX
5	CIRCULATION PLAN
6	TRAILS & OPEN SPACE PLAN
7	DEVELOPMENT STANDARDS
8-9	DESIGN GUIDELINES

#	SUBMITTAL NAME	DATE
1	OUTLINE DEVELOPMENT PLAN AMENDMENT #1 - SUB 1	APRIL 4, 2025
2	OUTLINE DEVELOPMENT PLAN AMENDMENT #1 - SUB 2	JUNE 18, 2025
3	OUTLINE DEVELOPMENT PLAN AMENDMENT #1 - SUB 3	SEPTEMBER 16, 2025
4	OUTLINE DEVELOPMENT PLAN AMENDMENT #1 - SUB 4	NOVEMBER 5, 2025

# OUTLINE DEVELOPMENT PLAN AMENDMENT #1 GREAT PLAINS VILLAGE

LOCATED IN SECTION 2, 35 AND 36, TOWNSHIP 4 AND 5 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN JOHNSTOWN, COUNTIES OF WELD AND LARIMER, STATE OF COLORADO

### A. INTRODUCTION

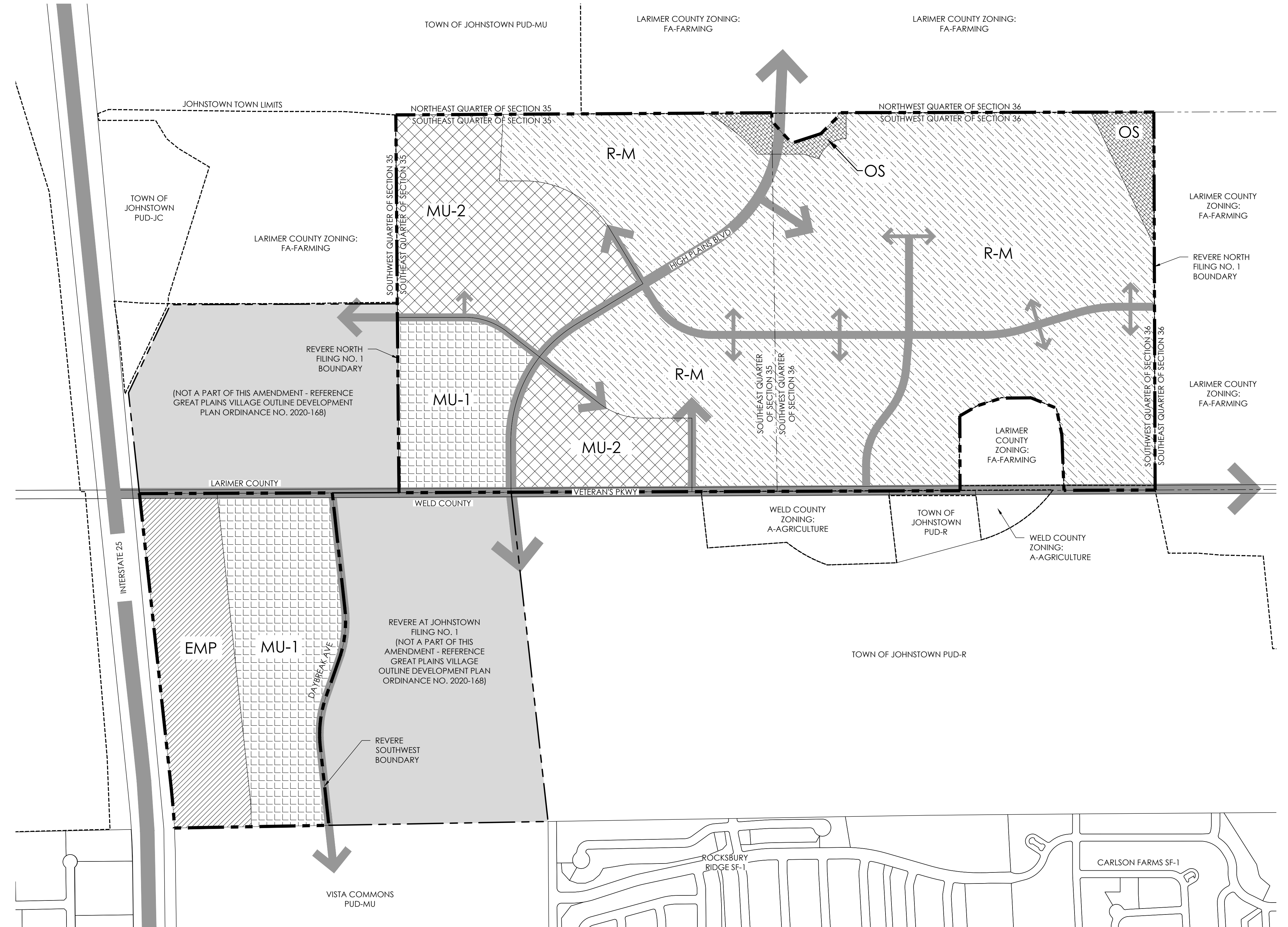
THE PURPOSE OF THIS SECTION IS TO ESTABLISH GENERAL PROVISIONS AND CLARIFY STANDARDS AND REQUIREMENTS FOR DEVELOPMENT WITHIN THE GREAT PLAINS VILLAGE PUD. DUE TO THE SIZE OF LAND AREA CONTAINED WITHIN THIS PUD AND THE CORRESPONDING LONG TERM BUILD OUT THAT IS ANTICIPATED, A RATHER BROAD RANGE OF DENSITIES AND/OR SQUARE FOOTAGES HAVE BEEN PROPOSED FOR EACH LAND USE DISTRICT. THESE RANGES WILL ALLOW A VARIETY OF COMMERCIAL, LIGHT INDUSTRIAL, AND HOUSING PRODUCTS. IN ADDITION TO PROMOTING LAND USE AND DENSITY FLEXIBILITY, RANGES WILL ACCOMMODATE HOUSING PRODUCT, LAND PLANNING, MARKET AND TECHNOLOGICAL CHANGES INTO THE FUTURE. REFER TO THE DEVELOPMENT SUMMARY FOR SPECIFIC DENSITIES AND SQUARE FOOTAGES.

### B. MAXIMUM RESIDENTIAL UNITS PER AREA

AT NO TIME SHALL THE TOTAL RESIDENTIAL UNITS WITHIN THIS PUD AMENDMENT EXCEED 1,680 WITHOUT AN AMENDMENT TO THE ODP, APPROVED BY TOWN COUNCIL.

### C. MAXIMUM COMMERCIAL SQUARE FOOTAGE PER AREA

AT NO TIME SHALL THE OVERALL PUD AMENDMENT COMMERCIAL SQUARE FOOTAGE EXCEED 2,400,000 SQUARE FEET WITHOUT AN AMENDMENT TO THE ODP, APPROVED BY TOWN COUNCIL.

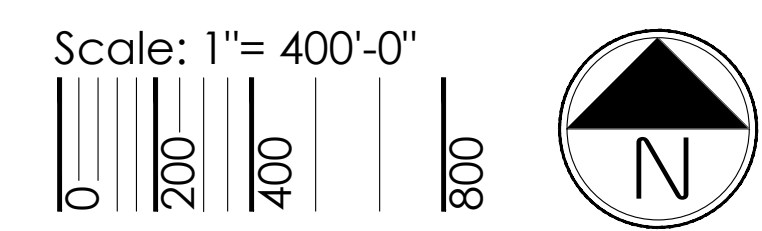


DEVELOPMENT SUMMARY				
LAND USE DISTRICT	COMMERCIAL		RESIDENTIAL	
	MAX SQ.FT./AREA	MIN. DU /ACRE	MAX. DU /ACRE	MAX UNITS/AREA
EMPLOYMENT				
MEDIUM DENSITY RESIDENTIAL		3	8	
MIXED USE - 1		8	20	
MIXED USE - 2		3	20	
OPEN SPACE				
<b>TOTAL</b>	2,400,000			1,680

**NOTE:** THE APPROVED GREAT PLAINS VILLAGE OUTLINE DEVELOPMENT PLAN ALLOWS A TOTAL OF 2,000 RESIDENTIAL UNITS. THE 1,680 MAX UNITS/AREA STATED ABOVE IS THE RESULT OF THE APPROVED 2,000 TOTAL UNITS ALLOWED MINUS THE PLATTED 320 RESIDENTIAL UNITS IN REVERE AT JOHNSTOWN FILING NO. 1.

LEGEND	
	MIXED USE - 1 (MU-1)
	MIXED USE - 2 (MU-2)
	EMPLOYMENT (EMP)
	MEDIUM DENSITY RESIDENTIAL (R-M)
	OPEN SPACE (OS)

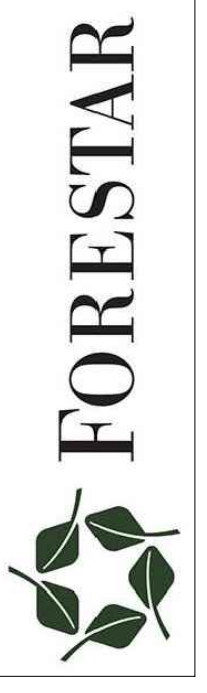
**LAND USE PLAN**



#	SUBMITTAL NAME	DATE
1	OUTLINE DEVELOPMENT PLAN AMENDMENT #1 - SUB 1	APRIL 4, 2025
2	OUTLINE DEVELOPMENT PLAN AMENDMENT #1 - SUB 2	JUNE 18, 2025
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# OUTLINE DEVELOPMENT PLAN AMENDMENT #1 GREAT PLAINS VILLAGE

LOCATED IN SECTION 2, 35 AND 36, TOWNSHIP 4 AND 5 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN JOHNSTOWN, COUNTIES OF WELD AND LARIMER, STATE OF COLORADO



LAND USE CLASSIFICATION	SPECIFIC USE TYPE	MU-1	MU-2	EMP	R-M	OS
<b>AGRICULTURAL USES</b>						
Agriculture or Ranch Use	Agriculture	X	X	X	X	X
	Community Gardens	X	X	X	X	X
Accessory Structures	Accessory Structures for Agriculture/ Ranching Operations	X	X	X	X	X
Animals / Livestock	Farm or Ranch Animal Center*	C	-	C	-	C
	Rodeos*	-	-	C	-	C
	Commercial Stables*	-	-	C	-	-
	Private Stables*	-	-	C	-	-
Horticulture and Nurseries	Outdoor Nursery / Tree Production	C	-	X	-	-
	Greenhouse/nursery/tree production	C	-	X	-	-
Markets	Farmers Markets	X	X	X	C	X
<b>COMMERCIAL USES</b>						
Animal Services	Animal boarding (indoor) and training**	C	C	C	C	-
	Veterinary offices or clinics	X	X	X	-	-
Vehicle Parking	Vehicle parking lot	A	A	C	A	A
	Private park & ride lot, car pool lot or equivalent	X	X	X	-	-
Building Materials & Services (Retail)	Landscape equipment, hardscape materials (with outdoor storage)	C	-	C	-	-
Eating and Drinking Establishments	Bar, Tavern/Pub, Beer Tasting/Tap Room	X	X	X	-	-
	Catering services	X	X	X	-	-
	Restaurant with or without drive-thru / up	X	X	X	-	-
Office	Business or professional office (including medical / dental office / clinics)	X	X	X	-	-
	Call Centers	X	-	X	-	-
	Courier services	X	X	X	-	-
	Home Occupations	X	X	-	A	-
	Temporary Construction offices	X	X	X	X	-
	Temporary Sales Offices	X	X	X	X	-
Personal Services	Instructional services, studios, photography, salons/spas	X	X	X	-	-

\*ANIMAL/LIVESTOCK USES ARE CONDITIONAL USES IF WITHIN 250 FEET OF A RESIDENTIAL USE, BUT ARE PERMITTED USE-BY-RIGHT OUTSIDE OF THE 250 FOOT LIMIT FROM RESIDENTIAL USES.  
 \*\*ANIMAL BOARDING AND TRAINING IS A CONDITIONAL USE IF WITHIN 250 FEET OF A RESIDENTIAL USE, BUT IS A PERMITTED USE-BY-RIGHT OUTSIDE OF THE 250 FOOT LIMIT FROM RESIDENTIAL USES.

LAND USE CLASSIFICATION	SPECIFIC USE TYPE	MU-1	MU-2	EMP	R-M	OS
<b>COMMERCIAL USES</b>						
Recreation / Amusement Facilities	Permanent or Seasonal Amusement Parks	C	-	X	-	-
	Entertainment - Indoor	X	X	X	-	-
	Entertainment - Outdoor	X	X	X	-	X
	Movie theaters or Drive-in Theater	C	-	X	-	-
	Health clubs	X	X	X	-	-
	Parks and dog parks	X	X	X	X	X
	Public and Private Golf Courses and Related Facilities	X	X	X	X	X
	Outdoor Skateboard Parks	X	X	X	C	X
	Community / Neighborhood Recreation Center	X	X	X	X	X
	Small Theaters (Outdoor Performances)	X	X	X	X	X
Retail	Convenience store / grocery store (less than 5,000 sq. ft.) with or without gas	X	X	X	-	-
	Ground floor retail with office or residential on upper levels	X	X	-	-	-
	Retail	X	X	X	-	-
Repair Services (Not Including Vehicles)	Furniture or major household appliance or electronics repair	X	-	X	-	-
	Machinery, excluding truck trailers, heavy equipment, and farm machinery	-	-	X	-	-
Vehicle / Equipment Sales and Services	Vehicle rentals with lot	C	-	C	-	-
	Auto Sales and Repair (equal to or less than 4 repair bays)	X	-	X	-	-
	Auto Sales and Repair (more than 4 repair bays)	C	-	X	-	-
	Car Wash	X	X	X	-	-
	RV's, Trailer, Camper, and Limited Equipment (U-Haul type business) rentals	C	-	C	-	-
	Major vehicle/equipment repair with outdoor storage (includes auto body repair, paint shops, and incidental sales of parts)	-	-	C	-	-
	Major vehicle/equipment repair without outdoor storage (includes auto body repair, paint shops, and incidental sales of parts)	-	-	X	-	-
	Motor vehicle dealer / sales, new and used RV's, trailers, and campers)	C	-	C	-	-
Visitor Accommodations	Automotive service stations	X	X	X	-	-
	Hotel or motel lodging establishments	X	X	X	-	-
	Overnight Campground with RV parking	C	-	C	-	C

**DEFINITIONS:**

1. LIGHT INDUSTRIAL - LABOR-INTENSIVE OPERATIONS THAT TYPICALLY PRODUCE PRODUCTS THAT ARE TARGETED TOWARD END CONSUMERS RATHER THAN OTHER BUSINESSES (I.E. CONSUMER ELECTRONICS, CLOTHING MANUFACTURING, ETC.)
2. CLUSTER HOMES - ANY RESIDENTIAL GROUPING OF AT LEAST TWO HOMES WHICH ACCESS OFF A COMMON/SHARED DRIVE OR ALLEY.
3. MOTOR COURT - A TYPE OF CLUSTER HOME WITH A SHARED DRIVEWAY IN WHICH SOME OR ALL FRONT DOORS ACCESS OFF SHARED DRIVEWAY.
4. GREEN COURT - A TYPE OF CLUSTER HOME WITH SHARED DRIVEWAY AND COMMON OPEN AREA.
5. OPEN AREA - A PRIVATELY OR PUBLICLY OWNED AND MAINTAINED LAND AREA OR BODY OF WATER OR BOTH WITHIN A DEVELOPMENT UPON WHICH THERE ARE NO STRUCTURES, PARKING AREAS, OR DRIVEWAYS. OPEN AREA MAY BE A LANDSCAPED AREA, PLAZA, RECREATIONAL AREA, SIDEWALKS, OR SUCH OTHER AREAS. LANDSCAPE AND WALKS LOCATED IN RIGHT-OF-WAY CAN NOT BE COUNTED TOWARDS OPEN AREA REQUIREMENT.
6. USABLE OPEN AREA - A PARCEL OF LAND OWNED AND MAINTAINED BY A TOWN, METRO DISTRICT, OR HOME OWNERS' ASSOCIATION WHICH MEETS THE CRITERIA OF OPEN AREA AND IS PROGRAMMED AS AN ACTIVE OR PASSIVE AREA IN WHICH RESIDENTS CAN UTILIZE THE SPACE FOR, BUT IS NOT LIMITED TO, SEATING, SPORTS, PARKS, TRAILS, OR GARDENS.
7. A LIVE/WORK UNIT IS DEFINED AS A SINGLE UNIT CONSISTING OF BOTH A COMMERCIAL/OFFICE AND A RESIDENTIAL (PRIMARY DWELLING) COMPONENT THAT IS OCCUPIED BY THE SAME RESIDENT.

LEGEND	
X	PRINCIPAL PERMITTED USE
A	ACCESSORY USE
-	EXCLUDED USE
C	CONDITIONAL USE
LAND USE	
MIXED USE 1 (MU-1)	
MIXED USE 2 (MU-2)	
EMPLOYMENT (EMP)	
MEDIUM DENSITY RESIDENTIAL (R-M)	
HIGH DENSITY RESIDENTIAL (R-H)	
OPEN SPACE (OS)	

**MIXED USE 1 (MU-1):** PREDOMINANTLY A LARGE COMMERCIAL/LIGHT INDUSTRIAL FOCUS. THIS ZONE ALLOWS FOR LIGHT INDUSTRIAL AND WAREHOUSING USES ALONG WITH COMMERCIAL AND MULTI-FAMILY USES.

**MIXED USE 2 (MU-2):** PREDOMINANTLY A NEIGHBORHOOD COMMERCIAL / RESIDENTIAL FOCUS. THIS ZONE PRIMARILY ALLOWS FOR COMMERCIAL USES ALONG WITH HIGH DENSITY RESIDENTIAL.

**EMPLOYMENT (EMP):** THE INTENT IS TO PROVIDE AREAS THAT WILL SERVE AS AN EMPLOYMENT CENTER OR OFFICE PARK THAT CAN ACCOMMODATE BUT NOT LIMITED TO CORPORATE CAMPUS, RESEARCH AND DEVELOPMENT, LIGHT INDUSTRIAL, OFFICE/FLEX, RETAIL, COMMERCIAL, WAREHOUSE AND DISTRIBUTION.

**MEDIUM DENSITY RESIDENTIAL (R-M):** THE INTENT IS TO ALLOW FOR SINGLE FAMILY DETACHED HOMES AND SINGLE FAMILY ATTACHED HOMES.

**OPEN SPACE (OS):** THE INTENT IS TO PROVIDE FOR PASSIVE AND ACTIVE RECREATION AND VISUAL AMENITIES FOR THE BENEFIT OF THE COMMUNITY.

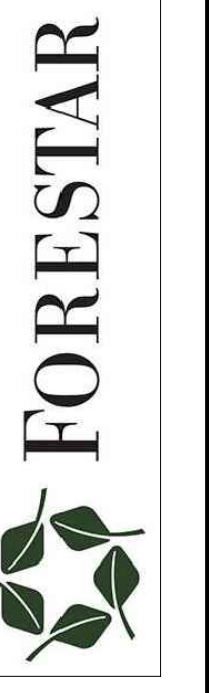
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4	OUTLINE DEVELOPMENT PLAN AMENDMENT #1 - SUB 4	NOVEMBER 5, 2025

**GREAT PLAINS VILLAGE  
OUTLINE DEVELOPMENT PLAN AMENDMENT #1  
LAND USE MATRIX**

# OUTLINE DEVELOPMENT PLAN AMENDMENT #1 GREAT PLAINS VILLAGE

LOCATED IN SECTION 2, 35 AND 36, TOWNSHIP 4 AND 5 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN JOHNSTOWN, COUNTIES OF WELD AND LARIMER, STATE OF COLORADO



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## GREAT PLAINS VILLAGE OUTLINE DEVELOPMENT PLAN AMENDMENT #1 LAND USE MATRIX

INDUSTRIAL USES		MU-1	MU-2	EMP	R-M	OS
Auction House or Yard	Auction house (indoor)	X	-	X	-	-
Contractor Operations	Building, developing, general contracting (Office)	X	-	X	-	-
	Contractor's shop with outdoor storage (less than or equal to 2 acres)	-	-	C	-	-
	Contractor's shop without outdoor storage	X	-	X	-	-
	Special Trade contractors without outdoor storage	X	-	X	-	-
Manufacturing, Food	Food manufacturing and processing (<15,000 sq. ft.)	X	-	X	-	-
	Food manufacturing and processing (>15,000 sq. ft.)	-	-	X	-	-
	Microbrewery, micro-distillery, and micro-winery	X	X	X	-	-
Motion Picture and Video Industry	Motion picture and video industry studios	-	-	X	-	-
Outdoor Storage, Equipment	Above-ground storage tanks of propane < 10,000 cubic feet capacity	-	-	X	-	-
	Outdoor storage of vehicles (RV's, boats, or buses)****	C	-	C	-	-
Printing and Publishing	Printing, publishing, and related support activities	X	-	X	-	-
Research and Development Services	Solar panel, production and distribution	-	-	X	-	-
Warehousing & Distribution, Indoor	Mini-storage and warehouse without outdoor storage	X	C	X	-	-
	Produce storage and warehousing	-	-	X	-	-
	Retail sales in conjunction with warehouse establishment	X	-	X	-	-
	Warehousing without retail sales	-	-	X	-	-

\*\*\*\*OUTDOOR STORAGE, AS A PRIMARY USE, MUST BE SETBACK A MINIMUM OF 300 FEET FROM ANY ARTERIAL OR INTERSTATE RIGHT-OF-WAY. THE ENHANCED SETBACKS DO NOT APPLY TO OUTDOOR STORAGE THAT IS CONSIDERED ACCESSORY TO A PRIMARY BUSINESS.

LAND USE CLASSIFICATION	SPECIFIC USE TYPE	MU-1	MU-2	EMP	R-M	OS
<b>PUBLIC, INSTITUTIONAL &amp; CIVIC USES</b>						
Ambulance Service	Garage and office for ambulance service	X	X	X	-	-
Clubs and Lodges	Private lodge or club (excluding guns)	X	X	X	-	-
Event/Conference Centers	Event and conference center less than 15,000 sq. ft.	X	X	-	-	X
	Event and conference center greater than 15,000 sq. ft.	X	-	X	-	-
Day Care Facilities, Adult or Child	Child or adult day care center	X	X	X	X	-
Fire	Fire Stations	X	X	X	X	-
Hospitals	Hospital	X	-	X	-	-
	Urgent care clinics	X	X	X	-	-
	Outpatient surgical centers	X	-	X	-	-
Religious Institutions	Church or religious institution	X	X	X	X	-
Educational Facilities	Public Schools	X	X	X	X	-
	Community College and similar trade schools	X	X	X	-	-
	Commercial schools	X	X	X	-	-
Transportation Facilities	Transportation Terminals / Parking (Indoor)	X	-	X	-	-
	Transportation Terminals / Parking (Outdoor)	C	-	C	-	-
Utilities	Electrical Substations	X	X	X	X	X
	Public Utility Office	X	X	X	-	-
	Solar Fields	X	-	X	-	-
	Water Treatment / Storage	X	X	X	X	X
	Water Storage (Reservoirs)	X	X	X	X	X
	Water Wells	X	X	X	X	X
	Water Storage Tanks	X	X	X	X	X
	Small Wind Energy Conversion Systems (Less than 100Kw)	X	X	X	-	X
	<b>RESIDENTIAL USES</b>					
Single Family Attached	Townhomes & Duplex (Up to 8 Connected Units)	-	X	-	X	-
Single Family Detached	Single Family Detached Homes	-	X**	-	X	-
Cluster Homes	Cluster Homes	-	X	-	X	-
Multi - Family	Multi-family including rental and for sale units	X	X	-	-	-
	Live / Work Units	X	X	-	-	-
Senior Housing	Assisted Living Facilities	X	X	-	X	-
	Independent/Limited Care Facilities	X	X	-	X	-
Accessory Structures	Detached Garage	A	A	-	A	-
	Carport	-	-	-	-	-
	Storage Shed	A	A	-	A	-

\*\*SINGLE FAMILY DETACHED HOMES ARE NOT PERMITTED WITHIN 300 FEET OF AN ARTERIAL ROAD.

LEGEND	
X	PRINCIPAL PERMITTED USE
A	ACCESSORY USE
-	EXCLUDED USE
C	CONDITIONAL USE
LAND USE	
MIXED USE 1 (MU-1)	
MIXED USE 2 (MU-2)	
EMPLOYMENT (EMP)	
MEDIUM DENSITY RESIDENTIAL (R-M)	
HIGH DENSITY RESIDENTIAL (R-H)	
OPEN SPACE (OS)	

**MIXED USE 1 (MU-1):** PREDOMINANTLY A LARGE COMMERCIAL/LIGHT INDUSTRIAL FOCUS. THIS ZONE ALLOWS FOR LIGHT INDUSTRIAL AND WAREHOUSING USES ALONG WITH COMMERCIAL AND MULTI-FAMILY USES.

**MIXED USE 2 (MU-2):** PREDOMINANTLY A NEIGHBORHOOD COMMERCIAL / RESIDENTIAL FOCUS. THIS ZONE PRIMARILY ALLOWS FOR COMMERCIAL USES ALONG WITH HIGH DENSITY RESIDENTIAL.

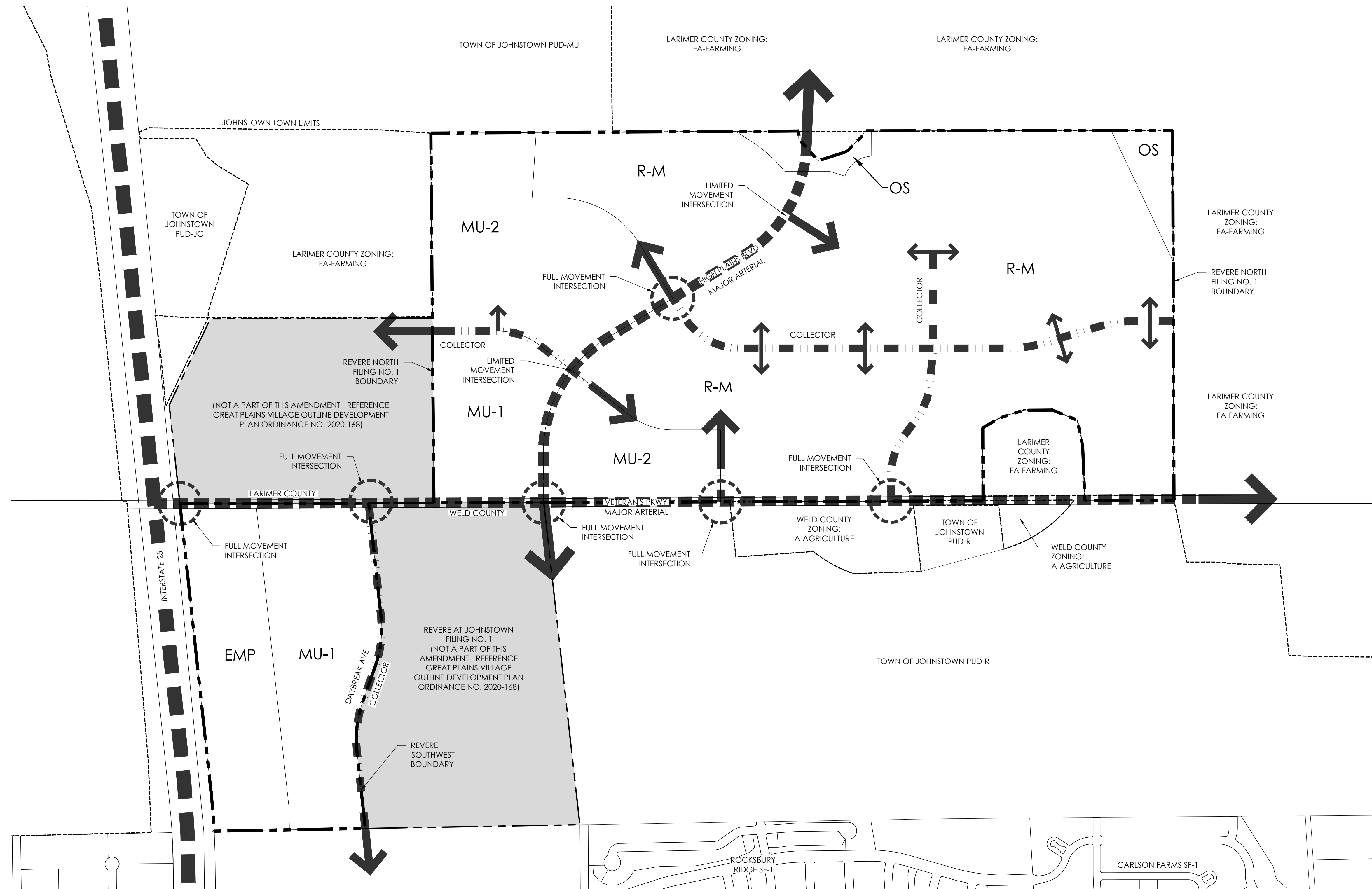
**EMPLOYMENT (EMP):** THE INTENT IS TO PROVIDE AREAS THAT WILL SERVE AS AN EMPLOYMENT CENTER OR OFFICE PARK THAT CAN ACCOMMODATE BUT NOT LIMITED TO CORPORATE CAMPUS, RESEARCH AND DEVELOPMENT, LIGHT INDUSTRIAL, OFFICE/FLEX, RETAIL, COMMERCIAL, WAREHOUSE AND DISTRIBUTION.

**MEDIUM DENSITY RESIDENTIAL (R-M):** THE INTENT IS TO ALLOW FOR SINGLE FAMILY DETACHED HOMES AND SINGLE FAMILY ATTACHED HOMES.

**OPEN SPACE (OS):** THE INTENT IS TO PROVIDE FOR PASSIVE AND ACTIVE RECREATION AND VISUAL AMENITIES FOR THE BENEFIT OF THE COMMUNITY.

# OUTLINE DEVELOPMENT PLAN AMENDMENT #1 GREAT PLAINS VILLAGE

LOCATED IN SECTION 2, 35 AND 36, TOWNSHIP 4 AND 5 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN JOHNSTOWN, COUNTIES OF WELD AND LARIMER, STATE OF COLORADO



**LEGEND**

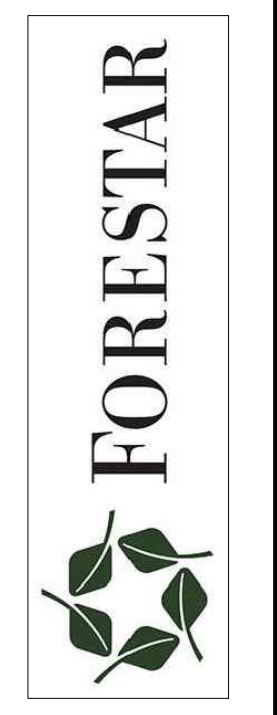
- INTERSTATE 25
- MAJOR ARTERIAL
- COLELCTOR
- \*PROPOSED FULL MOVEMENT INTERSECTION
- POTENTIAL ACCESS

\*DEPENDENT ON TRAFFIC IMPACT STUDY AT TIME OF INDIVIDUAL DEVELOPMENT APPROVALS.

**CIRCULATION PLAN**

Scale: 1" = 400'-0"

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**GREAT PLAINS VILLAGE  
OUTLINE DEVELOPMENT PLAN AMENDMENT #1  
CIRCULATION PLAN**

**SHEET  
5 OF 9**

# OUTLINE DEVELOPMENT PLAN AMENDMENT #1 GREAT PLAINS VILLAGE

LOCATED IN SECTION 2, 35 AND 36, TOWNSHIP 4 AND 5 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN JOHNSTOWN, COUNTIES OF WELD AND LARIMER, STATE OF COLORADO

## OPEN AREA

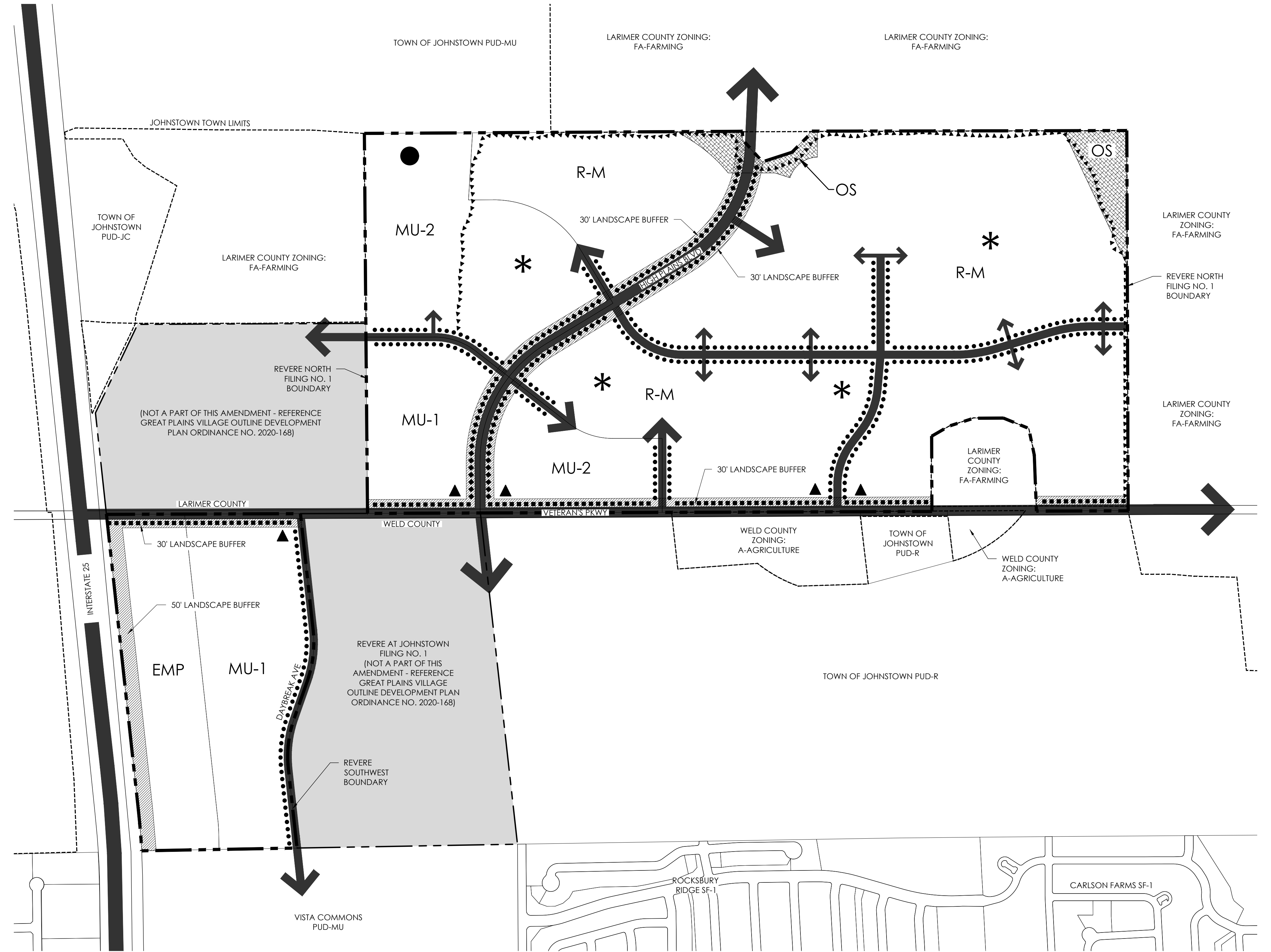
- FOR THE PURPOSES OF THIS PUD, "OPEN SPACE OR LANDSCAPE AREA" IS REFERRED TO AS "OPEN AREA."
- OPEN AREA PROVIDED PER THE REQUIREMENTS OF THIS PUD WILL MEET ALL LANDSCAPE AREA, OPEN SPACE AREA, OR SIMILAR AREAS REQUIRED PER THE JOHNSTOWN CODE REQUIREMENTS UNLESS OTHERWISE NOTED IN THIS DOCUMENT.
- SINGLE FAMILY DETACHED OR ATTACHED RESIDENTIAL DEVELOPMENT WILL REQUIRE A MINIMUM 15% OPEN AREA.
- MULTI-FAMILY RESIDENTIAL DEVELOPMENT WILL REQUIRE A MINIMUM OF 30% OPEN AREA.
- COMMERCIAL AND LIGHT INDUSTRIAL DEVELOPMENT WILL REQUIRE A MINIMUM 20% OPEN AREA.
- OPEN AREA REQUIREMENTS WILL BE CALCULATED ON A NET BASIS EXCLUDING PUBLIC RIGHT OF WAY.
- LANDSCAPE BUFFERS AND DETENTION PONDS MAY COUNT TOWARDS OPEN AREA REQUIREMENT. OPEN AREA MAY BE CUMULATIVELY GATHERED INTO LARGER PARCELS (FOR THE PURPOSES OF DEVELOPING A LARGER AND MORE FUNCTIONAL OPEN AREA) AT THE DISCRETION OF THE DEVELOPER AND WITH THE APPROVAL OF THE PLANNING AND DEVELOPER DIRECTOR. THE LOCATION(S) OF THE CUMULATIVELY GATHERED OPEN AREA SHALL BE DESIGNATED AT THE TIME OF EACH PRELIMINARY AND FINAL DEVELOPMENT PLAN THAT IS CONTRIBUTING TO THAT OPEN AREA.
- OPEN SPACE LOCATED WITHIN A SINGLE FAMILY DETACHED OR SINGLE FAMILY ATTACHED LOT MAY NOT BE COUNTED TOWARDS OPEN AREA REQUIREMENT.
- USABLE OPEN AREA MAY COUNT TOWARDS OPEN AREA REQUIREMENT.

## USABLE OPEN AREA

- GREAT PLAINS VILLAGE REQUIRES A 10% USABLE OPEN AREA FOR RESIDENTIAL AREAS. FOR PURPOSES OF THIS PUD, THE 10% USABLE OPEN AREA SHALL BE CALCULATED FROM THE TOTAL AREA OF ALL RESIDENTIAL LOTS AND ADJACENT LOCAL ROADWAYS THAT SERVE AS DIRECT ACCESS TO THE RESIDENTIAL LOTS.
- USABLE OPEN AREA PROVIDED PER THE REQUIREMENTS OF THIS PUD WILL MEET ALL DEDICATED OPEN SPACE REQUIREMENTS PER THE JOHNSTOWN CODE.
- USABLE OPEN AREA MAY BE CUMULATIVELY GATHERED INTO LARGER PARCELS (FOR THE PURPOSES OF DEVELOPING AT LARGER AND MORE FUNCTIONAL PARK OR SIMILAR USES) AT THE DISCRETION OF THE DEVELOPER AND WITH THE APPROVAL OF THE PLANNING AND DEVELOPMENT DIRECTOR. THE LOCATION(S) OF THE CUMULATIVELY GATHERED USEABLE OPEN AREA SHALL BE DESIGNATED AT THE TIME OF EACH FINAL PLAT THAT IS CONTRIBUTING TO THAT AREA.
- A MINIMUM OF 1 ACRE OF PARK PER 250 RESIDENTIAL UNITS IS REQUIRED.
- USABLE OPEN AREA MAY OWNED BY THE TOWN, METRO DISTRICT, OR HOA. OWNERSHIP TO BE DETERMINED AT THE TIME OF PRELIMINARY AND FINAL DEVELOPMENT PLANS
- WHERE PRACTICAL USABLE OPEN AREA SHOULD BE CONTIGUOUS.
- DETENTION PONDS CAN COUNT TOWARDS USABLE OPEN AREA REQUIREMENTS AS LONG AS THEY MEET THE DEFINITION OF USABLE OPEN AREA PROVIDED IN THIS DOCUMENT. NOT MORE THAN 5% OF THE USABLE OPEN AREA REQUIREMENT CAN BE MET WITH DETENTION PONDS.
- 30' LANDSCAPE BUFFERS MAY COUNT TOWARD USABLE OPEN AREA IF THEY CONTAIN A MEANDERING AND PEDESTRIAN SEATING.

## LANDSCAPE & PARK DESIGN

- IN ALL LANDSCAPE AREAS, ONE (1) TREE MAY BE SUBSTITUTED FOR TEN (10) SHRUBS.
- IN ALL LANDSCAPE AREAS, THREE (3) ORNAMENTAL GRASSES MAY BE SUBSTITUTED FOR EACH SHRUB FOR UP TO 50% OF THE SHRUB REQUIREMENT.
- THERE SHALL BE NO PLANTING REQUIREMENTS FOR THE 12' TRAIL LOCATED ON THE TRAILS & OPEN SPACE PLAN.
- PARKS UP TO 1.5 ACRES IN SIZE SHALL CONTAIN AT LEAST THREE (3) PARK ELEMENTS LISTED BELOW.
- PARKS ABOVE 1.5 ACRES IN SIZE SHALL CONTAIN AT LEAST FIVE (5) PARK ELEMENTS LISTED BELOW.
- DOG PARKS OF ANY SIZE DO NOT REQUIRE A MINIMUM NUMBER OF PARK ELEMENTS.
- PARK ELEMENTS INCLUDE:
  - MULTI-PURPOSE TURF FIELD
  - PLAYGROUND AND/OR TOT LOT
  - SHADE STRUCTURE OR PAVILION
  - BALL FIELD
  - SAND VOLLEYBALL COURT
  - SWIMMING POOL
  - RECREATION CENTER
  - OUTDOOR FITNESS EQUIPMENT
  - PUBLIC ART
  - WATER FEATURE OR SPLASH PAD
  - BENCHES AND/OR OTHER PEDESTRIAN SEATING
  - WALKING/RUNNING TRAIL
  - NATURE PLAY FEATURE
  - PLAZA
  - AMPHITHEATER
  - COMMUNITY GARDEN
  - DOG PARK

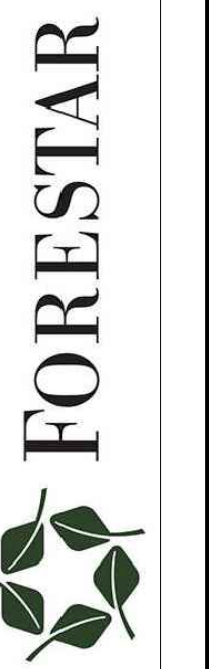


TRAILS & OPEN SPACE PLAN

Scale: 1"= 400'-0"



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GREAT PLAINS VILLAGE  
OUTLINE DEVELOPMENT PLAN AMENDMENT #1  
TRAILS & OPEN SPACE PLAN

SHEET

6 OF 9

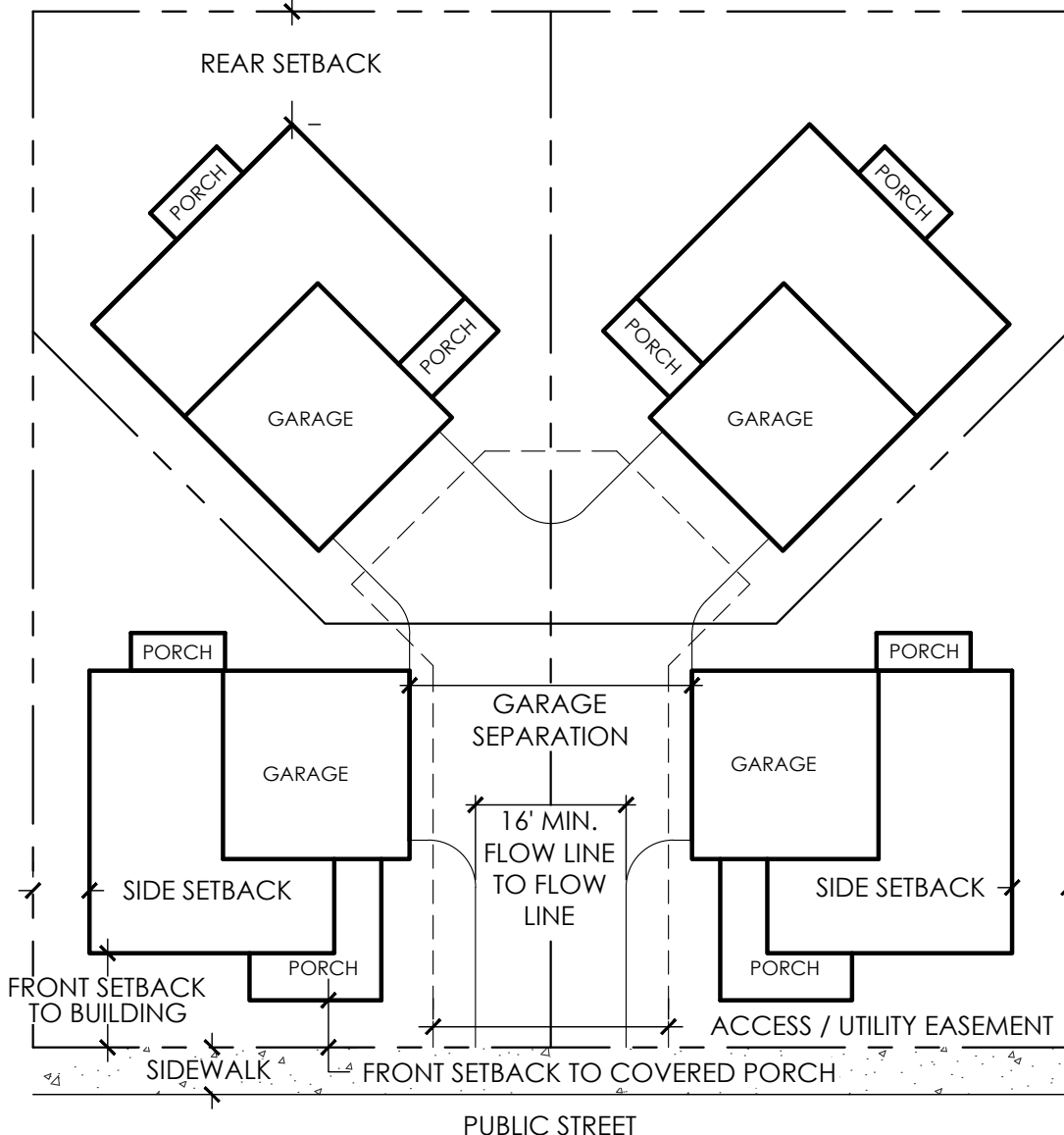
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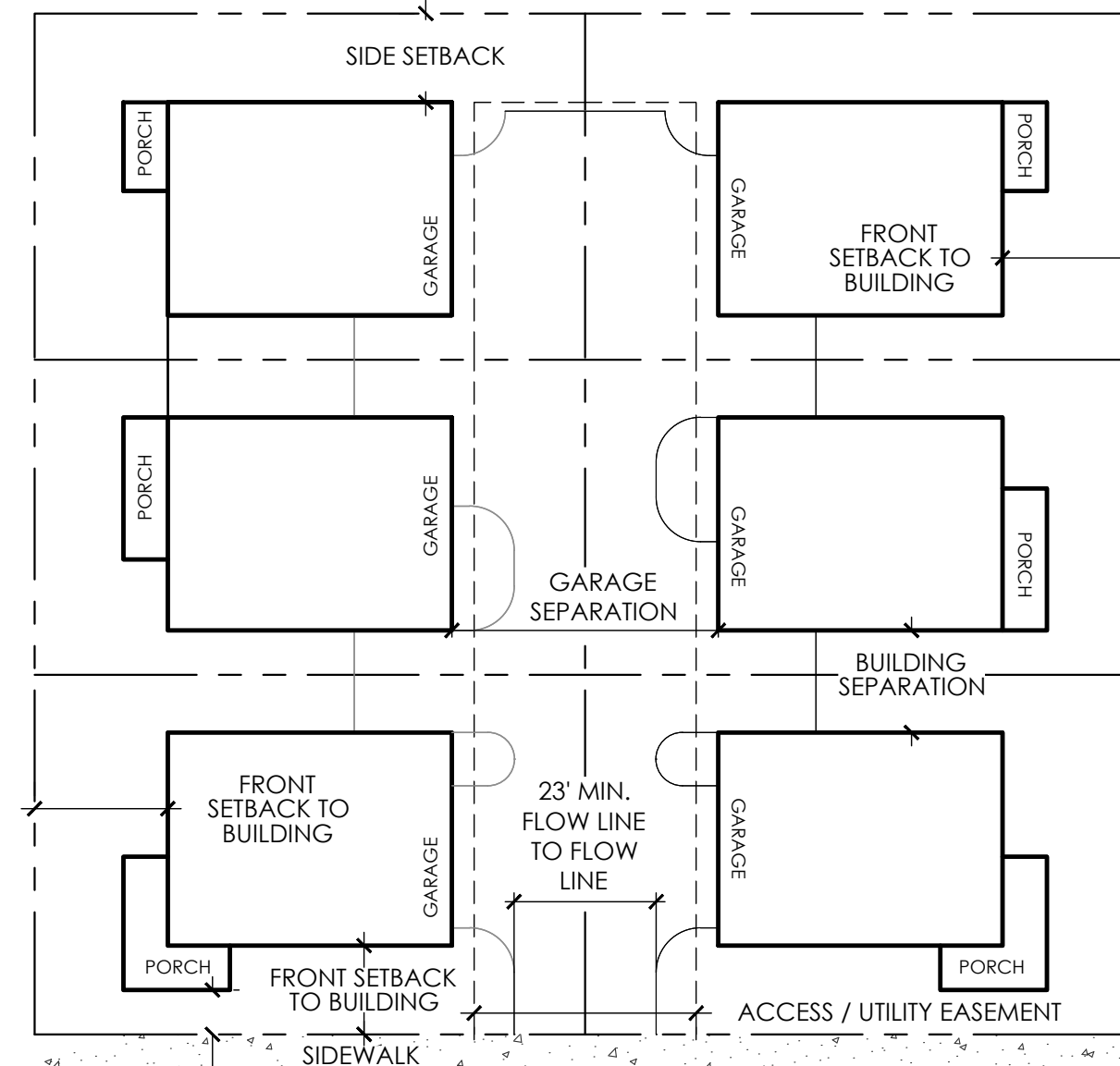
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## DEVELOPMENT STANDARDS

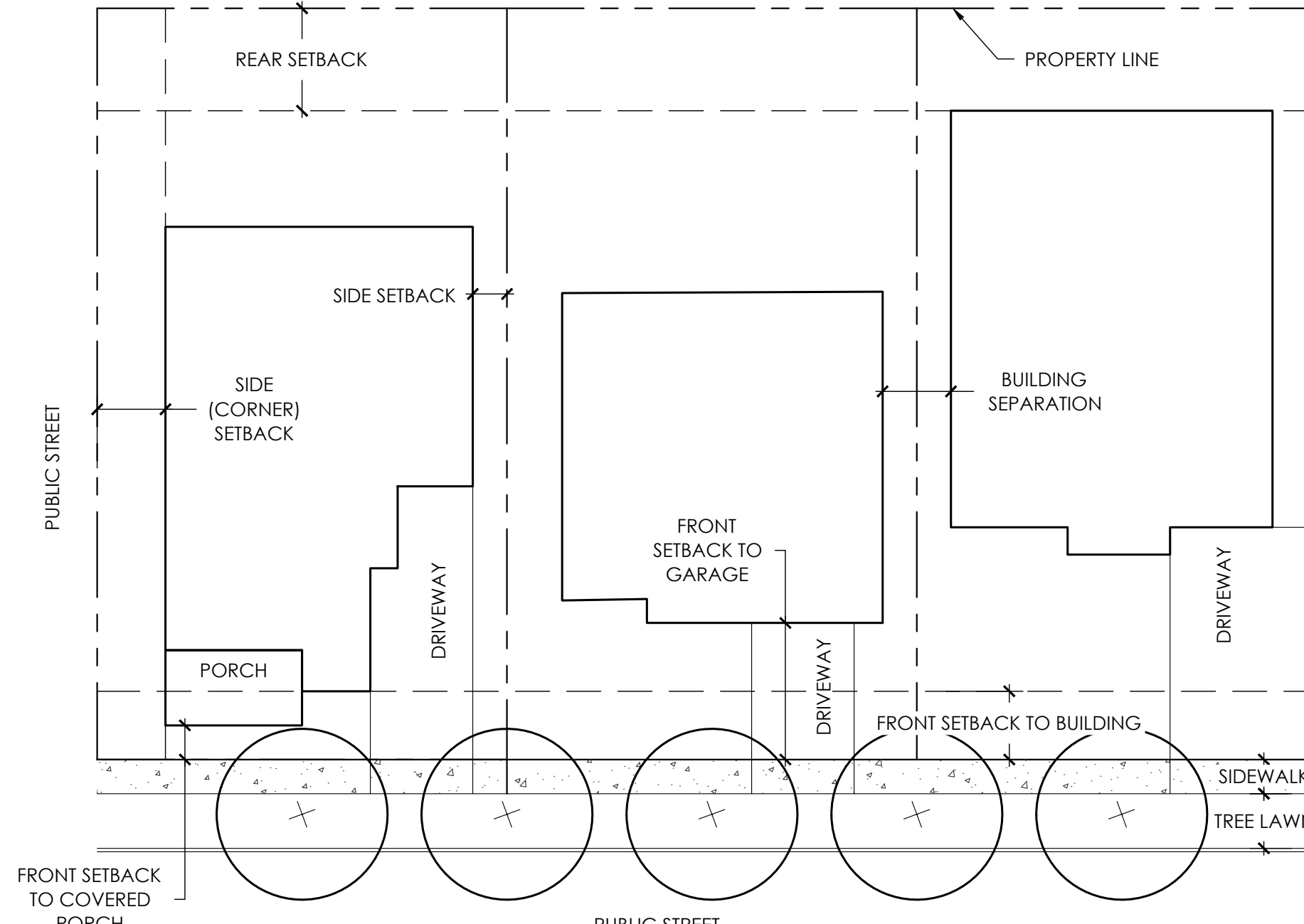
- ARCHITECTURAL ELEMENTS SUCH AS ROOF OVERHANGS, FIREPLACES, AND BAY BOX WINDOWS ARE PERMITTED A 24-INCH ENCROACHMENT INTO BUILDING SEPARATIONS. NO PORTION OF THE STRUCTURE ABOVE GROUND MAY ENCROACH INTO THE THREE-FOOT BUILDING TO PROPERTY LINE SETBACK WITHOUT MODIFICATION AND BUILDING DEPARTMENT REVIEW AND APPROVAL. OTHER SUBSURFACE ARCHITECTURAL ELEMENTS INCLUDING STRUCTURAL ELEMENTS OF THE BUILDING FOUNDATION MAY ENCROACH INTO BUILDING SEPARATIONS OR SETBACKS PROVIDED THAT SUCH ELEMENTS REMAIN ENTIRELY WITHIN THE LOT UPON WHICH THEY ORIGINATED. FOUNDATION WALLS ARE NOT PERMITTED WITHIN ANY SETBACKS. UNENCLOSED DECKS MAY ENCROACH INTO REAR SETBACKS BUT SHALL BE LOCATED NO CLOSER THAN 10' (TEN FEET) FROM THE REAR PROPERTY LINE BUT SHALL NOT ENCROACH INTO A UTILITY EASEMENT. DECKS SHALL NOT ENCROACH INTO SIDE SETBACK.
- A ZERO LOT LINE MAY BE UTILIZED WHEN A MAINTENANCE EASEMENT AND SIDEYARD EASEMENTS ARE EXECUTED SUBJECT TO I.B.C. REQUIREMENTS.
- SETBACK MEANS THE HORIZONTAL DISTANCE BETWEEN ANY STRUCTURE AND THE ESTABLISHED STREET RIGHT-OF-WAY LINE OR PROPERTY LINE.
- SINGLE FAMILY DETACHED (SFD) AND SINGLE FAMILY ATTACHED (SFA) FRONT LOADED GARAGES REQUIRE A MINIMUM 18' DRIVEWAY FROM THE GARAGE FACE TO THE BACK OF WALK.
- ANY LAND USE OF A LOWER DENSITY MAY BE DEVELOPED WITHIN A HIGHER DENSITY PARCEL AS LONG AS IT FOLLOWS STANDARDS OF THE LOWER DENSITY LISTED IN THE TABLES.
- ALLEY LOADED SINGLE FAMILY RESIDENTIAL MAY FRONT ON AN ARTERIAL STREET WITH APPROVAL OF THE PLANNING AND DEVELOPMENT DIRECTOR.



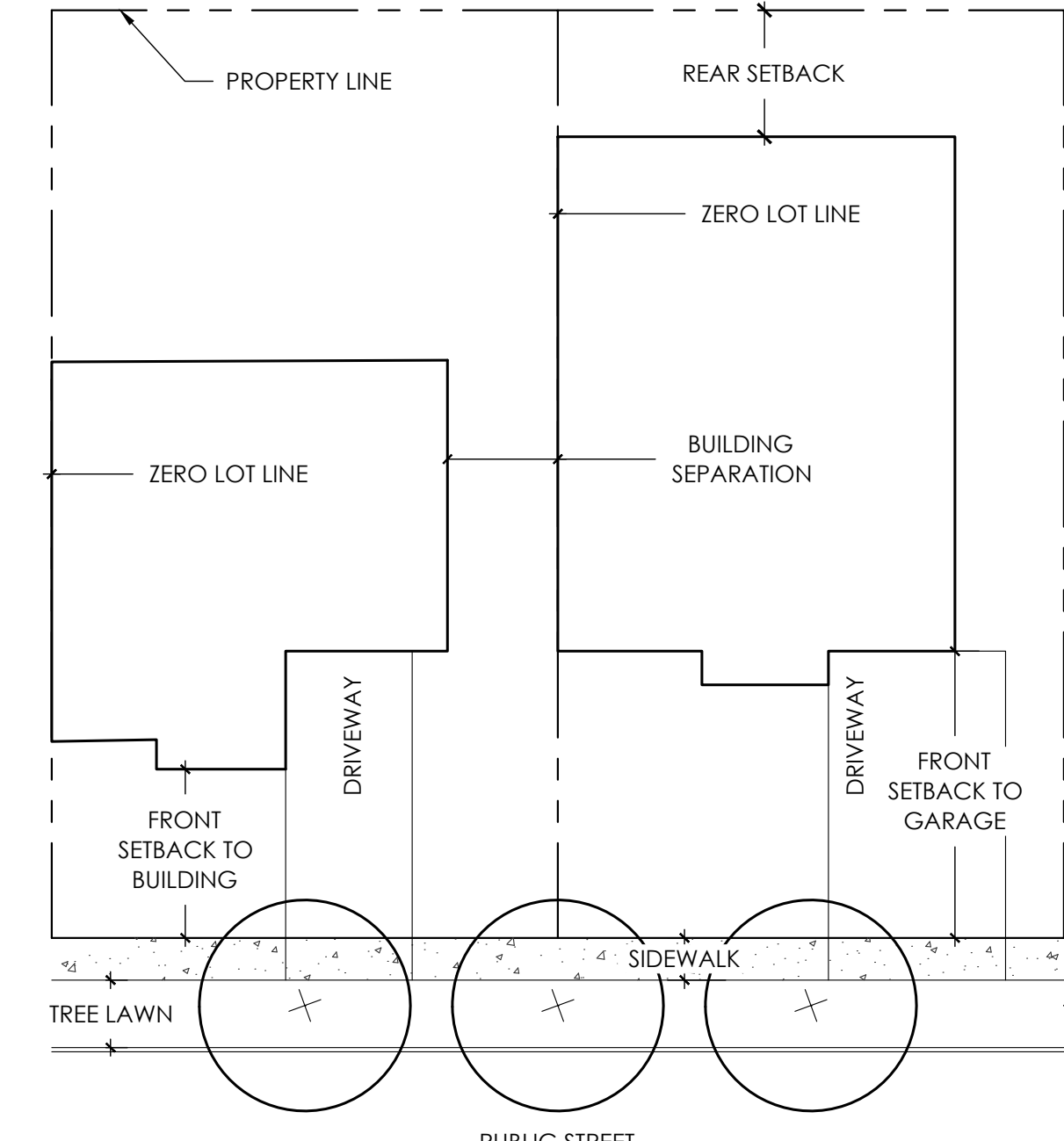
CLUSTER HOME EXAMPLE B - MOTOR COURT



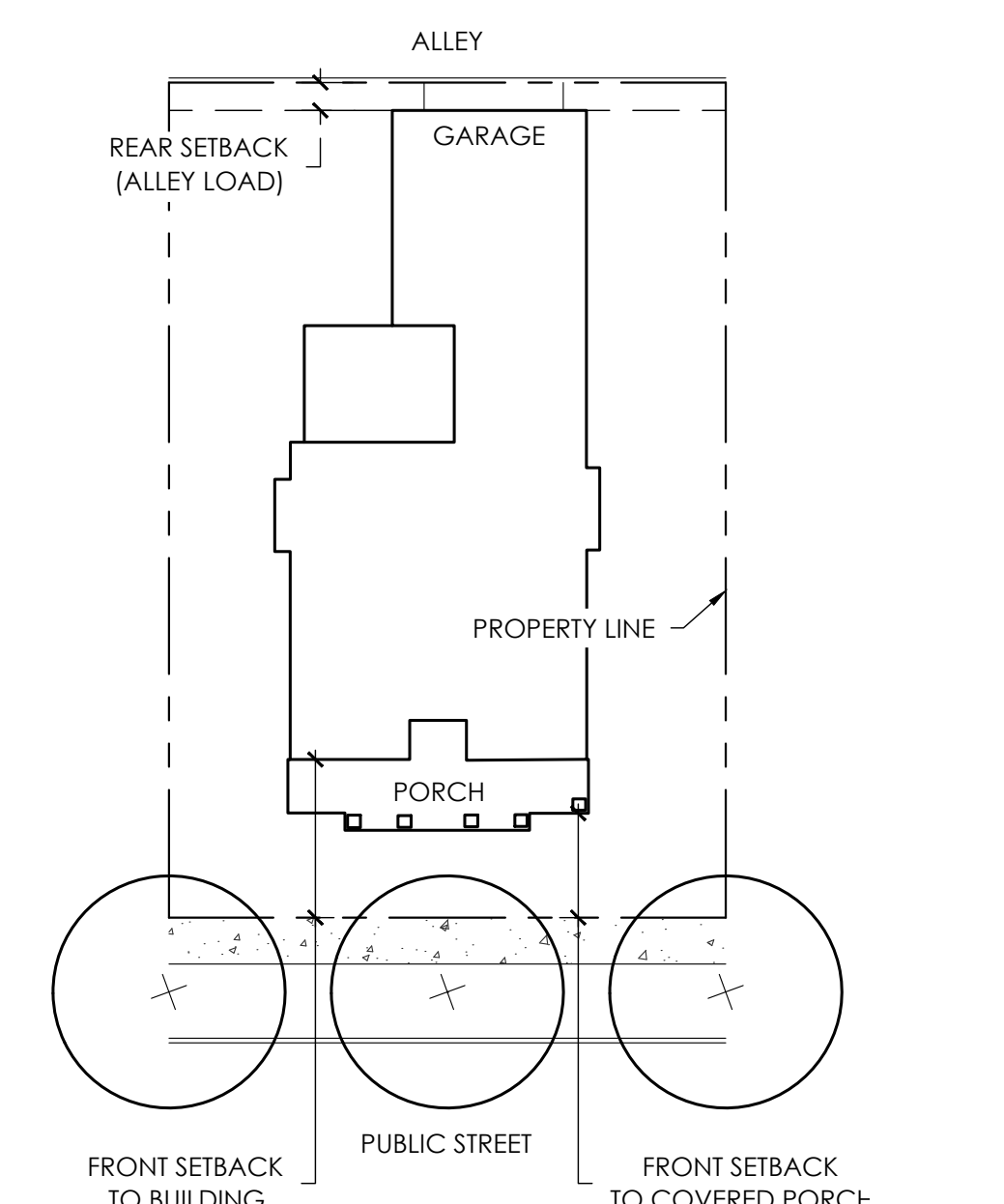
CLUSTER HOME EXAMPLE A - GREEN COURT



FRONT LOAD SINGLE FAMILY DETACHED TYPICAL



ZERO LOT LINE TYPICAL



ALLEY LOAD SINGLE FAMILY DETACHED TYPICAL

LAND USE DEVELOPMENT STANDARDS MATRIX			
RESIDENTIAL LAND USE DEVELOPMENT STANDARDS MATRIX			
SINGLE FAMILY DETACHED (SFD)			
STANDARDS	R-M	MU-2	
MINIMUM LOT SIZE	3,200	3,200	
MINIMUM CLUSTER LOT SIZE	2,000	2,000	
PARKING REQUIREMENT	CODE	CODE	
MAXIMUM HEIGHT	35'	35'	
PRINCIPAL USE	R-M	MU-2	
FRONT SETBACK TO BUILDING	10'	10'	
FRONT SETBACK TO COVERED PORCH	5'	5'	
FRONT SETBACK TO GARAGE	20'	18'	
FRONT SETBACK TO SIDE LOADED GARAGE	10'	10'	
SIDE SETBACK	0'	0'	
SIDE (CORNER) SETBACK	10'	10'	
SIDE (CORNER) SETBACK FROM ALLEY	10'	10'	
*BUILDING SEPARATION	10'	10'	
REAR SETBACK - FRONT LOAD	15'	15'	
REAR SETBACK - CLUSTER	10'	5'	
REAR SETBACK - ALLEY LOAD	3'	3'	
ACCESSORY USE	R-M	MU-2	
MAXIMUM HEIGHT	15'	15'	
FRONT SETBACK	20'	20'	
SIDE SETBACK	3'*	0'	
REAR SETBACK	5'	0'	
REAR SETBACK (ALLEY LOAD GARAGE)	3'	3'	
SIDE (CORNER) SETBACK	15'	5'	

\* OR AS REQUIRED BY CURRENT FIRE CODE / INTERNATIONAL BUILDING CODE (I.B.C.)

LAND USE DEVELOPMENT STANDARDS MATRIX			
RESIDENTIAL LAND USE DEVELOPMENT STANDARDS MATRIX			
MULTI-FAMILY AND SINGLE FAMILY ATTACHED (SFA) RESIDENTIAL			
STANDARDS	R-M	MU-2	MU-1
MINIMUM LOT SIZE	1200	1200	1200
MAXIMUM HEIGHT	35'	50'	50'
PRINCIPAL USE	R-M	MU-2	MU-1
FRONT SETBACK TO BUILDING	15'	5'	5'
FRONT SETBACK TO COVERED PORCH	10'	0'	0'
SIDE SETBACK	0'	0'	0'
SIDE (CORNER) SETBACK	15'	5'	5'
SIDE (CORNER) SETBACK FROM ALLEY	10'	10'	10'
*BUILDING SEPARATION	10'	10'	10'
REAR SETBACK	15'	10'	10'
REAR SETBACK - ALLEY LOAD	3'*	3'*	3'*
ACCESSORY USE	R-M	MU-2	MU-1
MAXIMUM HEIGHT	15'	15'	15'
FRONT SETBACK	20'	20'	20'
SIDE SETBACK	5'	5'	5'
REAR SETBACK - NON GARAGE	10'	10'	10'
REAR SETBACK (ALLEY LOAD GARAGE)	3'*	3'*	3'*
SIDE (CORNER) SETBACK	15'	0'	0'

\* OR AS REQUIRED BY CURRENT FIRE CODE / INTERNATIONAL BUILDING CODE (I.B.C.)

LAND USE DEVELOPMENT STANDARDS MATRIX			
NON-RESIDENTIAL LAND USE DEVELOPMENT STANDARDS MATRIX			
STANDARDS	MU-1	MU-2	EMP
MINIMUM LOT SIZE	0.5 AC	0.5 AC	0.5 AC
MAXIMUM LOT COVERAGE	60%	60%	60%
PRINCIPAL USE			
HEIGHT	75'	50'	75'
SETBACK FROM ARTERIAL	25'	25'	30'
SETBACK FROM COLLECTOR ROAD	10'	10'	15'
SETBACK FROM LOCAL ROAD	10'	10'	20'
SETBACK FROM PARKING	10'	10'	10'
*BUILDING SEPARATION	0'	0'	20'
BUILDING SETBACK FROM SFD STRUCTURE	20'	20'	50'
BUILDING SETBACK FROM SFA STRUCTURE	20'	20'	50'
SETBACK FROM MULTI-FAMILY (SEPARATE BUILDINGS)	0'	0'	20'
ACCESSORY USE			
HEIGHT	35'	35'	35'
STRUCTURE SETBACK FROM ARTERIAL	30'	30'	30'
PARKING SETBACK FROM ARTERIAL	15'	15'	15'
SETBACK FROM LOCAL ROAD	10'	10'	15'
SETBACK FROM PARKING	10'	10'	10'
SETBACK FROM PROPERTY LINE	5'	5'	5'

\* OR AS REQUIRED BY CURRENT FIRE CODE / INTERNATIONAL BUILDING CODE (I.B.C.)  
\*\* ACCESSORY USE BUILDING HEIGHT TO BE LESS THAN PRIMARY BUILDING HEIGHT.

# OUTLINE DEVELOPMENT PLAN AMENDMENT #1 GREAT PLAINS VILLAGE

LOCATED IN SECTION 2, 35 AND 36, TOWNSHIP 4 AND 5 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN JOHNSTOWN, COUNTIES OF WELD AND LARIMER, STATE OF COLORADO

## DESIGN GUIDELINES

### PART 1 - INTRODUCTION

#### 1.1 STATEMENT OF INTENT

GREAT PLAINS VILLAGE IS A 500 ACRE MASTER-PLANNED COMMUNITY LOCATED EAST OF INTERSTATE 25. THE PROPERTY IS BOUND ON THE EAST BY INTERSTATE 25, WELD COUNTY ROAD 50 (WCR 50)/ LARIMER COUNTY ROAD 14 (LCR 14) BISECT THE SITE AND SERVES AS THE SOUTHERN BOUNDARY FOR PORTIONS OF THE PROJECT. THIS MIXED USE PROJECT INCLUDES PARCELS DESIGNATED FOR MULTIPLE TYPES OF RESIDENTIAL, RETAIL, COMMERCIAL, LIGHT INDUSTRIAL AND OFFICE USES. THESE DESIGN GUIDELINES SEEK TO PROVIDE A CLEAR DIRECTION FOR SUBSEQUENT DEVELOPMENTS WITHIN THE LARGER WHOLE. THE OVERALL CHARACTER OF GREAT PLAINS VILLAGE MUST BE EVIDENT AND MAINTAINED TO ENSURE THE QUALITY AND COHESIVENESS DESIRED IN THIS EMERGING PART OF NORTHERN COLORADO. THE GUIDELINES SERVE AS A DESIGN CONCEPT FOR THE FINAL PUD. HIGH QUALITY DEVELOPMENT IS ENCOURAGED ALONG THE INTERSTATE 25 CORRIDOR IN GENERAL AND HIGH PLAINS BOULEVARD IN PARTICULAR. GREAT PLAINS VILLAGE WILL BE VISIBLE FROM THE INTERSTATE AND ITS DEVELOPMENT WILL FORM A FIRST IMPRESSION OF THE COMMUNITY.

THE DESIGN GUIDELINES SHALL BE UTILIZED BY RESIDENTS, DEVELOPERS, ARCHITECTS, ENGINEERS AND PLANNERS FOR DESIGN AND CONSTRUCTION DIRECTION WITHIN THIS AREA. ALL DEVELOPMENTS WITHIN GREAT PLAINS VILLAGE ARE SUBJECT TO THE DESIGN GUIDELINES CONTAINED HEREIN. IN CASES WHERE THIS DOCUMENT IS SILENT, THE TOWN OF JOHNSTOWN STANDARDS AND REGULATIONS APPLY.

### PART 2 - GENERAL DESIGN GUIDELINES

#### 2.1 APPLICABILITY

THIS SECTION APPLIES TO ALL DEVELOPMENT WITHIN GREAT PLAINS VILLAGE AND PROVIDES GENERAL STANDARDS UPON WHICH THE SUBSEQUENT SECTIONS WILL BUILD TO PROVIDE GREATER CLARITY FOR SPECIFIC LAND USES. ALL GOVERNING LOCAL CODES, REGULATIONS, AND STATUTES ENFORCED BY THE TOWN OF JOHNSTOWN WILL APPLY.

#### 2.2 LANDSCAPING

##### 2.2.1 LANDSCAPE DESIGN PRINCIPLES

ALL DEVELOPMENT SHALL DEMONSTRATE ADHERENCE TO THE FOLLOWING LANDSCAPE DESIGN PRINCIPLES:

- DESIGN TO PROVIDE AN ATTRACTIVE, COMFORTABLE ENVIRONMENT FOR USERS WHILE MINIMIZING MAINTENANCE NEEDS, IRRIGATION WATER REQUIREMENTS AND THE USE OF HERBICIDES AND PESTICIDES.
- DESIGN LANDSCAPES TO CREATE A NATURALIZED APPEARANCE. USE PLANT MATERIALS THAT ARE INDIGENOUS TO NORTHERN COLORADO WHERE POSSIBLE. ONLY USE INTRODUCED SPECIES IN ORDER TO ACHIEVE DESIGN OBJECTIVES THAT CANNOT BE ACHIEVED WITH THE USE OF NATIVE SPECIES.
- COORDINATE THE DESIGN OF THE LANDSCAPE WITH SITE EROSION PROTECTION, STORM DRAINAGE AND WATER QUALITY IMPROVEMENT SYSTEMS.
- DESIGN AND MANAGE IRRIGATION SYSTEMS TO ACHIEVE PEAK EFFICIENCY.

##### 2.2.2 STREETScape DESIGN

GREAT PLAINS VILLAGE ENTRIES WILL CONTAIN BOTH SIGNAGE AND LANDSCAPING THAT TIE INTO THE OVERALL DEVELOPMENT STREETScape DESIGN. THE LAND USE PLAN ILLUSTRATES THE MAJOR AND MINOR ENTRIES INTO THE SITE. IN ORDER TO CREATE AN APPROPRIATE LANDSCAPE CORRIDOR ALONG WCR 50/LCR 14 AND HIGH PLAINS BLVD., LARGE MASSES OF TREES AND SHRUBS ARE REQUIRED. THE RIGHT-OF-WAY (ROW) WILL BE PRIMARILY DROUGHT-TOLERANT TURF OR IRRIGATED NATIVE SEED. THIS TREATMENT WILL TRANSITION TO DRIFTS OF SHRUB/PERENNIAL BEDS AND TREE GROUPINGS THAT MEANDER FROM JUST INSIDE THE ROW TO THE EDGE OF LANDSCAPE BUFFERS AND BACK. THE GOAL IS TO AVOID A STRAIGHT-LINE TREATMENT AT THE EDGE OF THE ROW. WALKS WILL BE DETACHED AND MEANDER WITHIN THE ROW AND OUTSIDE OF THE ROW INTO THE LANDSCAPE BUFFER IF DESIRED. MEDIANS WILL BE PLANTED IN A SIMILAR FASHION OR WILL BE CONSTRUCTED OF COLORED & STAMPED CONCRETE (SHEET 15, EXHIBIT A).

### COLLECTOR & ARTERIAL STREETS:

PLANTING OF ARTERIAL AND COLLECTOR STREETS WILL BE TREATED IN A SIMILAR FASHION IN ORDER TO CREATE A UNIFIED AND SIGNIFICANT STREETScape IMAGE. THE STREETScape DESIGN SHALL EMPHASIZE XERISCAPE PRINCIPLES AND A UNIQUE LOOK THAT SETS GREAT PLAINS VILLAGE APART. TREES AND PERENNIALS SHALL BE PLANTED WITHIN THE PUBLIC ROW, WHILE SHRUBS MAY BE PLANTED OUTSIDE THE PUBLIC ROW. MEDIANS WILL BE PLANTED IN A SIMILAR FASHION OR WILL BE CONSTRUCTED OF COLORED & STAMPED CONCRETE.

### ARTERIAL LANDSCAPE BUFFER:

A 30' AVERAGE LANDSCAPE BUFFER WILL BE PROVIDED ALONG WCR 50/LCR 14 AND HIGH PLAINS BLVD. WITH A MINIMUM WIDTH OF 20'.

### SIGHT DISTANCE LINES:

NO PLANTING OVER 30" IN HEIGHT SHALL OCCUR WITHIN A SIGHT DISTANCE LINES. REFER TO AASHTO REQUIREMENTS REGARDING SIGHT DISTANCE TRIANGLES.

### 2.3 PARKS, OPEN AREA, REGIONAL DETENTION AND NATURAL AREAS

THE DESIGN OF PARKS, OPEN AREA, DETENTION AND NATURAL AREAS SHALL MEET THE CRITERIA AS ESTABLISHED IN THE JOHNSTOWN/MILLIKEN PARKS, TRAILS, RECREATION AND OPEN SPACE PLAN. FINAL DEVELOPMENT PLANS MAY BE SUBMITTED IN STAGES BY PHASE. AS SUCH, THE OPEN AREA DESIGN, APPROVAL AND LANDSCAPE INSTALLATION WILL OCCUR AS THE LOTS DEVELOP.

### 2.4 SITE SIGNAGE

#### 2.4.1 PURPOSE

THE OBJECTIVE OF THE GREAT PLAINS VILLAGE SIGNAGE PROGRAM IS TO HELP TO CREATE A UNIFIED IMAGE FOR THE COMMUNITY.

ALL FREESTANDING SIGNAGE WITHIN THE DEVELOPMENT WILL BEAR THE STYLE AND LOGO OF GREAT PLAINS VILLAGE, HOWEVER INDIVIDUAL LOGOS AND GRAPHICS ARE ALLOWED ON THE SIGN FACE. FREESTANDING SIGNS LOCATED THROUGHOUT THE DEVELOPMENT ARE UNIFIED THROUGH THE USE OF SIMILAR GEOMETRY AND A REPETITION OF A COMMON MATERIALS PALETTE.

BUILDING MOUNTED SIGNS ARE REGULATED BY LIMITING SIZE. HOWEVER, TENANT LOGOS AND GRAPHICS ARE ALLOWED. THE SIGNAGE REQUIREMENTS ARE CONGRUENT WITH THE TOWN OF JOHNSTOWN SIGN CODE. ANY VARIATIONS ARE NOTED.

NO BLINKING LIGHT SIGNAGE WILL BE ALLOWED.

MULTI-TENANT FREESTANDING SIGNS ALONG WCR 50/LCR 14 AND HIGH PLAINS BLVD. WILL MEET THE TOWN CODE. IF A VARIATION FROM THE CODE IS REQUIRED A MASTER SIGNAGE PLAN WILL BE PROVIDED.

### 2.5 FENCING & WALLS

CHAIN LINK IS ONLY ACCEPTABLE IN THE INDUSTRIAL USES AND MUST BE VINYL COATED. CHAIN LINK IS NOT PERMITTED IN ANY OTHER USE. NO WOOD RETAINING WALLS ARE ALLOWED (NONRESIDENTIAL ONLY).

### 2.6 DRIVE-THROUGH FACILITIES

DRIVE-THROUGH FACILITIES ARE A CONVENIENT SERVICE; HOWEVER, THEY MAY CREATE BARRIERS TO PEDESTRIAN MOVEMENT AND PRESENT AN UNATTRACTIVE APPEARANCE UNLESS THEY ARE THOUGHTFULLY DESIGNED AND LOCATED.

DRIVE THROUGH WINDOWS, MENU BOARDS AND STACKING AREAS SHALL BE SUBJECT TO THE SAME SETBACK AND SCREENING REQUIREMENTS AS PARKING LOTS.

### PART 3 - RESIDENTIAL DISTRICTS

THESE STANDARDS REPRESENT MINIMUM ARCHITECTURE AND DEVELOPMENT STANDARDS FOR THE RESIDENTIAL DISTRICTS IN AN EFFORT TO CREATE A COHESIVE OVERALL GREAT PLAINS VILLAGE DEVELOPMENT ACROSS MULTIPLE BUILDERS AND PRODUCTS. ADDITIONAL ARCHITECTURAL STANDARDS MAY BE INCLUDED AS MORE DETAILED PRELIMINARY AND FINAL DEVELOPMENT PLANS ARE CREATED FOR EACH FILING, PHASE, AND/OR RESIDENTIAL PRODUCT.

### 3.1 SINGLE FAMILY ATTACHED AND DETACHED ARCHITECTURAL STANDARDS

#### 3.1.1 APPLICABILITY

ALL SINGLE-FAMILY DETACHED AND ATTACHED DWELLINGS SHALL CONFORM TO ALL APPLICABLE REQUIREMENTS OF THESE DEVELOPMENT STANDARDS, AS WELL AS APPLICABLE REQUIREMENTS OF THE ADOPTED BUILDING CODE REQUIREMENTS.

#### 3.1.2 EXTERIOR CHANGES

EXTERIOR MATERIAL CHANGES SHOULD OCCUR AT CHANGES IN THE PLANE OF THE BUILDING, NOT EXCLUSIVELY AT THE OUTSIDE CORNERS.

#### 3.1.3 GARAGES

ALL SINGLE FAMILY DETACHED HOMES SHALL INCLUDE A MINIMUM 2-CAR GARAGE, EITHER ATTACHED OR DETACHED, AS PART OF THE NEW CONSTRUCTION OR PLACEMENT.

#### 3.1.4 PRODUCT VARIATION

**APPLICABILITY:**  
THE FOLLOWING HOUSING MODEL VARIETY STANDARDS SHALL APPLY TO ALL NEW RESIDENTIAL SUBDIVISIONS AND DEVELOPMENTS. THESE STANDARDS ARE INTENDED TO PREVENT MONOTONOUS STREETScaPES AND OFFER CONSUMERS A WIDE CHOICE OF HOUSING STYLES.

EACH HOUSING MODEL SHALL PROVIDE AND EXHIBIT AT LEAST THREE FEATURES THAT CLEARLY AND OBVIOUSLY DISTINGUISH THEM FROM OTHER HOUSING MODELS. THESE FEATURES CAN INCLUDE ANY OF THE FOLLOWING:

- BUILDING MASS - BUILDING MASS IS CONSIDERED TO BE THE OUTLINE OF THE STRUCTURE. THIS IS DETERMINED BY THE HEIGHT, WIDTH, AND DEPTH OF THE STRUCTURE.
- BUILDING FORM - BUILDING FORM IS CONSIDERED TO BE THE STYLE OF THE HOME, INCLUDING RANCH, TRI-LEVEL OR TWO-STORY STRUCTURES.
- ROOF TYPE - ROOF TYPES CONSIST OF (MANSARD, HIP, GAMBREL, GABLE, AND FRONT-TO-BACK (SHED STYLE). DIFFERENTIATION MAY ALSO BE ACHIEVED THROUGH THE USE OF ROOF DORMERS, GABLES, AND HIPS. FLAT OR A-FRAMES ROOFS SHOULD BE AVOIDED UNLESS APPROPRIATE TO THE ARCHITECTURAL STYLE.
- WINDOWS AND DOORS - THE VERTICAL OR HORIZONTAL VARIATION IN THE PLACEMENT OF AT LEAST TWO WINDOWS AND/OR DOORS ON THE FRONT FAÇADE ELEVATION OR WINDOW SHAPES THAT ARE SUBSTANTIALLY DIFFERENT. THIS STANDARD ALSO APPLIES TO ANY ELEVATION FACING A STREET, OPEN SPACE OR PUBLIC / PRIVATE PARK.
- THE USE OF AT LEAST TWO DIFFERENT MATERIALS ON THE FRONT FAÇADE ELEVATION.
- GARAGES. VARIATION IN THE LOCATION AND/OR PROPORTION OF GARAGES AND GARAGE DOORS, SUCH AS ALLEY-LOADED GARAGES, SIDE-LOADED GARAGES, ETC. (2-CAR GARAGE VS. 3-CAR GARAGE OF THE SAME ELEVATION DO NOT MEET THE INTENT).
- VARIATIONS IN THE LOCATION, WIDTH, AND PROPORTION OF FRONT PORCHES (MIN. SIZE 6'x6').
- MINOR COSMETIC CHANGES SUCH AS DIFFERENT PAINT COLOR, REVERSING OR CREATING MIRRORRED IMAGES OF THE EXTERIOR ARCHITECTURAL ELEVATIONS, SHUTTERS, DECORATIVE BRACKETS, OR USING DIFFERENT BRICK OR STONE COLOR SHALL NOT MEET THE INTENT OF THIS SECTION.

THE SAME HOUSING MODEL WITH THE IDENTICAL STREET ELEVATION DESIGN (OR NEARLY IDENTICAL) SHALL NOT BE PLACED LESS THAN THREE AWAY OR DIRECTLY ACROSS THE STREET FROM ONE ANOTHER. "ACROSS THE STREET" IS DEFINED AS LOTS THAT OVERLAP EACH OTHER WHEN THE SIDE LOT LINES ARE EXTENDED ACROSS THE STREET TO THE OPPOSITE LOT. THE SAME HOUSING MODEL USED AT THE END OF ONE BLOCK SHALL NOT BE REPEATED ON THE FIRST LOT OF THE NEIGHBORING BLOCK.

IDENTICAL OR NEARLY IDENTICAL STREET ELEVATION DESIGN MEANS LITTLE OR NO VARIATION IN THE ARTICULATION OF THE FAÇADE, HEIGHT OR WIDTH OF THE FAÇADE, PLACEMENT OF THE PRIMARY ENTRANCES, PORCHES, NUMBER AND PLACEMENT OF WINDOWS, AND OTHER MAJOR ARCHITECTURAL FEATURES.

### 3.2 CLUSTERED SINGLE FAMILY RESIDENTIAL ARCHITECTURAL STANDARDS

#### 3.2.1 GENERAL

CLUSTER HOMES ADJACENT TO A PUBLIC STREET AND LOCATED ON A MOTOR COURT OR GREEN COURT SHALL HAVE A SIDE FACING GARAGE. THE GARAGE SHALL FACE THE MOTOR COURT OR SHARED DRIVE NOT THE PUBLIC STREET (SHEET 12, EXHIBIT B).

#### 3.2.2 ACCESS

IF FOUR OR FEWER UNITS ACCESS FROM A SHARED DRIVE, THE MINIMUM DRIVE WIDTH IS 16 FEET (SEE CLUSTER HOME EXAMPLE B - MOTOR COURT ON SHEET 13). IF 5 OR MORE UNITS ACCESS OFF A COMMON DRIVE THE MINIMUM DRIVE WIDTH IS 23 FEET (SEE CLUSTER HOME EXAMPLE A - GREEN COURT ON SHEET 13).

GARAGES FACING ONTO SHARED DRIVES MUST HAVE A MINIMUM FACE TO FACE SEPARATION OF 30 FEET.

#### 3.1.3 FAÇADES

EXTERIOR FAÇADES SHALL COMPLY WITH THE CURRENT STANDARDS AND DESIGN GUIDELINES EXCEPT AS FOLLOWS:

IN ORDER TO BE CONSIDERED A DISTINCT ELEVATION, EACH ELEVATION SHALL INCORPORATE AT LEAST THREE OF THE FOLLOWING:

- PLACEMENT OF WINDOWS ON THE FRONT FAÇADE ELEVATION INCLUDE AT LEAST A TWO-FOOT VERTICAL OR HORIZONTAL VARIATION IN SIZE OR LOCATION.
- THE USE OF DIFFERENT MATERIALS OR VARIATIONS OF THE SAME MATERIAL ON THE FRONT FAÇADE ELEVATION.
- VARIATIONS IN FRONT PLANE.
- VARIATION IN ROOF TYPE, GABLE AND HIP.

NO MORE THAN TWO (2) OF THE SAME MODEL ELEVATIONS ARE PERMITTED WITHIN A MOTOR OR GREEN COURT. IF TWO MODEL ELEVATIONS ARE LOCATED WITHIN THE SAME MOTOR COURT THEY MUST USE DIFFERENT COLORS OR MATERIALS.

NO HOME MODEL ELEVATION SHALL BE REPEATED DIRECTLY ACROSS ANY STREET. THIS APPLIES TO STREET SIDE HOMES ONLY. THIS DOES NOT APPLY TO UNITS LOCATED INTERIOR TO THE MOTOR COURT OR GREEN COURT.

ALL "STREET SIDE CLUSTER HOMES" SHALL MEET THE FOLLOWING:

- THE FRONT FAÇADE OF THE HOME INCORPORATES A COVERED PORCH.

### 3.3 MULTI-FAMILY RESIDENTIAL ARCHITECTURAL STANDARDS

#### 3.3.1 BUILDING DESIGN

THE ARCHITECTURAL DESIGN APPROACH SHALL EMPHASIZE COMPATIBILITY WITH EXISTING DEVELOPMENT AND SITE DESIGN.

THE DESIGN OF NEW STRUCTURES IN OR ADJACENT TO EXISTING DEVELOPED AREAS SHALL BE COMPATIBLE WITH, OR AN UPGRADE TO, THE ESTABLISHED ARCHITECTURAL CHARACTER OF SUCH AREAS. COMPATIBILITY MAY BE ACHIEVED THROUGH TECHNIQUES SUCH AS:

- REPETITION OF ROOF LINES.
- USE OF SIMILAR PROPORTIONS IN BUILDING MASS AND OUTDOOR SPACES.
- SIMILAR RELATIONSHIPS TO THE STREET.
- SIMILAR WINDOWS AND DOOR PATTERNS.
- BUILDING MATERIALS WITH SIMILAR COLORS AND TEXTURES.

TREAT ALL SIDES WITH SIMILAR MATERIALS. MULTI-FAMILY BUILDING FAÇADES SHALL BE ARTICULATED WITH PORCHES, BALCONIES, BAYS OR OTHER OFFSETS.

ACCESSORY BUILDINGS SHOULD BE SIMILAR IN CHARACTER AND MATERIALS AS PRIMARY BUILDINGS.

#### 3.3.2 FAÇADES

FAÇADES THAT FACE A STREET OR PARKING AREA SHALL NOT HAVE A BLANK, UNINTERRUPTED LENGTH EXCEEDING 50 FEET WITHOUT INCLUDING AT LEAST TWO (2) OF THE FOLLOWING:

- CHANGE IN PLANE.
- CHANGE IN COLOR, TEXTURE OR PATTERN, MATERIAL.
- WINDOWS.
- COLUMNS, PIERS OR EQUIVALENT ELEMENT THAT SUBDIVIDES THE WALL.

FAÇADES GREATER THAN 150 FEET IN LENGTH SHALL INCORPORATE WALL PLANE PROJECTIONS OR RECESSES HAVING A DEPTH OF AT LEAST 2% OF THE LENGTH OF THE FAÇADE AND OCCUPY AT LEAST 20% OF THE LENGTH OF THE FAÇADE.

#### 3.3.3 BUILDING ENTRANCES

PRIMARY BUILDING ENTRANCES SHALL BE CLEARLY DEFINED AND PROVIDE SHELTER, AND INCLUDE A MINIMUM OF TWO (2) OF THE FOLLOWING:

- CANOPY, ARCADE OR PORTICO.
- OVERHANG OR RECESS.
- RAISED CORNICED PARAPET.
- PEAKED ROOF OR ARCH.
- ARCHITECTURAL DETAIL SUCH AS COLUMNS, TILE WORK, STONE OR MOLDINGS INTEGRATED INTO THE BUILDING STRUCTURE.
- INTEGRAL PLANTERS OR WING WALLS THAT INCORPORATE LANDSCAPED AREAS AND/OR PLACES FOR SITTING.
- SPECIAL LANDSCAPE OR SITE FEATURE(S).

#### 3.3.4 ROOF AND TOP TREATMENTS

ROOFTOP MECHANICAL EQUIPMENT MUST BE NON-OBTRUSIVE, SCREENED FROM VIEW OR DESIGNED TO BE INTEGRAL COMPONENTS OF THE BUILDING.

THE AVERAGE PARAPET HEIGHT MAY NOT EXCEED 15% OF THE SUPPORTING WALL HEIGHT.

LARGE SLOPED ROOFS MUST HAVE VARIATIONS IN HEIGHT OR OFFSETS TO BREAK UP THE LARGE PLANE WITH A MAXIMUM 100 LINEAR FEET OF ONE PLANE.

ACCESSORY BUILDINGS SHALL BE OF THE SAME CHARACTER AND MATERIALS AS PRIMARY BUILDINGS.

#	SUBMITTAL NAME	DATE
1	OUTLINE DEVELOPMENT PLAN AMENDMENT #1 - SUB 1	APRIL 4, 2025
2	OUTLINE DEVELOPMENT PLAN AMENDMENT #1 - SUB 2	JUNE 18, 2025
3	OUTLINE DEVELOPMENT PLAN AMENDMENT #1 - SUB 3	SEPTEMBER 16, 2025
4	OUTLINE DEVELOPMENT PLAN AMENDMENT #1 - SUB 4	NOVEMBER 5, 2025

# OUTLINE DEVELOPMENT PLAN AMENDMENT #1 GREAT PLAINS VILLAGE

LOCATED IN SECTION 2, 35 AND 36, TOWNSHIP 4 AND 5 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN JOHNSTOWN, COUNTIES OF WELD AND LARIMER, STATE OF COLORADO

## PART 4 - COMMERCIAL, OFFICE AND LIGHT INDUSTRIAL ARCHITECTURAL STANDARDS

### 4.1 GENERAL

THESE DESIGN STANDARDS APPLY TO THE CREATION OF AND IMPROVEMENTS TO HIGH VISIBILITY, NEIGHBORHOOD, COMMUNITY AND REGIONAL-SCALE COMMERCIAL AREAS. REQUIREMENTS APPLICABLE TO THE OVERALL NATURE OF THE PUD CAN BE FOUND IN THE GENERAL DESIGN GUIDELINES SECTIONS AND SHOULD BE VIEWED AS COMPLEMENTARY.

#### 4.1.1 CONTEXT/SCALE

IN ORDER TO ACHIEVE COHESIVE DESIGNS WITHIN EACH AREA OF DEVELOPMENT, ATTENTION MUST BE PAID TO BUILDINGS AND FEATURES SURROUNDING THE PROPOSED IMPROVEMENT. THE DESIGN OF BUILDINGS WHICH FACE PUBLIC STREETS, ADJACENT DEVELOPMENTS, OR CONNECTED PEDESTRIAN SPACES, SHALL EMPLOY, ALONG A MINIMUM OF FORTY (40) PERCENT OF THE FACADE, AT LEAST TWO OF THE FOLLOWING IN AN EFFORT TO FORM COHESIVE DEVELOPMENT, DEFINE THE SPACES, AND TO BRING A PEDESTRIAN SCALE TO THE FACADES. THIS REQUIREMENT IS FOR ALL ELEVATIONS (360° DESIGN)

1. SIMILAR WINDOWS AND PATTERNS
2. REPETITION OF ROOF LINES
3. SIMILAR BUILDING MATERIALS AND TEXTURES
4. SHADING DEVICES (INCLUDING ARCADES, AWNINGS AND ARBORS)
5. SIMILAR PROPORTIONS OF ELEMENTS

#### 4.1.2 ARTICULATION

WALL DESIGN FOR ALL FACADES SHALL VARY AT LEAST EVERY FIFTY (50) HORIZONTAL FEET BY USE OF AT LEAST TWO (2) OF THE FOLLOWING:

1. CHANGES IN COLOR, TEXTURE, OR MATERIALS.
2. CHANGES IN WALL PLAN PROJECTIONS, REVEALS, ENTRANCES, AND RECESSES WITH A MINIMUM CHANGE OF ONE FOOT.
3. CHANGE IN GLAZING / CURTAIN WALL
4. VARIETY IN ROOFS: SUCH AS PITCH, HEIGHT, AND STYLE.
5. ENHANCED ARTICULATION ALONG PEDESTRIAN PATHS

#### 4.1.3 BUILDING ENTRANCES

PUBLIC BUILDING ENTRANCES SHOULD BE CLEARLY DEFINED AND FEATURE AT LEAST TWO (2) OF THE FOLLOWING ELEMENTS:

1. CANOPIES OR PORTICOS
2. OVERHANGS OR RECESSES OR PROJECTIONS
3. ARCADES
4. ARCHES
5. DISPLAY WINDOWS ALONG SIDEWALKS
6. INTEGRAL PLANTERS OR WING WALLS WITH INCORPORATED LANDSCAPE AREAS AND/OR PLACES FOR SITTING
7. DISTINCTIVE ROOF FORMS
8. AWNINGS
9. COLUMNS, TILE WORK, MOLDINGS, AND STONE INTEGRATED INTO THE DESIGN OF THE BUILDING

#### 4.1.4 MECHANICAL EQUIPMENT, LOADING AREA, AND OUTDOOR STORAGE

ALL LOADING DOCKS, ACCESSORY OUTDOOR STORAGE AND SERVICE YARDS SHALL BE LOCATED TO THE SIDE AND REAR YARDS OF BUILDINGS.

ALL OUTDOOR STORAGE YARDS, LOADING DOCKS, SERVICE AREAS AND MECHANICAL EQUIPMENT SHALL BE CONCEALED FROM VIEW FROM RESIDENTIAL USES AND PUBLIC ROW BY A COMBINATION OF SCREENS AND SCREENING MATERIAL (PLANTS) AT LEAST AS HIGH AS THE EQUIPMENT OR AREAS

THEY HIDE. THEY SHALL BE DESIGNED WITH COLORS AND MATERIALS SIMILAR TO THOSE USED ON THE BUILDING ARCHITECTURE. PLANTS USED IN COMBINATION WITH SCREENS/FENCING SHALL BE EVERGREEN.

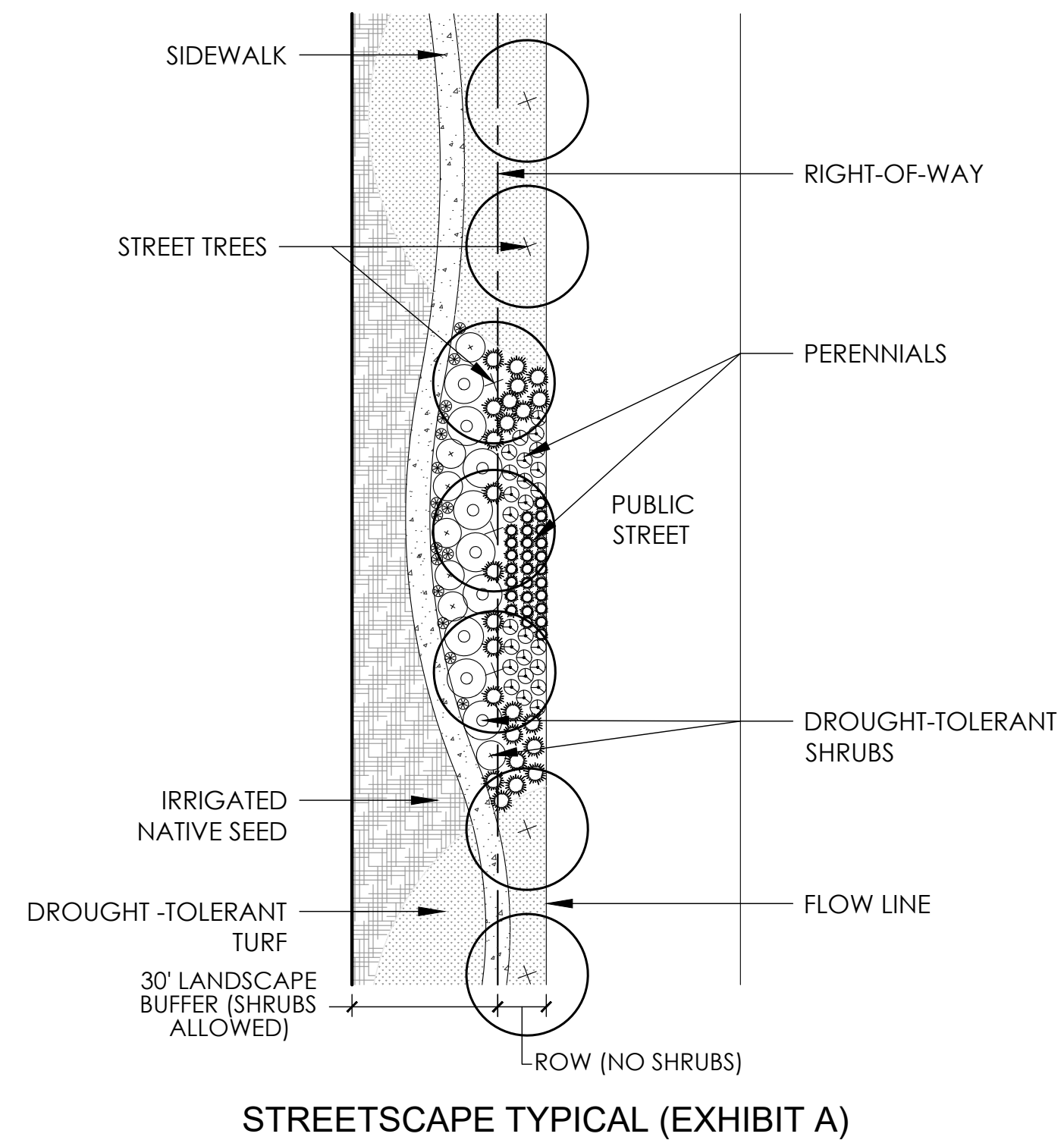
#### 4.1.5 FENCES

ALL FENCING SHALL CONSIST OF WOODEN, STAKE, PARCEL PICKET, SPLIT RAIL, VINYL, WROUGHT IRON, AND/OR MASONRY. CHAIN LINK WILL ONLY BE ACCEPTED FOR INDUSTRIAL USES.

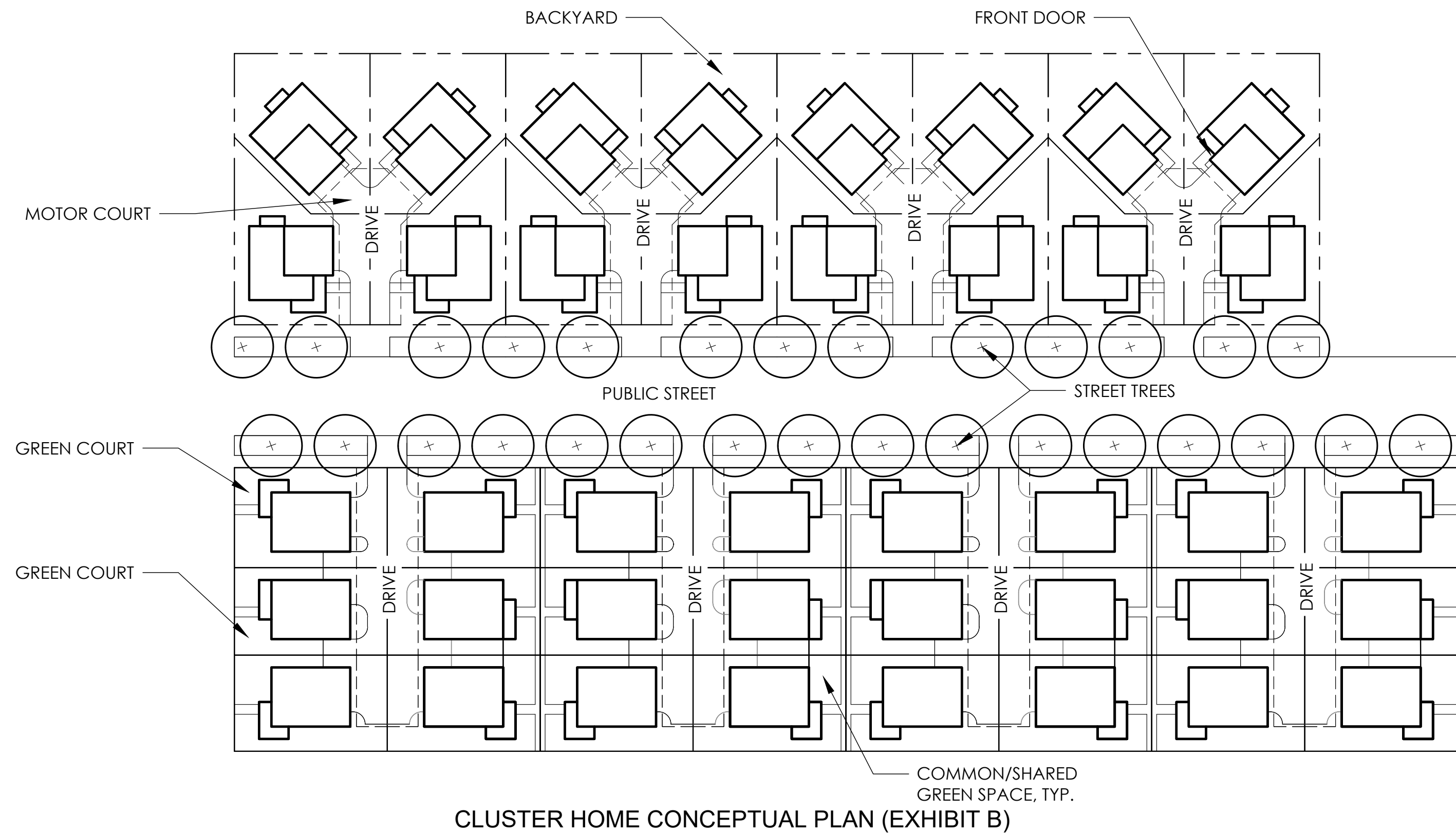
EXCESSIVE FENCING SHALL BE AVOIDED THROUGH THE USE OF STAGGERING, LANDSCAPE, BUFFER, AND ANCHOR MATERIALS.

#### 4.1.6 RETAINING WALLS

ANY PORTION OF CONCRETE OR MASONRY RETAINING WALLS VISIBLE FROM PUBLIC STREETS WILL BE COVERED WITH DECORATIVE MATERIALS SUCH AS STONE, BRICK OR STUCCO.



STREETSCAPE TYPICAL (EXHIBIT A)



CLUSTER HOME CONCEPTUAL PLAN (EXHIBIT B)

#	SUBMITTAL NAME	DATE
1	OUTLINE DEVELOPMENT PLAN AMENDMENT #1 - SUB 1	APRIL 4, 2025
2	OUTLINE DEVELOPMENT PLAN AMENDMENT #1 - SUB 2	JUNE 18, 2025
3	OUTLINE DEVELOPMENT PLAN AMENDMENT #1 - SUB 3	SEPTEMBER 16, 2025
4	OUTLINE DEVELOPMENT PLAN AMENDMENT #1 - SUB 4	NOVEMBER 5, 2025

# OUTLINE DEVELOPMENT PLAN GREAT PLAINS VILLAGE

FOR USE ONLY IN AREAS NOT INCLUDED IN THE 2025 ODP AMENDMENT

LOCATED IN SECTION 2, 35 AND 36, TOWNSHIP 4 AND 5 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN JOHNSTOWN, COUNTIES OF WELD AND LARIMER, STATE OF COLORADO

## PROJECT INTENT

THE INTENT OF THIS OUTLINE DEVELOPMENT PLAN (ODP) IS TO PROVIDE OVERLAY ZONING TO THE 500+ ACRE GREAT PLAINS VILLAGE COMMUNITY. GREAT PLAINS VILLAGE IS ENVISIONED AS A MIXED USE DEVELOPMENT WHICH INCLUDES PLANNING AREAS DESIGNATED FOR RESIDENTIAL, RETAIL, COMMERCIAL, LIGHT INDUSTRIAL, AND OFFICE USES. THIS DOCUMENT WILL GUIDE THE OVERALL CHARACTER OF GREAT PLAINS VILLAGE TO ENSURE THE QUALITY AND COHESIVENESS DESIRED IN THIS EMERGING PART OF NORTHERN COLORADO.

MANY COLORADO RESIDENTS ARE PRICED OUT OF OWNING STANDARD SINGLE FAMILY DETACHED HOUSING. TEACHERS, FIREFIGHTERS, AND NUMEROUS OTHER PROFESSIONALS ARE FORCED INTO RENTAL HOUSING DUE TO LACK OF AFFORDABILITY. THIS ODP HAS SET FORTH DEVELOPMENT STANDARDS THAT ALLOW ALTERNATIVE HOUSING TYPES SUCH AS CLUSTER HOUSING, WHICH PROVIDES HOUSING OPPORTUNITIES FOR A WIDER RANGE OF BUYERS/RESIDENTS.

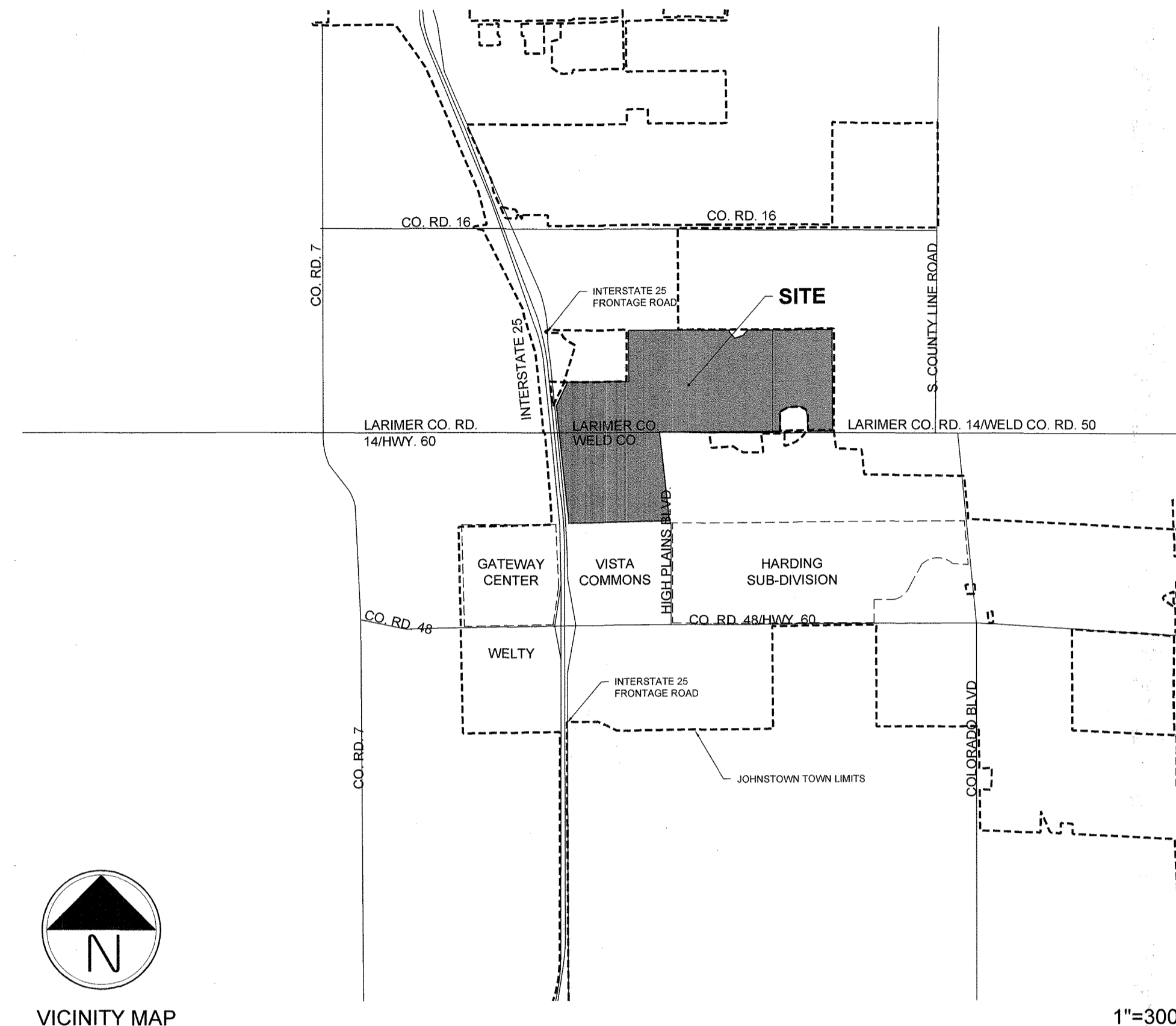
## LEGAL DESCRIPTION

A PORTION OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO;  
AND ALL OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO;  
AND A PORTION OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO;  
AND A PORTION OF THE NORTH 1/2 OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO  
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO AS BEARING S 00°11'56" E WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEGIN AT THE SOUTH 1/4 CORNER OF SECTION 36, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO;  
THENCE S 89°48'00" W FOR A DISTANCE OF 637.07 FEET ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 36;  
THENCE N 02°10'13" W FOR A DISTANCE OF 388.10 FEET;  
THENCE N 11°36'58" W FOR A DISTANCE OF 190.53 FEET;  
THENCE N 67°47'29" W FOR A DISTANCE OF 190.41 FEET;  
THENCE S 89°38'13" W FOR A DISTANCE OF 206.82 FEET;  
THENCE S 72°21'00" W FOR A DISTANCE OF 176.95 FEET;  
THENCE S 59°57'06" W FOR A DISTANCE OF 142.20 FEET;  
THENCE S 00°12'00" E FOR A DISTANCE OF 522.79 FEET TO THE AFORESAID SOUTH LINE OF THE SOUTHWEST 1/4;  
THENCE S 89°48'00" W FOR A DISTANCE OF 1277.91 FEET ALONG SAID SOUTH LINE TO THE SOUTHEAST CORNER OF SECTION 35, SAID TOWNSHIP 5 NORTH, RANGE 68 WEST;  
THENCE S 89°48'35" W FOR A DISTANCE OF 1320.63 FEET ALONG THE SOUTH LINE OF THE EAST 1/2 OF SAID SOUTHEAST 1/4 OF SECTION 35 TO THE SOUTH LINE OF THE WEST 1/2 OF SAID SOUTHEAST 1/4;  
THENCE S 89°49'10" W FOR A DISTANCE OF 538.01 FEET ALONG SAID SOUTH LINE OF THE WEST 1/2 TO THE NORTH 1/4 CORNER OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO ;  
THENCE S 06°23'24" E FOR A DISTANCE OF 2315.59 FEET TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 2;  
THENCE S 88°59'30" W FOR A DISTANCE OF 129.21 FEET TO THE CENTER 1/4 CORNER OF SAID SECTION 2;  
THENCE S 89°00'07" W FOR A DISTANCE OF 1262.05 FEET ALONG THE SOUTH LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 2 TO THE SOUTH LINE OF THE WEST 1/2 OF SAID NORTHWEST 1/4;  
THENCE S 88°59'16" W FOR A DISTANCE OF 1219.08 FEET ALONG SAID SOUTH LINE OF THE WEST 1/2 TO THE EASTERLY RIGHT OF WAY LINE OF INTERSTATE NO. 25 AND THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE WEST, AND HAVING A RADIUS OF 5780.00 FEET, A CHORD OF 282.12 FEET AND A CHORD BEARING OF N 04°45'41" W;  
THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AND SAID EASTERLY RIGHT OF WAY LINE FOR A DISTANCE OF 282.14 FEET THROUGH A CENTRAL ANGLE OF 2°47'49" TO THE END OF SAID CURVE;  
THENCE N 06°09'35" W FOR A DISTANCE OF 2070.19 FEET ALONG SAID EASTERLY RIGHT OF WAY LINE TO THE SOUTH LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF AFORESAID SECTION 35;  
THENCE N 06°11'09" W FOR A DISTANCE OF 706.85 FEET ALONG SAID EASTERLY RIGHT OF WAY LINE TO THE SOUTHEASTERLY LINE OF BOOK 1389 AT PAGE 103;  
THENCE N 25°27'58" E FOR A DISTANCE OF 681.67 FEET ALONG SAID SOUTHEASTERLY LINE OF BOOK 1389 AT PAGE 103 TO THE NORTH LINE OF THE AFORESAID SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 35;  
THENCE N 89°45'33" E FOR A DISTANCE OF 1586.73 FEET ALONG SAID NORTH LINE TO THE WEST LINE OF THE AFORESAID WEST 1/2 OF SOUTHEAST 1/4 OF SECTION 35;  
THENCE N 00°30'28" W FOR A DISTANCE OF 1320.01 FEET ALONG SAID WEST LINE TO THE CENTER 1/4 CORNER OF SAID SECTION 35;  
THENCE N 89°40'57" E FOR A DISTANCE OF 1313.47 FEET ALONG THE NORTH LINE OF SAID WEST 1/2 TO THE SOUTH LINE OF THE AFORESAID EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 35;  
THENCE N 89°40'22" E FOR A DISTANCE OF 1313.49 FEET ALONG SAID NORTH LINE OF THE EAST 1/2 TO THE WEST 1/4 CORNER OF THE AFORESAID SECTION 36;  
THENCE S 00°48'45" E FOR A DISTANCE OF 59.23 FEET ALONG THE WEST LINE OF THE AFORESAID SOUTHWEST 1/4 OF SECTION 36 TO THE SOUTHERLY LINE OF BOOK 214, AT PAGE 583;  
THENCE S 41°58'52" E FOR A DISTANCE OF 206.02 FEET ALONG SAID SOUTHERLY LINE;  
THENCE N 72°01'08" E FOR A DISTANCE OF 215.00 FEET ALONG SAID SOUTHERLY LINE;  
THENCE N 44°51'08" E FOR A DISTANCE OF 165.00 FEET ALONG SAID SOUTHERLY LINE;  
THENCE N 24°01'08" E FOR A DISTANCE OF 32.71 FEET ALONG SAID SOUTHERLY LINE TO THE NORTH LINE OF AFORESAID SOUTHWEST 1/4 OF SECTION 36;  
THENCE N 89°53'49" E FOR A DISTANCE OF 2196.55 FEET ALONG SAID NORTH LINE TO THE CENTER 1/4 CORNER OF SAID SECTION 36;  
THENCE S 00°11'56" E FOR A DISTANCE OF 2641.49 FEET ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 OF SECTION 36 TO THE POINT OF BEGINNING.

CONTAINING 502.512 ACRES, MORE OR LESS, AND BEING SUBJECT TO ANY EASEMENT OR RIGHTS OF WAY OF RECORD.



VICINITY MAP

## APPROVALS

### TOWN COUNCIL

THIS OUTLINE DEVELOPMENT PLAN, TO BE KNOWN AS GREAT PLAINS VILLAGE ODP, IS APPROVED AND ACCEPTED BY THE TOWN OF JOHNSTOWN, BY ORDINANCE NUMBER 2020-166, PASSED AND ADOPTED ON FINAL READING AT A REGULAR MEETING OF THE TOWN COUNCIL OF THE TOWN OF JOHNSTOWN, COLORADO HELD ON THE 10<sup>th</sup> DAY OF January, 2020.

BY: [Signature] ATTEST: [Signature]  
MAYOR TOWN CLERK

## GENERAL NOTES

- COMMERCIAL, OFFICE OR MULTI-FAMILY DEVELOPMENTS CAN OCCUPY THE SAME LOT, MIXED HORIZONTALLY OR VERTICALLY.
- ALL UNPLATTED PROPERTY (PER THE FINAL PLAT SUBDIVISION PROCESS) WITHIN THIS PUD MAY REMAIN IN AGRICULTURAL USE UNTIL SUCH TIME AS DEVELOPMENT OF THAT AREA BEGINS.
- LANDSCAPING, SIGNAGE, ARCHITECTURE, NON-RESIDENTIAL PARKING, FENCING AND LIGHTING FOR DEVELOPMENT WITH THIS PUD SHALL EITHER FOLLOW THOSE APPLICABLE STANDARDS IN THE TOWN OF JOHNSTOWN MUNICIPAL CODE OR THE DEVELOPER MAY FORMULATE DESIGN STANDARDS REGULATING THE DESIGN, CHARACTER, LOCATION AND OTHER DETAILS OF THESE ELEMENTS PRIOR TO THEIR IMPLEMENTATION. THE DEVELOPER-FORMULATED DESIGN STANDARDS MUST RECEIVE TOWN APPROVAL PRIOR TO IMPLEMENTATION.
- WHERE A PROPOSED USE IS NOT LISTED IN THE ODP, IT MAY BE ALLOWED IF DETERMINED IN WRITING BY PLANNING AND DEVELOPMENT DIRECTOR TO BE SIMILAR IN CHARACTER AND OPERATION, AND HAVING THE SAME OR LESSER IMPACT, AS USES THAT ARE ALLOWED.
- 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.

## 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.

## 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 AND OTHER STANDARDS, REGULATIONS, AND GUIDELINES SHALL BE USED. ALL PROPOSED DEVELOPMENT IS SUBJECT TO TOWN OF JOHNSTOWN REVIEW PROCEDURES.

## SHEET INDEX

1	COVER
2	EXISTING ZONING
3	LAND USE PLAN
4-5	LAND USE MATRIX
6	CIRCULATION PLAN
7	STREET SECTIONS
8	TRAILS & OPEN SPACE PLAN
9-10	CONCEPTUAL UTILITY PLAN
11-12	CONCEPTUAL GRADING PLAN
13	DEVELOPMENT STANDARDS
14-15	DESIGN GUIDELINES

### OWNER

PLATTE LAND & WATER, LLC  
210 UNIVERSITY BLVD.  
SUITE 710  
DENVER, CO 80206  
303-263-2105

### PROJECT MANAGER

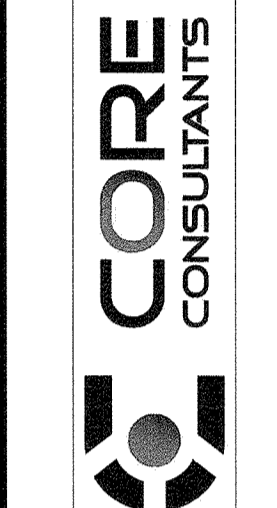
ERIK HALVERSON  
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ehalverson@landassetstrategies.com

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jmarck@terracinadesign.com



#	REVISION DESCRIPTION	DATE	BY
1	APPROVED ODP	JANUARY 21, 2020	

GREAT PLAINS VILLAGE  
JOHNSTOWN, CO  
OUTLINE DEVELOPMENT PLAN  
COVER

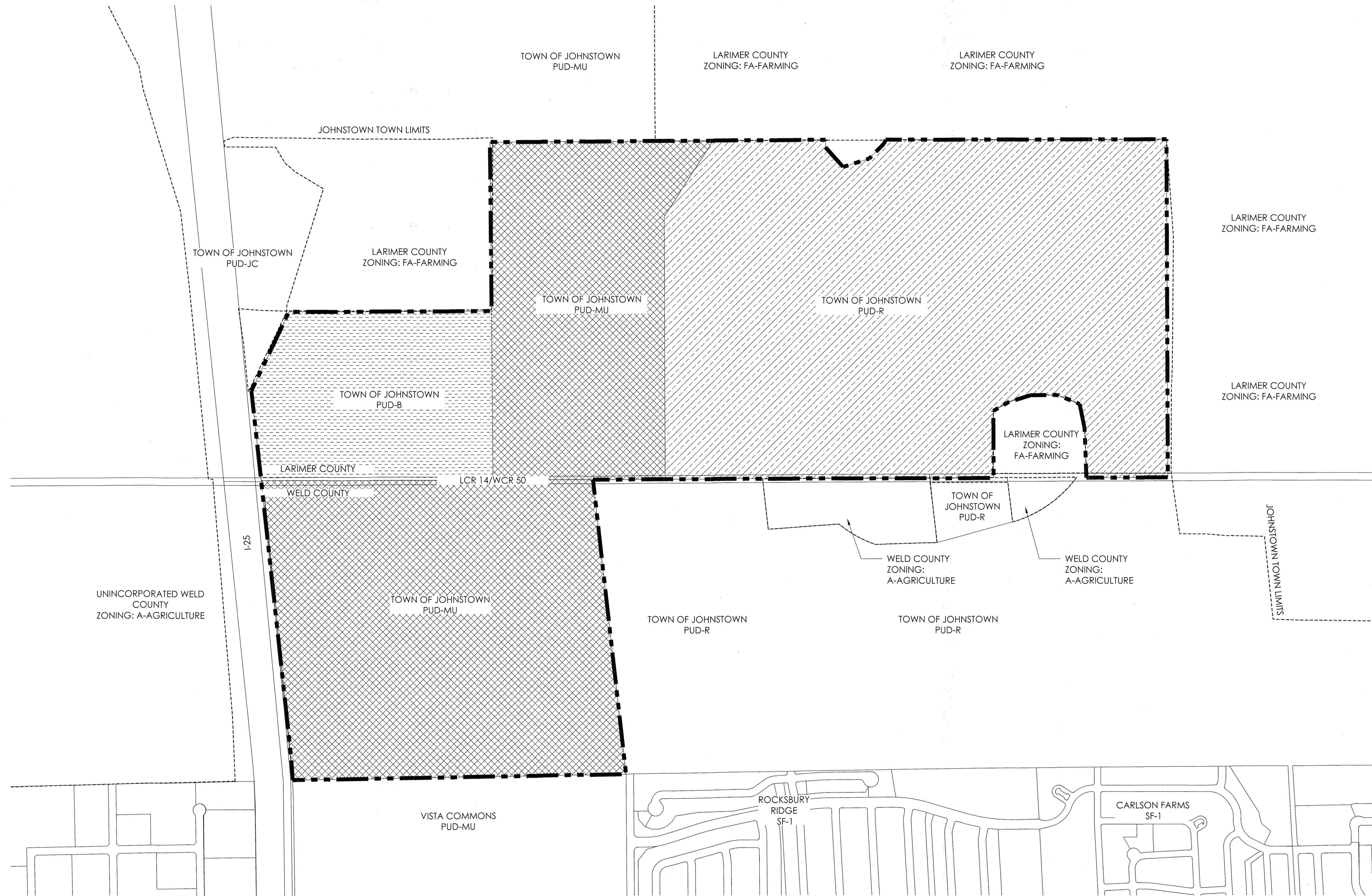
DESIGNED BY: JM  
DRAWN BY: KB  
CHECKED BY: JM

SHEET  
1 OF 15

# OUTLINE DEVELOPMENT PLAN GREAT PLAINS VILLAGE

FOR USE ONLY IN AREAS NOT INCLUDED IN THE 2025 ODP AMENDMENT

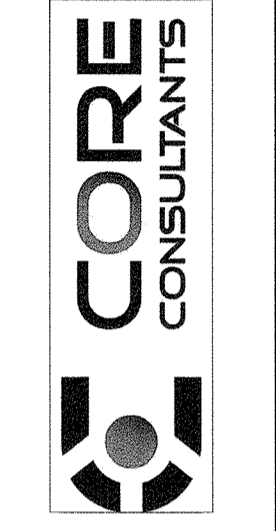
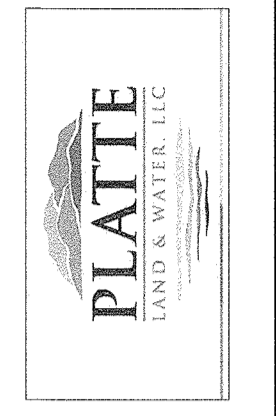
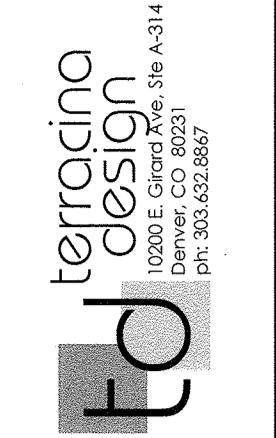
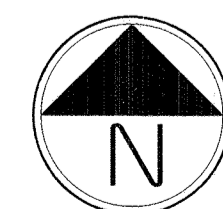
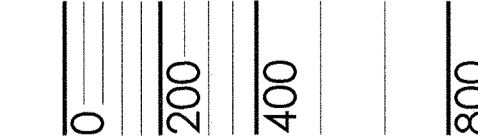
LOCATED IN SECTION 2, 35 AND 36, TOWNSHIP 4 AND 5 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN JOHNSTOWN, COUNTIES OF WELD AND LARIMER, STATE OF COLORADO



LEGEND	
	PUD-B
	PUD-MU
	PUD-R

EXISTING ZONING

Scale: 1" = 400'-0"



#	REVISION DESCRIPTION	DATE	BY
1	APPROVED ODP	JANUARY 22, 2020	

**GREAT PLAINS VILLAGE**  
 JOHNSTOWN, CO  
 OUTLINE DEVELOPMENT PLAN  
 EXISTING ZONING

DESIGNED BY: JM  
 DRAWN BY: KB  
 CHECKED BY: JM

SHEET  
 2 OF 15

1/28/2020 2:32 PM P:\P\PLATTE LAND & WATER\GREAT PLAINS VILLAGE\SUBMITTALS\GDPV\ODPV\ODPV-EXISTING ZONING.DWG

# OUTLINE DEVELOPMENT PLAN GREAT PLAINS VILLAGE

FOR USE ONLY IN AREAS NOT INCLUDED IN THE 2025 ODP AMENDMENT

LOCATED IN SECTION 2, 35 AND 36, TOWNSHIP 4 AND 5 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN JOHNSTOWN, COUNTIES OF WELD AND LARIMER, STATE OF COLORADO

## A. INTRODUCTION

THE PURPOSE OF THIS SECTION IS TO ESTABLISH GENERAL PROVISIONS AND CLARIFY STANDARDS AND REQUIREMENTS FOR DEVELOPMENT WITHIN THE GREAT PLAINS VILLAGE PUD. DUE TO THE SIZE OF LAND AREA CONTAINED WITHIN THIS PUD AND THE CORRESPONDING LONG TERM BUILD OUT THAT IS ANTICIPATED, A RATHER BROAD RANGE OF DENSITIES AND/OR SQUARE FOOTAGES HAVE BEEN PROPOSED FOR EACH LAND USE PARCEL. THESE RANGES WILL ALLOW A VARIETY OF COMMERCIAL, LIGHT INDUSTRIAL, AND HOUSING PRODUCTS. IN ADDITION TO PROMOTING LAND USE AND DENSITY FLEXIBILITY, RANGES WILL ACCOMMODATE HOUSING PRODUCT, LAND PLANNING, MARKET AND TECHNOLOGICAL CHANGES INTO THE FUTURE. REFER TO THE PLANNING AREA SUMMARY FOR SPECIFIC DENSITIES AND SQUARE FOOTAGES.

## B. DENSITY RANGES

RESIDENTIAL DENSITY RANGES ARE SPECIFIED WITHIN EACH ZONE AS LABELED ON THE LAND USE PLAN (REFER TO THE PLANNING AREA SUMMARY WITHIN THIS DOCUMENT FOR DENSITY RANGES). THE FINAL AVERAGE DENSITY OF A DEVELOPMENT PARCEL MUST BE WITHIN 10% OF THE SPECIFIED DENSITY RANGE INDICATED FOR THAT PLANNING AREA. THE FINAL AVERAGE DENSITY OF A PLANNING AREA SHALL BE BASED ON ALL RESIDENTIAL UNITS APPROVED THROUGH THE FINAL PLAT PROCESS WITHIN THE PLANNING AREA, WHETHER APPROVED AS A SINGLE PLAT OR AS MULTIPLE PLATS.

## C. MAXIMUM RESIDENTIAL UNITS PER AREA

TRANSFER(S) OF RESIDENTIAL UNITS FROM PLANNING AREA TO PLANNING AREA (TRANSFER OF UNITS MAY NOT EXCEED 30% OF THE RECIPIENT PLANNING AREA MAX UNITS PER AREA) MAY BE PERMITTED BY THE DEVELOPER WITH APPROVAL BY THE PLANNING AND DEVELOPMENT DIRECTOR. UNIT TRANSFERS SHALL BE TRACKED BY THE DEVELOPER AND PROVIDED TO THE PLANNING AND DEVELOPMENT DIRECTOR WITH EACH SUCH TRANSFER AT THE FINAL PLAT STAGE OF THE SUBDIVISION PROCESS. HOWEVER, AT NO TIME SHALL THE TOTAL RESIDENTIAL UNITS WITHIN THIS PUD EXCEED 2,000 WITHOUT AN AMENDMENT TO THE ODP, APPROVED BY TOWN COUNCIL.

## D. RESIDENTIAL UNITS TRANSFERS

ONCE A PLANNING AREA HAS BEEN FULLY PLATTED THROUGH THE FINAL PLAT PROCESS, ANY REMAINING RESIDENTIAL DENSITY/UNITS DESIGNATED ON THE PUD ZONE DOCUMENT WITHIN SAID PLANNING AREA SHALL REMAIN AVAILABLE FOR TRANSFER TO OTHER REMAINING RECIPIENT PLANNING AREAS.

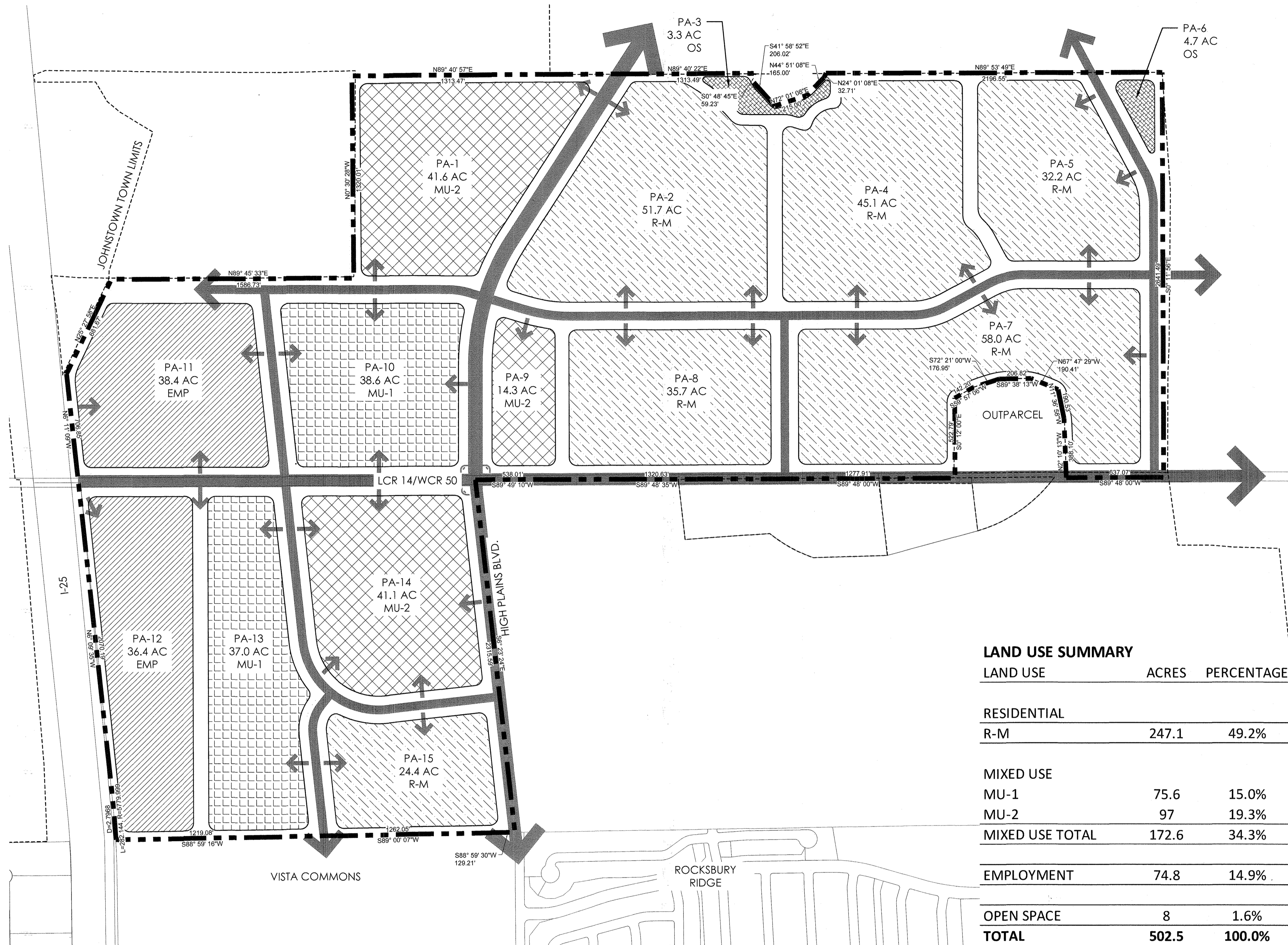
## E. PLANNING AREA BOUNDARIES

PLANNING AREA ACREAGES AND BOUNDARIES ARE CONCEPTUAL AND SUBJECT TO CHANGE WITH DETAILED PLANNING. PLANNING AREA ACREAGES MAY CHANGE UP TO 30% WITH APPROVAL BY THE PLANNING AND DEVELOPMENT DIRECTOR. SUCH CHANGES WILL RESULT IN CORRESPONDING CHANGES TO THE MAX SQ. FT./AREA OR MAX UNITS/AREA SHOWN IN THE PLANNING AREA SUMMARY.

IF PLANNING AREA CHANGES ARE MADE, ALL STREET CLASSIFICATIONS (AS SHOWN ON SHEET 7) ARE SUBJECT TO CHANGE.

## F. MAXIMUM COMMERCIAL SQUARE FOOTAGE PER AREA

TRANSFER(S) OF COMMERCIAL SQUARE FOOTAGE FROM PLANNING AREA TO PLANNING AREA (TRANSFER OF SQUARE FOOTAGE MAY NOT EXCEED 30% OF THE RECIPIENT PLANNING AREA MAX SQ. FT. PER AREA) MAY BE PERMITTED WITH APPROVAL BY THE PLANNING AND DEVELOPMENT DIRECTOR. SQUARE FOOTAGE TRANSFERS SHALL BE TRACKED BY THE DEVELOPER AND PROVIDED TO THE PLANNING AND DEVELOPMENT DIRECTOR WITH EACH SUCH TRANSFER AT THE FINAL PLAT STAGE OF THE SUBDIVISION PROCESS. HOWEVER, AT NO TIME SHALL THE OVERALL PUD COMMERCIAL SQUARE FOOTAGE EXCEED 2,400,000 SQUARE FEET WITHOUT AN AMENDMENT TO THE ODP, APPROVED BY TOWN COUNCIL.



### LAND USE SUMMARY

LAND USE	ACRES	PERCENTAGE
<b>RESIDENTIAL</b>		
R-M	247.1	49.2%
<b>MIXED USE</b>		
MU-1	75.6	15.0%
MU-2	97	19.3%
<b>MIXED USE TOTAL</b>	<b>172.6</b>	<b>34.3%</b>
<b>EMPLOYMENT</b>	<b>74.8</b>	<b>14.9%</b>
<b>OPEN SPACE</b>	<b>8</b>	<b>1.6%</b>
<b>TOTAL</b>	<b>502.5</b>	<b>100.0%</b>

LEGEND	
[Pattern]	MIXED USE - 1 (MU-1)
[Pattern]	MIXED USE - 2 (MU-2)
[Pattern]	EMPLOYMENT (EMP)
[Pattern]	MEDIUM DENSITY RESIDENTIAL (R-M)
[Pattern]	OPEN SPACE (OS)

PLANNING AREA	LAND USE	APPROX. ACRES	COMMERCIAL MAX SQ.FT./AREA	RESIDENTIAL		
				MIN. DU /ACRE	MAX. DU /ACRE	MAX UNITS/AREA
PA-1	MIXED USE-2	41.6	634,234	3	15	624
PA-2	MEDIUM DENSITY RESIDENTIAL	51.7		3	6	310
PA-3	OPEN SPACE	3.3				0
PA-4	MEDIUM DENSITY RESIDENTIAL	45.1		3	6	271
PA-5	MEDIUM DENSITY RESIDENTIAL	32.2		3	6	193
PA-6	OPEN SPACE	4.7				
PA-7	MEDIUM DENSITY RESIDENTIAL	58.0		3	8	464
PA-8	MEDIUM DENSITY RESIDENTIAL	35.7		3	8	286
PA-9	MIXED USE- 2	14.3	186,872	3	20	286
PA-10	MIXED USE-1	38.6	504,425			
PA-11	EMPLOYMENT	38.4	501,811			
PA-12	EMPLOYMENT	36.4	554,954			
PA-13	MIXED USE-1	37.0	483,516			
PA-14	MIXED USE-2	41.1	537,095	3	15	617
PA-15	MEDIUM DENSITY RESIDENTIAL	24.4		3	8	195

### DENSITY TRANSFER TRACKING CHART

PLANNING AREA	APPROVED DENSITY PRIOR TO TRANSFER		APPROVED DENSITY AFTER TRANSFER	
	ACRES	RESIDENTIAL UNITS	DENSITY TRANSFER	RESIDENTIAL UNITS
X				
Y				
Z				
TOTAL				

Scale: 1"= 400'-0"



terracina design  
 10200 E. Great Plains Blvd., Suite 314-314  
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 (303) 653-8669

PLATTE LAND & WATER LLC

CORE CONSULTANTS

#	REVISION DESCRIPTION	DATE	BY
1	APPROVED ODP	JANUARY 22, 2020	

**GREAT PLAINS VILLAGE**  
 JOHNSTOWN, CO  
 OUTLINE DEVELOPMENT PLAN  
 LAND USE PLAN

DESIGNED BY: JM  
 DRAWN BY: KB  
 CHECKED BY: JM

SHEET 3 OF 15

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# OUTLINE DEVELOPMENT PLAN GREAT PLAINS VILLAGE

FOR USE ONLY IN AREAS NOT INCLUDED IN THE 2025 ODP AMENDMENT

LOCATED IN SECTION 2, 35 AND 36, TOWNSHIP 4 AND 5 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN JOHNSTOWN, COUNTIES OF WELD AND LARIMER, STATE OF COLORADO

LAND USE CLASSIFICATION	SPECIFIC USE TYPE	MU-1	MU-2	EMP	R-M	OS
<b>AGRICULTURAL USES</b>						
Agriculture or Ranch Use	Agriculture	X	X	X	X	X
	Community Gardens	X	X	X	X	X
Accessory Structures	Accessory Structures for Agriculture/ Ranching Operations	X	X	X	X	X
Animals / Livestock	Farm or Ranch Animal Center*	C	-	C	-	C
	Rodeos*	-	-	C	-	C
	Commercial Stables*	-	-	C	-	-
	Private Stables*	-	-	C	-	-
Horticulture and Nurseries	Outdoor Nursery / Tree Production	C	-	X	-	-
	Greenhouse/nursery/tree production	C	-	X	-	-
Markets	Farmers Markets	X	X	X	C	X
<b>COMMERCIAL USES</b>						
Animal Services	Animal boarding (indoor) and training**	C	C	C	C	-
	Veterinary offices or clinics	X	X	X	-	-
Vehicle Parking	Vehicle parking lot	A	A	C	A	A
	Private park & ride lot, car pool lot or equivalent	X	X	X	-	-
Building Materials & Services (Retail)	Landscape equipment, hardscape materials (with outdoor storage)	C	-	C	-	-
Eating and Drinking Establishments	Bar, Tavern/Pub, Beer Tasting/ Tap Room	X	X	X	-	-
	Catering services	X	X	X	-	-
	Restaurant with or without drive-thru / up	X	X	X	-	-
Office	Business or professional office (including medical / dental office / clinics)	X	X	X	-	-
	Call Centers	X	-	X	-	-
	Courier services	X	X	X	-	-
	Home Occupations	X	X	-	A	-
	Temporary Construction offices	X	X	X	X	-
Temporary Sales Offices	X	X	X	X	-	
Personal Services	Instructional services, studios, photography, salons/spas	X	X	X	-	-

\*ANIMAL/LIVESTOCK USES ARE CONDITIONAL USES IF WITHIN 250 FEET OF A RESIDENTIAL USE, BUT ARE PERMITTED USE-BY-RIGHT OUTSIDE OF THE 250 FOOT LIMIT FROM RESIDENTIAL USES.  
 \*\*ANIMAL BOARDING AND TRAINING IS A CONDITIONAL USE IF WITHIN 250 FEET OF A RESIDENTIAL USE, BUT IS A PERMITTED USE-BY-RIGHT OUTSIDE OF THE 250 FOOT LIMIT FROM RESIDENTIAL USES.

LAND USE CLASSIFICATION	SPECIFIC USE TYPE	MU-1	MU-2	EMP	R-M	OS
<b>COMMERCIAL USES</b>						
Recreation / Amusement Facilities	Permanent or Seasonal Amusement Parks	C	-	X	-	-
	Entertainment - Indoor	X	X	X	-	-
	Entertainment - Outdoor	X	X	X	-	X
	Movie theaters or Drive-in Theater	C	-	X	-	-
	Health clubs	X	X	X	-	-
	Parks and dog parks	X	X	X	X	X
	Public and Private Golf Courses and Related Facilities	X	X	X	X	X
	Outdoor Skateboard Parks	X	X	X	C	X
	Community / Neighborhood Recreation Center	X	X	X	X	X
Small Theaters (Outdoor Performances)	X	X	X	X	X	
Retail	Convenience store / grocery store (less than 5,000 sq. ft.) with or without gas	X	X	X	-	-
	Ground floor retail with office or residential on upper levels	X	X	-	-	-
	Retail	X	X	X	-	-
Repair Services (Not Including Vehicles)	Furniture or major household appliance or electronics repair	X	-	X	-	-
	Machinery, excluding truck trailers, heavy equipment, and farm machinery	-	-	X	-	-
Vehicle / Equipment Sales and Services	Vehicle rentals with lot	C	-	C	-	-
	Auto Sales and Repair (equal to or less than 4 repair bays)	X	-	X	-	-
	Auto Sales and Repair (more than 4 repair bays)	C	-	X	-	-
	Car Wash	X	X	X	-	-
	RV's, Trailer, Camper, and Limited Equipment (U-Haul type business) rentals	C	-	C	-	-
	Major vehicle/equipment repair with outdoor storage (includes auto body repair, paint shops, and incidental sales of parts)	-	-	C	-	-
	Major vehicle/equipment repair without outdoor storage (includes auto body repair, paint shops, and incidental sales of parts)	-	-	X	-	-
	Motor vehicle dealer / sales, new and used RV's, trailers, and campers)	C	-	C	-	-
Automotive service stations	X	X	X	-	-	
Visitor Accommodations	Hotel or motel lodging establishments	X	X	X	-	-
	Overnight Campground with RV parking	C	-	C	-	C

**DEFINITIONS:**

1. LIGHT INDUSTRIAL - LABOR-INTENSIVE OPERATIONS THAT TYPICALLY PRODUCE PRODUCTS THAT ARE TARGETED TOWARD END CONSUMERS RATHER THAN OTHER BUSINESSES (I.E. CONSUMER ELECTRONICS, CLOTHING MANUFACTURING, ETC.)
2. CLUSTER HOMES - ANY RESIDENTIAL GROUPING OF AT LEAST TWO HOMES WHICH ACCESS OFF A COMMON/SHARED DRIVE OR ALLEY.
3. MOTOR COURT - A TYPE OF CLUSTER HOME WITH A SHARED DRIVEWAY IN WHICH SOME OR ALL FRONT DOORS ACCESS OFF SHARED DRIVEWAY.
4. GREEN COURT - A TYPE OF CLUSTER HOME WITH SHARED DRIVEWAY AND COMMON OPEN AREA.
5. OPEN AREA - A PRIVATELY OR PUBLICLY OWNED AND MAINTAINED LAND AREA OR BODY OF WATER OR BOTH WITHIN A DEVELOPMENT UPON WHICH THERE ARE NO STRUCTURES, PARKING AREAS, OR DRIVEWAYS. OPEN AREA MAY BE A LANDSCAPED AREA, PLAZA, RECREATIONAL AREA, SIDEWALKS, OR SUCH OTHER AREAS. LANDSCAPE AND WALKS LOCATED IN RIGHT-OF-WAY CAN NOT BE COUNTED TOWARDS OPEN AREA REQUIREMENT.
6. USABLE OPEN AREA - A PARCEL OF LAND OWNED AND MAINTAINED BY A TOWN, METRO DISTRICT, OR HOME OWNERS' ASSOCIATION WHICH MEETS THE CRITERIA OF OPEN AREA AND IS PROGRAMMED AS AN ACTIVE OR PASSIVE AREA IN WHICH RESIDENTS CAN UTILIZE THE SPACE FOR, BUT IS NOT LIMITED TO, SEATING, SPORTS, PARKS, TRAILS, OR GARDENS.
7. A LIVE/WORK UNIT IS DEFINED AS A SINGLE UNIT CONSISTING OF BOTH A COMMERCIAL/OFFICE AND A RESIDENTIAL (PRIMARY DWELLING) COMPONENT THAT IS OCCUPIED BY THE SAME RESIDENT.

LEGEND	
X	PRINCIPAL PERMITTED USE
A	ACCESSORY USE
-	EXCLUDED USE
C	CONDITIONAL USE
LAND USE	
MIXED USE 1 (MU-1)	
MIXED USE 2 (MU-2)	
EMPLOYMENT (EMP)	
MEDIUM DENSITY RESIDENTIAL (R-M)	
HIGH DENSITY RESIDENTIAL (R-H)	
OPEN SPACE (OS)	

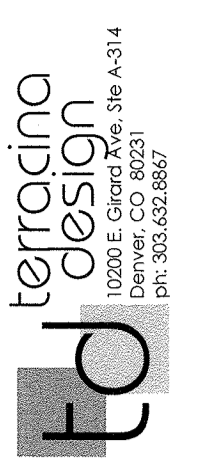
**MIXED USE 1 (MU-1):** PREDOMINANTLY A LARGE COMMERCIAL/LIGHT INDUSTRIAL FOCUS. THIS ZONE ALLOWS FOR LIGHT INDUSTRIAL AND WAREHOUSING USES ALONG WITH COMMERCIAL AND MULTI-FAMILY USES.

**MIXED USE 2 (MU-2):** PREDOMINANTLY A NEIGHBORHOOD COMMERCIAL / RESIDENTIAL FOCUS. THIS ZONE PRIMARILY ALLOWS FOR COMMERCIAL USES ALONG WITH HIGH DENSITY RESIDENTIAL.

**EMPLOYMENT (EMP):** THE INTENT IS TO PROVIDE AREAS THAT WILL SERVE AS AN EMPLOYMENT CENTER OR OFFICE PARK THAT CAN ACCOMMODATE BUT NOT LIMITED TO CORPORATE CAMPUS, RESEARCH AND DEVELOPMENT, LIGHT INDUSTRIAL, OFFICE/FLEX, RETAIL, COMMERCIAL, WAREHOUSE AND DISTRIBUTION.

**MEDIUM DENSITY RESIDENTIAL (R-M):** THE INTENT IS TO ALLOW FOR SINGLE FAMILY DETACHED HOMES AND SINGLE FAMILY ATTACHED HOMES.

**OPEN SPACE (OS):** THE INTENT IS TO PROVIDE FOR PASSIVE AND ACTIVE RECREATION AND VISUAL AMENITIES FOR THE BENEFIT OF THE COMMUNITY.



#	REVISION DESCRIPTION	DATE	BY
1	APPROVED ODP	JANUARY 21, 2020	

**GREAT PLAINS VILLAGE**  
 JOHNSTOWN, CO  
 OUTLINE DEVELOPMENT PLAN  
 LAND USE MATRIX

DESIGNED BY: JM  
 DRAWN BY: KB  
 CHECKED BY: JM

# OUTLINE DEVELOPMENT PLAN GREAT PLAINS VILLAGE

FOR USE ONLY IN AREAS NOT INCLUDED IN THE 2025 ODP AMENDMENT

LOCATED IN SECTION 2, 35 AND 36, TOWNSHIP 4 AND 5 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN JOHNSTOWN, COUNTIES OF WELD AND LARIMER, STATE OF COLORADO



#	REVISION DESCRIPTION	DATE	BY
1	APPROVED ODP	JANUARY 22, 2020	

INDUSTRIAL USES	MU-1	MU-2	EMP	R-M	OS
Auction House or Yard	X	-	X	-	-
Contractor Operations	Building, developing, general contracting (Office)	X	-	X	-
	Contractor's shop with outdoor storage (less than or equal to 2 acres)	-	-	C	-
	Contractor's shop without outdoor storage	X	-	X	-
	Special Trade contractors without outdoor storage	X	-	X	-
Manufacturing, Food	Food manufacturing and processing (<15,000 sq. ft.)	X	-	X	-
	Food manufacturing and processing (>15,000 sq. ft.)	-	-	X	-
	Microbrewery, micro-distillery, and micro-winery	X	X	X	-
Motion Picture and Video Industry	-	-	X	-	-
Outdoor Storage, Equipment	Above-ground storage tanks of propane < 10,000 cubic feet capacity	-	-	X	-
	Outdoor storage of vehicles (RV's, boats, or buses)****	C	-	C	-
Printing and Publishing	X	-	X	-	-
Research and Development Services	-	-	X	-	-
Warehousing & Distribution, Indoor	Mini-storage and warehouse without outdoor storage	X	C	X	-
	Produce storage and warehousing	-	-	X	-
	Retail sales in conjunction with warehouse establishment	X	-	X	-
	Warehousing without retail sales	-	-	X	-

\*\*\*\*OUTDOOR STORAGE, AS A PRIMARY USE, MUST BE SETBACK A MINIMUM OF 300 FEET FROM ANY ARTERIAL OR INTERSTATE RIGHT-OF-WAY. THE ENHANCED SETBACKS DO NOT APPLY TO OUTDOOR STORAGE THAT IS CONSIDERED ACCESSORY TO A PRIMARY BUSINESS.

LAND USE CLASSIFICATION	SPECIFIC USE TYPE	MU-1	MU-2	EMP	R-M	OS	
<b>PUBLIC, INSTITUTIONAL &amp; CIVIC USES</b>							
Ambulance Service	Garage and office for ambulance service	X	X	X	-	-	
Clubs and Lodges	Private lodge or club (excluding guns)	X	X	X	-	-	
Event/Conference Centers	Event and conference center less than 15,000 sq. ft.	X	X	-	-	X	
	Event and conference center greater than 15,000 sq. ft.	X	-	X	-	-	
Day Care Facilities, Adult or Child	Child or adult day care center	X	X	X	X	-	
Fire	Fire Stations	X	X	X	X	-	
Hospitals	Hospital	X	-	X	-	-	
	Urgent care clinics	X	X	X	-	-	
	Outpatient surgical centers	X	-	X	-	-	
Religious Institutions	Church or religious institution	X	X	X	X	-	
Educational Facilities	Public Schools	X	X	X	X	-	
	Community College and similar trade schools	X	X	X	-	-	
	Commercial schools	X	X	X	-	-	
Transportation Facilities	Transportation Terminals / Parking (Indoor)	X	-	X	-	-	
	Transportation Terminals / Parking (Outdoor)	C	-	C	-	-	
Utilities	Electrical Substations	X	X	X	X	X	
	Public Utility Office	X	X	X	-	-	
	Solar Fields	X	-	X	-	-	
	Water Treatment / Storage	X	X	X	X	X	
	Water Storage (Reservoirs)	X	X	X	X	X	
	Water Wells	X	X	X	X	X	
	Water Storage Tanks	X	X	X	X	X	
	Small Wind Energy Conversion Systems (Less than 100Kw)	X	X	X	-	X	
	<b>RESIDENTIAL USES</b>						
	Single Family Attached	Townhomes & Duplex (Up to 8 Connected Units)	-	X	-	X	-
Single Family Detached	Single Family Detached Homes	-	X***	-	X	-	
Cluster Homes	Cluster Homes	-	X	-	X	-	
Multi - Family	Multi-family including rental and for sale units	X	X	-	-	-	
	Live / Work Units	X	X	-	-	-	
Senior Housing	Assisted Living Facilities	X	X	-	X	-	
	Independent/Limited Care Facilities	X	X	-	X	-	
Accessory Structures	Detached Garage	A	A	-	A	-	
	Carport	-	-	-	-	-	
	Storage Shed	A	A	-	A	-	

\*\*\*SINGLE FAMILY DETACHED HOMES ARE NOT PERMITTED WITHIN 300 FEET OF AN ARTERIAL ROAD.

LEGEND	
X	PRINCIPAL PERMITTED USE
A	ACCESSORY USE
-	EXCLUDED USE
C	CONDITIONAL USE
LAND USE	
MIXED USE 1 (MU-1)	
MIXED USE 2 (MU-2)	
EMPLOYMENT (EMP)	
MEDIUM DENSITY RESIDENTIAL (R-M)	
HIGH DENSITY RESIDENTIAL (R-H)	
OPEN SPACE (OS)	

**MIXED USE 1 (MU-1):** PREDOMINANTLY A LARGE COMMERCIAL/LIGHT INDUSTRIAL FOCUS. THIS ZONE ALLOWS FOR LIGHT INDUSTRIAL AND WAREHOUSING USES ALONG WITH COMMERCIAL AND MULTI-FAMILY USES.

**MIXED USE 2 (MU-2):** PREDOMINANTLY A NEIGHBORHOOD COMMERCIAL / RESIDENTIAL FOCUS. THIS ZONE PRIMARILY ALLOWS FOR COMMERCIAL USES ALONG WITH HIGH DENSITY RESIDENTIAL.

**EMPLOYMENT (EMP):** THE INTENT IS TO PROVIDE AREAS THAT WILL SERVE AS AN EMPLOYMENT CENTER OR OFFICE PARK THAT CAN ACCOMMODATE BUT NOT LIMITED TO CORPORATE CAMPUS, RESEARCH AND DEVELOPMENT, LIGHT INDUSTRIAL, OFFICE/FLEX, RETAIL, COMMERCIAL, WAREHOUSE AND DISTRIBUTION.

**MEDIUM DENSITY RESIDENTIAL (R-M):** THE INTENT IS TO ALLOW FOR SINGLE FAMILY DETACHED HOMES AND SINGLE FAMILY ATTACHED HOMES.

**OPEN SPACE (OS):** THE INTENT IS TO PROVIDE FOR PASSIVE AND ACTIVE RECREATION AND VISUAL AMENITIES FOR THE BENEFIT OF THE COMMUNITY.

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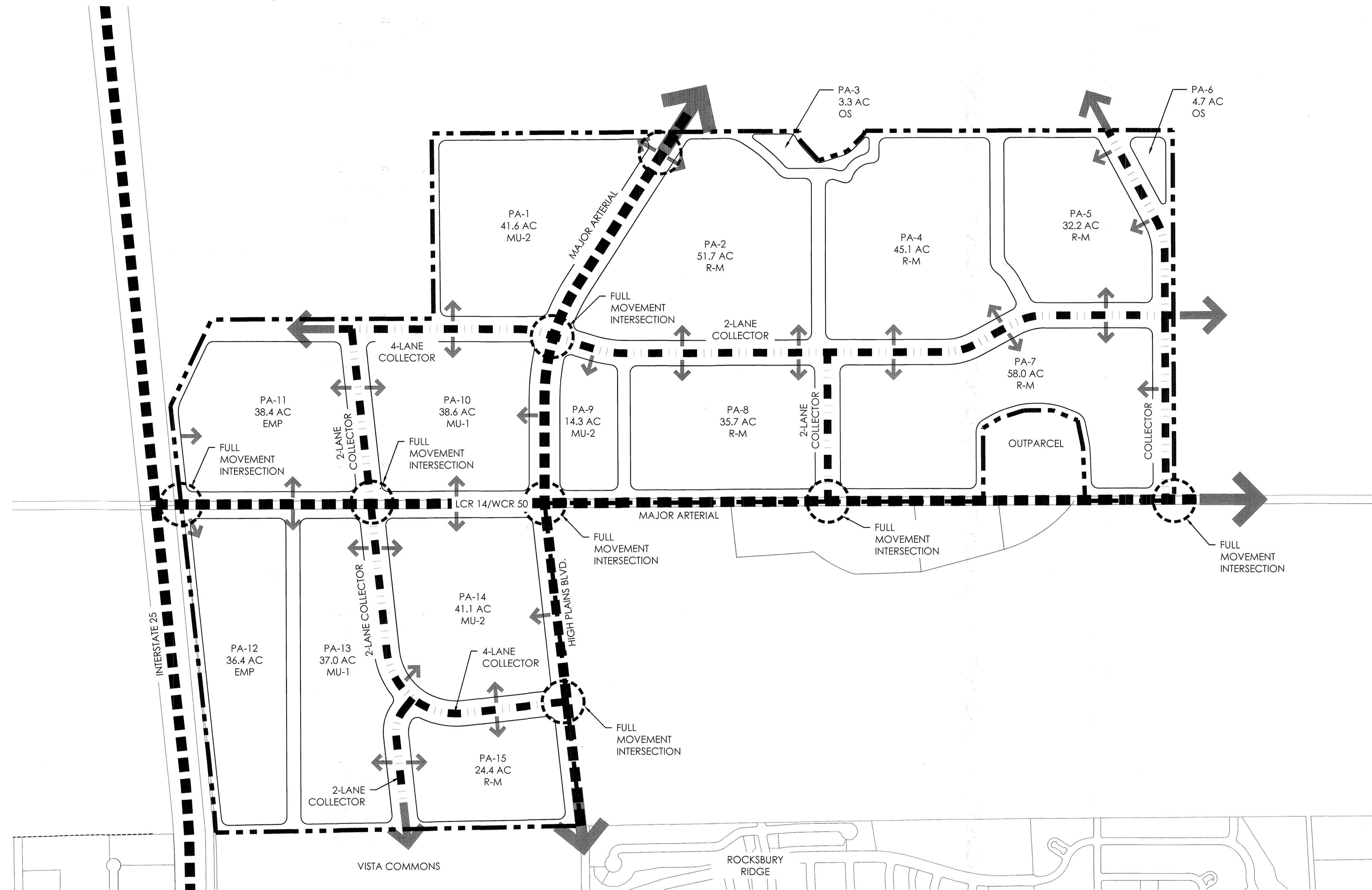
**GREAT PLAINS VILLAGE**  
 JOHNSTOWN, CO  
 OUTLINE DEVELOPMENT PLAN  
 LAND USE MATRIX

DESIGNED BY: JM  
 DRAWN BY: KB  
 CHECKED BY: JM

# OUTLINE DEVELOPMENT PLAN GREAT PLAINS VILLAGE

FOR USE ONLY IN AREAS NOT INCLUDED IN THE 2025 ODP AMENDMENT

LOCATED IN SECTION 2, 35 AND 36, TOWNSHIP 4 AND 5 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN JOHNSTOWN, COUNTIES OF WELD AND LARIMER, STATE OF COLORADO



**LEGEND**

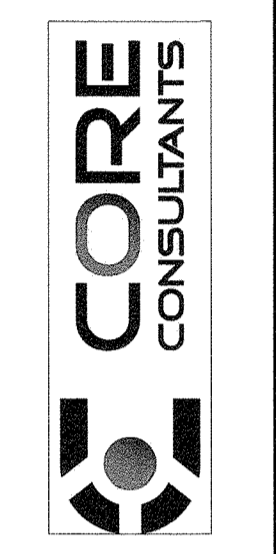
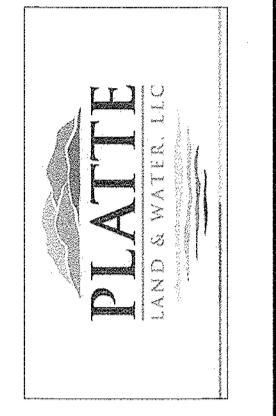
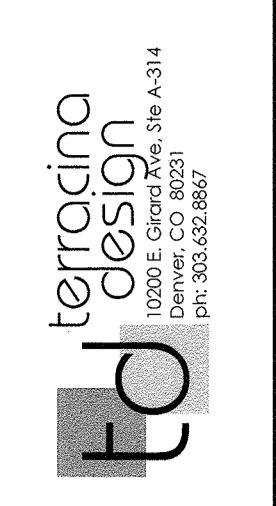
- COLLECTOR (2-LANE & 4-LANE)
- MAJOR ARTERIAL
- LOCAL
- PROPOSED\* FULL MOVEMENT INTERSECTION
- POTENTIAL ACCESS

\*DEPENDENT ON TRAFFIC IMPACT STUDY AT TIME OF INDIVIDUAL DEVELOPMENT APPROVALS

CIRCULATION PLAN

Scale: 1"= 400'-0"

1/28/2020 2:32 PM - P:\PLATTE LAND & WATER\GREAT PLAINS-WELTY\CD\SUBMITTALS\CDP\CDP-CIRCULATION-PLAN.DWG



#	REVISION DESCRIPTION	DATE	BY
1	APPROVED ODP	JANUARY 22, 2020	

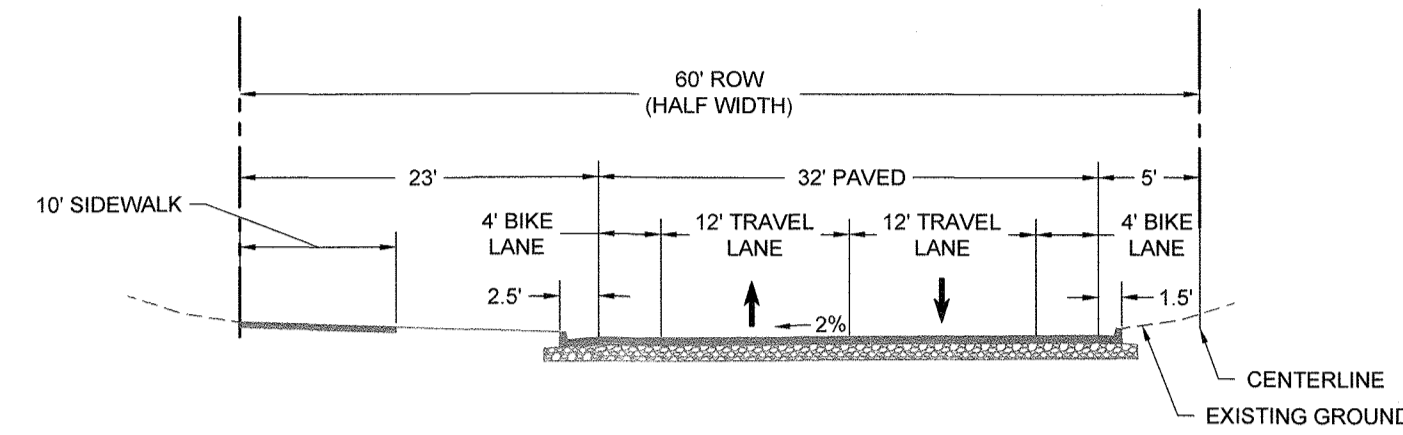
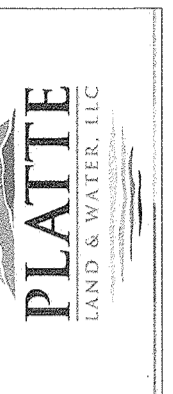
**GREAT PLAINS VILLAGE**  
 JOHNSTOWN, CO  
 OUTLINE DEVELOPMENT PLAN  
 CIRCULATION PLAN

DESIGNED BY: JM  
 DRAWN BY: KB  
 CHECKED BY: JM

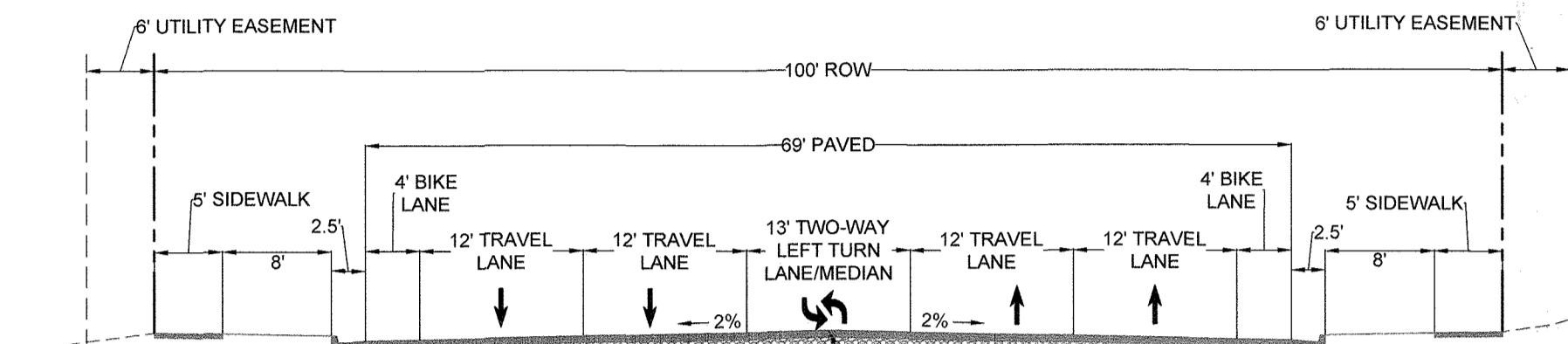
# OUTLINE DEVELOPMENT PLAN GREAT PLAINS VILLAGE

FOR USE ONLY IN AREAS NOT INCLUDED IN THE 2025 ODP AMENDMENT

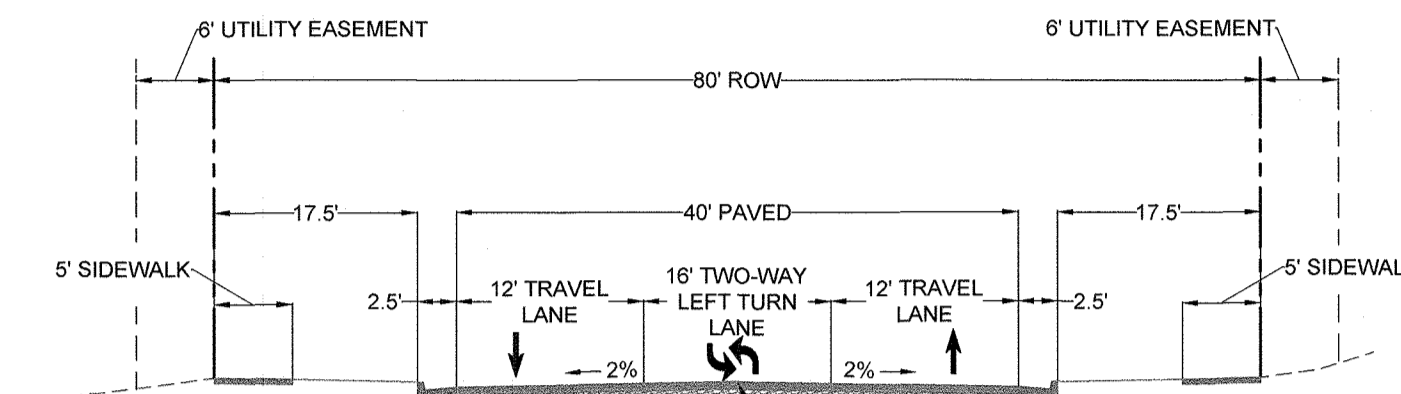
LOCATED IN SECTION 2, 35 AND 36, TOWNSHIP 4 AND 5 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN JOHNSTOWN, COUNTIES OF WELD AND LARIMER, STATE OF COLORADO



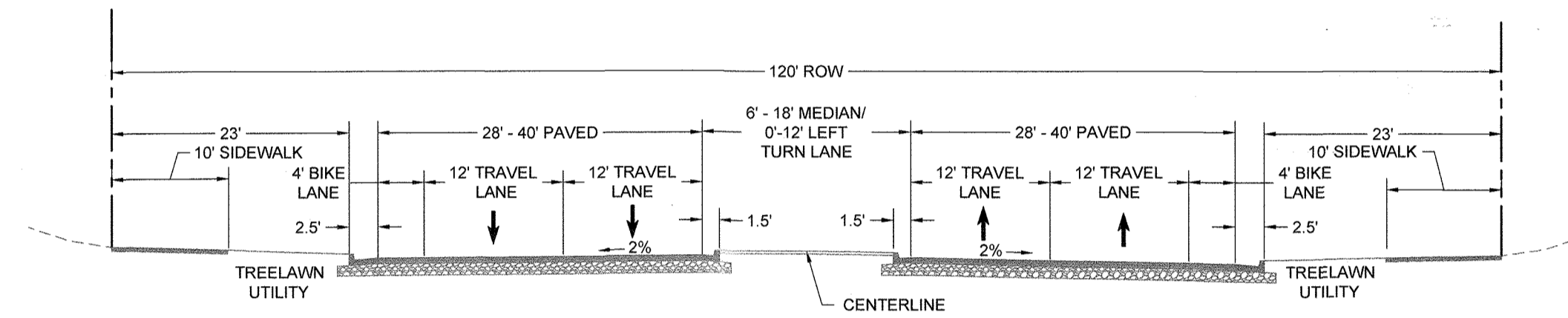
**MAJOR ARTERIAL (INTERIM)**  
 HIGH PLAINS BOULEVARD  
 (SOUTH OF LCR 14WCR 50)



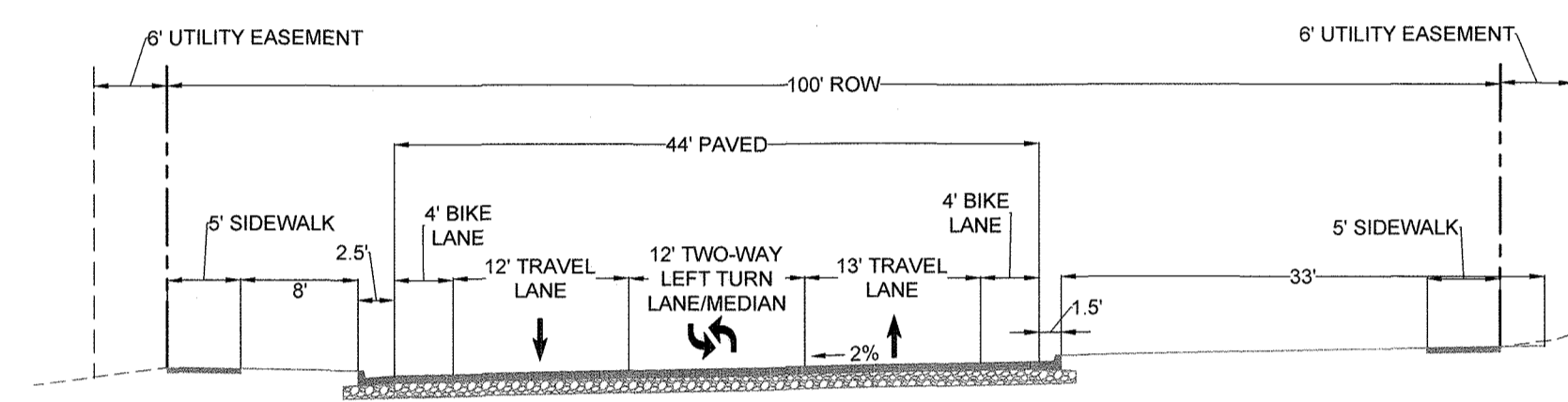
**4 - LANE COLLECTOR**



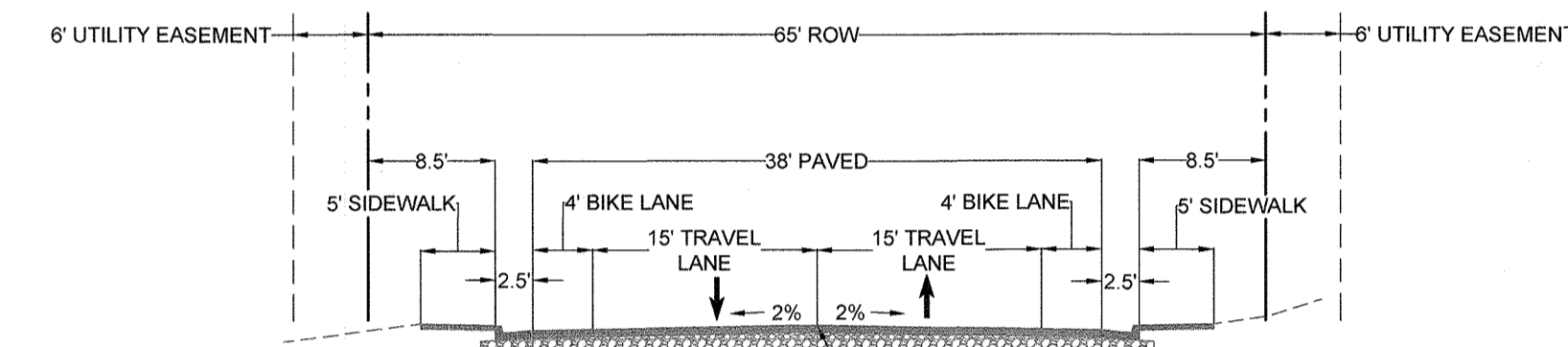
**COLLECTOR WITH FLUSH MEDIAN**



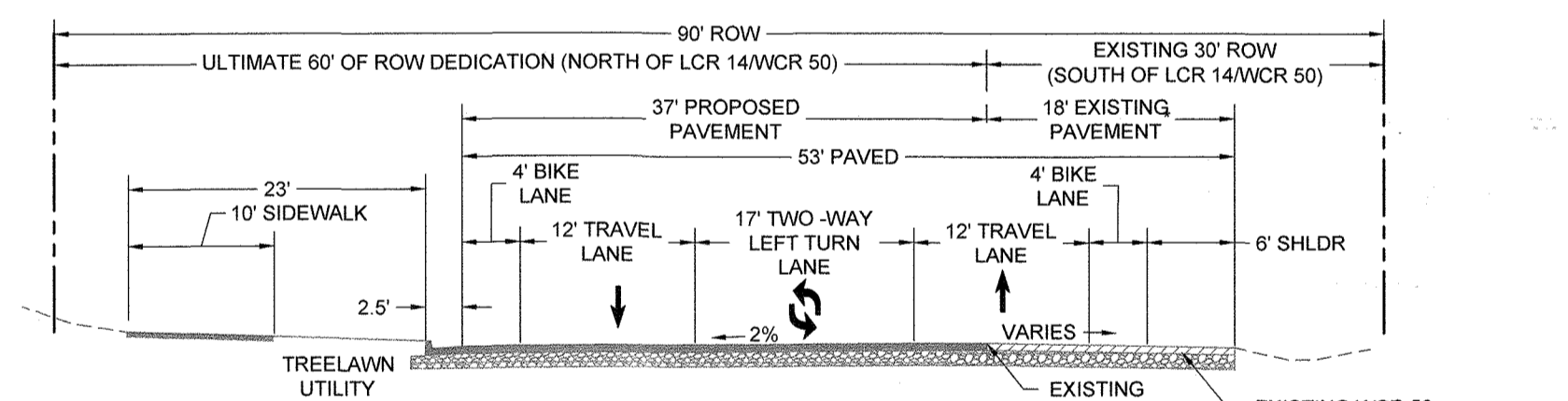
**MAJOR ARTERIAL (ULTIMATE)**  
 HIGH PLAINS BOULEVARD (NORTH OF LCR 14WCR 50)  
 LCR 14WCR 50 (WEST OF HIGH PLAINS BLVD)



**4 - LANE COLLECTOR (INTERIM)**

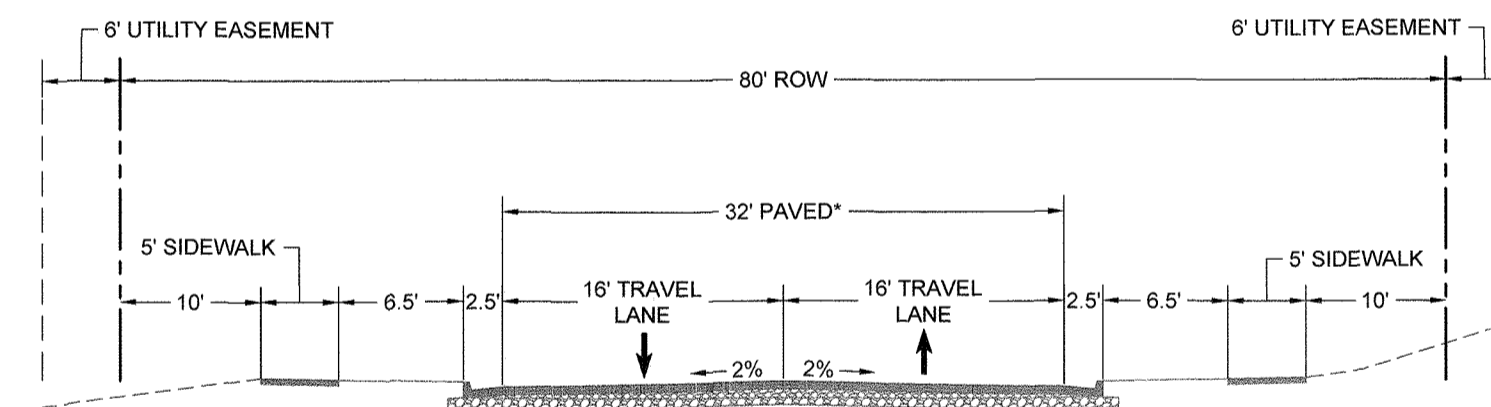


**NON-RESIDENTIAL LOCAL STREET**



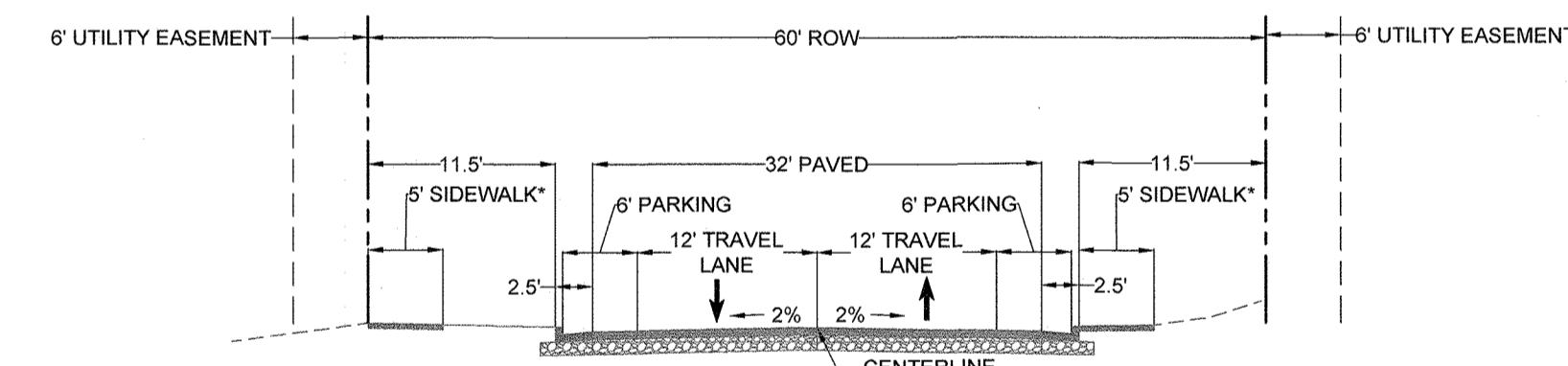
**MAJOR ARTERIAL (INTERIM)**  
 LCR 14WCR 50  
 (EAST OF HIGH PLAINS BLVD)

\* GREAT PLAINS PROJECT TO BUILD OUT HALF OF MAJOR ARTERIAL CROSS SECTION. IT IS ASSUMED THAT THE PLANNED WELD COUNTY ROAD 50 PAVING OPERATIONS HAVE BEEN COMPLETED BY THAT TIME.



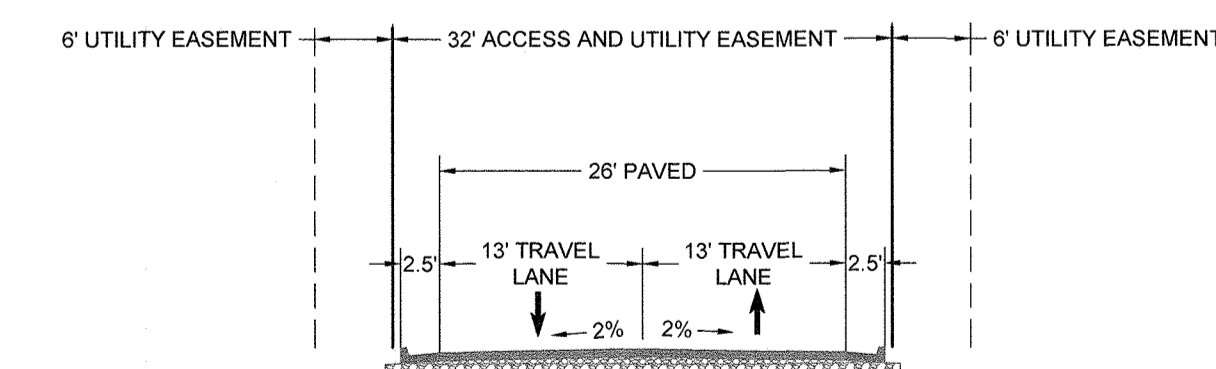
**COLLECTOR WITHOUT PARKING OR MEDIAN**

\* TURN LANES WILL BE REQUIRED AS DETERMINED BY TRAFFIC STUDY



**RESIDENTIAL LOCAL STREET**

\* ATTACHED OR DETACHED WALK AT DISCRETION OF DEVELOPER



**PRIVATE STREET**

## CONCEPTUAL STREET SECTIONS

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#	REVISION DESCRIPTION	DATE	BY
1	APPROVED ODP	JANUARY 22, 2020	

**GREAT PLAINS VILLAGE**  
 JOHNSTOWN, CO  
 OUTLINE DEVELOPMENT PLAN  
 STREET SECTIONS

DESIGNED BY: JM  
 DRAWN BY: KB  
 CHECKED BY: JM

# OUTLINE DEVELOPMENT PLAN GREAT PLAINS VILLAGE

FOR USE ONLY IN AREAS NOT INCLUDED IN THE 2025 ODP AMENDMENT

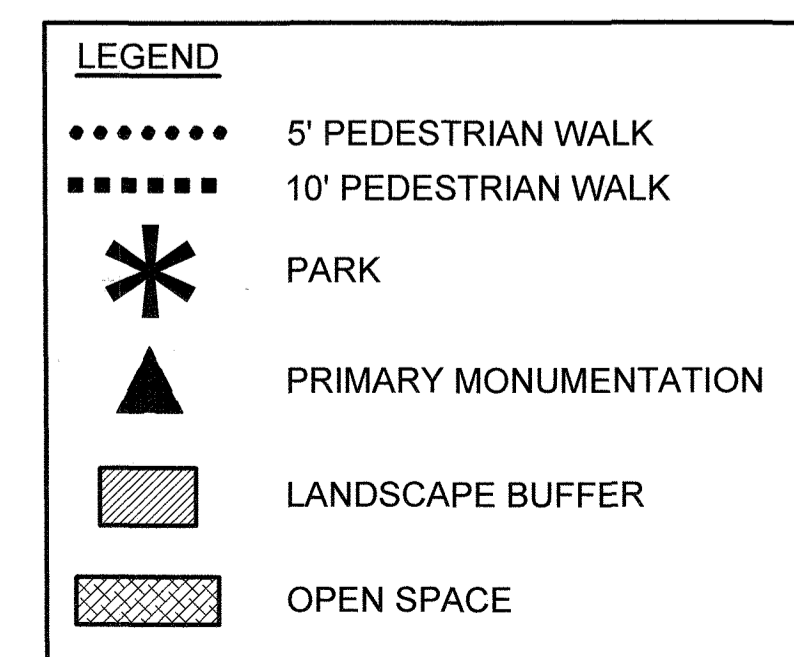
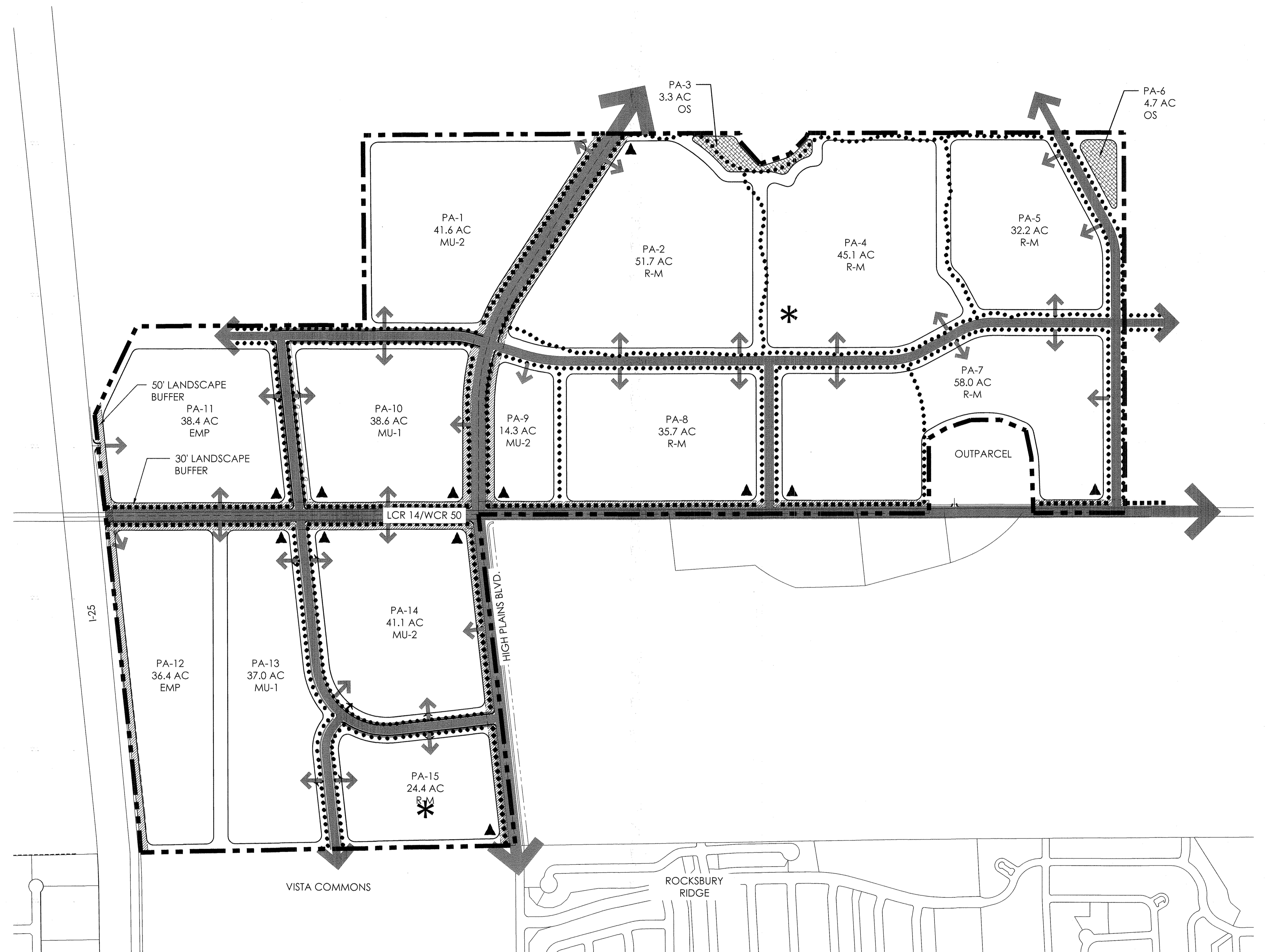
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## OPEN AREA

- FOR THE PURPOSES OF THIS PUD, "OPEN SPACE OR LANDSCAPE AREA" IS REFERRED TO AS "OPEN AREA."
- OPEN AREA PROVIDED PER THE REQUIREMENTS OF THIS PUD WILL MEET ALL LANDSCAPE AREA, OPEN SPACE AREA, OR SIMILAR AREAS REQUIRED PER THE JOHNSTOWN CODE REQUIREMENTS.
- SINGLE FAMILY DETACHED OR ATTACHED RESIDENTIAL DEVELOPMENT WILL REQUIRE A MINIMUM 15% OPEN AREA.
- MULTI-FAMILY RESIDENTIAL DEVELOPMENT WILL REQUIRE A MINIMUM OF 30% OPEN AREA.
- COMMERCIAL AND LIGHT INDUSTRIAL DEVELOPMENT WILL REQUIRE A MINIMUM 20% OPEN AREA.
- OPEN AREA REQUIREMENTS WILL BE CALCULATED ON A NET BASIS EXCLUDING PUBLIC RIGHT OF WAY.
- LANDSCAPE BUFFERS AND DETENTION PONDS CAN COUNT TOWARDS OPEN AREA REQUIREMENT. OPEN AREA MAY BE CUMULATIVELY GATHERED INTO LARGER PARCELS (FOR THE PURPOSES OF DEVELOPING A LARGER AND MORE FUNCTIONAL OPEN AREA) AT THE DISCRETION OF THE DEVELOPER AND WITH THE APPROVAL OF THE PLANNING AND DEVELOPER DIRECTOR. THE LOCATION(S) OF THE CUMULATIVELY GATHERED OPEN AREA SHALL BE DESIGNATED AT THE TIME OF EACH PRELIMINARY AND FINAL DEVELOPMENT PLAN THAT IS CONTRIBUTING TO THAT OPEN AREA.
- OPEN SPACE LOCATED WITHIN A SINGLE FAMILY DETACHED OR SINGLE FAMILY ATTACHED LOT CAN NOT BE COUNTED TOWARDS OPEN AREA REQUIREMENT.
- USABLE OPEN AREA CAN COUNT TOWARDS OPEN AREA REQUIREMENT.

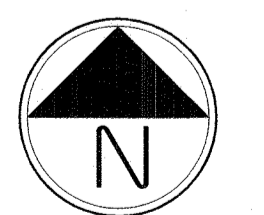
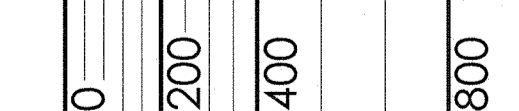
## USABLE OPEN AREA

- GREAT PLAINS VILLAGE REQUIRES A 10% USABLE OPEN AREA FOR RESIDENTIAL AREAS. FOR PURPOSES OF THIS PUD, THE 10% USABLE OPEN AREA SHALL BE CALCULATED FROM THE TOTAL AREA OF ALL RESIDENTIAL LOTS AND ADJACENT LOCAL ROADWAYS THAT SERVE AS DIRECT ACCESS TO THE RESIDENTIAL LOTS.
- USABLE OPEN AREA PROVIDED PER THE REQUIREMENTS OF THIS PUD WILL MEET ALL DEDICATED OPEN SPACE REQUIREMENTS PER THE JOHNSTOWN CODE.
- USABLE OPEN AREA MAY BE CUMULATIVELY GATHERED INTO LARGER PARCELS (FOR THE PURPOSES OF DEVELOPING AT LARGER AND MORE FUNCTIONAL PARK OR SIMILAR USES) AT THE DISCRETION OF THE DEVELOPER AND WITH THE APPROVAL OF THE PLANNING AND DEVELOPMENT DIRECTOR. THE LOCATION(S) OF THE CUMULATIVELY GATHERED USEABLE OPEN AREA SHALL BE DESIGNATED AT THE TIME OF EACH FINAL PLAN THAT IS CONTRIBUTING TO THAT AREA.
- A MINIMUM OF 1 ACRE OF PARK PER 250 RESIDENTIAL UNITS IS REQUIRED.
- USABLE OPEN AREA MAY OWNED BY THE TOWN, METRO DISTRICT, OR HOA. OWNERSHIP TO BE DETERMINED AT THE TIME OF PRELIMINARY AND FINAL DEVELOPMENT PLANS
- WHERE PRACTICAL USABLE OPEN AREA SHOULD BE CONTIGUOUS.
- DETENTION PONDS CAN COUNT TOWARDS USABLE OPEN AREA REQUIREMENTS AS LONG AS THEY MEET THE DEFINITION OF USABLE OPEN AREA PROVIDED IN THIS DOCUMENT. NOT MORE THAN 5% OF THE USABLE OPEN AREA REQUIREMENT CAN BE MET WITH DETENTION PONDS.



## TRAILS & OPEN SPACE PLAN

Scale: 1"= 400'-0"



#	REVISION DESCRIPTION	DATE	BY
1	APPROVED ODP	JANUARY 22, 2020	

**GREAT PLAINS VILLAGE**  
 JOHNSTOWN, CO  
 OUTLINE DEVELOPMENT PLAN  
 TRAILS & OPEN SPACE PLAN

DESIGNED BY: JM  
 DRAWN BY: KB  
 CHECKED BY: JM

SHEET  
 8 OF 15

# OUTLINE DEVELOPMENT PLAN GREAT PLAINS VILLAGE

FOR USE ONLY IN AREAS NOT INCLUDED IN THE 2025 ODP AMENDMENT

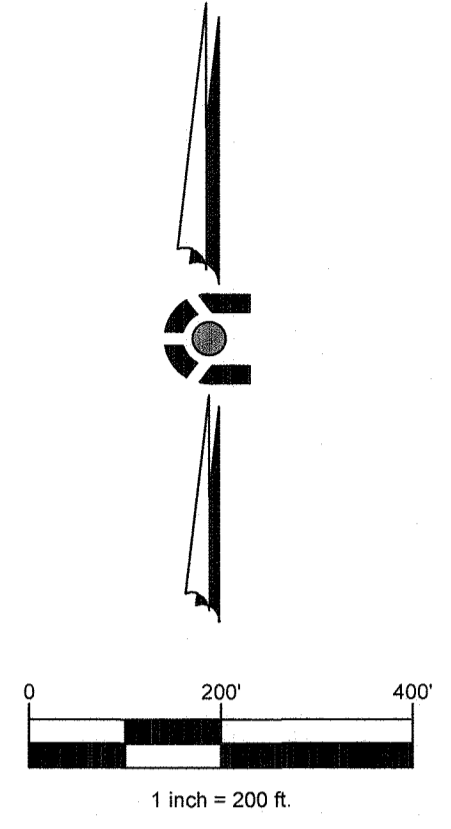
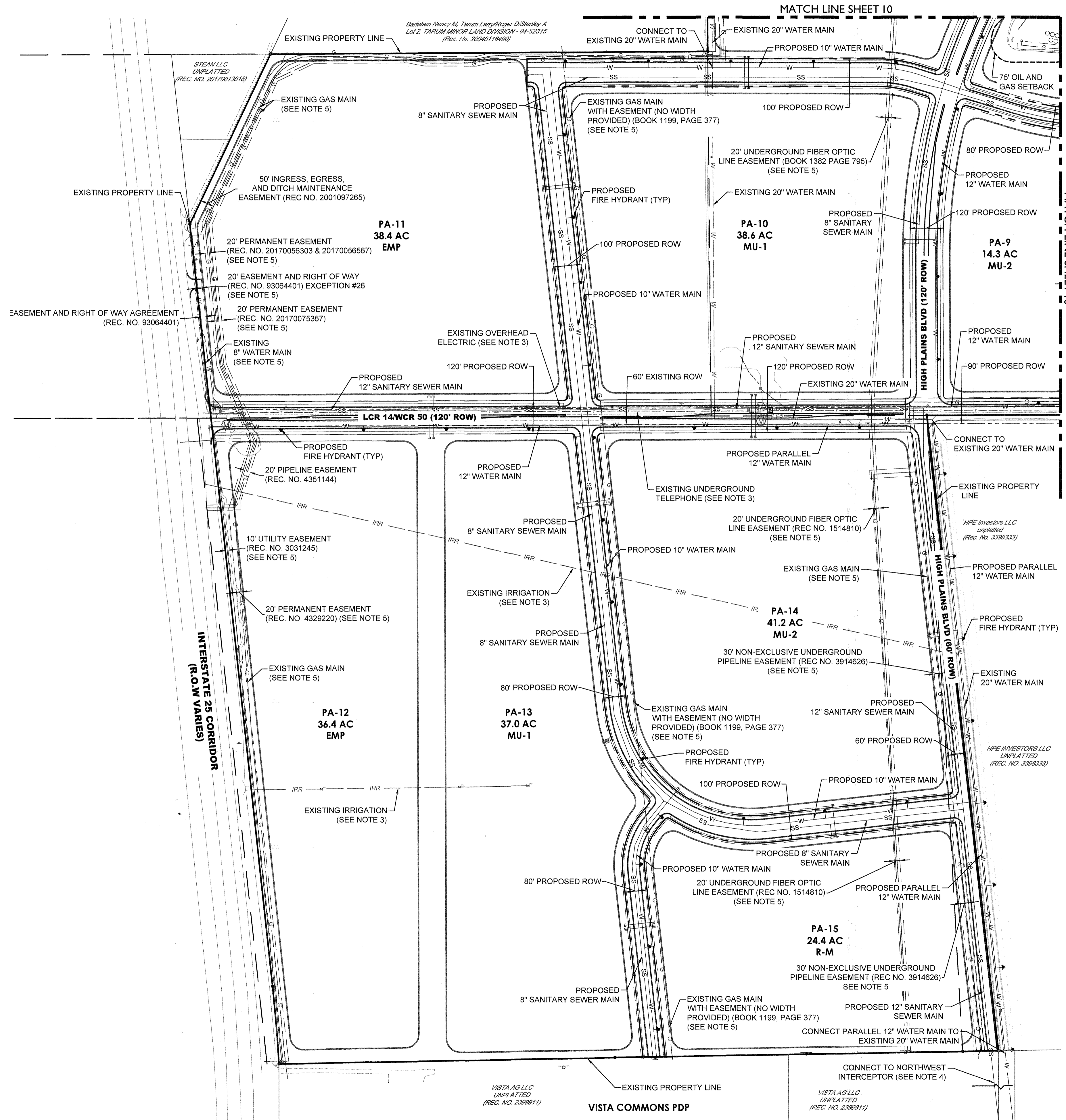
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#	REVISION DESCRIPTION	DATE	BY
1	APPROVED ODP	JANUARY 22, 2020	

**GREAT PLAINS VILLAGE**  
 JOHNSTOWN, CO  
 OUTLINE DEVELOPMENT PLAN  
 PRELIMINARY UTILITY PLAN

DESIGNED BY: AM  
 DRAWN BY: AM  
 CHECKED BY: KR



- NOTES**
- THE SIZE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE AND BASED OFF THE BEST AVAILABLE INFORMATION WHEN SHOWN ON THESE DRAWINGS. EXACT LOCATIONS OF EXISTING UTILITIES AND TIE-IN POINTS SHALL BE DETERMINED/CONFIRMED DURING FINAL DESIGN. BEFORE COMMENCING NEW CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNKNOWN UTILITIES.
  - UTILITY MAINS AND SERVICES ARE SHOWN SCHEMATICALLY AND FINAL LOCATIONS WILL BE DETERMINED DURING THE FINAL PLAT AND CONSTRUCTION DOCUMENT PROCESS THROUGH THE TOWN OF JOHNSTOWN.
  - EXISTING EASEMENTS AND UTILITIES IN CONFLICT WITH PROPOSED DESIGN SHALL BE VACATED AND REMOVED PRIOR TO CONSTRUCTION, EXCEPT THOSE DISCUSSED IN NOTE 5. EXACT LIMITS OF RELOCATIONS, IF REQUIRED, WILL BE DETERMINED DURING FINAL DESIGN.
  - OFFSITE SEWER MAINS ARE REQUIRED TO BE CONSTRUCTED TO THE SOUTH AND EAST THAT CONNECTS INTO THE EXISTING JOHNSTOWN NORTHWEST INTERCEPTOR SANITARY SEWER SYSTEM.
  - EXISTING UTILITY AND ASSOCIATED EASEMENTS SHALL BE PROTECTED IN PLACE, UNLESS OTHERWISE NOTED.
  - SEE SHEET 7 FOR ROADWAY CROSS SECTIONS.

**LEGEND**

	PROPERTY LINE
	PROPOSED ROW
	PROPOSED UTILITY EASEMENT
	PROPOSED LANDSCAPE BUFFER
	EXISTING ROW
	EXISTING SWALE
	EX. / PR. LIGHT POLE
	EX. / PR. SIGNS
	EX. POWER POLE
	CABLE TV
	ELECTRIC & METER
	FIBER OPTIC LINE & MH
	GAS LINE & METER
	IRRIGATION
	OVERHEAD POWER
	TELEPHONE LINE & MH
	PROPOSED SANITARY MAIN
	PROPOSED WATER MAIN
	FIRE HYDRANT ASSEMBLY
	PROPOSED WATER STUB
	PROPOSED CURB & GUTTER
	PLANNING AREA DELINEATION

1/26/2020 1:44 PM X:\18-155 GREAT PLAINS VILLAGE\GDPV - GDP UTILITY PLAN.DWG

# OUTLINE DEVELOPMENT PLAN GREAT PLAINS VILLAGE

FOR USE ONLY IN AREAS NOT INCLUDED IN THE 2025 ODP AMENDMENT

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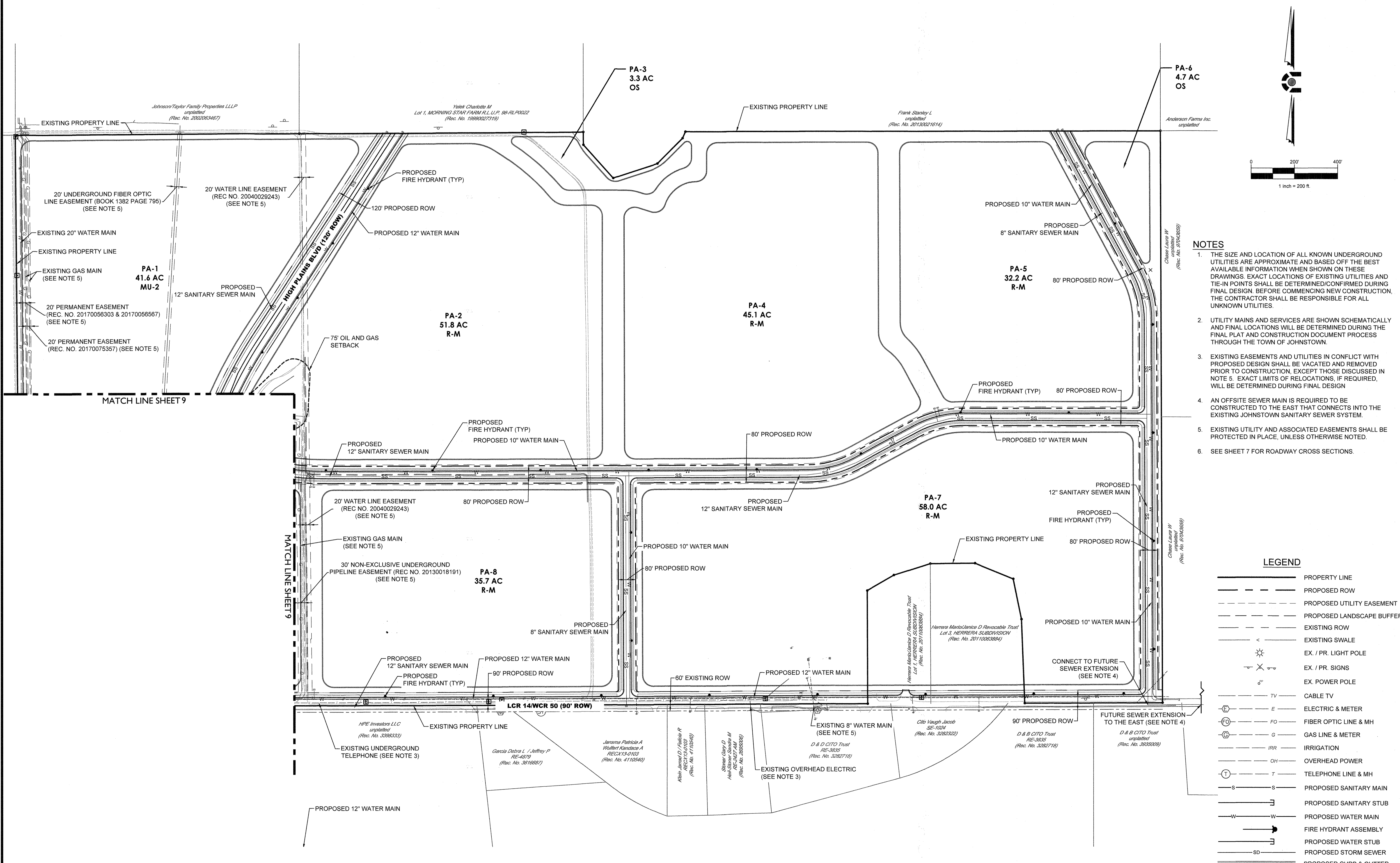


#	REVISION DESCRIPTION	DATE	BY
1	APPROVED ODP	JANUARY 21, 2020	

**GREAT PLAINS VILLAGE**  
 JOHNSTOWN, CO  
 OUTLINE DEVELOPMENT PLAN  
 PRELIMINARY UTILITY PLAN

DESIGNED BY: AM  
 DRAWN BY: AM  
 CHECKED BY: KR

1/20/2020 4:45 PM X:\115-155 GREAT PLAINS VILLAGE\DPV - GDP UTILITY PLAN.DWG



- NOTES**
1. THE SIZE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE AND BASED OFF THE BEST AVAILABLE INFORMATION WHEN SHOWN ON THESE DRAWINGS. EXACT LOCATIONS OF EXISTING UTILITIES AND TIE-IN POINTS SHALL BE DETERMINED/CONFIRMED DURING FINAL DESIGN. BEFORE COMMENCING NEW CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNKNOWN UTILITIES.
  2. UTILITY MAINS AND SERVICES ARE SHOWN SCHEMATICALLY AND FINAL LOCATIONS WILL BE DETERMINED DURING THE FINAL PLAT AND CONSTRUCTION DOCUMENT PROCESS THROUGH THE TOWN OF JOHNSTOWN.
  3. EXISTING EASEMENTS AND UTILITIES IN CONFLICT WITH PROPOSED DESIGN SHALL BE VACATED AND REMOVED PRIOR TO CONSTRUCTION, EXCEPT THOSE DISCUSSED IN NOTE 5. EXACT LIMITS OF RELOCATIONS, IF REQUIRED, WILL BE DETERMINED DURING FINAL DESIGN.
  4. AN OFFSITE SEWER MAIN IS REQUIRED TO BE CONSTRUCTED TO THE EAST THAT CONNECTS INTO THE EXISTING JOHNSTOWN SANITARY SEWER SYSTEM.
  5. EXISTING UTILITY AND ASSOCIATED EASEMENTS SHALL BE PROTECTED IN PLACE, UNLESS OTHERWISE NOTED.
  6. SEE SHEET 7 FOR ROADWAY CROSS SECTIONS.

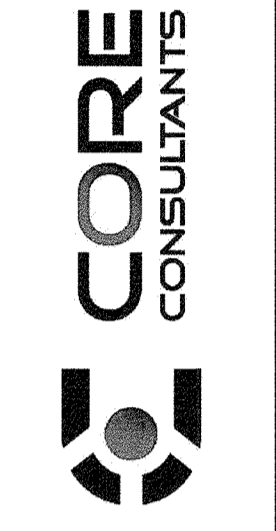
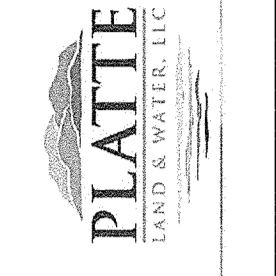
**LEGEND**

	PROPERTY LINE
	PROPOSED ROW
	PROPOSED UTILITY EASEMENT
	PROPOSED LANDSCAPE BUFFER
	EXISTING ROW
	EXISTING SWALE
	EX. / PR. LIGHT POLE
	EX. / PR. SIGNS
	EX. POWER POLE
	CABLE TV
	ELECTRIC & METER
	FIBER OPTIC LINE & MH
	GAS LINE & METER
	IRRIGATION
	OVERHEAD POWER
	TELEPHONE LINE & MH
	PROPOSED SANITARY MAIN
	PROPOSED SANITARY STUB
	PROPOSED WATER MAIN
	FIRE HYDRANT ASSEMBLY
	PROPOSED WATER STUB
	PROPOSED STORM SEWER
	PROPOSED CURB & GUTTER
	PLANNING AREA DELINEATION

# OUTLINE DEVELOPMENT PLAN GREAT PLAINS VILLAGE

FOR USE ONLY IN AREAS NOT INCLUDED IN THE 2025 ODP AMENDMENT

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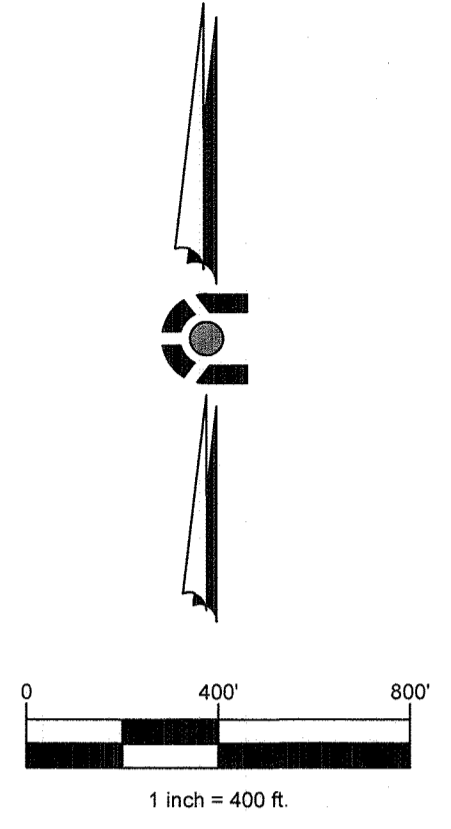
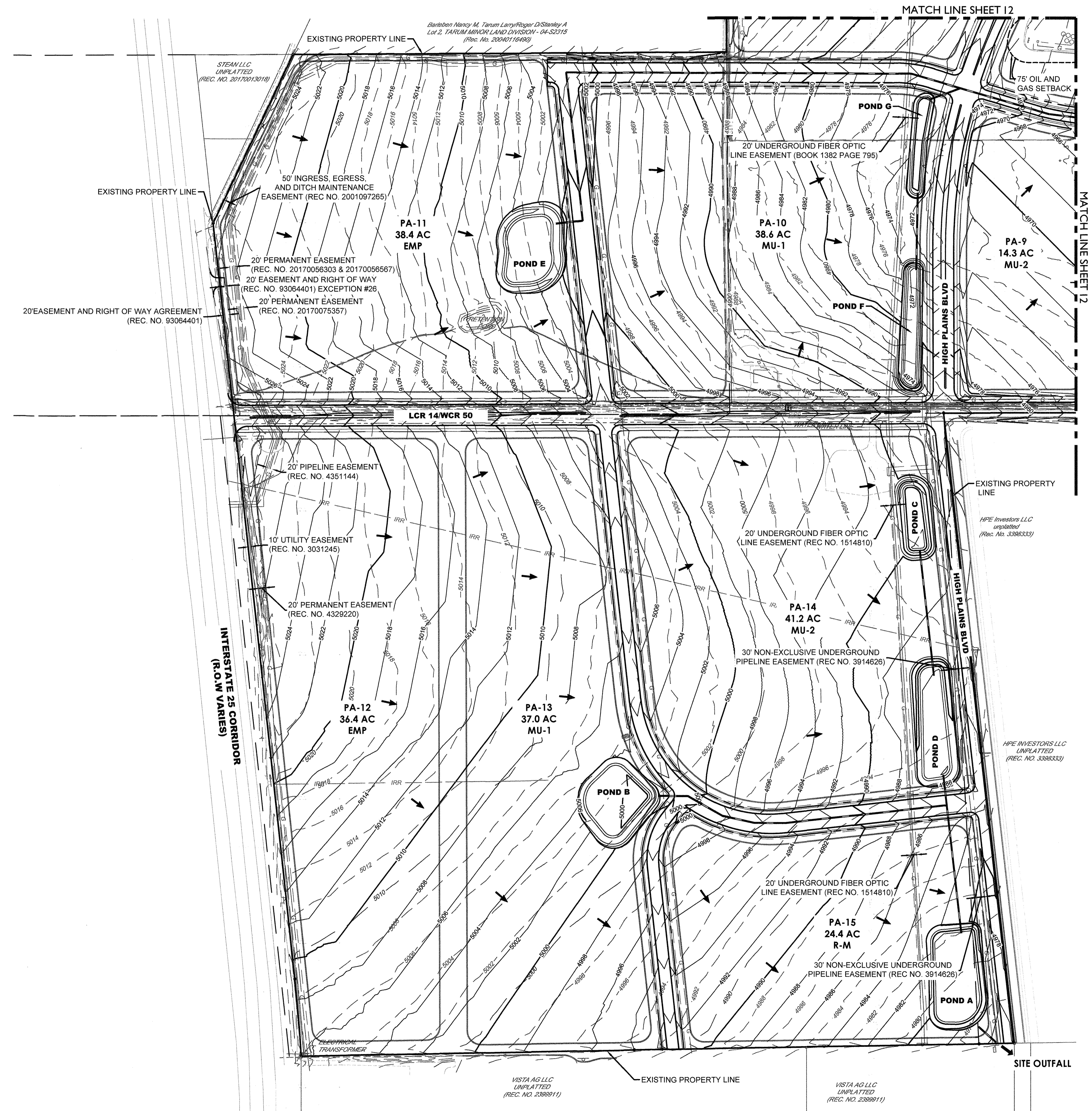


#	REVISION DESCRIPTION	DATE	BY
1	APPROVED ODP	JANUARY 22, 2020	

**GREAT PLAINS VILLAGE**  
 JOHNSTOWN, CO  
 OUTLINE DEVELOPMENT PLAN  
 PRELIMINARY GRADING PLAN





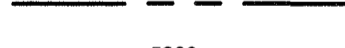
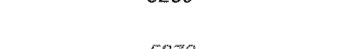
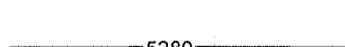
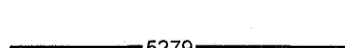





DESIGNED BY: AM  
 DRAWN BY: AM  
 CHECKED BY: KR

SHEET  
 11 OF 15



- NOTES**
1. DETENTION POND SIZING AND LOCATIONS ARE PRELIMINARY AND WILL BE DETERMINED DURING THE FINAL DEVELOPMENT PLAN, FINAL PLAT, AND CONSTRUCTION DOCUMENT PROCESS THROUGH THE TOWN OF JOHNSTOWN.
  2. STORM DRAIN AND DRAINAGE SWALE LOCATIONS AND SIZING ARE PRELIMINARY AND WILL BE DETERMINED DURING THE FINAL DEVELOPMENT PLAN, FINAL PLAT, AND CONSTRUCTION DOCUMENT PROCESS THROUGH THE TOWN OF JOHNSTOWN.
  3. THE TOPOGRAPHIC SURVEY AND BOUNDARY SHOWN ARE BASED ON THE FIELD SURVEY WORK OF PLS GROUP (PROJECT #18042.001). FIELD SURVEY WAS COMPLETED ON OR AROUND JUNE 28, 2019.
  4. SEE SHEET 7 FOR ROADWAY CROSS SECTIONS.
  5. GRADING AND FINISHED GRADE CONTOURS ARE CONCEPTUAL AND GENERALLY SHOW INTENT AND APPROXIMATE FLOW PATHS. FINAL GRADING WILL BE DETERMINED DURING FINAL DESIGN.

**LEGEND**

	PROPERTY LINE
	PROPOSED CURB & GUTTER
	PROPOSED R.O.W.
	PROPOSED UTILITY EASEMENT
	PROPOSED LANDSCAPE BUFFER
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PLANNING AREA DELINEATION
	STORM SEWER DRAIN
	DRAINAGE SWALE
	FLOW ARROW

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# OUTLINE DEVELOPMENT PLAN GREAT PLAINS VILLAGE

FOR USE ONLY IN AREAS NOT INCLUDED IN THE 2025 ODP AMENDMENT

LOCATED IN SECTION 2, 35, AND 36, TOWNSHIP 4 AND 5 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN JOHNSTOWN, COUNTIES OF WELD AND LARIMER, STATE OF COLORADO



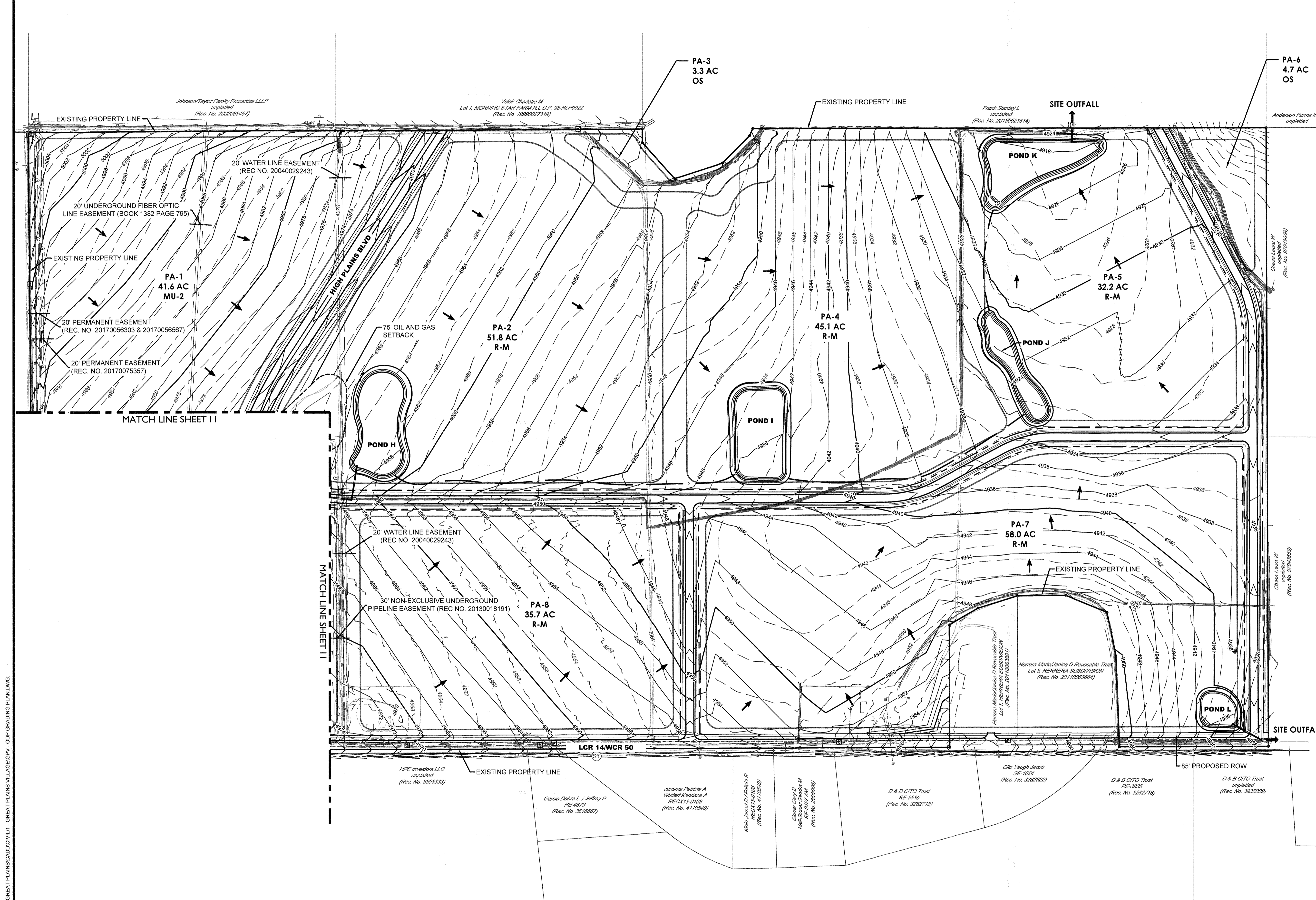
BY	
DATE	JANUARY 21, 2020

#	REVISION DESCRIPTION
1	APPROVED ODP

**GREAT PLAINS VILLAGE**  
 JOHNSTOWN, CO  
 OUTLINE DEVELOPMENT PLAN  
 PRELIMINARY GRADING PLAN

DESIGNED BY: AM  
 DRAWN BY: AM  
 CHECKED BY: KR

SHEET  
 12 OF 15



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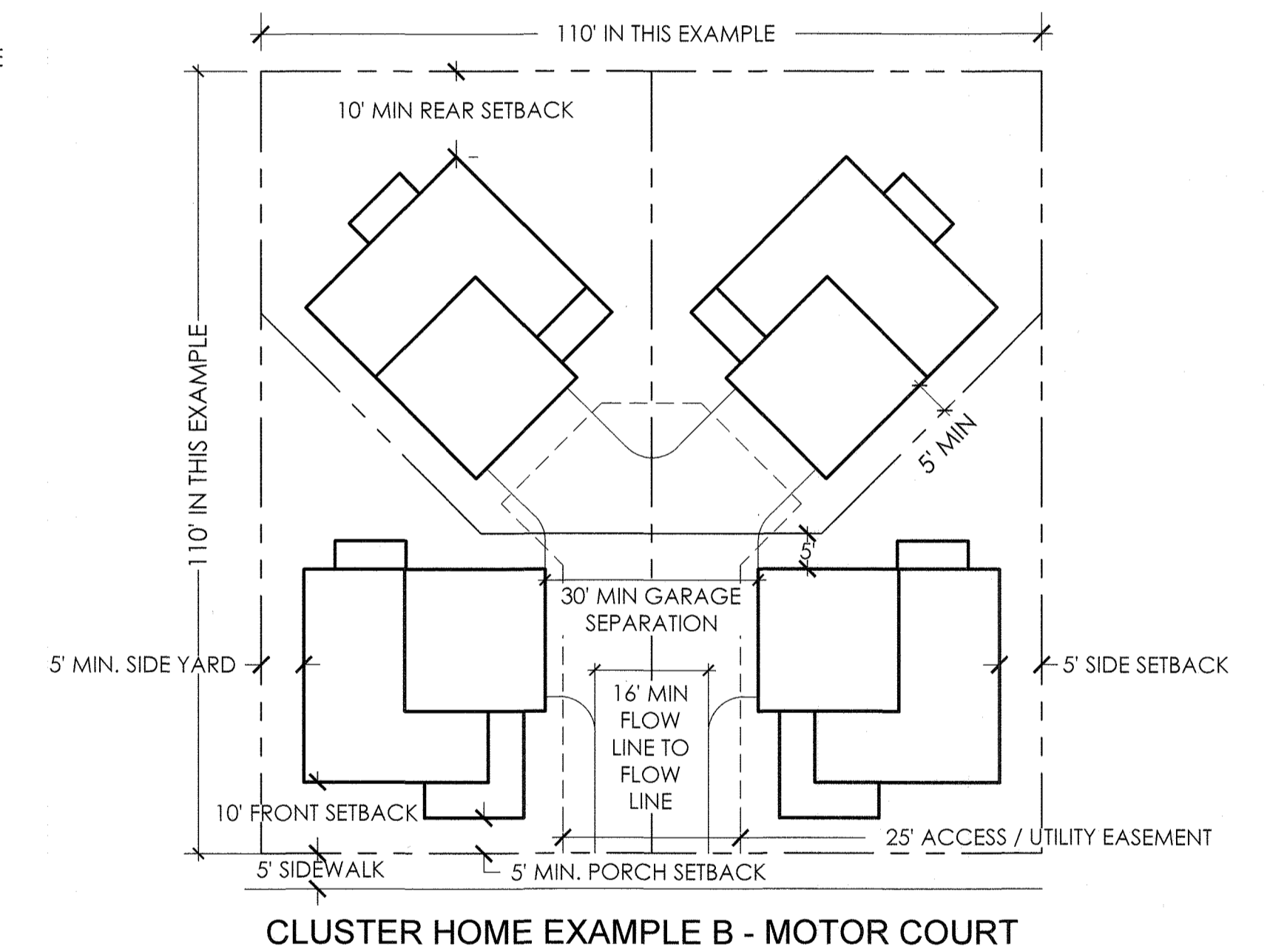
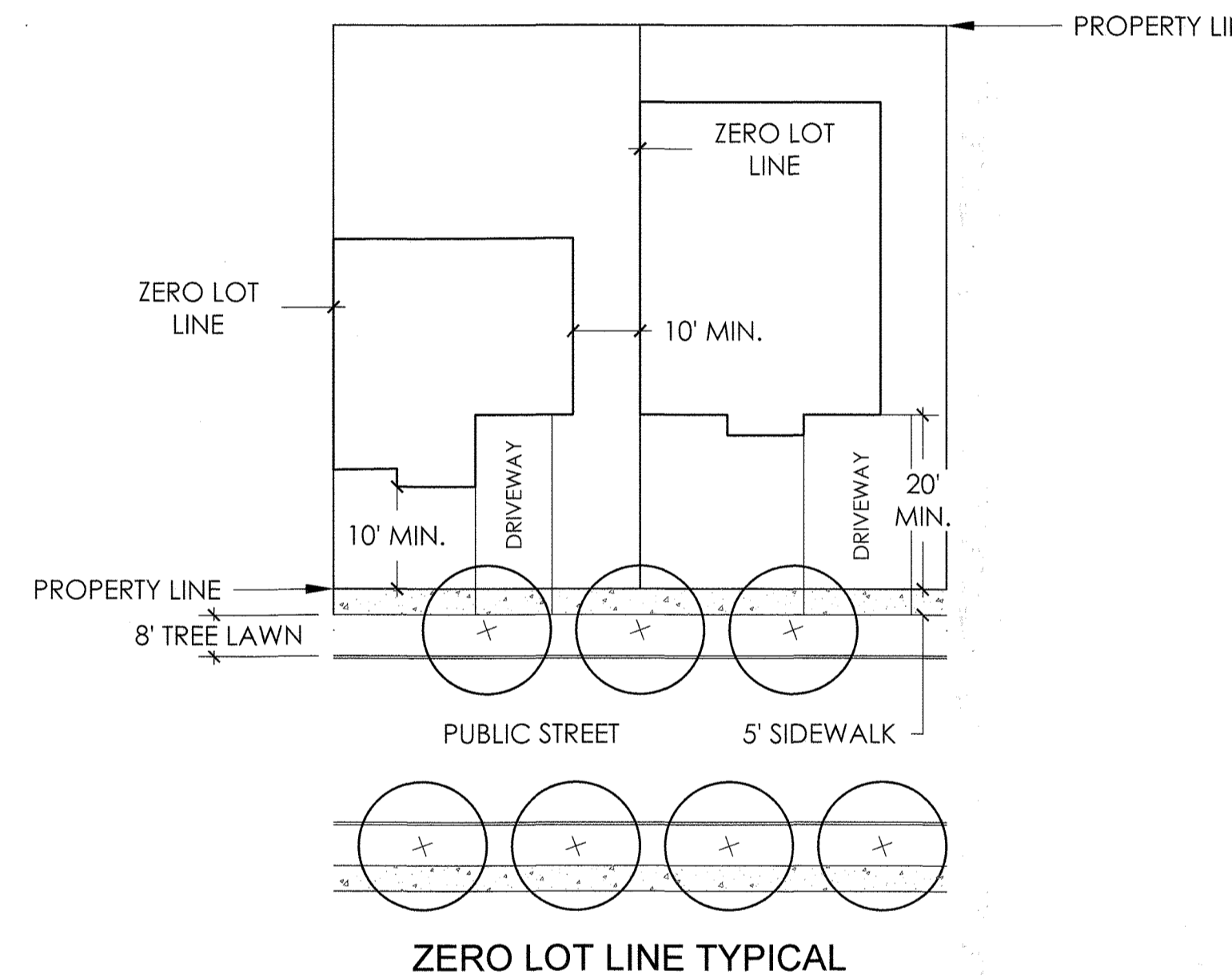
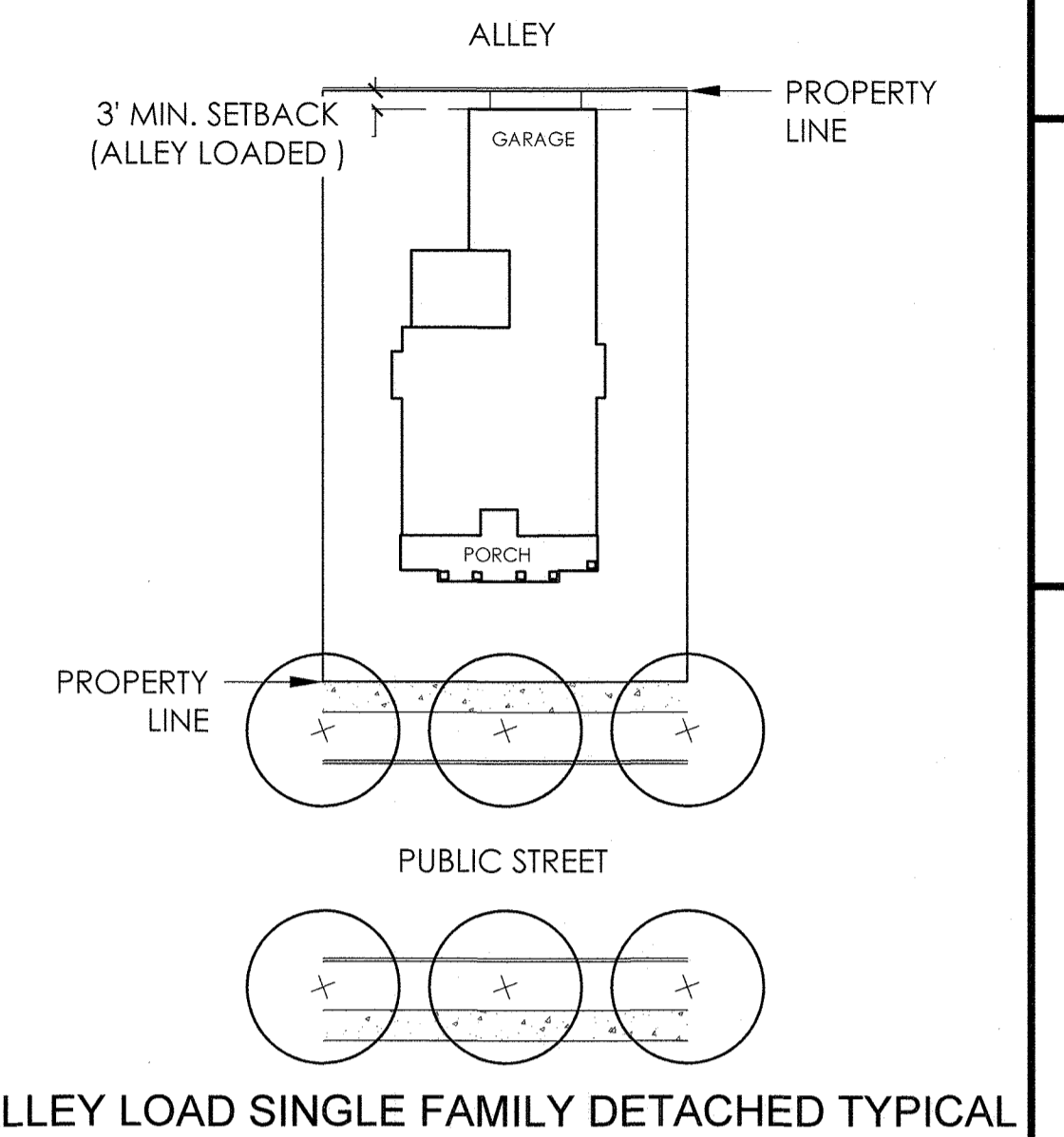
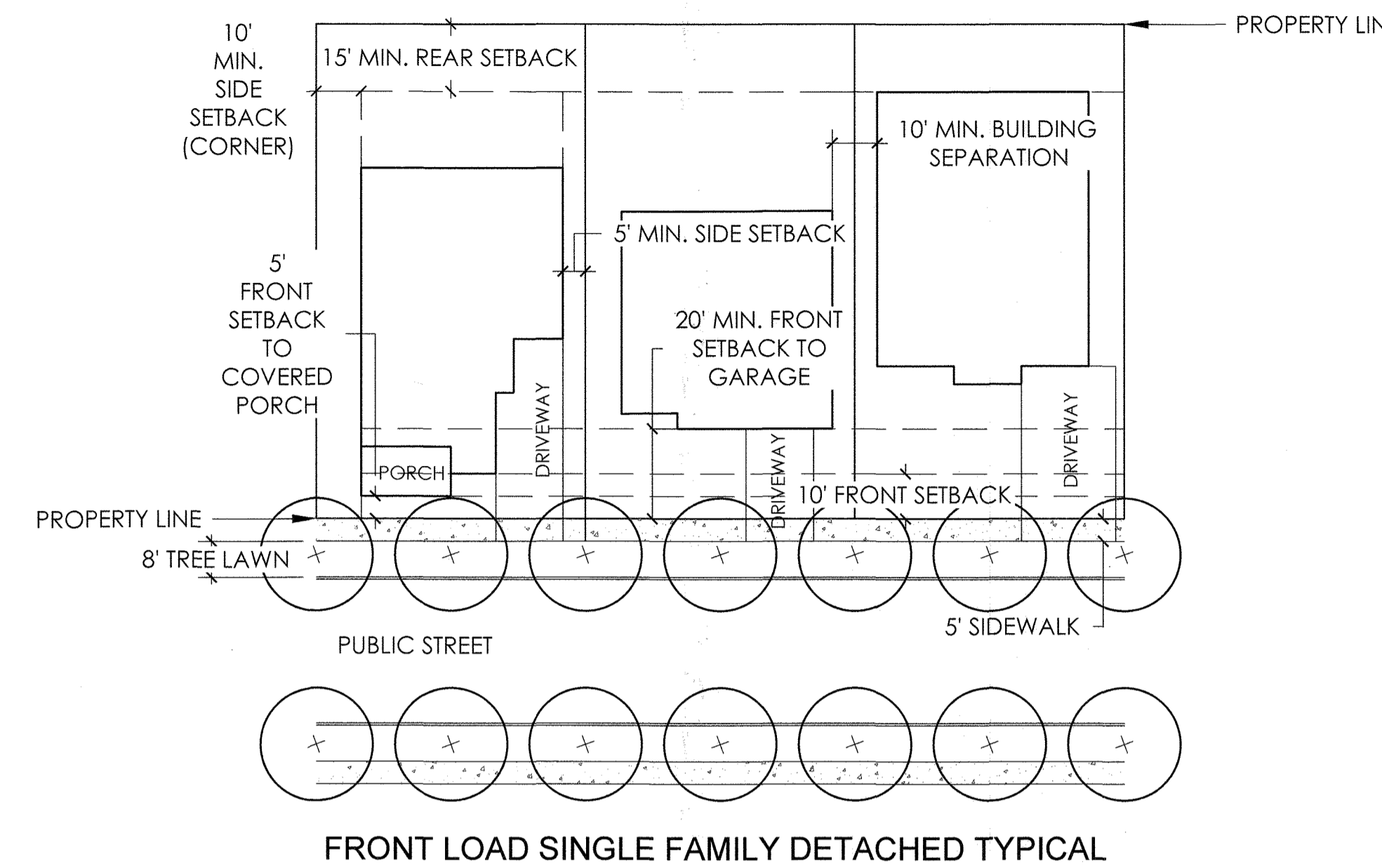
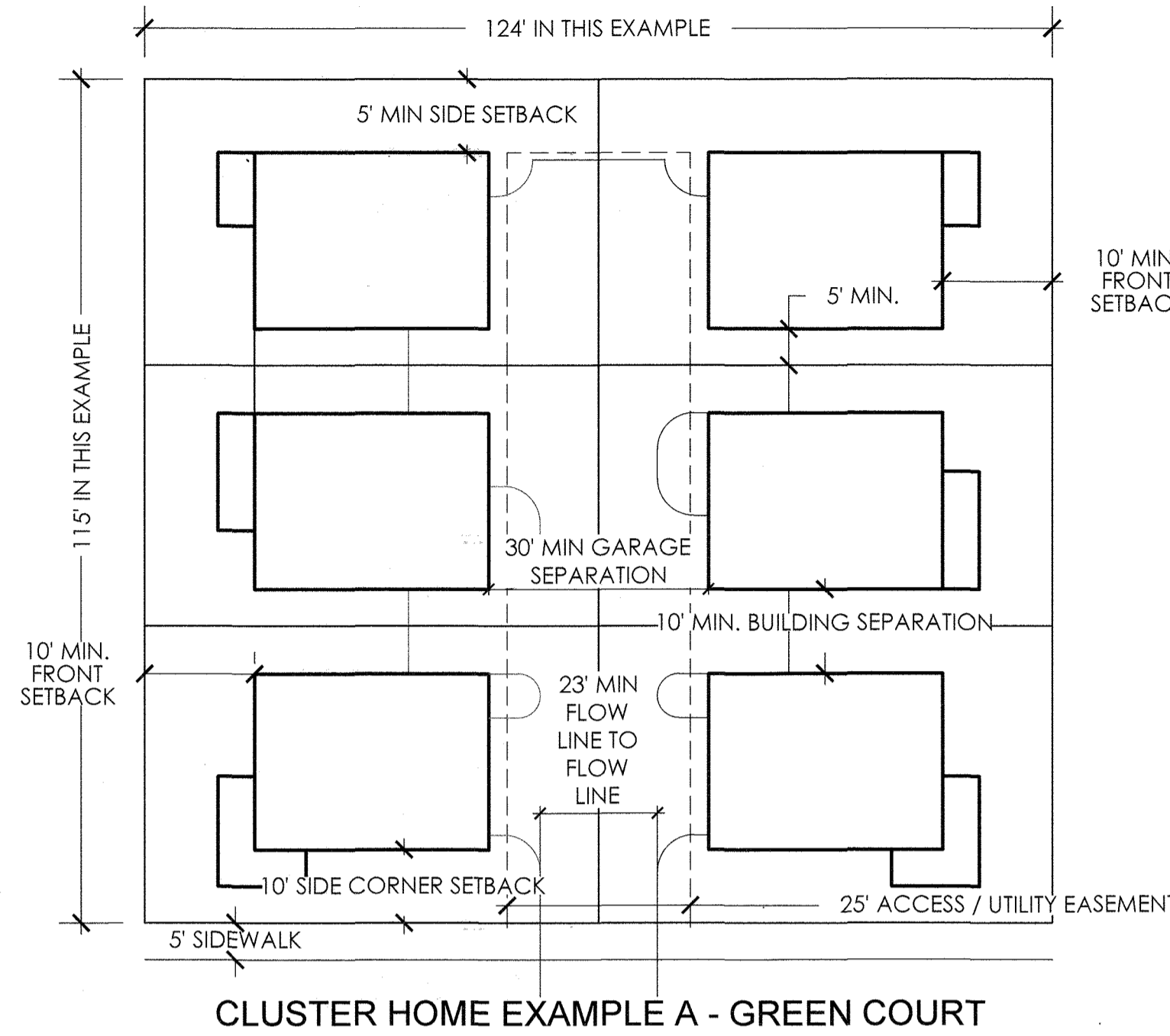
# OUTLINE DEVELOPMENT PLAN GREAT PLAINS VILLAGE

FOR USE ONLY IN AREAS NOT INCLUDED IN THE 2025 ODP AMENDMENT

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## DEVELOPMENT STANDARDS

- ARCHITECTURAL ELEMENTS SUCH AS ROOF OVERHANGS, FIREPLACES, AND BAY BOX WINDOWS ARE PERMITTED A 24-INCH ENCROACHMENT INTO BUILDING SEPARATIONS. NO PORTION OF THE STRUCTURE ABOVE GROUND MAY ENCROACH INTO THE THREE-FOOT BUILDING TO PROPERTY LINE SETBACK WITHOUT MODIFICATION AND BUILDING DEPARTMENT REVIEW AND APPROVAL. OTHER SUBSURFACE ARCHITECTURAL ELEMENTS INCLUDING STRUCTURAL ELEMENTS OF THE BUILDING FOUNDATION MAY ENCROACH INTO BUILDING SEPARATIONS OR SETBACKS PROVIDED THAT SUCH ELEMENTS REMAIN ENTIRELY WITHIN THE LOT UPON WHICH THEY ORIGINATED. FOUNDATION WALLS ARE NOT PERMITTED WITHIN ANY SETBACKS. UNENCLOSED DECKS MAY ENCROACH INTO REAR SETBACKS BUT SHALL BE LOCATED NO CLOSER THAN 10' (TEN FEET) FROM THE REAR PROPERTY LINE BUT SHALL NOT ENCROACH INTO A UTILITY EASEMENT. DECKS SHALL NOT ENCROACH INTO SIDE SETBACK.
- A ZERO LOT LINE MAY BE UTILIZED WHEN A MAINTENANCE EASEMENT AND SIDEYARD EASEMENTS ARE EXECUTED SUBJECT TO I.B.C. REQUIREMENTS.
- SETBACK MEANS THE HORIZONTAL DISTANCE BETWEEN ANY STRUCTURE AND THE ESTABLISHED STREET RIGHT-OF-WAY LINE OR PROPERTY LINE.
- SINGLE FAMILY DETACHED (SFD) AND SINGLE FAMILY ATTACHED (SFA) FRONT LOADED GARAGES REQUIRE A MINIMUM 18' DRIVEWAY FROM THE GARAGE FACE TO THE BACK OF WALK.
- ANY LAND USE OF A LOWER DENSITY MAY BE DEVELOPED WITHIN A HIGHER DENSITY PARCEL AS LONG AS IT FOLLOWS STANDARDS OF THE LOWER DENSITY LISTED IN THE TABLES.
- ALLEY LOADED SINGLE FAMILY RESIDENTIAL MAY FRONT ON AN ARTERIAL STREET WITH APPROVAL OF THE PLANNING AND DEVELOPMENT DIRECTOR.



## LAND USE DEVELOPMENT STANDARDS MATRIX

### RESIDENTIAL LAND USE DEVELOPMENT STANDARDS MATRIX

#### SINGLE FAMILY DETACHED (SFD)

STANDARDS	R-M	MU-2
MINIMUM LOT SIZE	3,200	3,200
MINIMUM CLUSTER LOT SIZE	2,000	2,000
PARKING REQUIREMENT	CODE	CODE
MAXIMUM HEIGHT	35'	35'

#### PRINCIPAL USE

	R-M	MU-2
FRONT SETBACK TO BUILDING	10'	10'
FRONT SETBACK TO COVERED PORCH	5'	5'
FRONT SETBACK TO GARAGE	20'	18'
FRONT SETBACK TO SIDE LOADED GARAGE	10'	10'
SIDE SETBACK MINIMUM	0'	0'
*BUILDING SEPARATION	10'	10'
REAR SETBACK - FRONT LOAD	15'	15'
REAR SETBACK - CLUSTER	10'	5'
REAR SETBACK - ALLEY LOAD	3'	3'
SIDE (CORNER) SETBACK	10'	10'

#### ACCESSORY USE

	R-M	MU-2
MAXIMUM HEIGHT	15'	15'
FRONT SETBACK	20'	20'
SIDE SETBACK	3'*	0'
REAR SETBACK	5'	0'
REAR SETBACK (ALLEY LOAD GARAGE)	3'	3'
SIDE (CORNER) SETBACK	15'	5'

\* OR AS REQUIRED BY CURRENT FIRE CODE / INTERNATIONAL BUILDING CODE (I.B.C.)

## LAND USE DEVELOPMENT STANDARDS MATRIX

### RESIDENTIAL LAND USE DEVELOPMENT STANDARDS MATRIX

#### MULTI-FAMILY AND SINGLE FAMILY ATTACHED (SFA) RESIDENTIAL

STANDARDS	R-M	MU-2	MU-1
MINIMUM LOT SIZE	1200	1200	1200
MAXIMUM HEIGHT	35'	50'	50'

#### PRINCIPAL USE

	R-M	MU-2	MU-1
FRONT SETBACK TO BUILDING FACE	15'	5'	5'
FRONT SETBACK TO COVERED PORCH	10'	0'	0'
SIDE SETBACK MINIMUM	0'	0'	0'
SIDE SETBACK WITH EASEMENT	15'	10'	10'
*BUILDING SEPARATION	10'	10'	10'
REAR SETBACK	15'	10'	10'
REAR SETBACK - ALLEY LOAD GARAGE	3'*	3'*	3'*
SIDE (CORNER) SETBACK	15'	5'	5'

#### ACCESSORY USE

	R-M	MU-2	MU-1
MAXIMUM HEIGHT	15'	15'	15'
FRONT SETBACK	20'	20'	20'
SIDE SETBACK	5'	5'	5'
REAR SETBACK - NON GARAGE	10'	10'	10'
REAR SETBACK (ALLEY LOAD GARAGE)	3'*	3'*	3'*
SIDE (CORNER) SETBACK	15'	0'	0'

\* OR AS REQUIRED BY CURRENT FIRE CODE / INTERNATIONAL BUILDING CODE (I.B.C.)

## LAND USE DEVELOPMENT STANDARDS MATRIX

### NON-RESIDENTIAL LAND USE DEVELOPMENT STANDARDS MATRIX

STANDARDS	MU-1	MU-2	EMP
MINIMUM LOT SIZE	0.5 AC	0.5 AC	0.5 AC
MAXIMUM LOT COVERAGE	60%	60%	60%

#### PRINCIPAL USE

	HEIGHT	75'	50'	75'
SETBACK FROM ARTERIAL	25'	25'	30'	
SETBACK FROM COLLECTOR ROAD	10'	10'	15'	
SETBACK FROM LOCAL ROAD	10'	10'	20'	
SETBACK FROM PARKING	10'	10'	10'	
*BUILDING SEPARATION	0'	0'	20'	
BUILDING SETBACK FROM SFD STRUCTURE	20'	20'	50'	
BUILDING SETBACK FROM SFA STRUCTURE	20'	20'	50'	
SETBACK FROM MULTI-FAMILY (SEPARATE BUILDINGS)	0'	0'	20'	

#### ACCESSORY USE

	HEIGHT	35'	35'	35'
STRUCTURE SETBACK FROM ARTERIAL	30'	30'	30'	
PARKING SETBACK FROM ARTERIAL	15'	15'	15'	
SETBACK FROM LOCAL ROAD	10'	10'	15'	
SETBACK FROM PARKING	10'	10'	10'	
SETBACK FROM PROPERTY LINE	5'	5'	5'	

\* OR AS REQUIRED BY CURRENT FIRE CODE / INTERNATIONAL BUILDING CODE (I.B.C.)  
 \*\* ACCESSORY USE BUILDING HEIGHT TO BE LESS THAN PRIMARY BUILDING HEIGHT.

#	REVISION DESCRIPTION	DATE	BY
1	APPROVED ODP <td>JANUARY 22, 2020</td> <td></td>	JANUARY 22, 2020	

# OUTLINE DEVELOPMENT PLAN GREAT PLAINS VILLAGE

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## DESIGN GUIDELINES

### PART 1 - INTRODUCTION

#### 1.1 STATEMENT OF INTENT

GREAT PLAINS VILLAGE IS A 500 ACRE MASTER-PLANNED COMMUNITY LOCATED EAST OF INTERSTATE 25. THE PROPERTY IS BOUND ON THE EAST BY INTERSTATE 25, WELD COUNTY ROAD 50 (WCR 50)/ LARIMER COUNTY ROAD 14 (LCR 14) BISECT THE SITE AND SERVES AS THE SOUTHERN BOUNDARY FOR PORTIONS OF THE PROJECT. THIS MIXED USE PROJECT INCLUDES PARCELS DESIGNATED FOR MULTIPLE TYPES OF RESIDENTIAL, RETAIL, COMMERCIAL, LIGHT INDUSTRIAL AND OFFICE USES. THESE DESIGN GUIDELINES SEEK TO PROVIDE A CLEAR DIRECTION FOR SUBSEQUENT DEVELOPMENTS WITHIN THE LARGER WHOLE. THE OVERALL CHARACTER OF GREAT PLAINS VILLAGE MUST BE EVIDENT AND MAINTAINED TO ENSURE THE QUALITY AND COHESIVENESS DESIRED IN THIS EMERGING PART OF NORTHERN COLORADO. THE GUIDELINES SERVE AS A DESIGN CONCEPT FOR THE FINAL PUD. HIGH QUALITY DEVELOPMENT IS ENCOURAGED ALONG THE INTERSTATE 25 CORRIDOR IN GENERAL AND HIGH PLAINS BOULEVARD IN PARTICULAR. GREAT PLAINS VILLAGE WILL BE VISIBLE FROM THE INTERSTATE AND ITS DEVELOPMENT WILL FORM A FIRST IMPRESSION OF THE COMMUNITY.

THE DESIGN GUIDELINES SHALL BE UTILIZED BY RESIDENTS, DEVELOPERS, ARCHITECTS, ENGINEERS AND PLANNERS FOR DESIGN AND CONSTRUCTION DIRECTION WITHIN THIS AREA. ALL DEVELOPMENTS WITHIN GREAT PLAINS VILLAGE ARE SUBJECT TO THE DESIGN GUIDELINES CONTAINED HEREIN. IN CASES WHERE THIS DOCUMENT IS SILENT, THE TOWN OF JOHNSTOWN STANDARDS AND REGULATIONS APPLY.

### PART 2 - GENERAL DESIGN GUIDELINES

#### 2.1 APPLICABILITY

THIS SECTION APPLIES TO ALL DEVELOPMENT WITHIN GREAT PLAINS VILLAGE AND PROVIDES GENERAL STANDARDS UPON WHICH THE SUBSEQUENT SECTIONS WILL BUILD TO PROVIDE GREATER CLARITY FOR SPECIFIC LAND USES. ALL GOVERNING LOCAL CODES, REGULATIONS, AND STATUTES ENFORCED BY THE TOWN OF JOHNSTOWN WILL APPLY.

#### 2.2 LANDSCAPING

##### 2.2.1 LANDSCAPE DESIGN PRINCIPLES

ALL DEVELOPMENT SHALL DEMONSTRATE ADHERENCE TO THE FOLLOWING LANDSCAPE DESIGN PRINCIPLES:

- DESIGN TO PROVIDE AN ATTRACTIVE, COMFORTABLE ENVIRONMENT FOR USERS WHILE MINIMIZING MAINTENANCE NEEDS, IRRIGATION WATER REQUIREMENTS AND THE USE OF HERBICIDES AND PESTICIDES.
- DESIGN LANDSCAPES TO CREATE A NATURALIZED APPEARANCE. USE PLANT MATERIALS THAT ARE INDIGENOUS TO NORTHERN COLORADO WHERE POSSIBLE. ONLY USE INTRODUCED SPECIES IN ORDER TO ACHIEVE DESIGN OBJECTIVES THAT CANNOT BE ACHIEVED WITH THE USE OF NATIVE SPECIES.
- COORDINATE THE DESIGN OF THE LANDSCAPE WITH SITE EROSION PROTECTION, STORM DRAINAGE AND WATER QUALITY IMPROVEMENT SYSTEMS.
- DESIGN AND MANAGE IRRIGATION SYSTEMS TO ACHIEVE PEAK EFFICIENCY.

##### 2.2.2 STREETScape DESIGN

GREAT PLAINS VILLAGE ENTRIES WILL CONTAIN BOTH SIGNAGE AND LANDSCAPING THAT TIE INTO THE OVERALL DEVELOPMENT STREETScape DESIGN. THE LAND USE PLAN ILLUSTRATES THE MAJOR AND MINOR ENTRIES INTO THE SITE. IN ORDER TO CREATE AN APPROPRIATE LANDSCAPE CORRIDOR ALONG WCR 50/LCR 14 AND HIGH PLAINS BLVD., LARGE MASSES OF TREES AND SHRUBS ARE REQUIRED. THE RIGHT-OF-WAY (ROW) WILL BE PRIMARILY DROUGHT-TOLERANT TURF OR IRRIGATED NATIVE SEED. THIS TREATMENT WILL TRANSITION TO DRIFTS OF SHRUB/PERENNIAL BEDS AND TREE GROUPINGS THAT MEANDER FROM JUST INSIDE THE ROW TO THE EDGE OF LANDSCAPE BUFFERS AND BACK. THE GOAL IS TO AVOID A STRAIGHT-LINE TREATMENT AT THE EDGE OF THE ROW. WALKS WILL BE DETACHED AND MEANDER WITHIN THE ROW AND OUTSIDE OF THE ROW INTO THE LANDSCAPE BUFFER IF DESIRED. MEDIANS WILL BE PLANTED IN A SIMILAR FASHION OR WILL BE CONSTRUCTED OF COLORED & STAMPED CONCRETE (SHEET 15, EXHIBIT A).

#### COLLECTOR & ARTERIAL STREETS:

PLANTING OF ARTERIAL AND COLLECTOR STREETS WILL BE TREATED IN A SIMILAR FASHION IN ORDER TO CREATE A UNIFIED AND SIGNIFICANT STREETScape IMAGE. THE STREETScape DESIGN SHALL EMPHASIZE XERISCAPE PRINCIPLES AND A UNIQUE LOOK THAT SETS WELTY RIDGE APART. TREES AND PERENNIALS SHALL BE PLANTED WITHIN THE PUBLIC ROW, WHILE SHRUBS MAY BE PLANTED OUTSIDE THE PUBLIC ROW. MEDIANS WILL BE PLANTED IN A SIMILAR FASHION OR WILL BE CONSTRUCTED OF COLORED & STAMPED CONCRETE.

#### ARTERIAL LANDSCAPE BUFFER:

A 30' AVERAGE LANDSCAPE BUFFER WILL BE PROVIDED ALONG WCR 50/LCR 14 AND HIGH PLAINS BLVD. WITH A MINIMUM WIDTH OF 20'.

#### SIGHT DISTANCE LINES:

NO PLANTING OVER 30" IN HEIGHT SHALL OCCUR WITHIN A SIGHT DISTANCE LINES. REFER TO AASHTO REQUIREMENTS REGARDING SIGHT DISTANCE TRIANGLES.

#### 2.3 PARKS, OPEN AREA, REGIONAL DETENTION AND NATURAL AREAS

THE DESIGN OF PARKS, OPEN AREA, DETENTION AND NATURAL AREAS SHALL MEET THE CRITERIA AS ESTABLISHED IN THE JOHNSTOWN/MILLIKEN PARKS, TRAILS, RECREATION AND OPEN SPACE PLAN. FINAL DEVELOPMENT PLANS MAY BE SUBMITTED IN STAGES BY PHASE. AS SUCH, THE OPEN AREA DESIGN, APPROVAL AND LANDSCAPE INSTALLATION WILL OCCUR AS THE LOTS DEVELOP.

#### 2.4 SITE SIGNAGE

##### 2.4.1 PURPOSE

THE OBJECTIVE OF THE GREAT PLAINS VILLAGE SIGNAGE PROGRAM IS TO HELP TO CREATE A UNIFIED IMAGE FOR THE COMMUNITY.

ALL FREESTANDING SIGNAGE WITHIN THE DEVELOPMENT WILL BEAR THE STYLE AND LOGO OF GREAT PLAINS VILLAGE, HOWEVER INDIVIDUAL LOGOS AND GRAPHICS ARE ALLOWED ON THE SIGN FACE. FREESTANDING SIGNS LOCATED THROUGHOUT THE DEVELOPMENT ARE UNIFIED THROUGH THE USE OF SIMILAR GEOMETRY AND A REPETITION OF A COMMON MATERIALS PALETTE.

BUILDING MOUNTED SIGNS ARE REGULATED BY LIMITING SIZE. HOWEVER, TENANT LOGOS AND GRAPHICS ARE ALLOWED. THE SIGNAGE REQUIREMENTS ARE CONGRUENT WITH THE TOWN OF JOHNSTOWN SIGN CODE. ANY VARIATIONS ARE NOTED.

NO BLINKING LIGHT SIGNAGE WILL BE ALLOWED.

MULTI-TENANT FREESTANDING SIGNS ALONG WCR 50/LCR 14 AND HIGH PLAINS BLVD. WILL MEET THE TOWN CODE. IF A VARIATION FROM THE CODE IS REQUIRED A MASTER SIGNAGE PLAN WILL BE PROVIDED.

#### 2.5 FENCING & WALLS

CHAIN LINK IS ONLY ACCEPTABLE IN THE INDUSTRIAL USES AND MUST BE VINYL COATED. CHAIN LINK IS NOT PERMITTED IN ANY OTHER USE. OTHER FENCING MATERIALS SUCH AS SIMULATED WROUGHT IRON AND / OR CONCRETE OR MASONRY MAY BE REQUIRED DEPENDING UPON SCREENING NEEDS AND COMPATIBILITY WITH ADJACENT USES. NO WOOD RETAINING WALLS ARE ALLOWED (NONRESIDENTIAL ONLY). FENCING AND WALLS SHALL MATCH BUILDING ARCHITECTURE.

#### 2.6 DRIVE-THROUGH FACILITIES

DRIVE-THROUGH FACILITIES ARE A CONVENIENT SERVICE; HOWEVER, THEY MAY CREATE BARRIERS TO PEDESTRIAN MOVEMENT AND PRESENT AN UNATTRACTIVE APPEARANCE UNLESS THEY ARE THOUGHTFULLY DESIGNED AND LOCATED.

DRIVE THROUGH WINDOWS, MENU BOARDS AND STACKING AREAS SHALL BE SUBJECT TO THE SAME SETBACK AND SCREENING REQUIREMENTS AS PARKING LOTS.

### PART 3 - RESIDENTIAL DISTRICTS

THESE STANDARDS REPRESENT MINIMUM ARCHITECTURE AND DEVELOPMENT STANDARDS FOR THE RESIDENTIAL DISTRICTS IN AN EFFORT TO CREATE A COHESIVE OVERALL GREAT PLAINS VILLAGE DEVELOPMENT ACROSS MULTIPLE BUILDERS AND PRODUCTS. ADDITIONAL ARCHITECTURAL STANDARDS MAY BE INCLUDED AS MORE DETAILED PRELIMINARY AND FINAL DEVELOPMENT PLANS ARE CREATED FOR EACH PLANNING AREA, PHASE, AND/OR RESIDENTIAL PRODUCT.

#### 3.1 SINGLE FAMILY ATTACHED AND DETACHED ARCHITECTURAL STANDARDS

##### 3.1.1 APPLICABILITY

ALL SINGLE-FAMILY DETACHED AND ATTACHED DWELLINGS SHALL CONFORM TO ALL APPLICABLE REQUIREMENTS OF THESE DEVELOPMENT STANDARDS, AS WELL AS APPLICABLE REQUIREMENTS OF THE ADOPTED BUILDING CODE REQUIREMENTS.

##### 3.1.2 EXTERIOR CHANGES

EXTERIOR MATERIAL CHANGES SHOULD OCCUR AT CHANGES IN THE PLANE OF THE BUILDING, NOT EXCLUSIVELY AT THE OUTSIDE CORNERS.

##### 3.1.3 GARAGES

ALL SINGLE FAMILY DETACHED HOMES SHALL INCLUDE A MINIMUM 2-CAR GARAGE, EITHER ATTACHED OR DETACHED, AS PART OF THE NEW CONSTRUCTION OR PLACEMENT.

##### 3.1.4 PRODUCT VARIATION

**APPLICABILITY:**  
 THE FOLLOWING HOUSING MODEL VARIETY STANDARDS SHALL APPLY TO ALL NEW RESIDENTIAL SUBDIVISIONS AND DEVELOPMENTS. THESE STANDARDS ARE INTENDED TO PREVENT MONOTONOUS STREETScaPES AND OFFER CONSUMERS A WIDE CHOICE OF HOUSING STYLES.

EACH HOUSING MODEL SHALL PROVIDE AND EXHIBIT AT LEAST THREE FEATURES THAT CLEARLY AND OBVIOUSLY DISTINGUISH THEM FROM OTHER HOUSING MODELS. THESE FEATURES CAN INCLUDE ANY OF THE FOLLOWING:

- BUILDING MASS - BUILDING MASS IS CONSIDERED TO BE THE OUTLINE OF THE STRUCTURE. THIS IS DETERMINED BY THE HEIGHT, WIDTH, AND DEPTH OF THE STRUCTURE.
- BUILDING FORM - BUILDING FORM IS CONSIDERED TO BE THE STYLE OF THE HOME, INCLUDING RANCH, TRI-LEVEL OR TWO-STORY STRUCTURES.
- ROOF TYPE - ROOF TYPES CONSIST OF (MANSARD, HIP, GAMBREL, GABLE, AND FRONT-TO-BACK (SHED STYLE). DIFFERENTIATION MAY ALSO BE ACHIEVED THROUGH THE USE OF ROOF DORMERS, GABLES, AND HIPS. FLAT OR A-FRAMES ROOFS SHOULD BE AVOIDED UNLESS APPROPRIATE TO THE ARCHITECTURAL STYLE.
- WINDOWS AND DOORS - THE VERTICAL OR HORIZONTAL VARIATION IN THE PLACEMENT OF AT LEAST TWO WINDOWS AND/OR DOORS ON THE FRONT FAÇADE ELEVATION OR WINDOW SHAPES THAT ARE SUBSTANTIALLY DIFFERENT. THIS STANDARD ALSO APPLIES TO ANY ELEVATION FACING A STREET, OPEN SPACE OR PUBLIC / PRIVATE PARK.
- THE USE OF AT LEAST TWO DIFFERENT MATERIALS ON THE FRONT FAÇADE ELEVATION.
- GARAGES. VARIATION IN THE LOCATION AND/OR PROPORTION OF GARAGES AND GARAGE DOORS, SUCH AS ALLEY-LOADED GARAGES, SIDE-LOADED GARAGES, ETC. (2-CAR GARAGE VS. 3-CAR GARAGE OF THE SAME ELEVATION DO NOT MEET THE INTENT).
- VARIATIONS IN THE LOCATION, WIDTH, AND PROPORTION OF FRONT PORCHES (MIN. SIZE 6'x6').
- MINOR COSMETIC CHANGES SUCH AS DIFFERENT PAINT COLOR, REVERSING OR CREATING MIRRORRED IMAGES OF THE EXTERIOR ARCHITECTURAL ELEVATIONS, SHUTTERS, DECORATIVE BRACKETS, OR USING DIFFERENT BRICK OR STONE COLOR SHALL NOT MEET THE INTENT OF THIS SECTION.

THE SAME HOUSING MODEL WITH THE IDENTICAL STREET ELEVATION DESIGN (OR NEARLY IDENTICAL) SHALL NOT BE PLACED LESS THAN THREE AWAY OR DIRECTLY ACROSS THE STREET FROM ONE ANOTHER. "ACROSS THE STREET" IS DEFINED AS LOTS THAT OVERLAP EACH OTHER WHEN THE SIDE LOT LINES ARE EXTENDED ACROSS THE STREET TO THE OPPOSITE LOT. THE SAME HOUSING MODEL USED AT THE END OF ONE BLOCK SHALL NOT BE REPEATED ON THE FIRST LOT OF THE NEIGHBORING BLOCK.

IDENTICAL OR NEARLY IDENTICAL STREET ELEVATION DESIGN MEANS LITTLE OR NO VARIATION IN THE ARTICULATION OF THE FAÇADE, HEIGHT OR WIDTH OF THE FAÇADE, PLACEMENT OF THE PRIMARY ENTRANCES, PORCHES, NUMBER AND PLACEMENT OF WINDOWS, AND OTHER MAJOR ARCHITECTURAL FEATURES.

#### 3.2 CLUSTERED SINGLE FAMILY RESIDENTIAL ARCHITECTURAL STANDARDS

##### 3.2.1 GENERAL

CLUSTER HOMES ADJACENT TO A PUBLIC STREET AND LOCATED ON A MOTOR COURT OR GREEN COURT SHALL HAVE A SIDE FACING GARAGE. THE GARAGE SHALL FACE THE MOTOR COURT OR SHARED DRIVE NOT THE PUBLIC STREET (SHEET 12, EXHIBIT B).

##### 3.2.2 ACCESS

IF FOUR OR FEWER UNITS ACCESS FROM A SHARED DRIVE, THE MINIMUM DRIVE WIDTH IS 16 FEET (SEE CLUSTER HOME EXAMPLE B - MOTOR COURT ON SHEET 13). IF 5 OR MORE UNITS ACCESS OFF A COMMON DRIVE THE MINIMUM DRIVE WIDTH IS 23 FEET (SEE CLUSTER HOME EXAMPLE A - GREEN COURT ON SHEET 13).

GARAGES FACING ONTO SHARED DRIVES MUST HAVE A MINIMUM FACE TO FACE SEPARATION OF 30 FEET.

##### 3.1.3 FAÇADES

EXTERIOR FAÇADES SHALL COMPLY WITH THE CURRENT STANDARDS AND DESIGN GUIDELINES EXCEPT AS FOLLOWS:

IN ORDER TO BE CONSIDERED A DISTINCT ELEVATION, EACH ELEVATION SHALL INCORPORATE AT LEAST THREE OF THE FOLLOWING:

- PLACEMENT OF WINDOWS ON THE FRONT FAÇADE ELEVATION INCLUDE AT LEAST A TWO-FOOT VERTICAL OR HORIZONTAL VARIATION IN SIZE OR LOCATION.
- THE USE OF DIFFERENT MATERIALS OR VARIATIONS OF THE SAME MATERIAL ON THE FRONT FAÇADE ELEVATION.
- VARIATIONS IN FRONT PLANE.
- VARIATION IN ROOF TYPE, GABLE AND HIP.

NO MORE THAN TWO (2) OF THE SAME MODEL ELEVATIONS ARE PERMITTED WITHIN A MOTOR OR GREEN COURT. IF TWO MODEL ELEVATIONS ARE LOCATED WITHIN THE SAME MOTOR COURT THEY MUST USE DIFFERENT COLORS OR MATERIALS.

NO HOME MODEL ELEVATION SHALL BE REPEATED DIRECTLY ACROSS ANY STREET. THIS APPLIES TO STREET SIDE HOMES ONLY. THIS DOES NOT APPLY TO UNITS LOCATED INTERIOR TO THE MOTOR COURT OR GREEN COURT.

ALL "STREET SIDE CLUSTER HOMES" SHALL MEET THE FOLLOWING:

- THE FRONT FAÇADE OF THE HOME INCORPORATES A COVERED PORCH.

#### 3.3 MULTI-FAMILY RESIDENTIAL ARCHITECTURAL STANDARDS

##### 3.3.1 BUILDING DESIGN

THE ARCHITECTURAL DESIGN APPROACH SHALL EMPHASIZE COMPATIBILITY WITH EXISTING DEVELOPMENT AND SITE DESIGN.

THE DESIGN OF NEW STRUCTURES IN OR ADJACENT TO EXISTING DEVELOPED AREAS SHALL BE COMPATIBLE WITH, OR AN UPGRADE TO, THE ESTABLISHED ARCHITECTURAL CHARACTER OF SUCH AREAS. COMPATIBILITY MAY BE ACHIEVED THROUGH TECHNIQUES SUCH AS:

- REPETITION OF ROOF LINES.
- USE OF SIMILAR PROPORTIONS IN BUILDING MASS AND OUTDOOR SPACES.
- SIMILAR RELATIONSHIPS TO THE STREET.
- SIMILAR WINDOWS AND DOOR PATTERNS.
- BUILDING MATERIALS WITH SIMILAR COLORS AND TEXTURES.

TREAT ALL SIDES WITH SIMILAR MATERIALS. MULTI-FAMILY BUILDING FAÇADES SHALL BE ARTICULATED WITH PORCHES, BALCONIES, BAYS OR OTHER OFFSETS.

ACCESSORY BUILDINGS SHOULD BE SIMILAR IN CHARACTER AND MATERIALS AS PRIMARY BUILDINGS.

##### 3.3.2 FAÇADES

FAÇADES THAT FACE A STREET OR PARKING AREA SHALL NOT HAVE A BLANK, UNINTERRUPTED LENGTH EXCEEDING 50 FEET WITHOUT INCLUDING AT LEAST TWO (2) OF THE FOLLOWING:

- CHANGE IN PLANE.
- CHANGE IN COLOR, TEXTURE OR PATTERN, MATERIAL.
- WINDOWS.
- COLUMNS, PIERS OR EQUIVALENT ELEMENT THAT SUBDIVIDES THE WALL.

FAÇADES GREATER THAN 150 FEET IN LENGTH SHALL INCORPORATE WALL PLANE PROJECTIONS OR RECESSES HAVING A DEPTH OF AT LEAST 2% OF THE LENGTH OF THE FAÇADE AND OCCUPY AT LEAST 20% OF THE LENGTH OF THE FAÇADE.

##### 3.3.3 BUILDING ENTRANCES

PRIMARY BUILDING ENTRANCES SHALL BE CLEARLY DEFINED AND PROVIDE SHELTER, AND INCLUDE A MINIMUM OF TWO (2) OF THE FOLLOWING:

- CANOPY, ARCADE OR PORTICO.
- OVERHANG OR RECESS.
- RAISED CORNICED PARAPET.
- PEAKED ROOF OR ARCH.
- ARCHITECTURAL DETAIL SUCH AS COLUMNS, TILE WORK, STONE OR MOLDINGS INTEGRATED INTO THE BUILDING STRUCTURE.
- INTEGRAL PLANTERS OR WING WALLS THAT INCORPORATE LANDSCAPED AREAS AND/OR PLACES FOR SITTING.
- SPECIAL LANDSCAPE OR SITE FEATURE(S).

##### 3.3.4 ROOF AND TOP TREATMENTS

ROOFTOP MECHANICAL EQUIPMENT MUST BE NON-OBTRUSIVE, SCREENED FROM VIEW OR DESIGNED TO BE INTEGRAL COMPONENTS OF THE BUILDING.

THE AVERAGE PARAPET HEIGHT MAY NOT EXCEED 15% OF THE SUPPORTING WALL HEIGHT.

LARGE SLOPED ROOFS MUST HAVE VARIATIONS IN HEIGHT OR OFFSETS TO BREAK UP THE LARGE PLANE WITH A MAXIMUM 100 LINEAR FEET OF ONE PLANE.

ACCESSORY BUILDINGS SHALL BE OF THE SAME CHARACTER AND MATERIALS AS PRIMARY BUILDINGS.



#	REVISION DESCRIPTION	DATE	BY
1	APPROVED ODP	JANUARY 21, 2020	

**GREAT PLAINS VILLAGE**  
 JOHNSTOWN, CO  
 OUTLINE DEVELOPMENT PLAN  
 DESIGN GUIDELINES

# OUTLINE DEVELOPMENT PLAN GREAT PLAINS VILLAGE

FOR USE ONLY IN AREAS NOT INCLUDED IN THE 2025 ODP AMENDMENT

LOCATED IN SECTION 2, 35 AND 36, TOWNSHIP 4 AND 5 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN JOHNSTOWN, COUNTIES OF WELD AND LARIMER, STATE OF COLORADO

## PART 4 - COMMERCIAL, OFFICE AND LIGHT INDUSTRIAL ARCHITECTURAL STANDARDS

### 4.1 GENERAL

THESE DESIGN STANDARDS APPLY TO THE CREATION OF AND IMPROVEMENTS TO HIGH VISIBILITY, NEIGHBORHOOD, COMMUNITY AND REGIONAL-SCALE COMMERCIAL AREAS. REQUIREMENTS APPLICABLE TO THE OVERALL NATURE OF THE PUD CAN BE FOUND IN THE GENERAL DESIGN GUIDELINES SECTIONS AND SHOULD BE VIEWED AS COMPLEMENTARY.

#### 4.1.1 CONTEXT/SCALE

IN ORDER TO ACHIEVE COHESIVE DESIGNS WITHIN EACH AREA OF DEVELOPMENT, ATTENTION MUST BE PAID TO BUILDINGS AND FEATURES SURROUNDING THE PROPOSED IMPROVEMENT. THE DESIGN OF BUILDINGS WHICH FACE PUBLIC STREETS, ADJACENT DEVELOPMENTS, OR CONNECTED PEDESTRIAN SPACES, SHALL EMPLOY, ALONG A MINIMUM OF FORTY (40) PERCENT OF THE FACADE, AT LEAST TWO OF THE FOLLOWING IN AN EFFORT TO FORM COHESIVE DEVELOPMENT, DEFINE THE SPACES, AND TO BRING A PEDESTRIAN SCALE TO THE FACADES. THIS REQUIREMENT IS FOR ALL ELEVATIONS (360° DESIGN)

1. SIMILAR WINDOWS AND PATTERNS
2. REPETITION OF ROOF LINES
3. SIMILAR BUILDING MATERIALS AND TEXTURES
4. SHADING DEVICES (INCLUDING ARCADES, AWNINGS AND ARBORS)
5. SIMILAR PROPORTIONS OF ELEMENTS

#### 4.1.2 ARTICULATION

WALL DESIGN FOR ALL FACADES SHALL VARY AT LEAST EVERY FIFTY (50) HORIZONTAL FEET BY USE OF AT LEAST TWO (2) OF THE FOLLOWING:

1. CHANGES IN COLOR, TEXTURE, OR MATERIALS.
2. CHANGES IN WALL PLAN PROJECTIONS, REVEALS, ENTRANCES, AND RECESSES WITH A MINIMUM CHANGE OF ONE FOOT.
3. CHANGE IN GLAZING / CURTAIN WALL
4. VARIETY IN ROOFS: SUCH AS PITCH, HEIGHT, AND STYLE.
5. ENHANCED ARTICULATION ALONG PEDESTRIAN PATHS

#### 4.1.3 BUILDING ENTRANCES

PUBLIC BUILDING ENTRANCES SHOULD BE CLEARLY DEFINED AND FEATURE AT LEAST TWO (2) OF THE FOLLOWING ELEMENTS:

1. CANOPIES OR PORTICOS
2. OVERHANGS OR RECESSES OR PROJECTIONS
3. ARCADES
4. ARCHES
5. DISPLAY WINDOWS ALONG SIDEWALKS
6. INTEGRAL PLANTERS OR WING WALLS WITH INCORPORATED LANDSCAPE AREAS AND/OR PLACES FOR SITTING
7. DISTINCTIVE ROOF FORMS
8. AWNINGS
9. COLUMNS, TILE WORK, MOLDINGS, AND STONE INTEGRATED INTO THE DESIGN OF THE BUILDING

#### 4.1.4 MECHANICAL EQUIPMENT, LOADING AREA, AND OUTDOOR STORAGE

ALL LOADING DOCKS, ACCESSORY OUTDOOR STORAGE AND SERVICE YARDS SHALL BE LOCATED TO THE SIDE AND REAR YARDS OF BUILDINGS.

ALL OUTDOOR STORAGE YARDS, LOADING DOCKS, SERVICE AREAS AND MECHANICAL EQUIPMENT SHALL BE CONCEALED FROM VIEW FROM RESIDENTIAL USES AND PUBLIC ROW BY A COMBINATION OF SCREENS AND SCREENING MATERIAL (PLANTS) AT LEAST AS HIGH AS THE EQUIPMENT OR AREAS

THEY HIDE. THEY SHALL BE DESIGNED WITH COLORS AND MATERIALS SIMILAR TO THOSE USED ON THE BUILDING ARCHITECTURE. PLANTS USED IN COMBINATION WITH SCREENS/FENCING SHALL BE EVERGREEN.

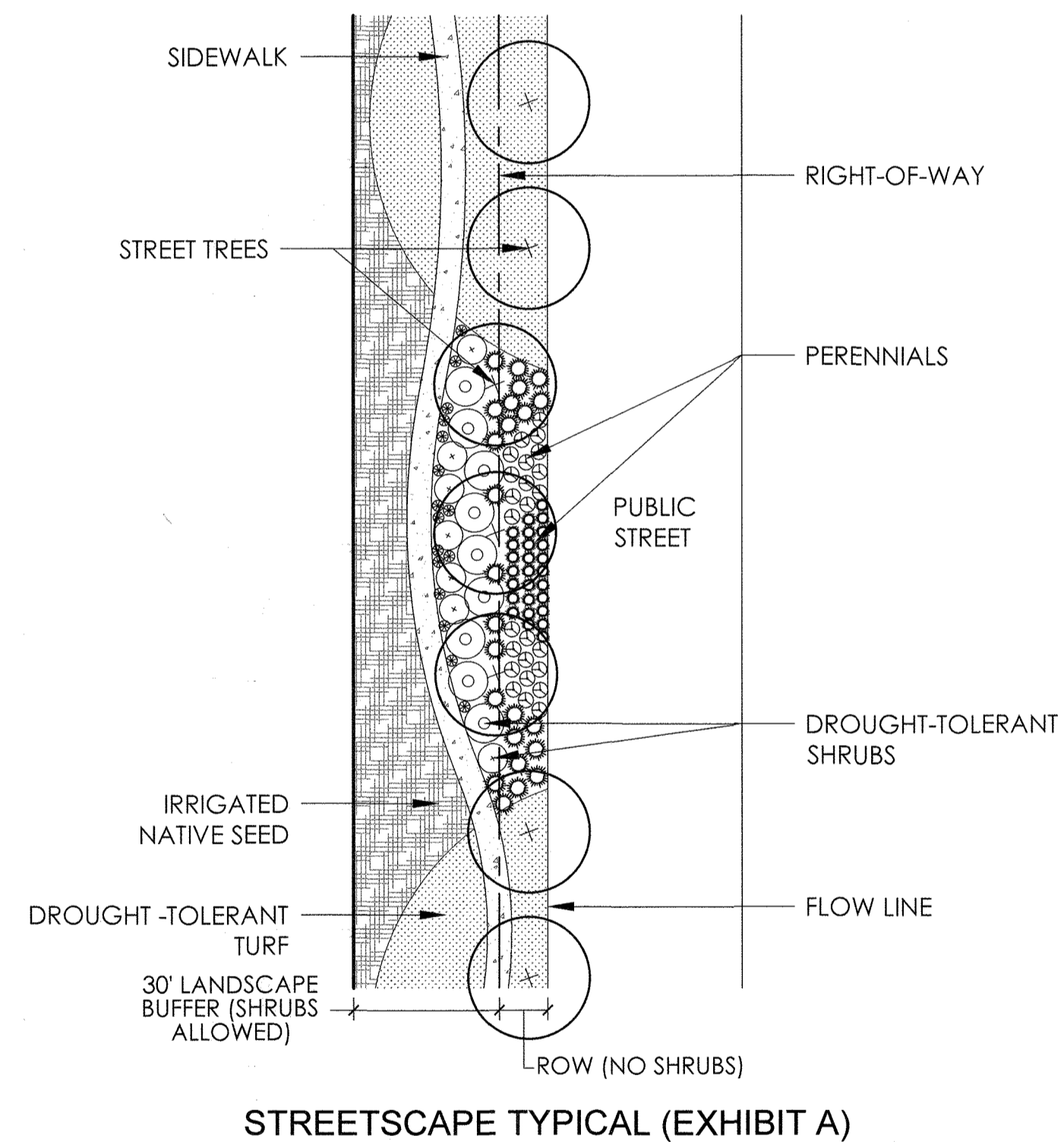
#### 4.1.5 FENCES

ALL FENCING SHALL CONSIST OF WOODEN, STAKE, PARCEL PICKET, SPLIT RAIL, VINYL, WROUGHT IRON, AND/OR MASONRY. CHAIN LINK WILL ONLY BE ACCEPTED FOR INDUSTRIAL USES.

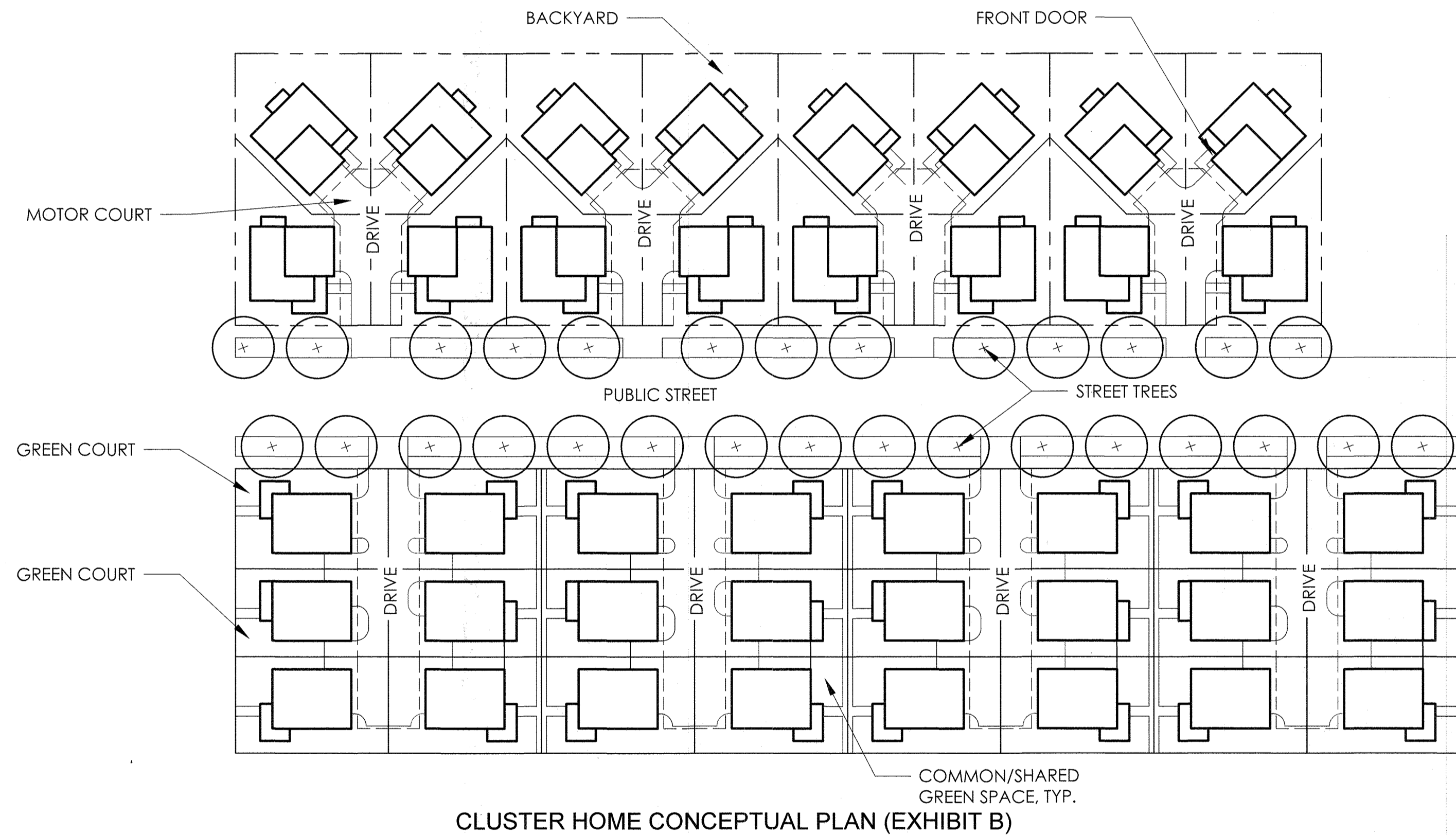
EXCESSIVE FENCING SHALL BE AVOIDED THROUGH THE USE OF STAGGERING, LANDSCAPE, BUFFER, AND ANCHOR MATERIALS.

#### 4.1.6 RETAINING WALLS

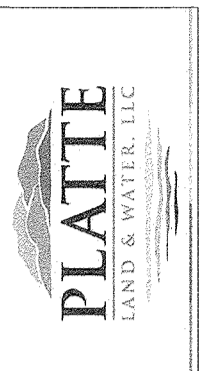
ANY PORTION OF CONCRETE OR MASONRY RETAINING WALLS VISIBLE FROM PUBLIC STREETS WILL BE COVERED WITH DECORATIVE MATERIALS SUCH AS STONE, BRICK OR STUCCO.



STREETScape TYPICAL (EXHIBIT A)



CLUSTER HOME CONCEPTUAL PLAN (EXHIBIT B)



#	REVISION DESCRIPTION	DATE	BY
1	APPROVED ODP	JANUARY 22, 2020	

**GREAT PLAINS VILLAGE**  
 JOHNSTOWN, CO  
 OUTLINE DEVELOPMENT PLAN  
 DESIGN GUIDELINES

DESIGNED BY: JM  
 DRAWN BY: KB  
 CHECKED BY: JM

12/20/2019 2:33 PM - P:\PLATE LAND & WATER/GREAT PLAINS WELLYCADSUBMITTALS/SGP/ODP/ODP-DESIGN-GUIDELINES.DWG



The Outline Development Plan Great Plain Village provides maps and designs of the space which includes residential and commercial use, road designs, open spaces, and utility lines. Upon request the Town will make reasonable accommodations for alternative access to the document listed above. Submit the request to [communications@JohnstownCO.gov](mailto:communications@JohnstownCO.gov).

# OUTLINE DEVELOPMENT PLAN GREAT PLAINS VILLAGE

LOCATED IN SECTION 2, 35 AND 36, TOWNSHIP 4 AND 5 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN JOHNSTOWN, COUNTIES OF WELD AND LARIMER, STATE OF COLORADO

## PROJECT INTENT

THE INTENT OF THIS OUTLINE DEVELOPMENT PLAN (ODP) IS TO PROVIDE OVERLAY ZONING TO THE 500+ ACRE GREAT PLAINS VILLAGE COMMUNITY. GREAT PLAINS VILLAGE IS ENVISIONED AS A MIXED USE DEVELOPMENT WHICH INCLUDES PLANNING AREAS DESIGNATED FOR RESIDENTIAL, RETAIL, COMMERCIAL, LIGHT INDUSTRIAL, AND OFFICE USES. THIS DOCUMENT WILL GUIDE THE OVERALL CHARACTER OF GREAT PLAINS VILLAGE TO ENSURE THE QUALITY AND COHESIVENESS DESIRED IN THIS EMERGING PART OF NORTHERN COLORADO.

MANY COLORADO RESIDENTS ARE PRICED OUT OF OWNING STANDARD SINGLE FAMILY DETACHED HOUSING. TEACHERS, FIREFIGHTERS, AND NUMEROUS OTHER PROFESSIONALS ARE FORCED INTO RENTAL HOUSING DUE TO LACK OF AFFORDABILITY. THIS ODP HAS SET FORTH DEVELOPMENT STANDARDS THAT ALLOW ALTERNATIVE HOUSING TYPES SUCH AS CLUSTER HOUSING, WHICH PROVIDES HOUSING OPPORTUNITIES FOR A WIDER RANGE OF BUYERS/RESIDENTS.

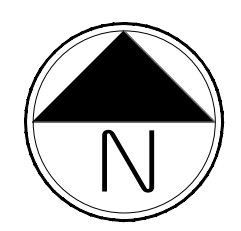
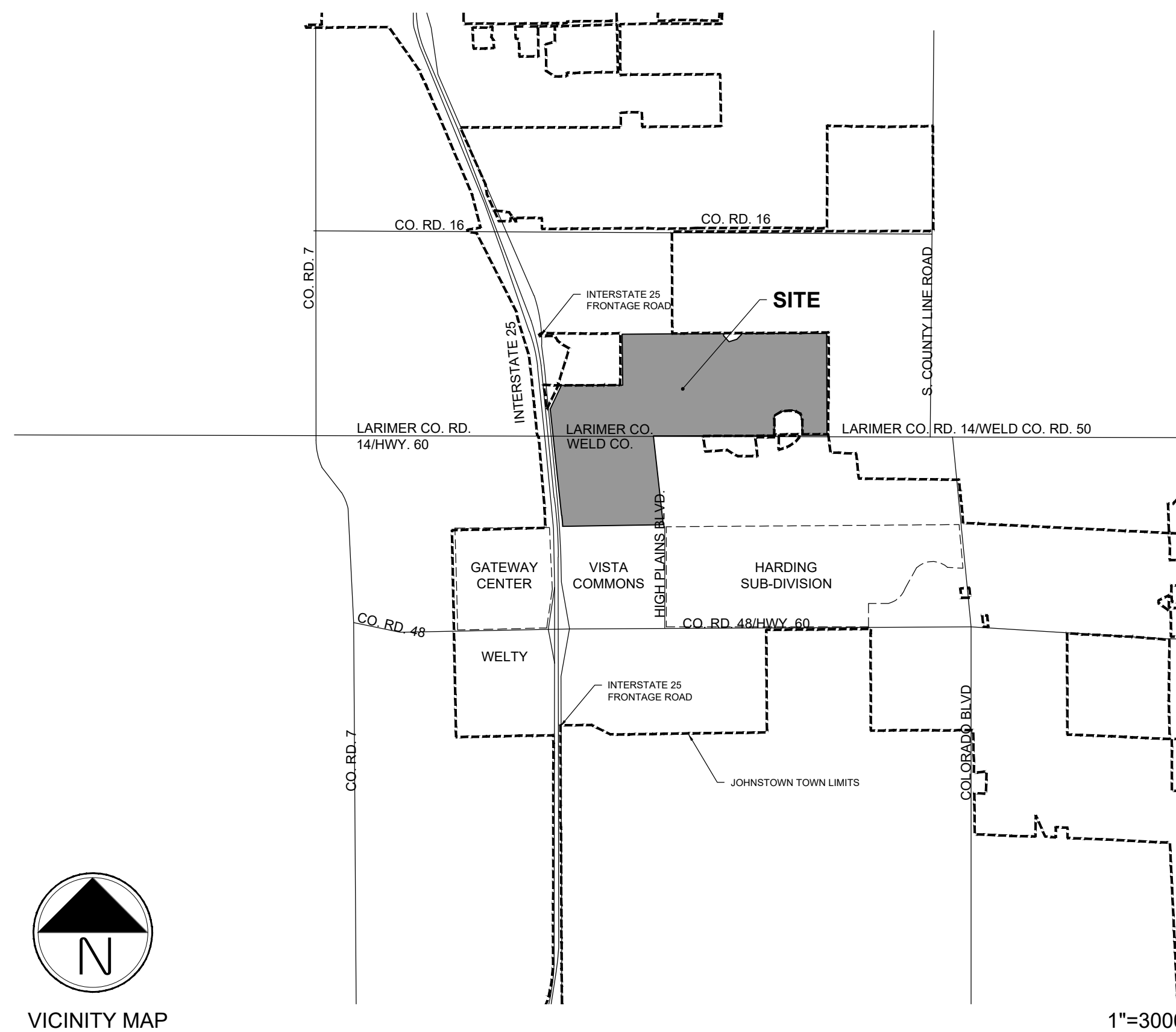
## LEGAL DESCRIPTION

A PORTION OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO;  
AND ALL OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO;  
AND A PORTION OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO;  
AND A PORTION OF THE NORTH 1/2 OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO  
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO AS BEARING S 00°11'56" E WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEGIN AT THE SOUTH 1/4 CORNER OF SECTION 36, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO;  
THENCE S 89°48'00" W FOR A DISTANCE OF 637.07 FEET ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 36;  
THENCE N 02°10'13" W FOR A DISTANCE OF 388.10 FEET;  
THENCE N 11°36'58" W FOR A DISTANCE OF 190.53 FEET;  
THENCE N 67°47'29" W FOR A DISTANCE OF 190.41 FEET;  
THENCE S 89°38'13" W FOR A DISTANCE OF 206.82 FEET;  
THENCE S 72°21'00" W FOR A DISTANCE OF 176.95 FEET;  
THENCE S 59°57'06" W FOR A DISTANCE OF 142.20 FEET;  
THENCE S 00°12'00" E FOR A DISTANCE OF 522.79 FEET TO THE AFORESAID SOUTH LINE OF THE SOUTHWEST 1/4;  
THENCE S 89°48'00" W FOR A DISTANCE OF 1277.91 FEET ALONG SAID SOUTH LINE TO THE SOUTHEAST CORNER OF SECTION 35, SAID TOWNSHIP 5 NORTH, RANGE 68 WEST;  
THENCE S 89°48'35" W FOR A DISTANCE OF 1320.63 FEET ALONG THE SOUTH LINE OF THE EAST 1/2 OF SAID SOUTHEAST 1/4 OF SECTION 35 TO THE SOUTH LINE OF THE WEST 1/2 OF SAID SOUTHEAST 1/4;  
THENCE S 89°49'10" W FOR A DISTANCE OF 538.01 FEET ALONG SAID SOUTH LINE OF THE WEST 1/2 TO THE NORTH 1/4 CORNER OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO ;  
THENCE S 06°23'24" E FOR A DISTANCE OF 2315.59 FEET TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 2;  
THENCE S 88°59'30" W FOR A DISTANCE OF 129.21 FEET TO THE CENTER 1/4 CORNER OF SAID SECTION 2;  
THENCE S 89°00'07" W FOR A DISTANCE OF 1262.05 FEET ALONG THE SOUTH LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 2 TO THE SOUTH LINE OF THE WEST 1/2 OF SAID NORTHWEST 1/4;  
THENCE S 88°59'16" W FOR A DISTANCE OF 1219.08 FEET ALONG SAID SOUTH LINE OF THE WEST 1/2 TO THE EASTERLY RIGHT OF WAY LINE OF INTERSTATE NO. 25 AND THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE WEST, AND HAVING A RADIUS OF 5780.00 FEET, A CHORD OF 282.12 FEET AND A CHORD BEARING OF N 04°45'41" W;  
THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AND SAID EASTERLY RIGHT OF WAY LINE FOR A DISTANCE OF 282.14 FEET THROUGH A CENTRAL ANGLE OF 2°47'49" TO THE END OF SAID CURVE;  
THENCE N 06°09'35" W FOR A DISTANCE OF 2070.19 FEET ALONG SAID EASTERLY RIGHT OF WAY LINE TO THE SOUTH LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF AFORESAID SECTION 35;  
THENCE N 06°11'09" W FOR A DISTANCE OF 706.85 FEET ALONG SAID EASTERLY RIGHT OF WAY LINE TO THE SOUTHEASTERLY LINE OF BOOK 1389 AT PAGE 103;  
THENCE N 25°27'58" E FOR A DISTANCE OF 681.67 FEET ALONG SAID SOUTHEASTERLY LINE OF BOOK 1389 AT PAGE 103 TO THE NORTH LINE OF THE AFORESAID SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 35;  
THENCE N 89°45'33" E FOR A DISTANCE OF 1586.73 FEET ALONG SAID NORTH LINE TO THE WEST LINE OF THE AFORESAID WEST 1/2 OF SOUTHEAST 1/4 OF SECTION 35;  
THENCE N 00°30'28" W FOR A DISTANCE OF 1320.01 FEET ALONG SAID WEST LINE TO THE CENTER 1/4 CORNER OF SAID SECTION 35;  
THENCE N 89°40'57" E FOR A DISTANCE OF 1313.47 FEET ALONG THE NORTH LINE OF SAID WEST 1/2 TO THE SOUTH LINE OF THE AFORESAID EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 35;  
THENCE N 89°40'22" E FOR A DISTANCE OF 1313.49 FEET ALONG SAID NORTH LINE OF THE EAST 1/2 TO THE WEST 1/4 CORNER OF THE AFORESAID SECTION 36;  
THENCE S 00°48'45" E FOR A DISTANCE OF 59.23 FEET ALONG THE WEST LINE OF THE AFORESAID SOUTHWEST 1/4 OF SECTION 36 TO THE SOUTHERLY LINE OF BOOK 214, AT PAGE 583;  
THENCE S 41°58'52" E FOR A DISTANCE OF 206.02 FEET ALONG SAID SOUTHERLY LINE;  
THENCE N 72°01'08" E FOR A DISTANCE OF 215.00 FEET ALONG SAID SOUTHERLY LINE;  
THENCE N 44°51'08" E FOR A DISTANCE OF 165.00 FEET ALONG SAID SOUTHERLY LINE;  
THENCE N 24°01'08" E FOR A DISTANCE OF 32.71 FEET ALONG SAID SOUTHERLY LINE TO THE NORTH LINE OF AFORESAID SOUTHWEST 1/4 OF SECTION 36;  
THENCE N 89°53'49" E FOR A DISTANCE OF 2196.55 FEET ALONG SAID NORTH LINE TO THE CENTER 1/4 CORNER OF SAID SECTION 36;  
THENCE S 00°11'56" E FOR A DISTANCE OF 2641.49 FEET ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 OF SECTION 36 TO THE POINT OF BEGINNING.

CONTAINING 502.512 ACRES, MORE OR LESS, AND BEING SUBJECT TO ANY EASEMENT OR RIGHTS OF WAY OF RECORD.



VICINITY MAP

## APPROVALS

### TOWN COUNCIL

THIS OUTLINE DEVELOPMENT PLAN, TO BE KNOWN AS GREAT PLAINS VILLAGE 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 \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_ ATTEST: \_\_\_\_\_  
MAYOR TOWN CLERK

## GENERAL NOTES

- COMMERCIAL, OFFICE OR MULTI-FAMILY DEVELOPMENTS CAN OCCUPY THE SAME LOT, MIXED HORIZONTALLY OR VERTICALLY.
- ALL UNPLATTED PROPERTY (PER THE FINAL PLAT SUBDIVISION PROCESS) WITHIN THIS PUD MAY REMAIN IN AGRICULTURAL USE UNTIL SUCH TIME AS DEVELOPMENT OF THAT AREA BEGINS.
- LANDSCAPING, SIGNAGE, ARCHITECTURE, NON-RESIDENTIAL PARKING, FENCING AND LIGHTING FOR DEVELOPMENT WITH THIS PUD SHALL EITHER FOLLOW THOSE APPLICABLE STANDARDS IN THE TOWN OF JOHNSTOWN MUNICIPAL CODE OR THE DEVELOPER MAY FORMULATE DESIGN STANDARDS REGULATING THE DESIGN, CHARACTER, LOCATION AND OTHER DETAILS OF THESE ELEMENTS PRIOR TO THEIR IMPLEMENTATION. THE DEVELOPER-FORMULATED DESIGN STANDARDS MUST RECEIVE TOWN APPROVAL PRIOR TO IMPLEMENTATION.
- WHERE A PROPOSED USE IS NOT LISTED IN THE ODP, IT MAY BE ALLOWED IF DETERMINED IN WRITING BY PLANNING AND DEVELOPMENT DIRECTOR TO BE SIMILAR IN CHARACTER AND OPERATION, AND HAVING THE SAME OR LESSER IMPACT, AS USES THAT ARE ALLOWED.
- 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.

## 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.

## 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 AND OTHER STANDARDS, REGULATIONS, AND GUIDELINES SHALL BE USED. ALL PROPOSED DEVELOPMENT IS SUBJECT TO TOWN OF JOHNSTOWN REVIEW PROCEDURES.

## SHEET INDEX

1	COVER
2	EXISTING ZONING
3	LAND USE PLAN
4-5	LAND USE MATRIX
6	CIRCULATION PLAN
7	STREET SECTIONS
8	TRAILS & OPEN SPACE PLAN
9-10	CONCEPTUAL UTILITY PLAN
11-12	CONCEPTUAL GRADING PLAN
13	DEVELOPMENT STANDARDS
14-15	DESIGN GUIDELINES

## OWNER

PLATTE LAND & WATER, LLC  
210 UNIVERSITY BLVD.  
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## PROJECT MANAGER

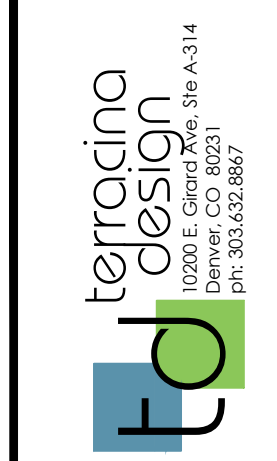
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#	REVISION DESCRIPTION	DATE	BY
1	APPROVED ODP	JANUARY 21, 2020	

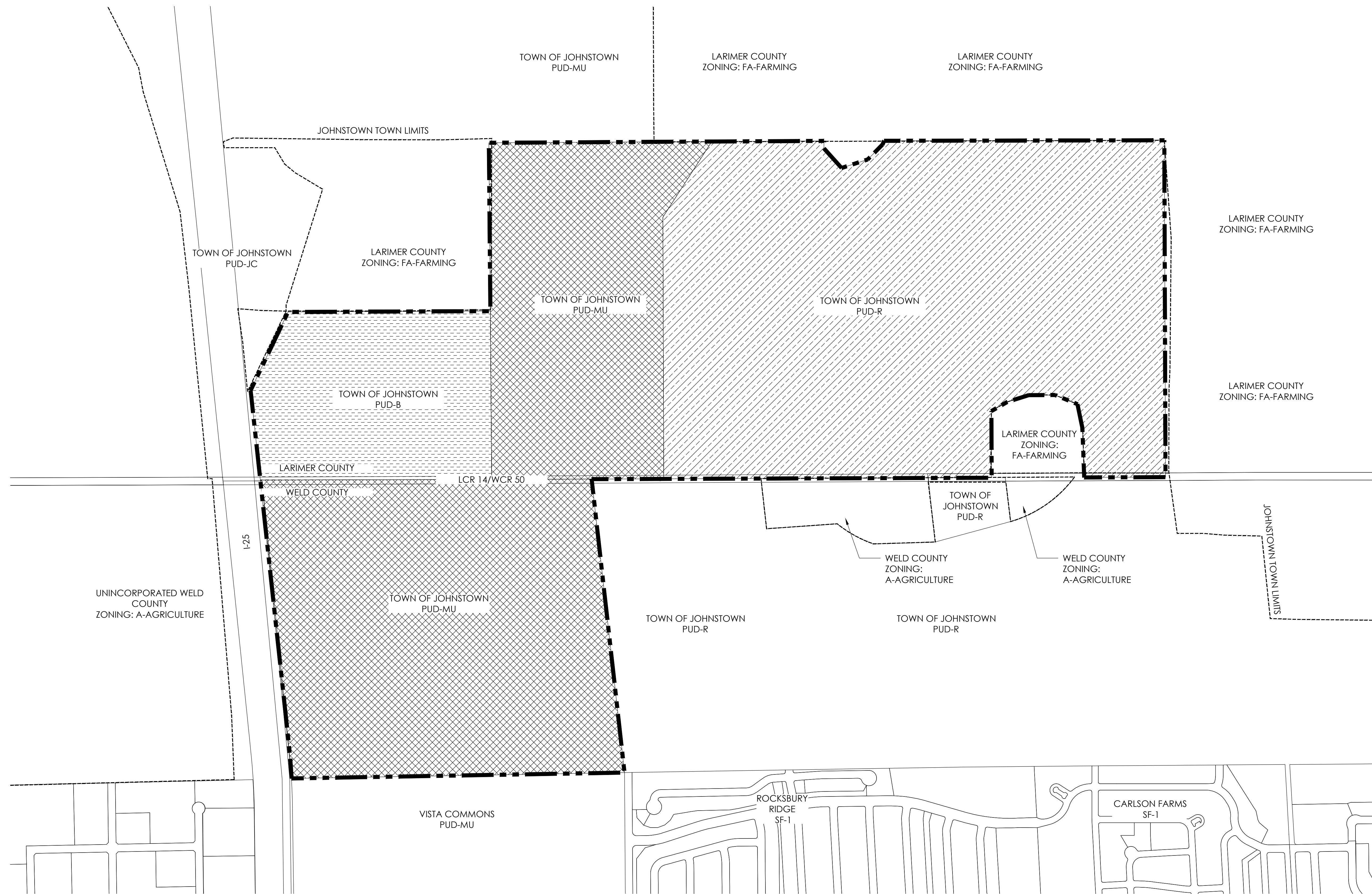
**GREAT PLAINS VILLAGE**  
JOHNSTOWN, CO  
OUTLINE DEVELOPMENT PLAN  
COVER

DESIGNED BY: JM  
DRAWN BY: KB  
CHECKED BY: JM

SHEET  
1 OF 15

# OUTLINE DEVELOPMENT PLAN GREAT PLAINS VILLAGE

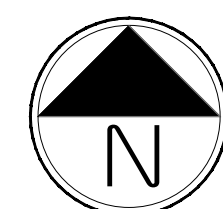
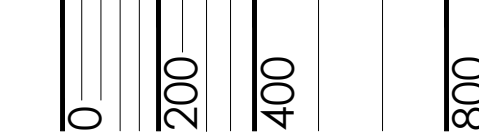
LOCATED IN SECTION 2, 35 AND 36, TOWNSHIP 4 AND 5 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN JOHNSTOWN, COUNTIES OF WELD AND LARIMER, STATE OF COLORADO



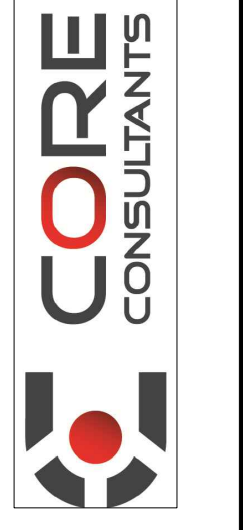
LEGEND	
	PUD-B
	PUD-MU
	PUD-R

**EXISTING ZONING**

Scale: 1" = 400'-0"



1/28/2020 2:32 PM I:\PIPLATE LAND & WATERGREAT PLAINS\WELTYCAD\SUBMITTALS\SPV\ODP\SPV\ODP-EXISTING-ZONING.DWG



#	REVISION DESCRIPTION	DATE	BY
1	APPROVED ODP	JANUARY 22, 2020	

**GREAT PLAINS VILLAGE**  
JOHNSTOWN, CO  
OUTLINE DEVELOPMENT PLAN  
EXISTING ZONING

DESIGNED BY: JM  
DRAWN BY: KB  
CHECKED BY: JM

SHEET  
2 OF 15

# OUTLINE DEVELOPMENT PLAN GREAT PLAINS VILLAGE

LOCATED IN SECTION 2, 35 AND 36, TOWNSHIP 4 AND 5 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN JOHNSTOWN, COUNTIES OF WELD AND LARIMER, STATE OF COLORADO

BY:	
DATE:	JANUARY 21, 2020
# REVISION DESCRIPTION	
1	APPROVED ODP

**GREAT PLAINS VILLAGE**  
JOHNSTOWN, CO  
OUTLINE DEVELOPMENT PLAN  
LAND USE PLAN

DESIGNED BY: JM  
DRAWN BY: KB  
CHECKED BY: JM

SHEET  
3 OF 15

## A. INTRODUCTION

THE PURPOSE OF THIS SECTION IS TO ESTABLISH GENERAL PROVISIONS AND CLARIFY STANDARDS AND REQUIREMENTS FOR DEVELOPMENT WITHIN THE GREAT PLAINS VILLAGE PUD. DUE TO THE SIZE OF LAND AREA CONTAINED WITHIN THIS PUD AND THE CORRESPONDING LONG TERM BUILD OUT THAT IS ANTICIPATED, A RATHER BROAD RANGE OF DENSITIES AND/OR SQUARE FOOTAGES HAVE BEEN PROPOSED FOR EACH LAND USE PARCEL. THESE RANGES WILL ALLOW A VARIETY OF COMMERCIAL, LIGHT INDUSTRIAL, AND HOUSING PRODUCTS. IN ADDITION TO PROMOTING LAND USE AND DENSITY FLEXIBILITY, RANGES WILL ACCOMMODATE HOUSING PRODUCT, LAND PLANNING, MARKET AND TECHNOLOGICAL CHANGES INTO THE FUTURE. REFER TO THE PLANNING AREA SUMMARY FOR SPECIFIC DENSITIES AND SQUARE FOOTAGES.

## B. DENSITY RANGES

RESIDENTIAL DENSITY RANGES ARE SPECIFIED WITHIN EACH ZONE AS LABELED ON THE LAND USE PLAN (REFER TO THE PLANNING AREA SUMMARY WITHIN THIS DOCUMENT FOR DENSITY RANGES). THE FINAL AVERAGE DENSITY OF A DEVELOPMENT PARCEL MUST BE WITHIN 10% OF THE SPECIFIED DENSITY RANGE INDICATED FOR THAT PLANNING AREA. THE FINAL AVERAGE DENSITY OF A PLANNING AREA SHALL BE BASED ON ALL RESIDENTIAL UNITS APPROVED THROUGH THE FINAL PLAT PROCESS WITHIN THE PLANNING AREA, WHETHER APPROVED AS A SINGLE PLAT OR AS MULTIPLE PLATS.

## C. MAXIMUM RESIDENTIAL UNITS PER AREA

TRANSFER(S) OF RESIDENTIAL UNITS FROM PLANNING AREA TO PLANNING AREA (TRANSFER OF UNITS MAY NOT EXCEED 30% OF THE RECIPIENT PLANNING AREA MAX UNITS PER AREA) MAY BE PERMITTED BY THE DEVELOPER WITH APPROVAL BY THE PLANNING AND DEVELOPMENT DIRECTOR. UNIT TRANSFERS SHALL BE TRACKED BY THE DEVELOPER AND PROVIDED TO THE PLANNING AND DEVELOPMENT DIRECTOR WITH EACH SUCH TRANSFER AT THE FINAL PLAT STAGE OF THE SUBDIVISION PROCESS. HOWEVER, AT NO TIME SHALL THE TOTAL RESIDENTIAL UNITS WITHIN THIS PUD EXCEED 2,000 WITHOUT AN AMENDMENT TO THE ODP, APPROVED BY TOWN COUNCIL.

## D. RESIDENTIAL UNITS TRANSFERS

ONCE A PLANNING AREA HAS BEEN FULLY PLATTED THROUGH THE FINAL PLAT PROCESS, ANY REMAINING RESIDENTIAL DENSITY/UNITS DESIGNATED ON THE PUD ZONE DOCUMENT WITHIN SAID PLANNING AREA SHALL REMAIN AVAILABLE FOR TRANSFER TO OTHER REMAINING RECIPIENT PLANNING AREAS.

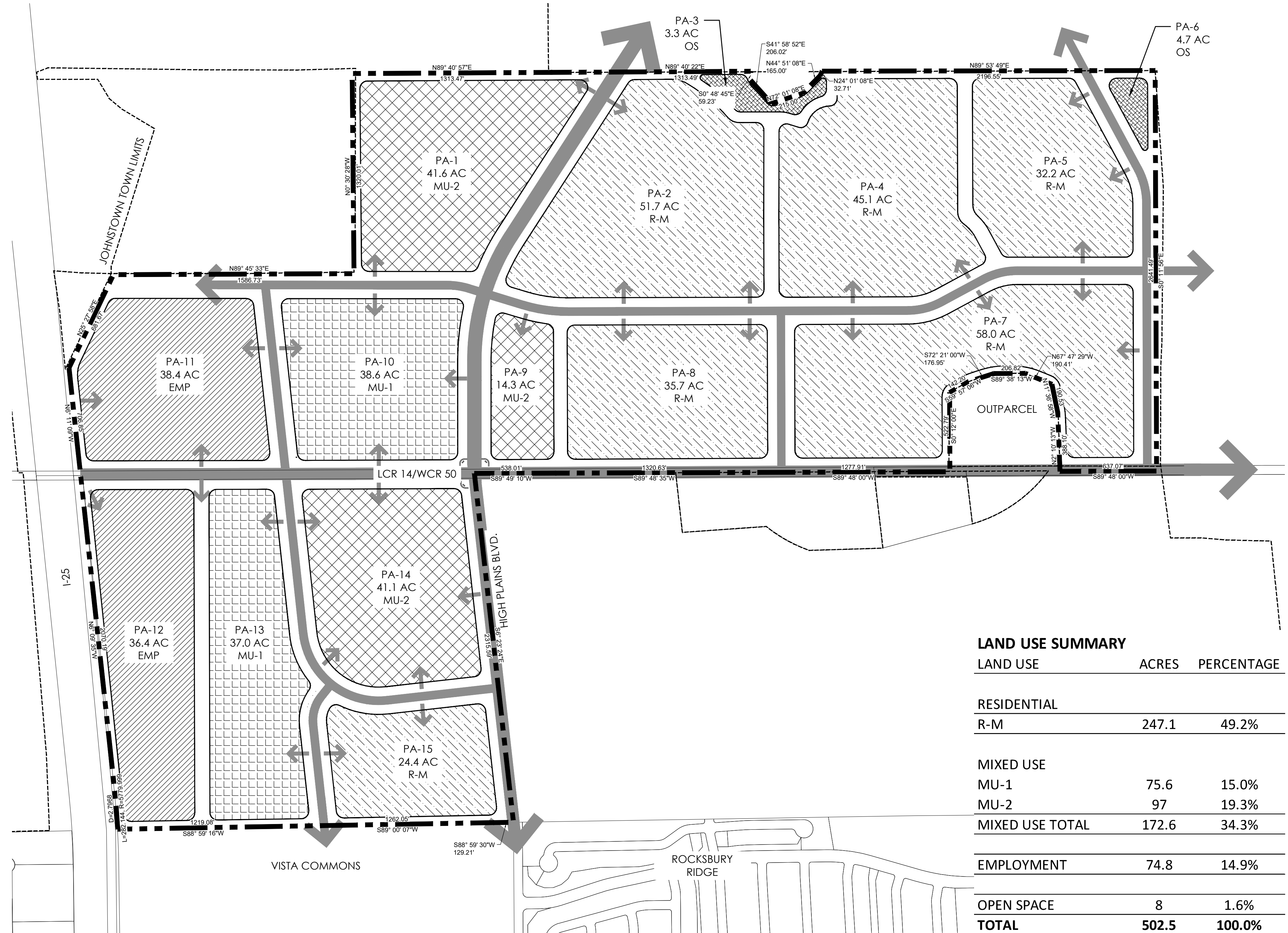
## E. PLANNING AREA BOUNDARIES

PLANNING AREA ACREAGES AND BOUNDARIES ARE CONCEPTUAL AND SUBJECT TO CHANGE WITH DETAILED PLANNING. PLANNING AREA ACREAGES MAY CHANGE UP TO 30% WITH APPROVAL BY THE PLANNING AND DEVELOPMENT DIRECTOR. SUCH CHANGES WILL RESULT IN CORRESPONDING CHANGES TO THE MAX SQ. FT./AREA OR MAX UNITS/AREA SHOWN IN THE PLANNING AREA SUMMARY.

IF PLANNING AREA CHANGES ARE MADE, ALL STREET CLASSIFICATIONS (AS SHOWN ON SHEET 7) ARE SUBJECT TO CHANGE.

## F. MAXIMUM COMMERCIAL SQUARE FOOTAGE PER AREA

TRANSFER(S) OF COMMERCIAL SQUARE FOOTAGE FROM PLANNING AREA TO PLANNING AREA (TRANSFER OF SQUARE FOOTAGE MAY NOT EXCEED 30% OF THE RECIPIENT PLANNING AREA MAX SQ. FT. PER AREA) MAY BE PERMITTED WITH APPROVAL BY THE PLANNING AND DEVELOPMENT DIRECTOR. SQUARE FOOTAGE TRANSFERS SHALL BE TRACKED BY THE DEVELOPER AND PROVIDED TO THE PLANNING AND DEVELOPMENT DIRECTOR WITH EACH SUCH TRANSFER AT THE FINAL PLAT STAGE OF THE SUBDIVISION PROCESS. HOWEVER, AT NO TIME SHALL THE OVERALL PUD COMMERCIAL SQUARE FOOTAGE EXCEED 2,400,000 SQUARE FEET WITHOUT AN AMENDMENT TO THE ODP, APPROVED BY TOWN COUNCIL.



### LAND USE SUMMARY

LAND USE	ACRES	PERCENTAGE
<b>RESIDENTIAL</b>		
R-M	247.1	49.2%
<b>MIXED USE</b>		
MU-1	75.6	15.0%
MU-2	97	19.3%
<b>MIXED USE TOTAL</b>	<b>172.6</b>	<b>34.3%</b>
<b>EMPLOYMENT</b>	<b>74.8</b>	<b>14.9%</b>
<b>OPEN SPACE</b>	<b>8</b>	<b>1.6%</b>
<b>TOTAL</b>	<b>502.5</b>	<b>100.0%</b>

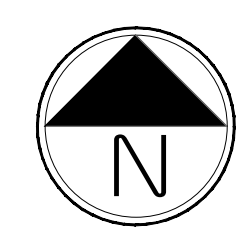
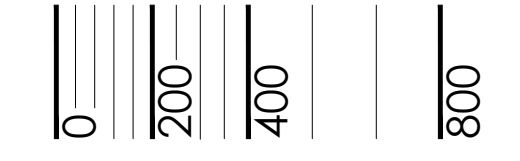
LEGEND	
	MIXED USE - 1 (MU-1)
	MIXED USE - 2 (MU-2)
	EMPLOYMENT (EMP)
	MEDIUM DENSITY RESIDENTIAL (R-M)
	OPEN SPACE (OS)

## LAND USE PLAN

PLANNING AREA	LAND USE	APPROX. ACRES	COMMERCIAL MAX SQ.FT./AREA	RESIDENTIAL		
				MIN. DU /ACRE	MAX. DU /ACRE	MAX UNITS/AREA
PA-1	MIXED USE-2	41.6	634,234	3	15	624
PA-2	MEDIUM DENSITY RESIDENTIAL	51.7		3	6	310
PA-3	OPEN SPACE	3.3				0
PA-4	MEDIUM DENSITY RESIDENTIAL	45.1		3	6	271
PA-5	MEDIUM DENSITY RESIDENTIAL	32.2		3	6	193
PA-6	OPEN SPACE	4.7				
PA-7	MEDIUM DENSITY RESIDENTIAL	58.0		3	8	464
PA-8	MEDIUM DENSITY RESIDENTIAL	35.7		3	8	286
PA-9	MIXED USE-2	14.3	186,872	3	20	286
PA-10	MIXED USE-1	38.6	504,425			
PA-11	EMPLOYMENT	38.4	501,811			
PA-12	EMPLOYMENT	36.4	554,954			
PA-13	MIXED USE-1	37.0	483,516			
PA-14	MIXED USE-2	41.1	537,095	3	15	617
PA-15	MEDIUM DENSITY RESIDENTIAL	24.4		3	8	195

PLANNING AREA	APPROVED DENSITY PRIOR TO TRANSFER		APPROVED DENSITY AFTER TRANSFER	
	ACRES	RESIDENTIAL UNITS	DENSITY TRANSFER	RESIDENTIAL UNITS
X				
Y				
Z				
<b>TOTAL</b>				

Scale: 1" = 400'-0"



# OUTLINE DEVELOPMENT PLAN GREAT PLAINS VILLAGE

LOCATED IN SECTION 2, 35 AND 36, TOWNSHIP 4 AND 5 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN JOHNSTOWN, COUNTIES OF WELD AND LARIMER, STATE OF COLORADO

LAND USE CLASSIFICATION	SPECIFIC USE TYPE	MU-1	MU-2	EMP	R-M	OS
<b>AGRICULTURAL USES</b>						
Agriculture or Ranch Use	Agriculture	X	X	X	X	X
	Community Gardens	X	X	X	X	X
Accessory Structures	Accessory Structures for Agriculture/ Ranching Operations	X	X	X	X	X
Animals / Livestock	Farm or Ranch Animal Center*	C	-	C	-	C
	Rodeos*	-	-	C	-	C
	Commercial Stables*	-	-	C	-	-
	Private Stables*	-	-	C	-	-
Horticulture and Nurseries	Outdoor Nursery / Tree Production	C	-	X	-	-
	Greenhouse/nursery/tree production	C	-	X	-	-
Markets	Farmers Markets	X	X	X	C	X
<b>COMMERCIAL USES</b>						
<b>MU-1 MU-2 EMP R-M OS</b>						
Animal Services	Animal boarding (indoor) and training**	C	C	C	C	-
	Veterinary offices or clinics	X	X	X	-	-
Vehicle Parking	Vehicle parking lot	A	A	C	A	A
	Private park & ride lot, car pool lot or equivalent	X	X	X	-	-
Building Materials & Services (Retail)	Landscape equipment, hardscape materials (with outdoor storage)	C	-	C	-	-
Eating and Drinking Establishments	Bar, Tavern/Pub, Beer Tasting/Tap Room	X	X	X	-	-
	Catering services	X	X	X	-	-
	Restaurant with or without drive-thru / up	X	X	X	-	-
Office	Business or professional office (including medical / dental office / clinics)	X	X	X	-	-
	Call Centers	X	-	X	-	-
	Courier services	X	X	X	-	-
	Home Occupations	X	X	-	A	-
	Temporary Construction offices	X	X	X	X	-
	Temporary Sales Offices	X	X	X	X	-
Personal Services	Instructional services, studios, photography, salons/spas	X	X	X	-	-

\*ANIMAL/LIVESTOCK USES ARE CONDITIONAL USES IF WITHIN 250 FEET OF A RESIDENTIAL USE, BUT ARE PERMITTED USE-BY-RIGHT OUTSIDE OF THE 250 FOOT LIMIT FROM RESIDENTIAL USES.

\*\*ANIMAL BOARDING AND TRAINING IS A CONDITIONAL USE IF WITHIN 250 FEET OF A RESIDENTIAL USE, BUT IS A PERMITTED USE-BY-RIGHT OUTSIDE OF THE 250 FOOT LIMIT FROM RESIDENTIAL USES.

LAND USE CLASSIFICATION	SPECIFIC USE TYPE	MU-1	MU-2	EMP	R-M	OS
<b>COMMERCIAL USES</b>						
Recreation / Amusement Facilities	Permanent or Seasonal Amusement Parks	C	-	X	-	-
	Entertainment - Indoor	X	X	X	-	-
	Entertainment - Outdoor	X	X	X	-	X
	Movie theaters or Drive-in Theater	C	-	X	-	-
	Health clubs	X	X	X	-	-
	Parks and dog parks	X	X	X	X	X
	Public and Private Golf Courses and Related Facilities	X	X	X	X	X
	Outdoor Skateboard Parks	X	X	X	C	X
	Community / Neighborhood Recreation Center	X	X	X	X	X
	Small Theaters (Outdoor Performances)	X	X	X	X	X
Retail	Convenience store / grocery store (less than 5,000 sq. ft.) with or without gas	X	X	X	-	-
	Ground floor retail with office or residential on upper levels	X	X	-	-	-
	Retail	X	X	X	-	-
Repair Services (Not Including Vehicles)	Furniture or major household appliance or electronics repair	X	-	X	-	-
	Machinery, excluding truck trailers, heavy equipment, and farm machinery	-	-	X	-	-
Vehicle / Equipment Sales and Services	Vehicle rentals with lot	C	-	C	-	-
	Auto Sales and Repair (equal to or less than 4 repair bays)	X	-	X	-	-
	Auto Sales and Repair (more than 4 repair bays)	C	-	X	-	-
	Car Wash	X	X	X	-	-
	RV's, Trailer, Camper, and Limited Equipment (U-Haul type business) rentals	C	-	C	-	-
	Major vehicle/equipment repair with outdoor storage (includes auto body repair, paint shops, and incidental sales of parts)	-	-	C	-	-
	Major vehicle/equipment repair without outdoor storage (includes auto body repair, paint shops, and incidental sales of parts)	-	-	X	-	-
	Motor vehicle dealer / sales, new and used RV's, trailers, and campers)	C	-	C	-	-
	Automotive service stations	X	X	X	-	-
Visitor Accommodations	Hotel or motel lodging establishments	X	X	X	-	-
	Overnight Campground with RV parking	C	-	C	-	C

LEGEND	
X	PRINCIPAL PERMITTED USE
A	ACCESSORY USE
-	EXCLUDED USE
C	CONDITIONAL USE
LAND USE	
MIXED USE 1 (MU-1)	
MIXED USE 2 (MU-2)	
EMPLOYMENT (EMP)	
MEDIUM DENSITY RESIDENTIAL (R-M)	
HIGH DENSITY RESIDENTIAL (R-H)	
OPEN SPACE (OS)	

**MIXED USE 1 (MU-1):** PREDOMINANTLY A LARGE COMMERCIAL/LIGHT INDUSTRIAL FOCUS. THIS ZONE ALLOWS FOR LIGHT INDUSTRIAL AND WAREHOUSING USES ALONG WITH COMMERCIAL AND MULTI-FAMILY USES.

**MIXED USE 2 (MU-2):** PREDOMINANTLY A NEIGHBORHOOD COMMERCIAL / RESIDENTIAL FOCUS. THIS ZONE PRIMARILY ALLOWS FOR COMMERCIAL USES ALONG WITH HIGH DENSITY RESIDENTIAL.

**EMPLOYMENT (EMP):** THE INTENT IS TO PROVIDE AREAS THAT WILL SERVE AS AN EMPLOYMENT CENTER OR OFFICE PARK THAT CAN ACCOMMODATE BUT NOT LIMITED TO CORPORATE CAMPUS, RESEARCH AND DEVELOPMENT, LIGHT INDUSTRIAL, OFFICE/FLEX, RETAIL, COMMERCIAL, WAREHOUSE AND DISTRIBUTION.

**MEDIUM DENSITY RESIDENTIAL (R-M):** THE INTENT IS TO ALLOW FOR SINGLE FAMILY DETACHED HOMES AND SINGLE FAMILY ATTACHED HOMES.

**OPEN SPACE (OS):** THE INTENT IS TO PROVIDE FOR PASSIVE AND ACTIVE RECREATION AND VISUAL AMENITIES FOR THE BENEFIT OF THE COMMUNITY.

### DEFINITIONS:

1. LIGHT INDUSTRIAL - LABOR-INTENSIVE OPERATIONS THAT TYPICALLY PRODUCE PRODUCTS THAT ARE TARGETED TOWARD END CONSUMERS RATHER THAN OTHER BUSINESSES (I.E. CONSUMER ELECTRONICS, CLOTHING MANUFACTURING, ETC.)
2. CLUSTER HOMES - ANY RESIDENTIAL GROUPING OF AT LEAST TWO HOMES WHICH ACCESS OFF A COMMON/SHARED DRIVE OR ALLEY.
3. MOTOR COURT - A TYPE OF CLUSTER HOME WITH A SHARED DRIVEWAY IN WHICH SOME OR ALL FRONT DOORS ACCESS OFF SHARED DRIVEWAY.
4. GREEN COURT - A TYPE OF CLUSTER HOME WITH SHARED DRIVEWAY AND COMMON OPEN AREA.
5. OPEN AREA - A PRIVATELY OR PUBLICLY OWNED AND MAINTAINED LAND AREA OR BODY OF WATER OR BOTH WITHIN A DEVELOPMENT UPON WHICH THERE ARE NO STRUCTURES, PARKING AREAS, OR DRIVEWAYS. OPEN AREA MAY BE A LANDSCAPED AREA, PLAZA, RECREATIONAL AREA, SIDEWALKS, OR SUCH OTHER AREAS. LANDSCAPE AND WALKS LOCATED IN RIGHT-OF-WAY CAN NOT BE COUNTED TOWARDS OPEN AREA REQUIREMENT.
6. USABLE OPEN AREA - A PARCEL OF LAND OWNED AND MAINTAINED BY A TOWN, METRO DISTRICT, OR HOME OWNERS' ASSOCIATION WHICH MEETS THE CRITERIA OF OPEN AREA AND IS PROGRAMMED AS AN ACTIVE OR PASSIVE AREA IN WHICH RESIDENTS CAN UTILIZE THE SPACE FOR, BUT IS NOT LIMITED TO, SEATING, SPORTS, PARKS, TRAILS, OR GARDENS.
7. A LIVE/WORK UNIT IS DEFINED AS A SINGLE UNIT CONSISTING OF BOTH A COMMERCIAL/OFFICE AND A RESIDENTIAL (PRIMARY DWELLING) COMPONENT THAT IS OCCUPIED BY THE SAME RESIDENT.



#	REVISION DESCRIPTION	DATE	BY
1	APPROVED CDP	JANUARY 21, 2020	

**GREAT PLAINS VILLAGE**  
JOHNSTOWN, CO  
OUTLINE DEVELOPMENT PLAN  
LAND USE MATRIX

DESIGNED BY: JM  
DRAWN BY: KB  
CHECKED BY: JM

# OUTLINE DEVELOPMENT PLAN GREAT PLAINS VILLAGE

LOCATED IN SECTION 2, 35 AND 36, TOWNSHIP 4 AND 5 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN JOHNSTOWN, COUNTIES OF WELD AND LARIMER, STATE OF COLORADO

INDUSTRIAL USES		MU-1	MU-2	EMP	R-M	OS
Auction House or Yard	Auction house (indoor)	X	-	X	-	-
Contractor Operations	Building, developing, general contracting (Office)	X	-	X	-	-
	Contractor's shop with outdoor storage (less than or equal to 2 acres)	-	-	C	-	-
	Contractor's shop without outdoor storage	X	-	X	-	-
	Special Trade contractors without outdoor storage	X	-	X	-	-
Manufacturing, Food	Food manufacturing and processing (<15,000 sq. ft.)	X	-	X	-	-
	Food manufacturing and processing (>15,000 sq. ft.)	-	-	X	-	-
	Microbrewery, micro-distillery, and micro-winery	X	X	X	-	-
Motion Picture and Video Industry	Motion picture and video industry studios	-	-	X	-	-
Outdoor Storage, Equipment	Above-ground storage tanks of propane < 10,000 cubic feet capacity	-	-	X	-	-
	Outdoor storage of vehicles (RV's, boats, or buses)****	C	-	C	-	-
Printing and Publishing	Printing, publishing, and related support activities	X	-	X	-	-
Research and Development Services	Solar panel, production and distribution	-	-	X	-	-
Warehousing & Distribution, Indoor	Mini-storage and warehouse without outdoor storage	X	C	X	-	-
	Produce storage and warehousing	-	-	X	-	-
	Retail sales in conjunction with warehouse establishment	X	-	X	-	-
	Warehousing without retail sales	-	-	X	-	-

\*\*\*\*OUTDOOR STORAGE, AS A PRIMARY USE, MUST BE SETBACK A MINIMUM OF 300 FEET FROM ANY ARTERIAL OR INTERSTATE RIGHT-OF-WAY. THE ENHANCED SETBACKS DO NOT APPLY TO OUTDOOR STORAGE THAT IS CONSIDERED ACCESSORY TO A PRIMARY BUSINESS.

LAND USE CLASSIFICATION	SPECIFIC USE TYPE	MU-1	MU-2	EMP	R-M	OS
<b>PUBLIC, INSTITUTIONAL &amp; CIVIC USES</b>						
Ambulance Service	Garage and office for ambulance service	X	X	X	-	-
Clubs and Lodges	Private lodge or club (excluding guns)	X	X	X	-	-
Event/Conference Centers	Event and conference center less than 15,000 sq. ft.	X	X	-	-	X
	Event and conference center greater than 15,000 sq. ft.	X	-	X	-	-
Day Care Facilities, Adult or Child	Child or adult day care center	X	X	X	X	-
Fire	Fire Stations	X	X	X	X	-
Hospitals	Hospital	X	-	X	-	-
	Urgent care clinics	X	X	X	-	-
	Outpatient surgical centers	X	-	X	-	-
Religious Institutions	Church or religious institution	X	X	X	X	-
Educational Facilities	Public Schools	X	X	X	X	-
	Community College and similar trade schools	X	X	X	-	-
	Commercial schools	X	X	X	-	-
Transportation Facilities	Transportation Terminals / Parking (Indoor)	X	-	X	-	-
	Transportation Terminals / Parking (Outdoor)	C	-	C	-	-
Utilities	Electrical Substations	X	X	X	X	X
	Public Utility Office	X	X	X	-	-
	Solar Fields	X	-	X	-	-
	Water Treatment / Storage	X	X	X	X	X
	Water Storage (Reservoirs)	X	X	X	X	X
	Water Wells	X	X	X	X	X
	Water Storage Tanks	X	X	X	X	X
	Small Wind Energy Conversion Systems (Less than 100Kw)	X	X	X	-	X
<b>RESIDENTIAL USES</b>						
Single Family Attached	Townhomes & Duplex (Up to 8 Connected Units)	-	X	-	X	-
Single Family Detached	Single Family Detached Homes	-	X***	-	X	-
Cluster Homes	Cluster Homes	-	X	-	X	-
Multi - Family	Multi-family including rental and for sale units	X	X	-	-	-
	Live / Work Units	X	X	-	-	-
Senior Housing	Assisted Living Facilities	X	X	-	X	-
	Independent/Limited Care Facilities	X	X	-	X	-
Accessory Structures	Detached Garage	A	A	-	A	-
	Carport	-	-	-	-	-
	Storage Shed	A	A	-	A	-

\*\*\*SINGLE FAMILY DETACHED HOMES ARE NOT PERMITTED WITHIN 300 FEET OF AN ARTERIAL ROAD.

LEGEND	
X	PRINCIPAL PERMITTED USE
A	ACCESSORY USE
-	EXCLUDED USE
C	CONDITIONAL USE
LAND USE	
MIXED USE 1 (MU-1)	
MIXED USE 2 (MU-2)	
EMPLOYMENT (EMP)	
MEDIUM DENSITY RESIDENTIAL (R-M)	
HIGH DENSITY RESIDENTIAL (R-H)	
OPEN SPACE (OS)	

**MIXED USE 1 (MU-1):** PREDOMINANTLY A LARGE COMMERCIAL/LIGHT INDUSTRIAL FOCUS. THIS ZONE ALLOWS FOR LIGHT INDUSTRIAL AND WAREHOUSING USES ALONG WITH COMMERCIAL AND MULTI-FAMILY USES.

**MIXED USE 2 (MU-2):** PREDOMINANTLY A NEIGHBORHOOD COMMERCIAL / RESIDENTIAL FOCUS. THIS ZONE PRIMARILY ALLOWS FOR COMMERCIAL USES ALONG WITH HIGH DENSITY RESIDENTIAL.

**EMPLOYMENT (EMP):** THE INTENT IS TO PROVIDE AREAS THAT WILL SERVE AS AN EMPLOYMENT CENTER OR OFFICE PARK THAT CAN ACCOMMODATE BUT NOT LIMITED TO CORPORATE CAMPUS, RESEARCH AND DEVELOPMENT, LIGHT INDUSTRIAL, OFFICE/FLEX, RETAIL, COMMERCIAL, WAREHOUSE AND DISTRIBUTION.

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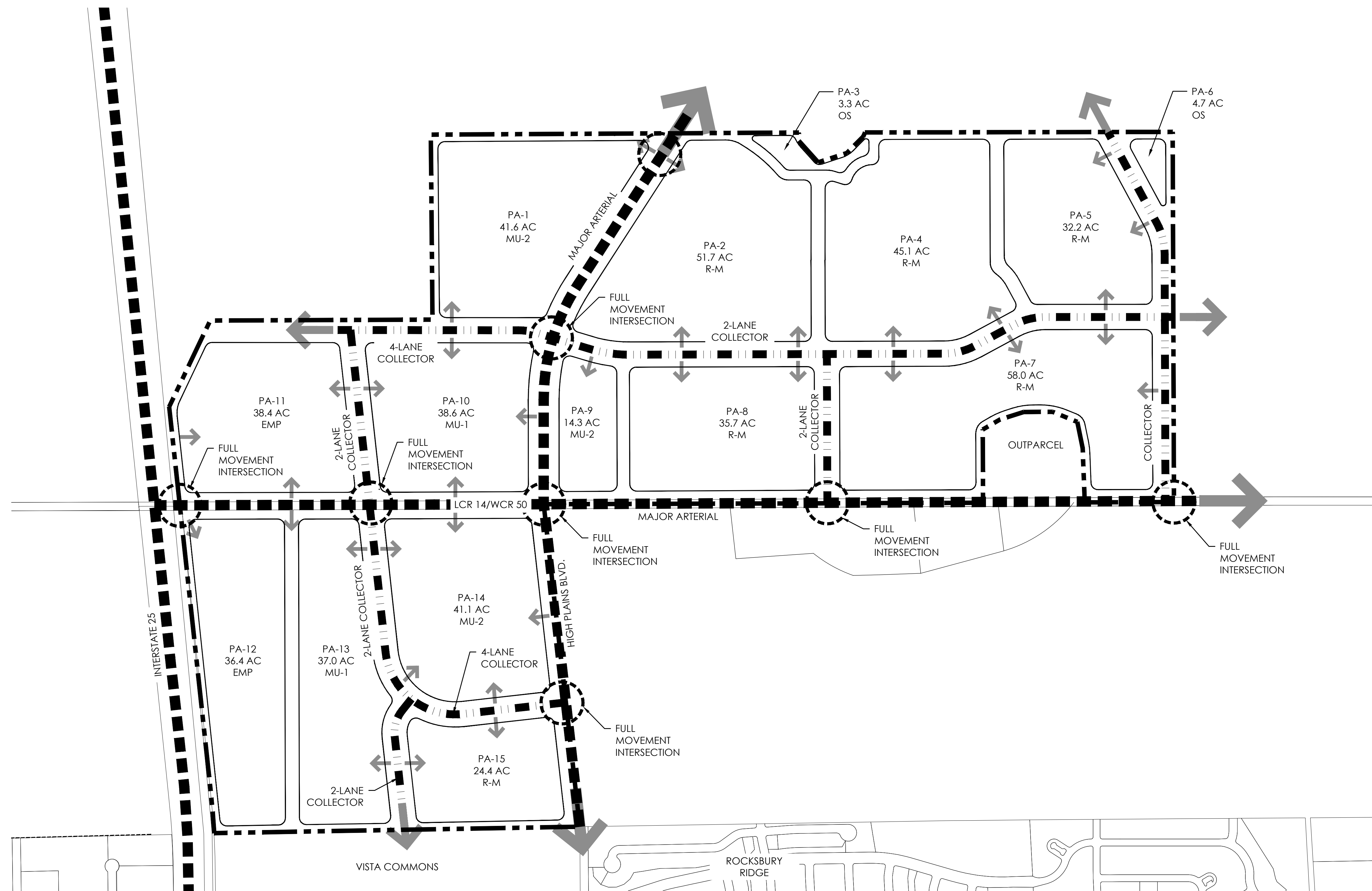
#	REVISION DESCRIPTION	DATE	BY
1	APPROVED ODP	JANUARY 21, 2020	

**GREAT PLAINS VILLAGE**  
 JOHNSTOWN, CO  
 OUTLINE DEVELOPMENT PLAN  
 LAND USE MATRIX

DESIGNED BY: JM  
 DRAWN BY: KB  
 CHECKED BY: JM

# OUTLINE DEVELOPMENT PLAN GREAT PLAINS VILLAGE

LOCATED IN SECTION 2, 35 AND 36, TOWNSHIP 4 AND 5 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN JOHNSTOWN, COUNTIES OF WELD AND LARIMER, STATE OF COLORADO



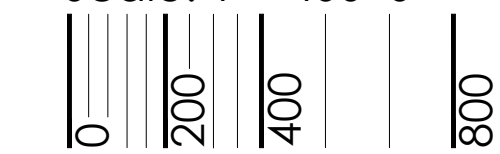
**LEGEND**

- COLLECTOR (2-LANE & 4-LANE)
- MAJOR ARTERIAL
- LOCAL
- PROPOSED\* FULL MOVEMENT INTERSECTION
- POTENTIAL ACCESS

\*DEPENDENT ON TRAFFIC IMPACT STUDY AT TIME OF INDIVIDUAL DEVELOPMENT APPROVALS

## CIRCULATION PLAN

Scale: 1" = 400'-0"



1/26/2020 2:32 PM: P:\PLATTE LAND & WATERGREAT PLAINS\WELTYCAD\SUBMITTALS\SP\GDP\GPA\GDP-CIRCULATION\PLAN.DWG



#	REVISION DESCRIPTION	DATE	BY
1	APPROVED ODP	JANUARY 21, 2020	

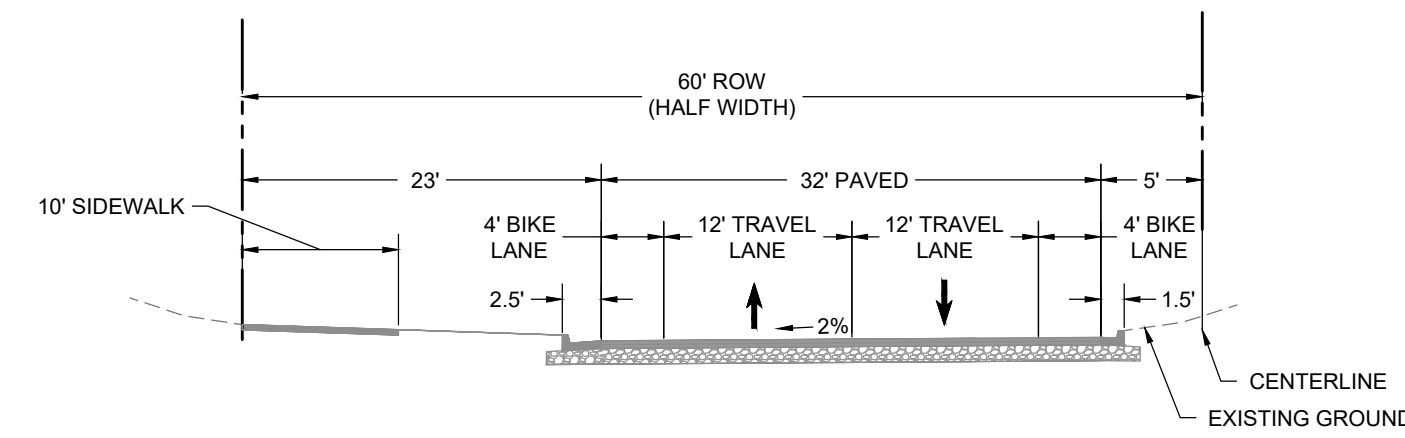
**GREAT PLAINS VILLAGE**  
JOHNSTOWN, CO  
OUTLINE DEVELOPMENT PLAN  
CIRCULATION PLAN

DESIGNED BY: JM  
DRAWN BY: KB  
CHECKED BY: JM

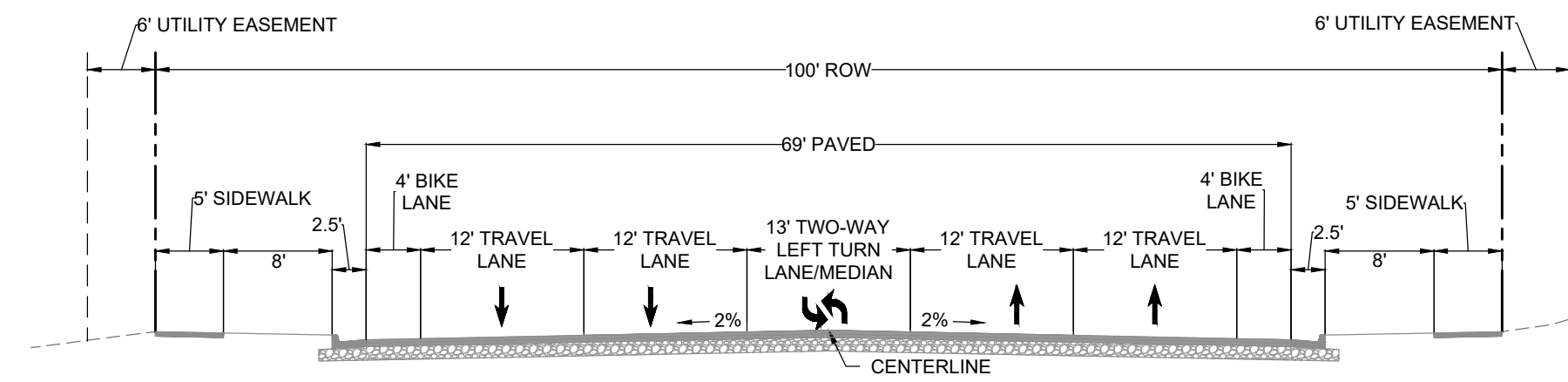
SHEET  
6 OF 15

# OUTLINE DEVELOPMENT PLAN GREAT PLAINS VILLAGE

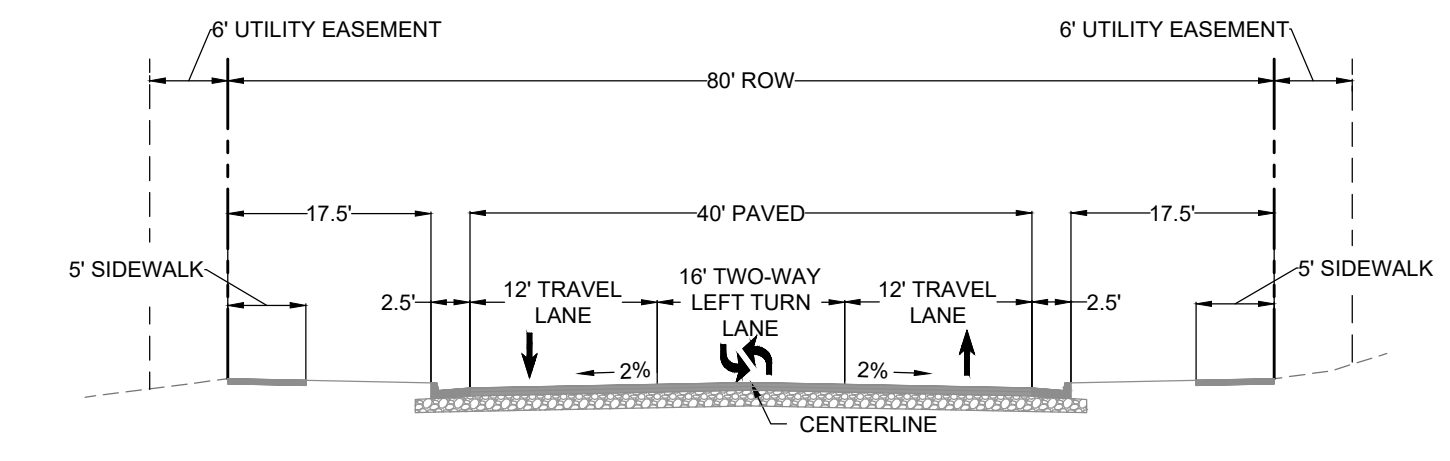
LOCATED IN SECTION 2, 35 AND 36, TOWNSHIP 4 AND 5 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN JOHNSTOWN, COUNTIES OF WELD AND LARIMER, STATE OF COLORADO



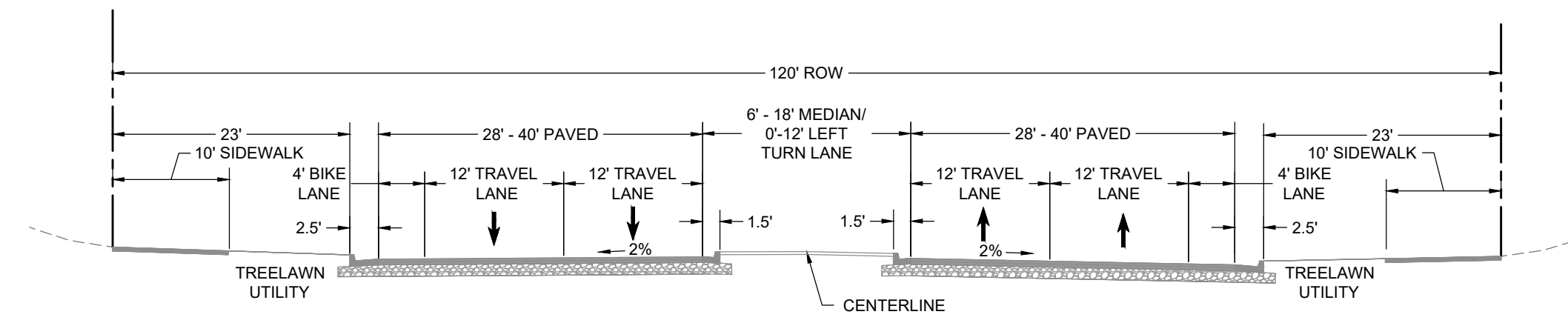
**MAJOR ARTERIAL (INTERIM)**  
HIGH PLAINS BOULEVARD  
(SOUTH OF LCR 14/WCR 50)



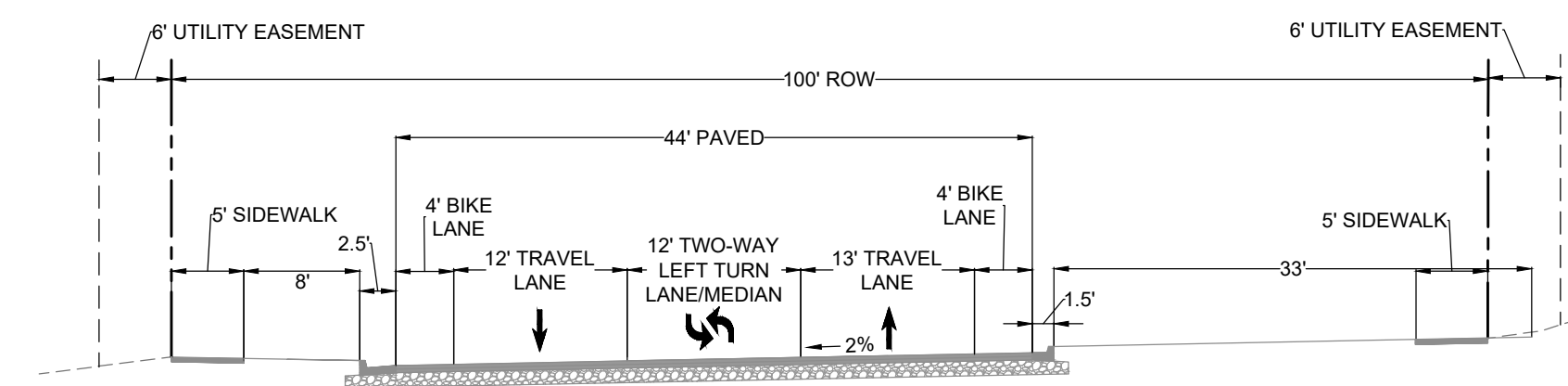
**4 - LANE COLLECTOR**



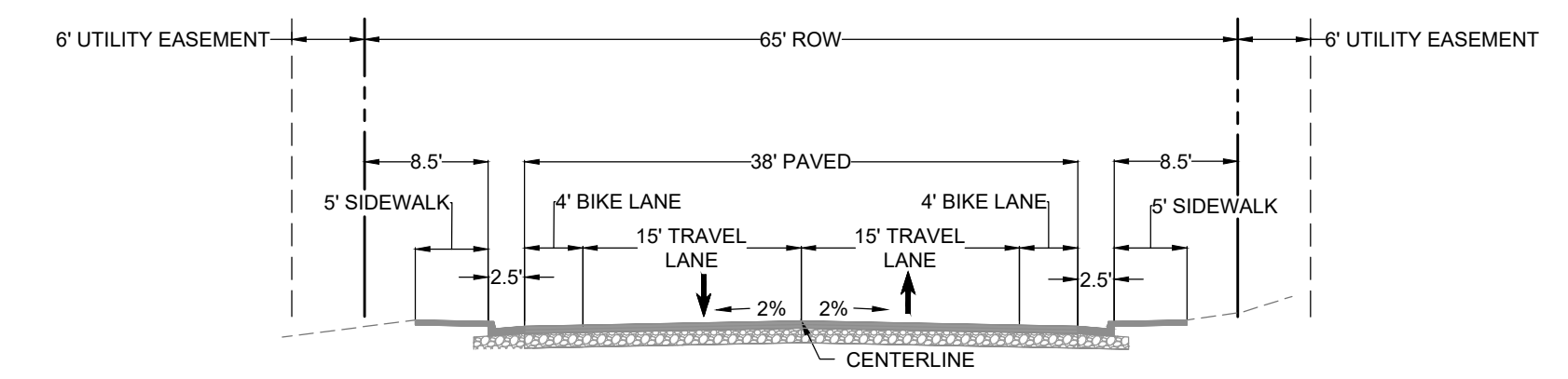
**COLLECTOR WITH FLUSH MEDIAN**



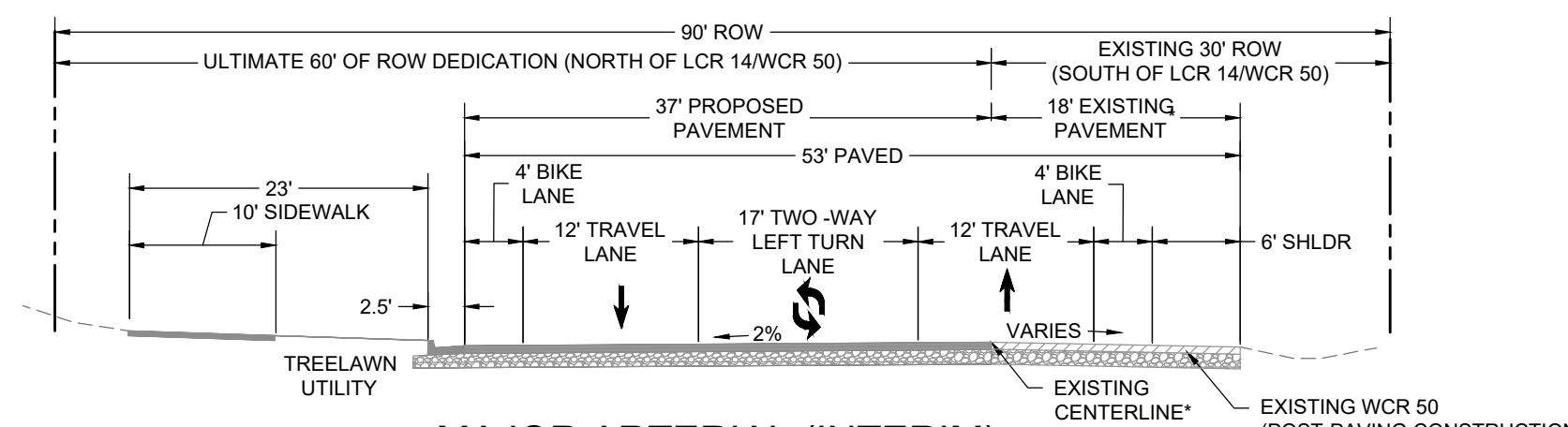
**MAJOR ARTERIAL (ULTIMATE)**  
HIGH PLAINS BOULEVARD (NORTH OF LCR 14/WCR 50)  
LCR 14/WCR 50 (WEST OF HIGH PLAINS BLVD)



**4 - LANE COLLECTOR (INTERIM)**

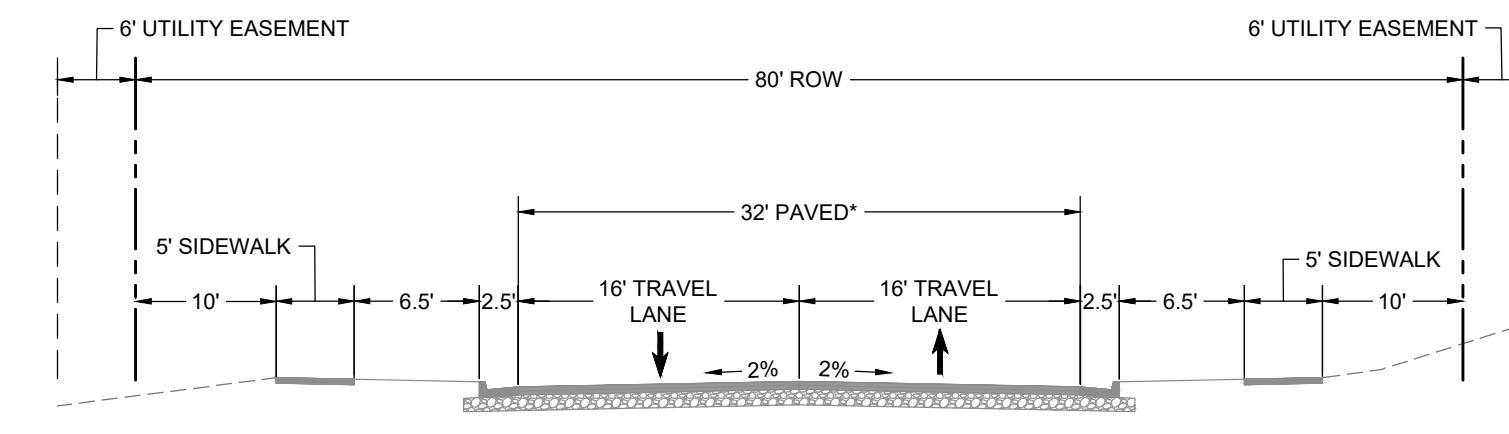


**NON-RESIDENTIAL LOCAL STREET**



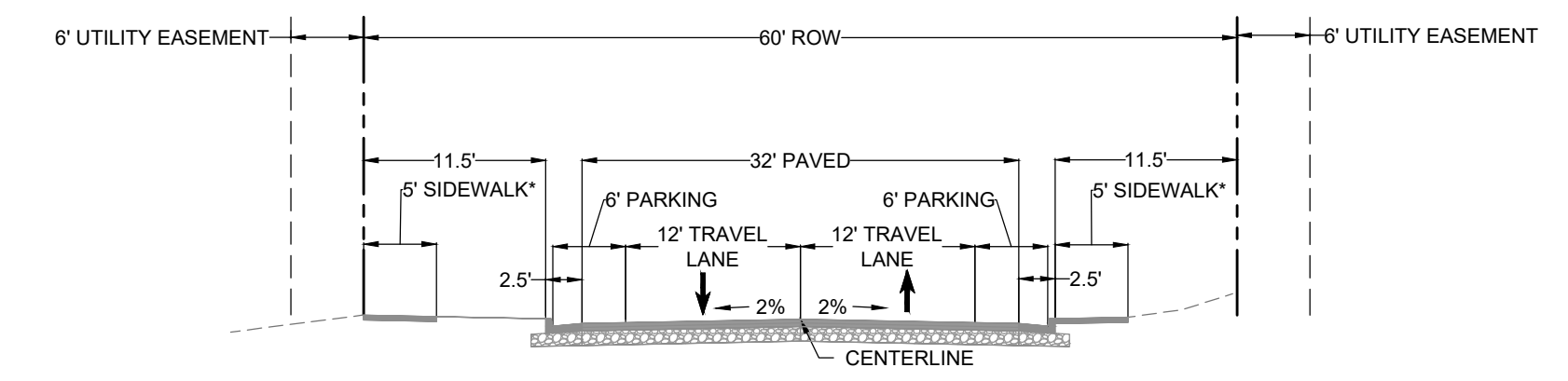
**MAJOR ARTERIAL (INTERIM)**  
LCR 14/WCR 50  
(EAST OF HIGH PLAINS BLVD)

\* GREAT PLAINS PROJECT TO BUILD OUT HALF OF MAJOR ARTERIAL CROSS SECTION. IT IS ASSUMED THAT THE PLANNED WELD COUNTY ROAD 50 PAVING OPERATIONS HAVE BEEN COMPLETED BY THAT TIME.



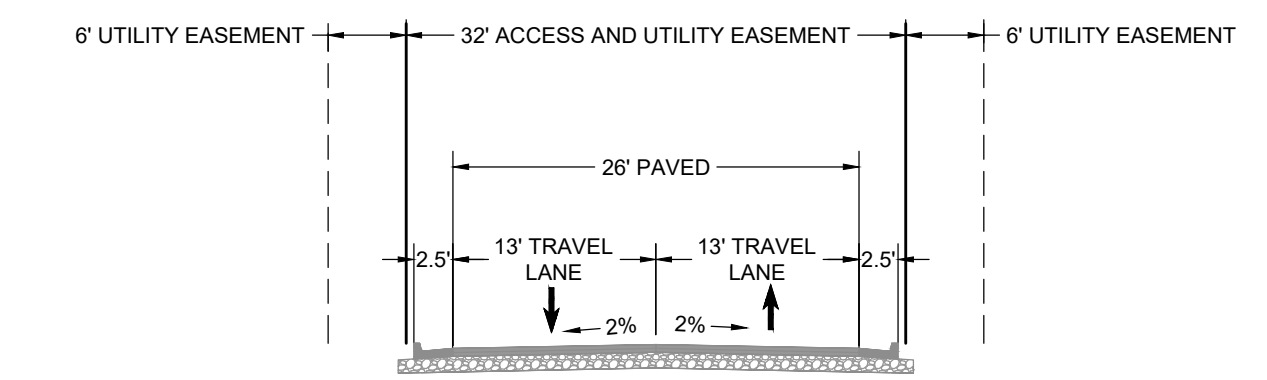
**COLLECTOR WITHOUT PARKING OR MEDIAN**

\* TURN LANES WILL BE REQUIRED AS DETERMINED BY TRAFFIC STUDY



**RESIDENTIAL LOCAL STREET**

\* ATTACHED OR DETACHED WALK AT DISCRETION OF DEVELOPER



**PRIVATE STREET**

## CONCEPTUAL STREET SECTIONS

#	REVISION DESCRIPTION	DATE	BY
1	APPROVED ODP	JANUARY 21, 2020	

**GREAT PLAINS VILLAGE**  
JOHNSTOWN, CO  
OUTLINE DEVELOPMENT PLAN  
STREET SECTIONS

DESIGNED BY: JM  
DRAWN BY: KB  
CHECKED BY: JM

# OUTLINE DEVELOPMENT PLAN GREAT PLAINS VILLAGE

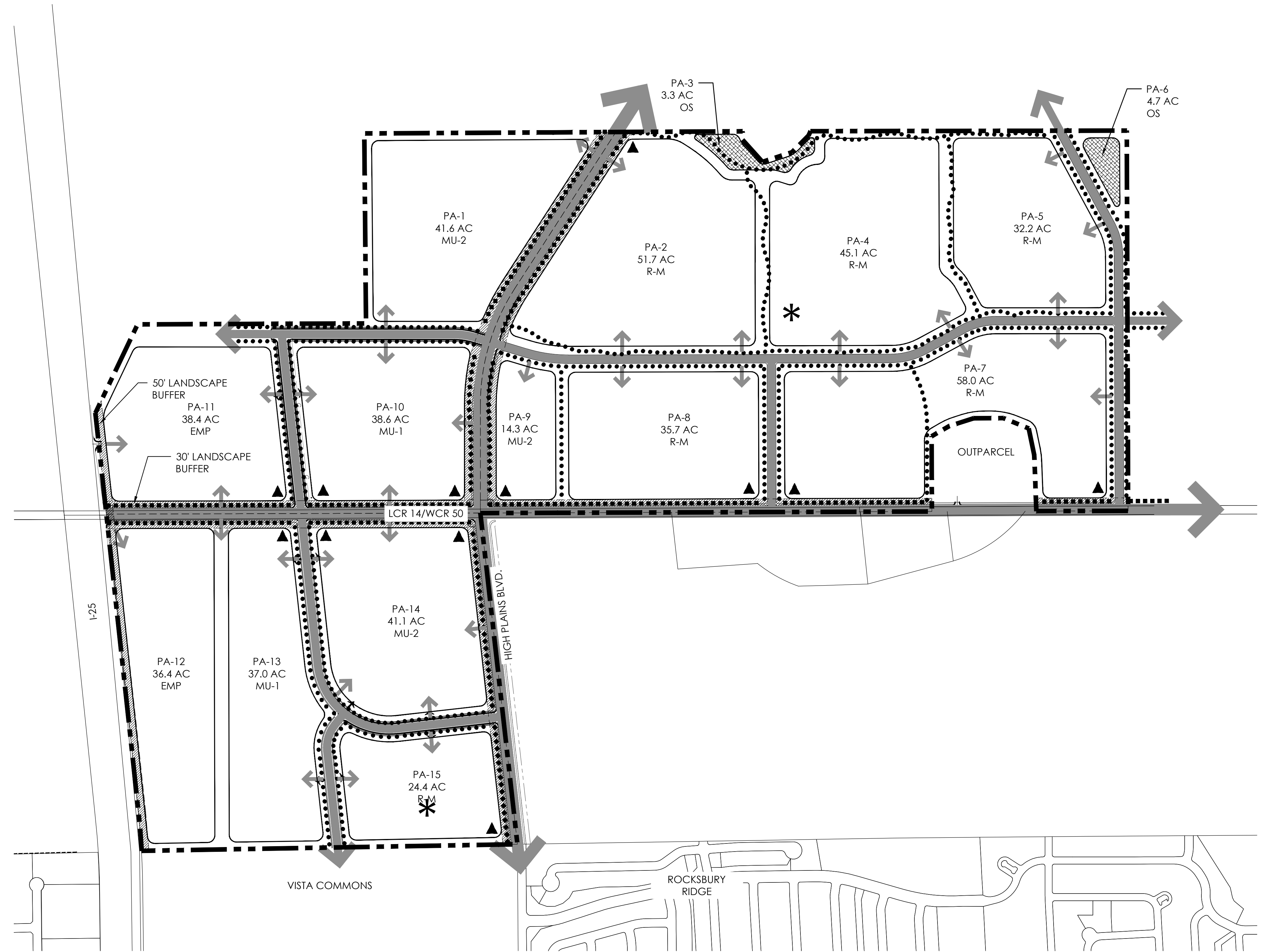
LOCATED IN SECTION 2, 35 AND 36, TOWNSHIP 4 AND 5 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN JOHNSTOWN, COUNTIES OF WELD AND LARIMER, STATE OF COLORADO

## OPEN AREA

- FOR THE PURPOSES OF THIS PUD, "OPEN SPACE OR LANDSCAPE AREA" IS REFERRED TO AS "OPEN AREA."
- OPEN AREA PROVIDED PER THE REQUIREMENTS OF THIS PUD WILL MEET ALL LANDSCAPE AREA, OPEN SPACE AREA, OR SIMILAR AREAS REQUIRED PER THE JOHNSTOWN CODE REQUIREMENTS.
- SINGLE FAMILY DETACHED OR ATTACHED RESIDENTIAL DEVELOPMENT WILL REQUIRE A MINIMUM 15% OPEN AREA.
- MULTI-FAMILY RESIDENTIAL DEVELOPMENT WILL REQUIRE A MINIMUM OF 30% OPEN AREA.
- COMMERCIAL AND LIGHT INDUSTRIAL DEVELOPMENT WILL REQUIRE A MINIMUM 20% OPEN AREA.
- OPEN AREA REQUIREMENTS WILL BE CALCULATED ON A NET BASIS EXCLUDING PUBLIC RIGHT OF WAY.
- LANDSCAPE BUFFERS AND DETENTION PONDS CAN COUNT TOWARDS OPEN AREA REQUIREMENT. OPEN AREA MAY BE CUMULATIVELY GATHERED INTO LARGER PARCELS (FOR THE PURPOSES OF DEVELOPING A LARGER AND MORE FUNCTIONAL OPEN AREA) AT THE DISCRETION OF THE DEVELOPER AND WITH THE APPROVAL OF THE PLANNING AND DEVELOPER DIRECTOR. THE LOCATION(S) OF THE CUMULATIVELY GATHERED OPEN AREA SHALL BE DESIGNATED AT THE TIME OF EACH PRELIMINARY AND FINAL DEVELOPMENT PLAN THAT IS CONTRIBUTING TO THAT OPEN AREA.
- OPEN SPACE LOCATED WITHIN A SINGLE FAMILY DETACHED OR SINGLE FAMILY ATTACHED LOT CAN NOT BE COUNTED TOWARDS OPEN AREA REQUIREMENT.
- USABLE OPEN AREA CAN COUNT TOWARDS OPEN AREA REQUIREMENT.

## USABLE OPEN AREA

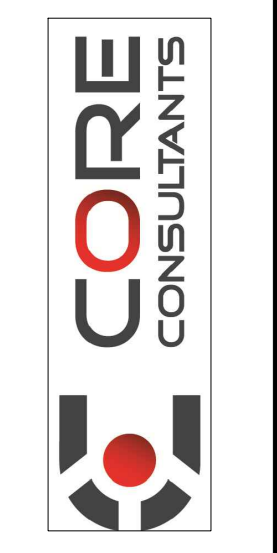
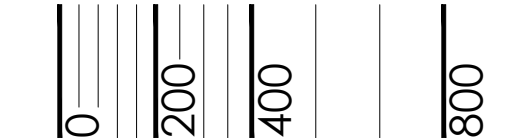
- GREAT PLAINS VILLAGE REQUIRES A 10% USABLE OPEN AREA FOR RESIDENTIAL AREAS. FOR PURPOSES OF THIS PUD, THE 10% USABLE OPEN AREA SHALL BE CALCULATED FROM THE TOTAL AREA OF ALL RESIDENTIAL LOTS AND ADJACENT LOCAL ROADWAYS THAT SERVE AS DIRECT ACCESS TO THE RESIDENTIAL LOTS.
- USABLE OPEN AREA PROVIDED PER THE REQUIREMENTS OF THIS PUD WILL MEET ALL DEDICATED OPEN SPACE REQUIREMENTS PER THE JOHNSTOWN CODE.
- USABLE OPEN AREA MAY BE CUMULATIVELY GATHERED INTO LARGER PARCELS (FOR THE PURPOSES OF DEVELOPING AT LARGER AND MORE FUNCTIONAL PARK OR SIMILAR USES) AT THE DISCRETION OF THE DEVELOPER AND WITH THE APPROVAL OF THE PLANNING AND DEVELOPMENT DIRECTOR. THE LOCATION(S) OF THE CUMULATIVELY GATHERED USEABLE OPEN AREA SHALL BE DESIGNATED AT THE TIME OF EACH FINAL PLAT THAT IS CONTRIBUTING TO THAT AREA.
- A MINIMUM OF 1 ACRE OF PARK PER 250 RESIDENTIAL UNITS IS REQUIRED.
- USABLE OPEN AREA MAY OWNED BY THE TOWN, METRO DISTRICT, OR HOA. OWNERSHIP TO BE DETERMINED AT THE TIME OF PRELIMINARY AND FINAL DEVELOPMENT PLANS
- WHERE PRACTICAL USABLE OPEN AREA SHOULD BE CONTIGUOUS.
- DETENTION PONDS CAN COUNT TOWARDS USABLE OPEN AREA REQUIREMENTS AS LONG AS THEY MEET THE DEFINITION OF USABLE OPEN AREA PROVIDED IN THIS DOCUMENT. NOT MORE THAN 5% OF THE USABLE OPEN AREA REQUIREMENT CAN BE MET WITH DETENTION PONDS.



LEGEND	
	5' PEDESTRIAN WALK
	10' PEDESTRIAN WALK
	PARK
	PRIMARY MONUMENTATION
	LANDSCAPE BUFFER
	OPEN SPACE

## TRAILS & OPEN SPACE PLAN

Scale: 1" = 400'-0"



#	REVISION DESCRIPTION	DATE	BY
1	APPROVED ODP	JANUARY 21, 2020	

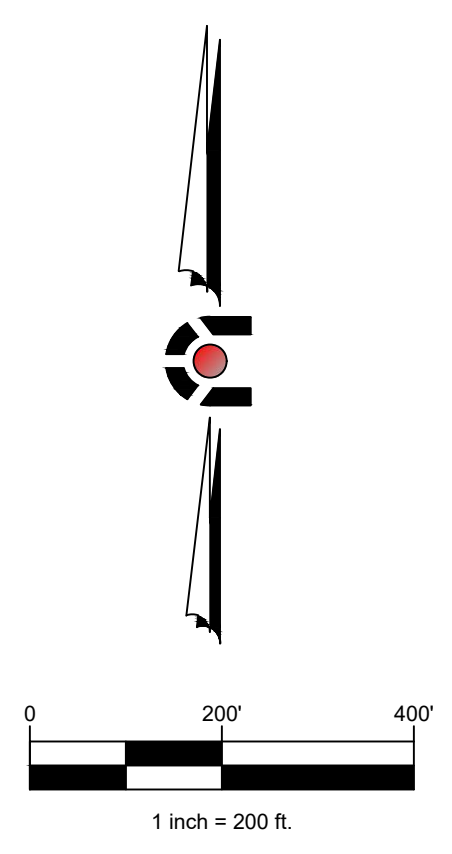
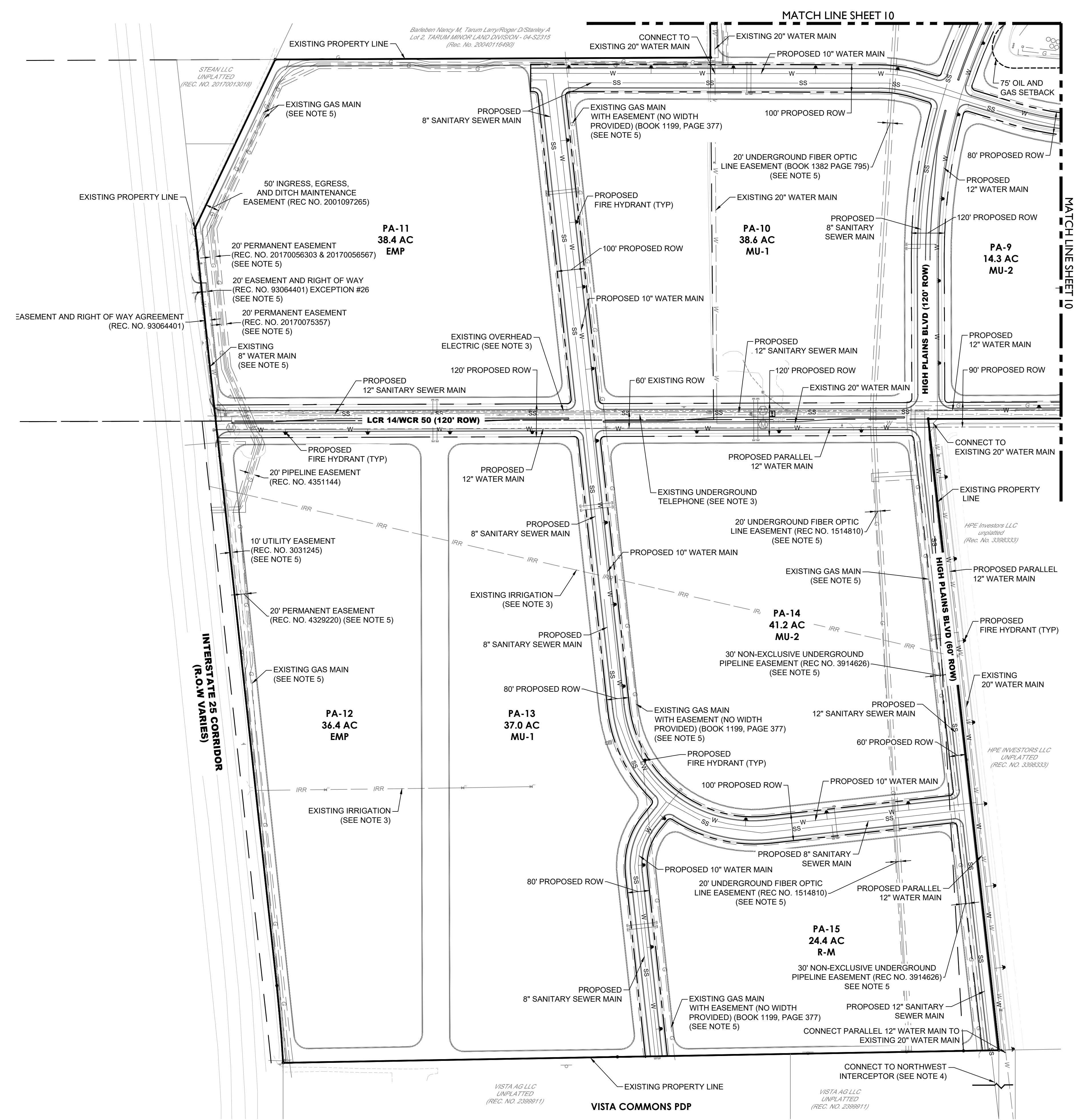
**GREAT PLAINS VILLAGE**  
JOHNSTOWN, CO  
OUTLINE DEVELOPMENT PLAN  
TRAILS & OPEN SPACE PLAN

DESIGNED BY: JM  
DRAWN BY: KB  
CHECKED BY: JM

SHEET  
8 OF 15

# OUTLINE DEVELOPMENT PLAN GREAT PLAINS VILLAGE

LOCATED IN SECTION 2, 35, AND 36, TOWNSHIP 4 AND 5 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN JOHNSTOWN, COUNTIES OF WELD AND LARIMER, STATE OF COLORADO



- NOTES**
1. THE SIZE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE AND BASED OFF THE BEST AVAILABLE INFORMATION WHEN SHOWN ON THESE DRAWINGS. EXACT LOCATIONS OF EXISTING UTILITIES AND TIE-IN POINTS SHALL BE DETERMINED/CONFIRMED DURING FINAL DESIGN. BEFORE COMMENCING NEW CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNKNOWN UTILITIES.
  2. UTILITY MAINS AND SERVICES ARE SHOWN SCHEMATICALLY AND FINAL LOCATIONS WILL BE DETERMINED DURING THE FINAL PLAT AND CONSTRUCTION DOCUMENT PROCESS THROUGH THE TOWN OF JOHNSTOWN.
  3. EXISTING EASEMENTS AND UTILITIES IN CONFLICT WITH PROPOSED DESIGN SHALL BE VACATED AND REMOVED PRIOR TO CONSTRUCTION, EXCEPT THOSE DISCUSSED IN NOTE 5. EXACT LIMITS OF RELOCATIONS, IF REQUIRED, WILL BE DETERMINED DURING FINAL DESIGN.
  4. OFFSITE SEWER MAINS ARE REQUIRED TO BE CONSTRUCTED TO THE SOUTH AND EAST THAT CONNECTS INTO THE EXISTING JOHNSTOWN NORTHWEST INTERCEPTOR SANITARY SEWER SYSTEM.
  5. EXISTING UTILITY AND ASSOCIATED EASEMENTS SHALL BE PROTECTED IN PLACE, UNLESS OTHERWISE NOTED.
  6. SEE SHEET 7 FOR ROADWAY CROSS SECTIONS.

**LEGEND**

	PROPERTY LINE
	PROPOSED ROW
	PROPOSED UTILITY EASEMENT
	PROPOSED LANDSCAPE BUFFER
	EXISTING ROW
	EXISTING SWALE
	EX. / PR. LIGHT POLE
	EX. / PR. SIGNS
	EX. POWER POLE
	CABLE TV
	ELECTRIC & METER
	FIBER OPTIC LINE & MH
	GAS LINE & METER
	IRRIGATION
	OVERHEAD POWER
	TELEPHONE LINE & MH
	PROPOSED SANITARY MAIN
	PROPOSED SANITARY STUB
	PROPOSED WATER MAIN
	FIRE HYDRANT ASSEMBLY
	PROPOSED WATER STUB
	PROPOSED CURB & GUTTER
	PLANNING AREA DELINEATION

#	REVISION DESCRIPTION	DATE	BY
1	APPROVED ODP	JANUARY 22, 2020	

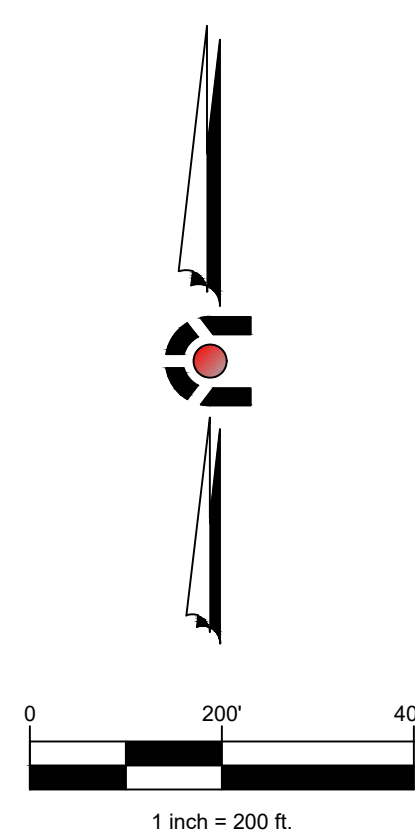
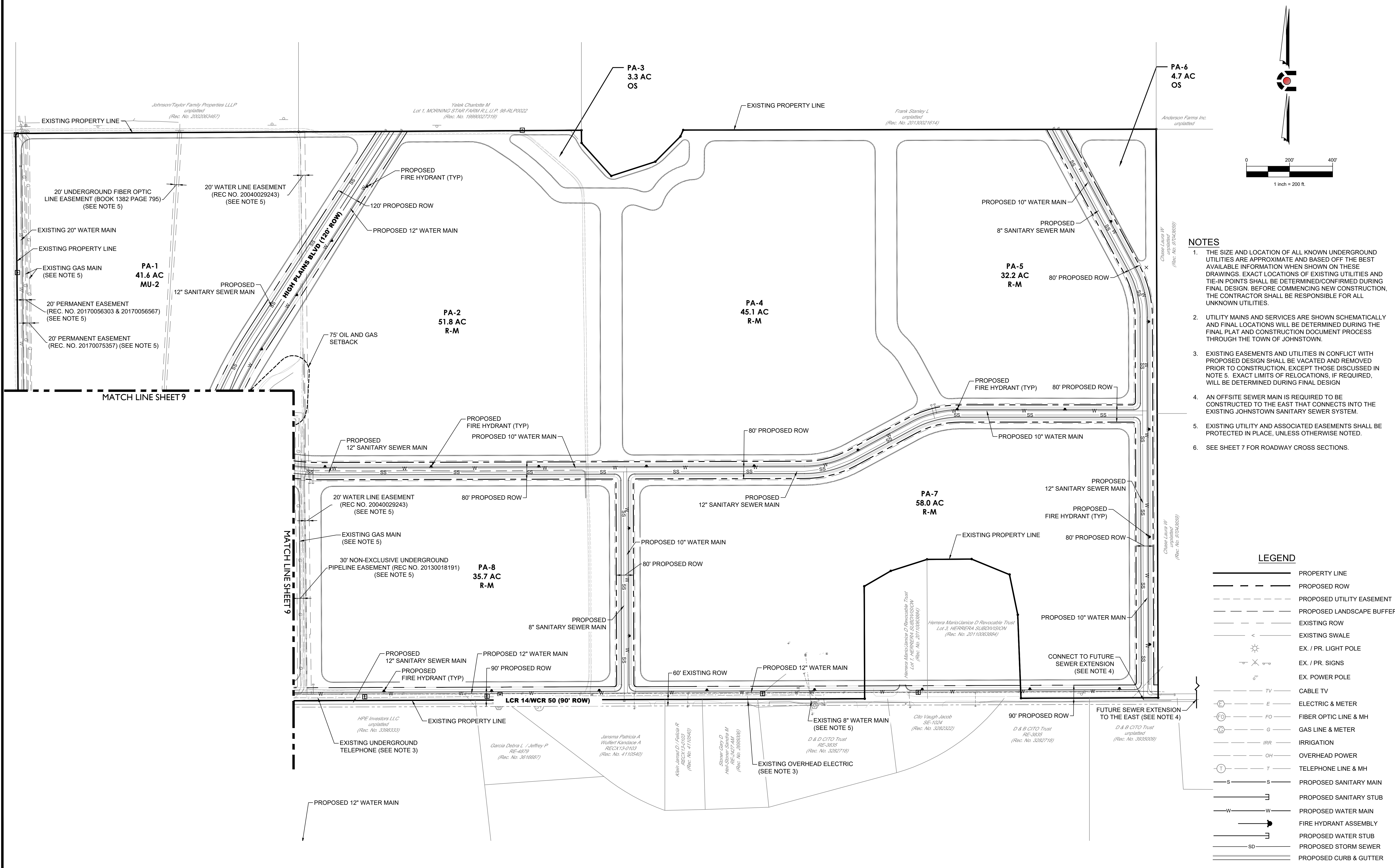
**GREAT PLAINS VILLAGE**  
 JOHNSTOWN, CO  
 OUTLINE DEVELOPMENT PLAN  
 PRELIMINARY UTILITY PLAN

DESIGNED BY: AM  
 DRAWN BY: AM  
 CHECKED BY: KR

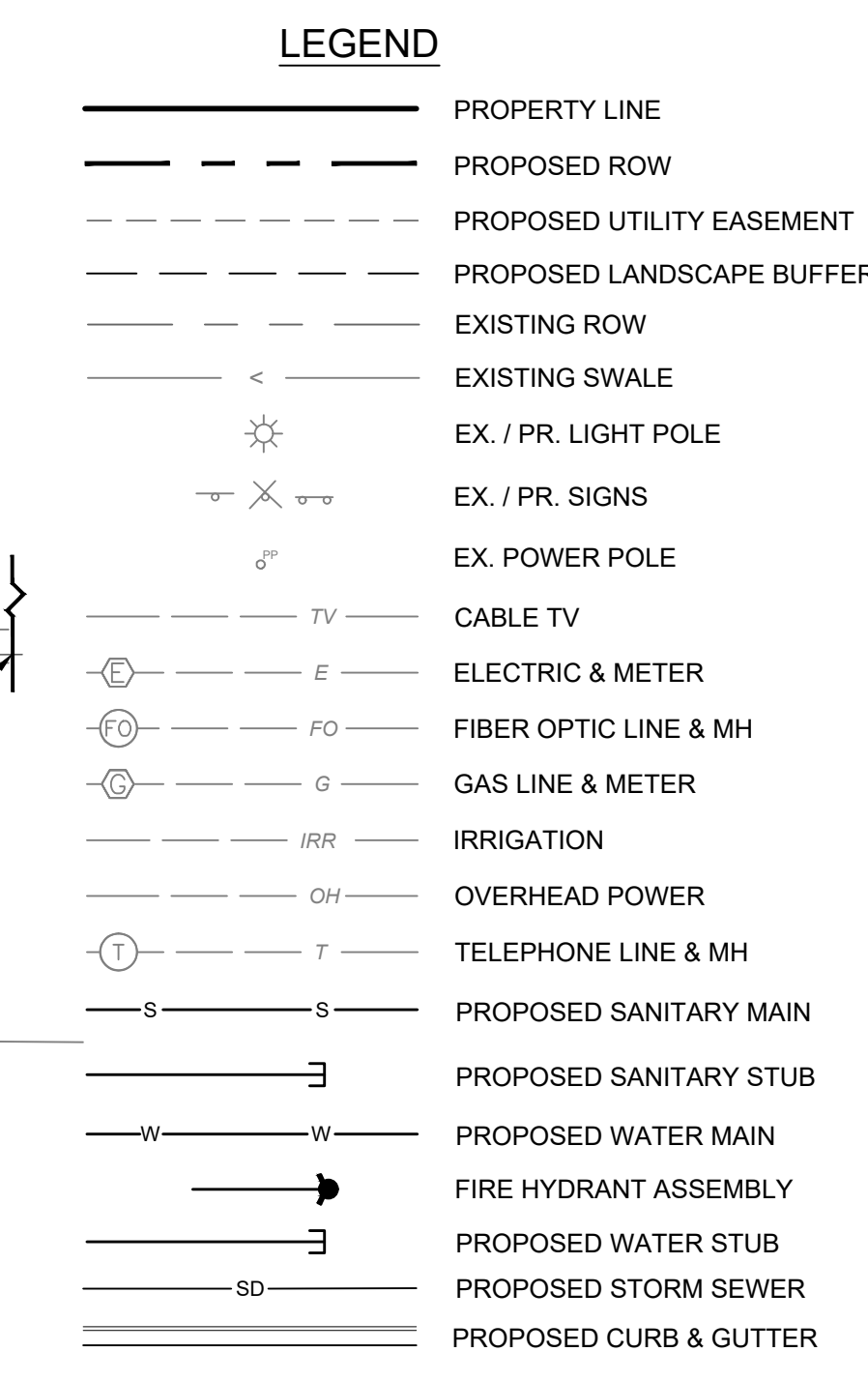
1/29/2020 1:44 PM: X:\18\186 GREAT PLAINS VILLAGE\DPV - ODP UTILITY PLAN.DWG.

# OUTLINE DEVELOPMENT PLAN GREAT PLAINS VILLAGE

LOCATED IN SECTION 2, 35, AND 36, TOWNSHIP 4 AND 5 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN JOHNSTOWN, COUNTIES OF WELD AND LARIMER, STATE OF COLORADO



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  5. EXISTING UTILITY AND ASSOCIATED EASEMENTS SHALL BE PROTECTED IN PLACE, UNLESS OTHERWISE NOTED.
  6. SEE SHEET 7 FOR ROADWAY CROSS SECTIONS.



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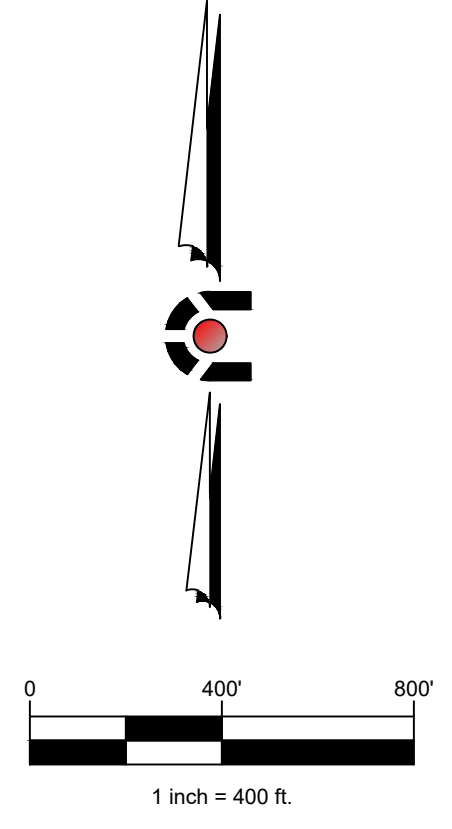
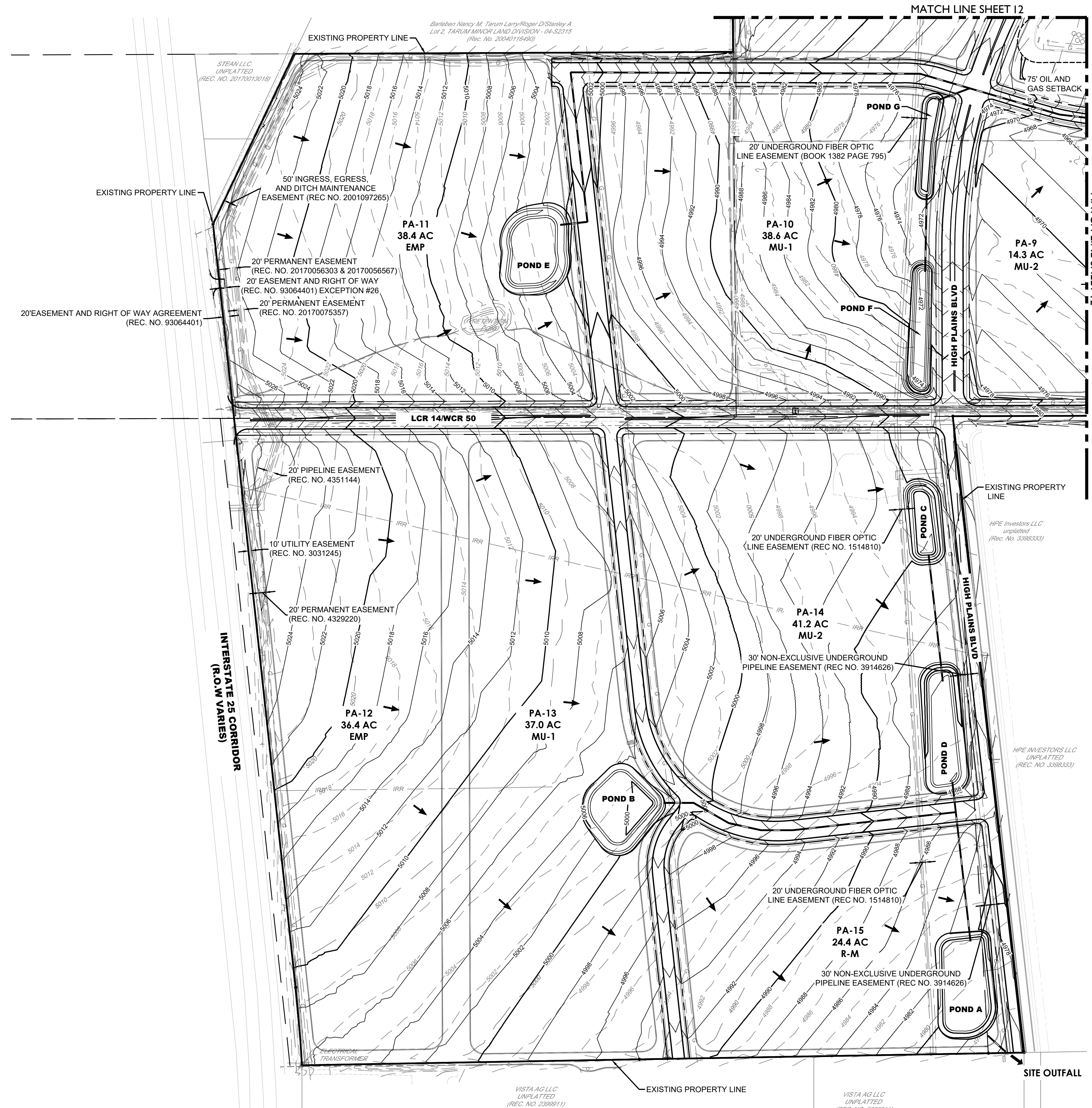
**GREAT PLAINS VILLAGE**  
 JOHNSTOWN, CO  
 OUTLINE DEVELOPMENT PLAN  
 PRELIMINARY UTILITY PLAN

DESIGNED BY: AM  
 DRAWN BY: AM  
 CHECKED BY: KR

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# OUTLINE DEVELOPMENT PLAN GREAT PLAINS VILLAGE

LOCATED IN SECTION 2, 35, AND 36, TOWNSHIP 4 AND 5 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN JOHNSTOWN, COUNTIES OF WELD AND LARIMER, STATE OF COLORADO



### NOTES

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2. STORM DRAIN AND DRAINAGE SWALE LOCATIONS AND SIZING ARE PRELIMINARY AND WILL BE DETERMINED DURING THE FINAL DEVELOPMENT PLAN, FINAL PLAT, AND CONSTRUCTION DOCUMENT PROCESS THROUGH THE TOWN OF JOHNSTOWN.
3. THE TOPOGRAPHIC SURVEY AND BOUNDARY SHOWN ARE BASED ON THE FIELD SURVEY WORK OF PLS GROUP (PROJECT #18042.001). FIELD SURVEY WAS COMPLETED ON OR AROUND JUNE 28, 2019.
4. SEE SHEET 7 FOR ROADWAY CROSS SECTIONS.
5. GRADING AND FINISHED GRADE CONTOURS ARE CONCEPTUAL AND GENERALLY SHOW INTENT AND APPROXIMATE FLOW PATHS. FINAL GRADING WILL BE DETERMINED DURING FINAL DESIGN.

### LEGEND

- PROPERTY LINE
- PROPOSED CURB & GUTTER
- PROPOSED R.O.W.
- PROPOSED UTILITY EASEMENT
- PROPOSED LANDSCAPE BUFFER
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PLANNING AREA DELINEATION
- STORM SEWER DRAIN
- DRAINAGE SWALE
- FLOW ARROW



#	REVISION DESCRIPTION	DATE	BY
1	APPROVED ODP	JANUARY 22, 2020	

**GREAT PLAINS VILLAGE**  
JOHNSTOWN, CO  
OUTLINE DEVELOPMENT PLAN  
PRELIMINARY GRADING PLAN

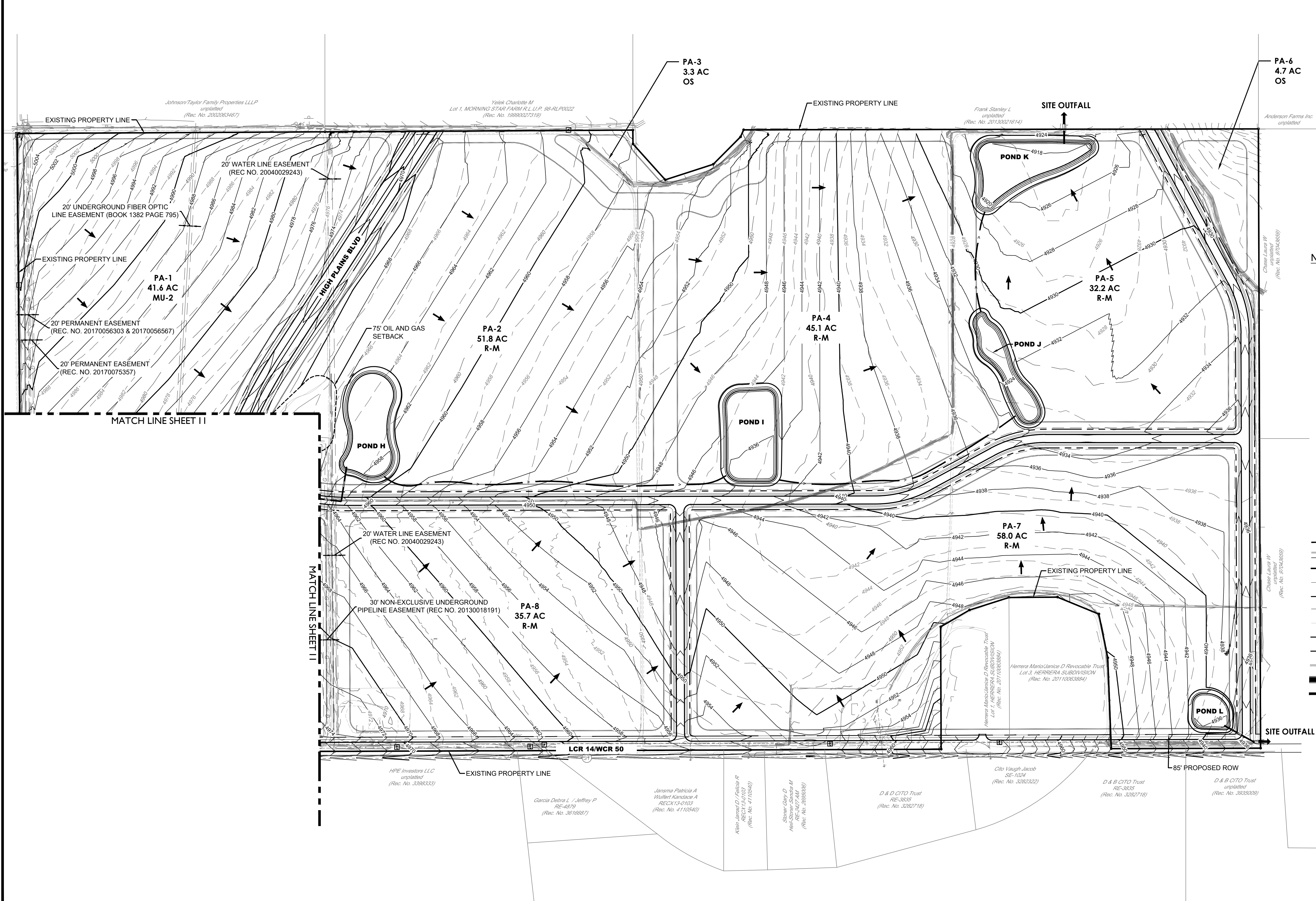
DESIGNED BY: AM  
DRAWN BY: AM  
CHECKED BY: KR

SHEET  
11 OF 15

12/29/2020 1:45 PM: X:\18-156 GREAT PLAINS VILLAGE\DPV - ODP GRADING PLANNING - GREAT PLAINS VILLAGE\DWG11 - GREAT PLAINS VILLAGE\DPV - ODP GRADING PLANNING

# OUTLINE DEVELOPMENT PLAN GREAT PLAINS VILLAGE

LOCATED IN SECTION 2, 35, AND 36, TOWNSHIP 4 AND 5 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN JOHNSTOWN, COUNTIES OF WELD AND LARIMER, STATE OF COLORADO



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  4. SEE SHEET 7 FOR ROADWAY CROSS SECTIONS.
  5. GRADING AND FINISHED GRADE CONTOURS ARE CONCEPTUAL AND GENERALLY SHOW INTENT AND APPROXIMATE FLOW PATHS. FINAL GRADING WILL BE DETERMINED DURING FINAL DESIGN.

**LEGEND**

	PROPERTY LINE
	PROPOSED CURB & GUTTER
	PROPOSED R.O.W.
	PROPOSED UTILITY EASEMENT
	PROPOSED LANDSCAPE BUFFER
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PLANNING AREA DELINEATION
	STORM SEWER DRAIN
	DRAINAGE SWALE
	FLOW ARROW

12/29/2020 1:45 PM: X:\18158 GREAT PLAINS VILLAGE\GPV - ODP GRADING PLANNING

terraccina  
design  
10000 Colorado Blvd, Suite 4314  
Denver, CO 80231  
PH: 303.652.8667

PLATTE  
LAND DEVELOPMENT LLC

CORE  
CONSULTANTS

BY: \_\_\_\_\_

DATE: JANUARY 22, 2020

# REVISION DESCRIPTION

#	REVISION DESCRIPTION
1	APPROVED ODP

GREAT PLAINS VILLAGE  
JOHNSTOWN, CO

OUTLINE DEVELOPMENT PLAN  
PRELIMINARY GRADING PLAN

DESIGNED BY: AM

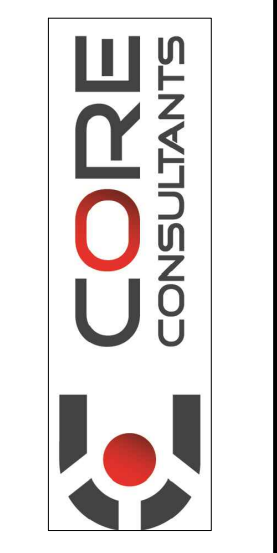
DRAWN BY: AM

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SHEET  
12 OF 15

# OUTLINE DEVELOPMENT PLAN GREAT PLAINS VILLAGE

LOCATED IN SECTION 2, 35 AND 36, TOWNSHIP 4 AND 5 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN JOHNSTOWN, COUNTIES OF WELD AND LARIMER, STATE OF COLORADO



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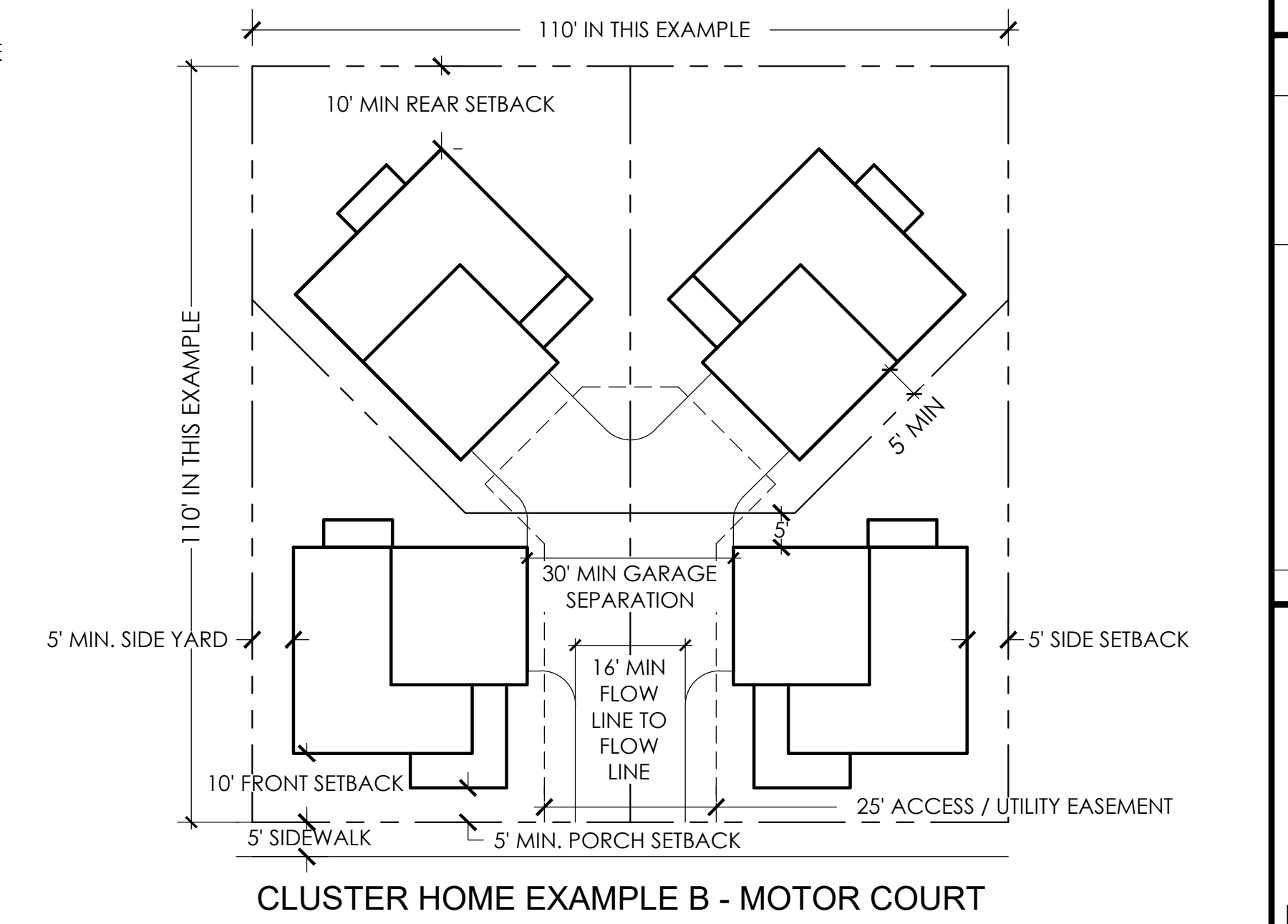
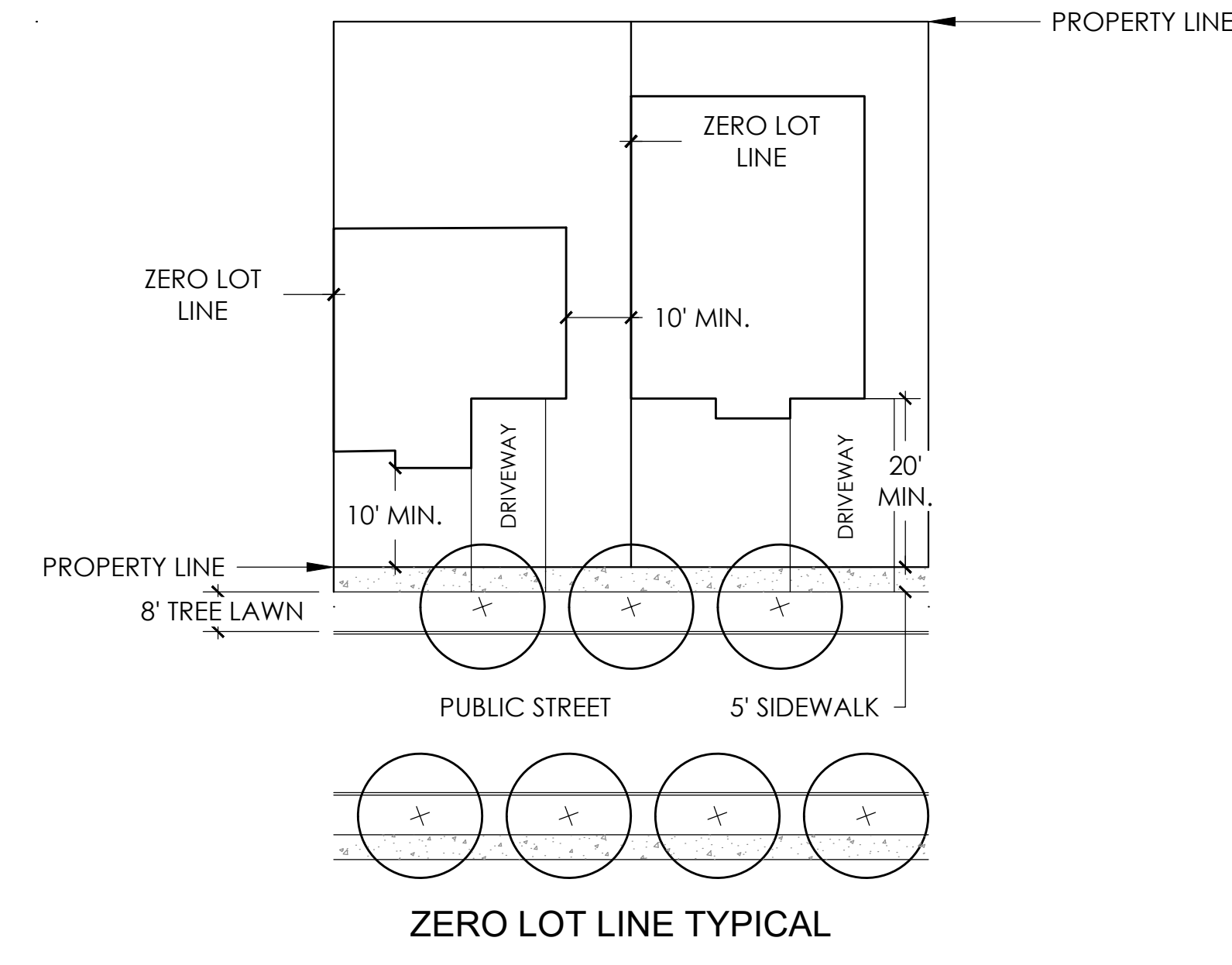
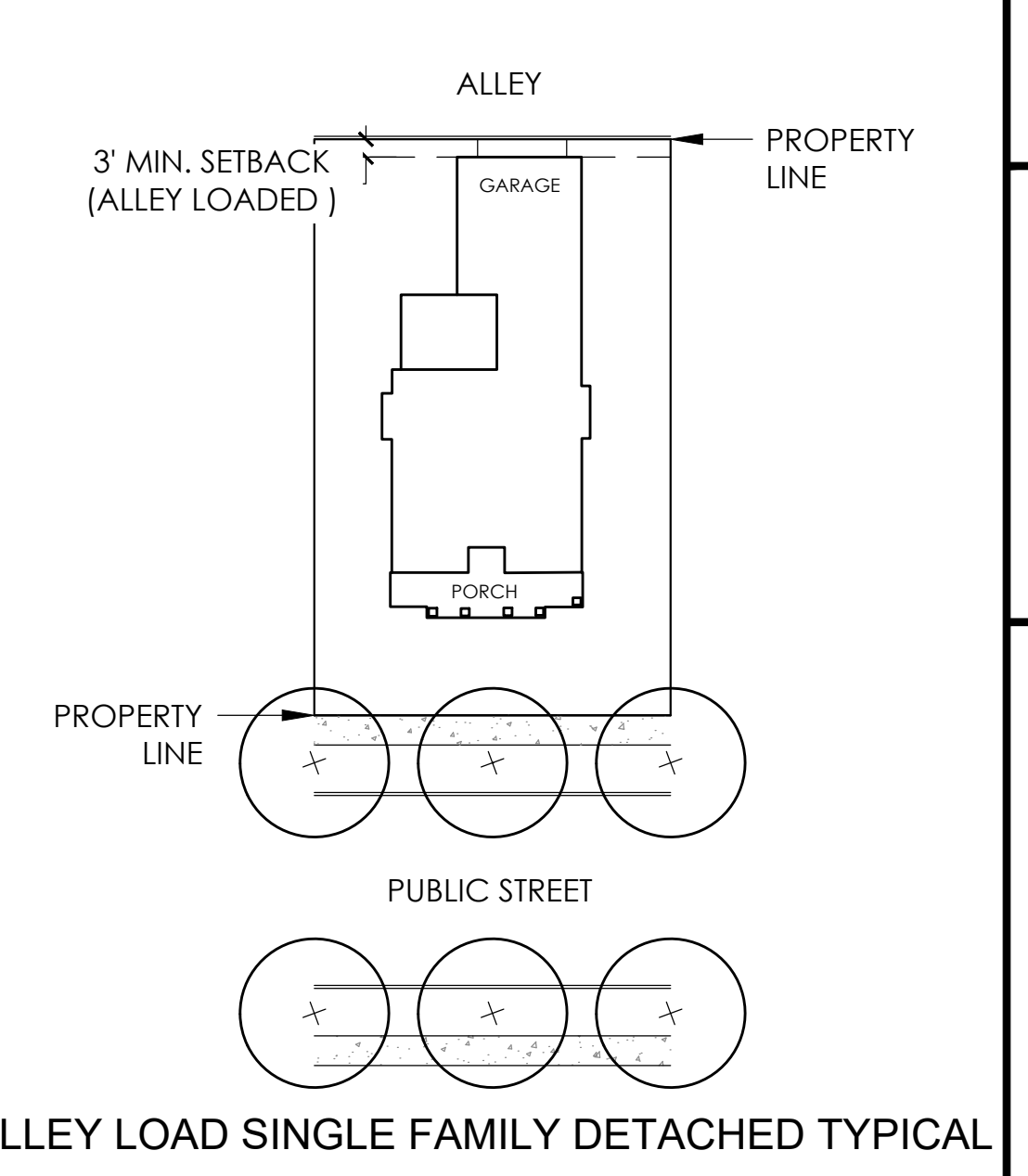
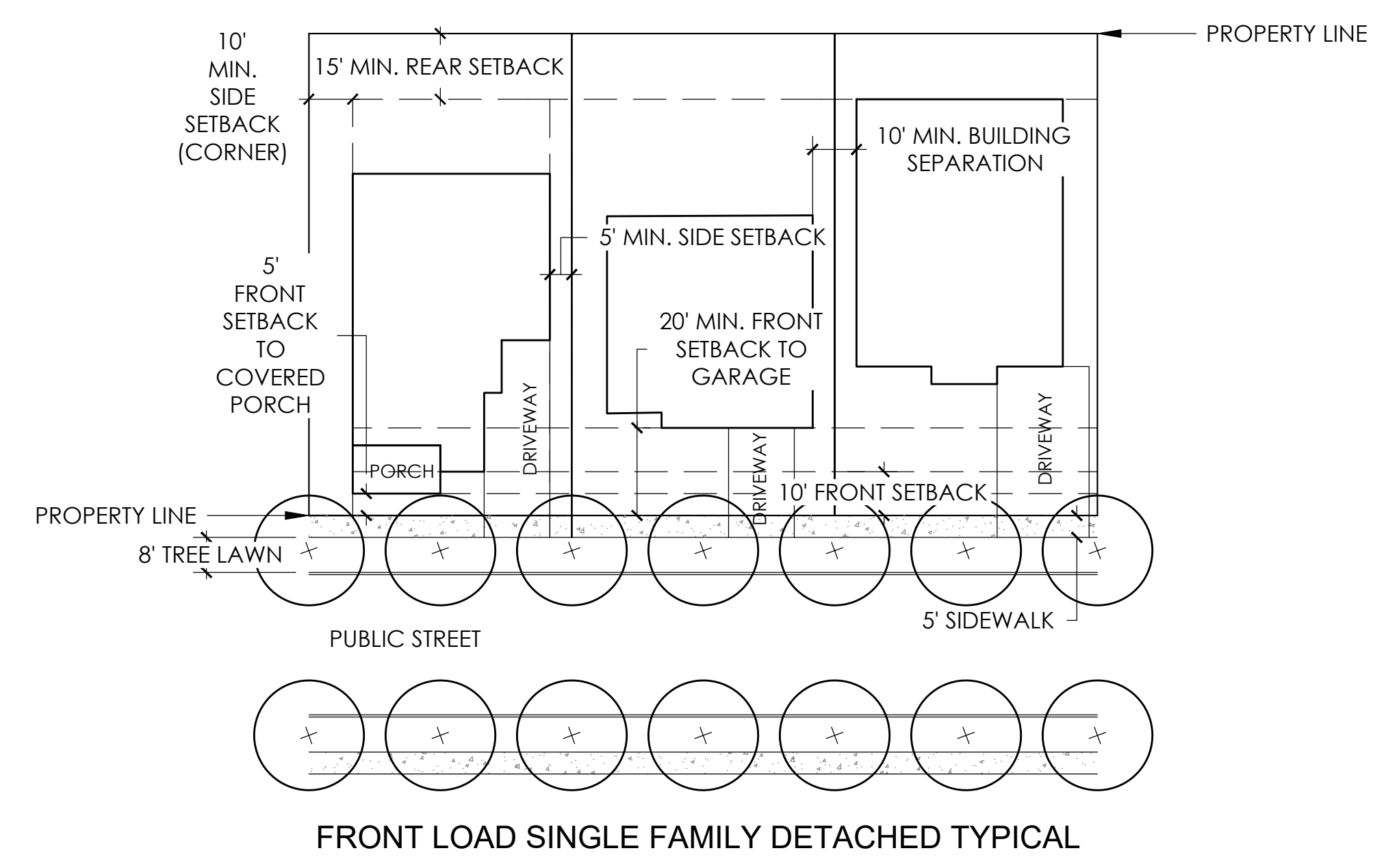
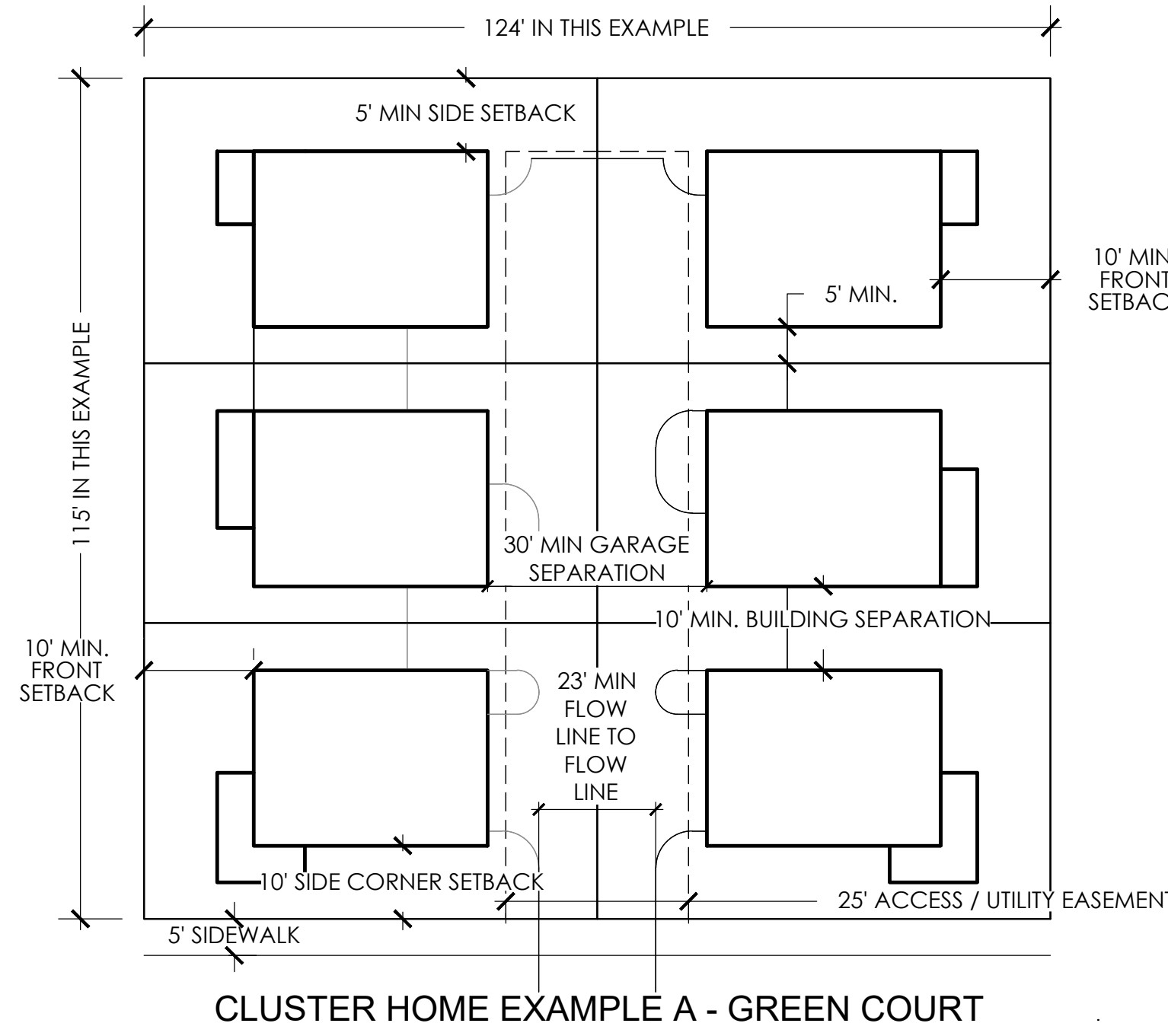
**GREAT PLAINS VILLAGE**  
JOHNSTOWN, CO  
OUTLINE DEVELOPMENT PLAN  
DEVELOPMENT STANDARDS

DESIGNED BY: JM  
DRAWN BY: KB  
CHECKED BY: JM

SHEET  
13 OF 15

## DEVELOPMENT STANDARDS

- ARCHITECTURAL ELEMENTS SUCH AS ROOF OVERHANGS, FIREPLACES, AND BAY BOX WINDOWS ARE PERMITTED A 24-INCH ENCROACHMENT INTO BUILDING SEPARATIONS. NO PORTION OF THE STRUCTURE ABOVE GROUND MAY ENCRACH INTO THE THREE-FOOT BUILDING TO PROPERTY LINE SETBACK WITHOUT MODIFICATION AND BUILDING DEPARTMENT REVIEW AND APPROVAL. OTHER SUBSURFACE ARCHITECTURAL ELEMENTS INCLUDING STRUCTURAL ELEMENTS OF THE BUILDING FOUNDATION MAY ENCRACH INTO BUILDING SEPARATIONS OR SETBACKS PROVIDED THAT SUCH ELEMENTS REMAIN ENTIRELY WITHIN THE LOT UPON WHICH THEY ORIGINATED. FOUNDATION WALLS ARE NOT PERMITTED WITHIN ANY SETBACKS. UNENCLOSED DECKS MAY ENCRACH INTO REAR SETBACKS BUT SHALL BE LOCATED NO CLOSER THAN 10' (TEN FEET) FROM THE REAR PROPERTY LINE BUT SHALL NOT ENCRACH INTO A UTILITY EASEMENT. DECKS SHALL NOT ENCRACH INTO SIDE SETBACK.
- A ZERO LOT LINE MAY BE UTILIZED WHEN A MAINTENANCE EASEMENT AND SIDEWAY EASEMENTS ARE EXECUTED SUBJECT TO I.B.C. REQUIREMENTS.
- SETBACK MEANS THE HORIZONTAL DISTANCE BETWEEN ANY STRUCTURE AND THE ESTABLISHED STREET RIGHT-OF-WAY LINE OR PROPERTY LINE.
- SINGLE FAMILY DETACHED (SFD) AND SINGLE FAMILY ATTACHED (SFA) FRONT LOADED GARAGES REQUIRE A MINIMUM 18' DRIVEWAY FROM THE GARAGE FACE TO THE BACK OF WALK.
- ANY LAND USE OF A LOWER DENSITY MAY BE DEVELOPED WITHIN A HIGHER DENSITY PARCEL AS LONG AS IT FOLLOWS STANDARDS OF THE LOWER DENSITY LISTED IN THE TABLES.
- ALLEY LOADED SINGLE FAMILY RESIDENTIAL MAY FRONT ON AN ARTERIAL STREET WITH APPROVAL OF THE PLANNING AND DEVELOPMENT DIRECTOR.



## LAND USE DEVELOPMENT STANDARDS MATRIX

### RESIDENTIAL LAND USE DEVELOPMENT STANDARDS MATRIX

#### SINGLE FAMILY DETACHED (SFD)

STANDARDS	R-M	MU-2
MINIMUM LOT SIZE	3,200	3,200
MINIMUM CLUSTER LOT SIZE	2,000	2,000
PARKING REQUIREMENT	CODE	CODE
MAXIMUM HEIGHT	35'	35'

#### PRINCIPAL USE

	R-M	MU-2
FRONT SETBACK TO BUILDING	10'	10'
FRONT SETBACK TO COVERED PORCH	5'	5'
FRONT SETBACK TO GARAGE	20'	18'
FRONT SETBACK TO SIDE LOADED GARAGE	10'	10'
SIDE SETBACK MINIMUM	0'	0'
*BUILDING SEPARATION	10'	10'
REAR SETBACK - FRONT LOAD	15'	15'
REAR SETBACK - CLUSTER	10'	5'
REAR SETBACK - ALLEY LOAD	3'	3'
SIDE (CORNER) SETBACK	10'	10'

#### ACCESSORY USE

	R-M	MU-2
MAXIMUM HEIGHT	15'	15'
FRONT SETBACK	20'	20'
SIDE SETBACK	3'*	0'
REAR SETBACK	5'	0'
REAR SETBACK (ALLEY LOAD GARAGE)	3'	3'
SIDE (CORNER) SETBACK	15'	5'

\* OR AS REQUIRED BY CURRENT FIRE CODE / INTERNATIONAL BUILDING CODE (I.B.C.)

## LAND USE DEVELOPMENT STANDARDS MATRIX

### RESIDENTIAL LAND USE DEVELOPMENT STANDARDS MATRIX

#### MULTI-FAMILY AND SINGLE FAMILY ATTACHED (SFA) RESIDENTIAL

STANDARDS	R-M	MU-2	MU-1
MINIMUM LOT SIZE	1200	1200	1200
MAXIMUM HEIGHT	35'	50'	50'

#### PRINCIPAL USE

	R-M	MU-2	MU-1
FRONT SETBACK TO BUILDING FACE	15'	5'	5'
FRONT SETBACK TO COVERED PORCH	10'	0'	0'
SIDE SETBACK MINIMUM	0'	0'	0'
SIDE SETBACK WITH EASEMENT	15'	10'	10'
*BUILDING SEPARATION	10'	10'	10'
REAR SETBACK	15'	10'	10'
REAR SETBACK - ALLEY LOAD GARAGE	3'*	3'*	3'*
SIDE (CORNER) SETBACK	15'	5'	5'

#### ACCESSORY USE

	R-M	MU-2	MU-1
MAXIMUM HEIGHT	15'	15'	15'
FRONT SETBACK	20'	20'	20'
SIDE SETBACK	5'	5'	5'
REAR SETBACK - NON GARAGE	10'	10'	10'
REAR SETBACK (ALLEY LOAD GARAGE)	3'*	3'*	3'*
SIDE (CORNER) SETBACK	15'	0'	0'

\* OR AS REQUIRED BY CURRENT FIRE CODE / INTERNATIONAL BUILDING CODE (I.B.C.)

## LAND USE DEVELOPMENT STANDARDS MATRIX

### NON-RESIDENTIAL LAND USE DEVELOPMENT STANDARDS MATRIX

STANDARDS	MU-1	MU-2	EMP
MINIMUM LOT SIZE	0.5 AC	0.5 AC	0.5 AC
MAXIMUM LOT COVERAGE	60%	60%	60%

#### PRINCIPAL USE

	MU-1	MU-2	EMP
HEIGHT	75'	50'	75'
SETBACK FROM ARTERIAL	25'	25'	30'
SETBACK FROM COLLECTOR ROAD	10'	10'	15'
SETBACK FROM LOCAL ROAD	10'	10'	20'
SETBACK FROM PARKING	10'	10'	10'
*BUILDING SEPARATION	0'	0'	20'
BUILDING SETBACK FROM SFD STRUCTURE	20'	20'	50'
BUILDING SETBACK FROM SFA STRUCTURE	20'	20'	50'
SETBACK FROM MULTI-FAMILY (SEPARATE BUILDINGS)	0'	0'	20'

#### ACCESSORY USE

	MU-1	MU-2	EMP
HEIGHT	35'	35'	35'
STRUCTURE SETBACK FROM ARTERIAL	30'	30'	30'
PARKING SETBACK FROM ARTERIAL	15'	15'	15'
SETBACK FROM LOCAL ROAD	10'	10'	15'
SETBACK FROM PARKING	10'	10'	10'
SETBACK FROM PROPERTY LINE	5'	5'	5'

\* OR AS REQUIRED BY CURRENT FIRE CODE / INTERNATIONAL BUILDING CODE (I.B.C.)

\*\* ACCESSORY USE BUILDING HEIGHT TO BE LESS THAN PRIMARY BUILDING HEIGHT.

1/28/2020 3:33 PM: P:\PLATTE LAND & WATER\GREAT PLAINS - WELL\TYCAD\SUBMITTALS\SPY-GOD\CPA-GDP-DEVELOPMENT-STANDARDS.DWG

# OUTLINE DEVELOPMENT PLAN GREAT PLAINS VILLAGE

LOCATED IN SECTION 2, 35 AND 36, TOWNSHIP 4 AND 5 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN JOHNSTOWN, COUNTIES OF WELD AND LARIMER, STATE OF COLORADO

## DESIGN GUIDELINES

### PART 1 - INTRODUCTION

#### 1.1 STATEMENT OF INTENT

GREAT PLAINS VILLAGE IS A 500 ACRE MASTER-PLANNED COMMUNITY LOCATED EAST OF INTERSTATE 25. THE PROPERTY IS BOUND ON THE EAST BY INTERSTATE 25, WELD COUNTY ROAD 50 (WCR 50)/ LARIMER COUNTY ROAD 14 (LCR 14) BISECT THE SITE AND SERVES AS THE SOUTHERN BOUNDARY FOR PORTIONS OF THE PROJECT. THIS MIXED USE PROJECT INCLUDES PARCELS DESIGNATED FOR MULTIPLE TYPES OF RESIDENTIAL, RETAIL, COMMERCIAL, LIGHT INDUSTRIAL AND OFFICE USES. THESE DESIGN GUIDELINES SEEK TO PROVIDE A CLEAR DIRECTION FOR SUBSEQUENT DEVELOPMENTS WITHIN THE LARGER WHOLE. THE OVERALL CHARACTER OF GREAT PLAINS VILLAGE MUST BE EVIDENT AND MAINTAINED TO ENSURE THE QUALITY AND COHESIVENESS DESIRED IN THIS EMERGING PART OF NORTHERN COLORADO. THE GUIDELINES SERVE AS A DESIGN CONCEPT FOR THE FINAL PUD. HIGH QUALITY DEVELOPMENT IS ENCOURAGED ALONG THE INTERSTATE 25 CORRIDOR IN GENERAL AND HIGH PLAINS BOULEVARD IN PARTICULAR. GREAT PLAINS VILLAGE WILL BE VISIBLE FROM THE INTERSTATE AND ITS DEVELOPMENT WILL FORM A FIRST IMPRESSION OF THE COMMUNITY.

THE DESIGN GUIDELINES SHALL BE UTILIZED BY RESIDENTS, DEVELOPERS, ARCHITECTS, ENGINEERS AND PLANNERS FOR DESIGN AND CONSTRUCTION DIRECTION WITHIN THIS AREA. ALL DEVELOPMENTS WITHIN GREAT PLAINS VILLAGE ARE SUBJECT TO THE DESIGN GUIDELINES CONTAINED HEREIN. IN CASES WHERE THIS DOCUMENT IS SILENT, THE TOWN OF JOHNSTOWN STANDARDS AND REGULATIONS APPLY.

### PART 2 - GENERAL DESIGN GUIDELINES

#### 2.1 APPLICABILITY

THIS SECTION APPLIES TO ALL DEVELOPMENT WITHIN GREAT PLAINS VILLAGE AND PROVIDES GENERAL STANDARDS UPON WHICH THE SUBSEQUENT SECTIONS WILL BUILD TO PROVIDE GREATER CLARITY FOR SPECIFIC LAND USES. ALL GOVERNING LOCAL CODES, REGULATIONS, AND STATUTES ENFORCED BY THE TOWN OF JOHNSTOWN WILL APPLY.

#### 2.2 LANDSCAPING

##### 2.2.1 LANDSCAPE DESIGN PRINCIPLES

ALL DEVELOPMENT SHALL DEMONSTRATE ADHERENCE TO THE FOLLOWING LANDSCAPE DESIGN PRINCIPLES:

- DESIGN TO PROVIDE AN ATTRACTIVE, COMFORTABLE ENVIRONMENT FOR USERS WHILE MINIMIZING MAINTENANCE NEEDS, IRRIGATION WATER REQUIREMENTS AND THE USE OF HERBICIDES AND PESTICIDES.
- DESIGN LANDSCAPES TO CREATE A NATURALIZED APPEARANCE. USE PLANT MATERIALS THAT ARE INDIGENOUS TO NORTHERN COLORADO WHERE POSSIBLE. ONLY USE INTRODUCED SPECIES IN ORDER TO ACHIEVE DESIGN OBJECTIVES THAT CANNOT BE ACHIEVED WITH THE USE OF NATIVE SPECIES.
- COORDINATE THE DESIGN OF THE LANDSCAPE WITH SITE EROSION PROTECTION, STORM DRAINAGE AND WATER QUALITY IMPROVEMENT SYSTEMS.
- DESIGN AND MANAGE IRRIGATION SYSTEMS TO ACHIEVE PEAK EFFICIENCY.

##### 2.2.2 STREETScape DESIGN

GREAT PLAINS VILLAGE ENTRIES WILL CONTAIN BOTH SIGNAGE AND LANDSCAPING THAT TIE INTO THE OVERALL DEVELOPMENT STREETScape DESIGN. THE LAND USE PLAN ILLUSTRATES THE MAJOR AND MINOR ENTRIES INTO THE SITE. IN ORDER TO CREATE AN APPROPRIATE LANDSCAPE CORRIDOR ALONG WCR 50/LCR 14 AND HIGH PLAINS BLVD., LARGE MASSES OF TREES AND SHRUBS ARE REQUIRED. THE RIGHT-OF-WAY (ROW) WILL BE PRIMARILY DROUGHT-TOLERANT TURF OR IRRIGATED NATIVE SEED. THIS TREATMENT WILL TRANSITION TO DRIFTS OF SHRUB/PERENNIAL BEDS AND TREE GROUPINGS THAT MEANDER FROM JUST INSIDE THE ROW TO THE EDGE OF LANDSCAPE BUFFERS AND BACK. THE GOAL IS TO AVOID A STRAIGHT-LINE TREATMENT AT THE EDGE OF THE ROW. WALKS WILL BE DETACHED AND MEANDER WITHIN THE ROW AND OUTSIDE OF THE ROW INTO THE LANDSCAPE BUFFER IF DESIRED. MEDIANS WILL BE PLANTED IN A SIMILAR FASHION OR WILL BE CONSTRUCTED OF COLORED & STAMPED CONCRETE (SHEET 15, EXHIBIT A).

### COLLECTOR & ARTERIAL STREETS:

PLANTING OF ARTERIAL AND COLLECTOR STREETS WILL BE TREATED IN A SIMILAR FASHION IN ORDER TO CREATE A UNIFIED AND SIGNIFICANT STREETScape IMAGE. THE STREETScape DESIGN SHALL EMPHASIZE XERISCAPE PRINCIPLES AND A UNIQUE LOOK THAT SETS WELTY RIDGE APART. TREES AND PERENNIALS SHALL BE PLANTED WITHIN THE PUBLIC ROW, WHILE SHRUBS MAY BE PLANTED OUTSIDE THE PUBLIC ROW. MEDIANS WILL BE PLANTED IN A SIMILAR FASHION OR WILL BE CONSTRUCTED OF COLORED & STAMPED CONCRETE.

### ARTERIAL LANDSCAPE BUFFER:

A 30' AVERAGE LANDSCAPE BUFFER WILL BE PROVIDED ALONG WCR 50/LCR 14 AND HIGH PLAINS BLVD. WITH A MINIMUM WIDTH OF 20'.

### SIGHT DISTANCE LINES:

NO PLANTING OVER 30" IN HEIGHT SHALL OCCUR WITHIN A SIGHT DISTANCE LINES. REFER TO AASHTO REQUIREMENTS REGARDING SIGHT DISTANCE TRIANGLES.

### 2.3 PARKS, OPEN AREA, REGIONAL DETENTION AND NATURAL AREAS

THE DESIGN OF PARKS, OPEN AREA, DETENTION AND NATURAL AREAS SHALL MEET THE CRITERIA AS ESTABLISHED IN THE JOHNSTOWN/MILLIKEN PARKS, TRAILS, RECREATION AND OPEN SPACE PLAN. FINAL DEVELOPMENT PLANS MAY BE SUBMITTED IN STAGES BY PHASE. AS SUCH, THE OPEN AREA DESIGN, APPROVAL AND LANDSCAPE INSTALLATION WILL OCCUR AS THE LOTS DEVELOP.

### 2.4 SITE SIGNAGE

#### 2.4.1 PURPOSE

THE OBJECTIVE OF THE GREAT PLAINS VILLAGE SIGNAGE PROGRAM IS TO HELP TO CREATE A UNIFIED IMAGE FOR THE COMMUNITY.

ALL FREESTANDING SIGNAGE WITHIN THE DEVELOPMENT WILL BEAR THE STYLE AND LOGO OF GREAT PLAINS VILLAGE, HOWEVER INDIVIDUAL LOGOS AND GRAPHICS ARE ALLOWED ON THE SIGN FACE. FREESTANDING SIGNS LOCATED THROUGHOUT THE DEVELOPMENT ARE UNIFIED THROUGH THE USE OF SIMILAR GEOMETRY AND A REPETITION OF A COMMON MATERIALS PALETTE.

BUILDING MOUNTED SIGNS ARE REGULATED BY LIMITING SIZE. HOWEVER, TENANT LOGOS AND GRAPHICS ARE ALLOWED. THE SIGNAGE REQUIREMENTS ARE CONGRUENT WITH THE TOWN OF JOHNSTOWN SIGN CODE. ANY VARIATIONS ARE NOTED.

NO BLINKING LIGHT SIGNAGE WILL BE ALLOWED.

MULTI-TENANT FREESTANDING SIGNS ALONG WCR 50/LCR 14 AND HIGH PLAINS BLVD. WILL MEET THE TOWN CODE. IF A VARIATION FROM THE CODE IS REQUIRED A MASTER SIGNAGE PLAN WILL BE PROVIDED.

### 2.5 FENCING & WALLS

CHAIN LINK IS ONLY ACCEPTABLE IN THE INDUSTRIAL USES AND MUST BE VINYL COATED. CHAIN LINK IS NOT PERMITTED IN ANY OTHER USE. OTHER FENCING MATERIALS SUCH AS SIMULATED WROUGHT IRON AND / OR CONCRETE OR MASONRY MAY BE REQUIRED DEPENDING UPON SCREENING NEEDS AND COMPATIBILITY WITH ADJACENT USES. NO WOOD RETAINING WALLS ARE ALLOWED (NONRESIDENTIAL ONLY). FENCING AND WALLS SHALL MATCH BUILDING ARCHITECTURE.

### 2.6 DRIVE-THROUGH FACILITIES

DRIVE-THROUGH FACILITIES ARE A CONVENIENT SERVICE; HOWEVER, THEY MAY CREATE BARRIERS TO PEDESTRIAN MOVEMENT AND PRESENT AN UNATTRACTIVE APPEARANCE UNLESS THEY ARE THOUGHTFULLY DESIGNED AND LOCATED.

DRIVE THROUGH WINDOWS, MENU BOARDS AND STACKING AREAS SHALL BE SUBJECT TO THE SAME SETBACK AND SCREENING REQUIREMENTS AS PARKING LOTS.

### PART 3 - RESIDENTIAL DISTRICTS

THESE STANDARDS REPRESENT MINIMUM ARCHITECTURE AND DEVELOPMENT STANDARDS FOR THE RESIDENTIAL DISTRICTS IN AN EFFORT TO CREATE A COHESIVE OVERALL GREAT PLAINS VILLAGE DEVELOPMENT ACROSS MULTIPLE BUILDERS AND PRODUCTS. ADDITIONAL ARCHITECTURAL STANDARDS MAY BE INCLUDED AS MORE DETAILED PRELIMINARY AND FINAL DEVELOPMENT PLANS ARE CREATED FOR EACH PLANNING AREA, PHASE, AND/OR RESIDENTIAL PRODUCT.

### 3.1 SINGLE FAMILY ATTACHED AND DETACHED ARCHITECTURAL STANDARDS

#### 3.1.1 APPLICABILITY

ALL SINGLE-FAMILY DETACHED AND ATTACHED DWELLINGS SHALL CONFORM TO ALL APPLICABLE REQUIREMENTS OF THESE DEVELOPMENT STANDARDS, AS WELL AS APPLICABLE REQUIREMENTS OF THE ADOPTED BUILDING CODE REQUIREMENTS.

#### 3.1.2 EXTERIOR CHANGES

EXTERIOR MATERIAL CHANGES SHOULD OCCUR AT CHANGES IN THE PLANE OF THE BUILDING, NOT EXCLUSIVELY AT THE OUTSIDE CORNERS.

#### 3.1.3 GARAGES

ALL SINGLE FAMILY DETACHED HOMES SHALL INCLUDE A MINIMUM 2-CAR GARAGE, EITHER ATTACHED OR DETACHED, AS PART OF THE NEW CONSTRUCTION OR PLACEMENT.

#### 3.1.4 PRODUCT VARIATION

**APPLICABILITY:**  
THE FOLLOWING HOUSING MODEL VARIETY STANDARDS SHALL APPLY TO ALL NEW RESIDENTIAL SUBDIVISIONS AND DEVELOPMENTS. THESE STANDARDS ARE INTENDED TO PREVENT MONOTONOUS STREETScaPES AND OFFER CONSUMERS A WIDE CHOICE OF HOUSING STYLES.

EACH HOUSING MODEL SHALL PROVIDE AND EXHIBIT AT LEAST THREE FEATURES THAT CLEARLY AND OBVIOUSLY DISTINGUISH THEM FROM OTHER HOUSING MODELS. THESE FEATURES CAN INCLUDE ANY OF THE FOLLOWING:

- BUILDING MASS - BUILDING MASS IS CONSIDERED TO BE THE OUTLINE OF THE STRUCTURE. THIS IS DETERMINED BY THE HEIGHT, WIDTH, AND DEPTH OF THE STRUCTURE.
- BUILDING FORM - BUILDING FORM IS CONSIDERED TO BE THE STYLE OF THE HOME, INCLUDING RANCH, TRI-LEVEL OR TWO-STORY STRUCTURES.
- ROOF TYPE - ROOF TYPES CONSIST OF (MANSARD, HIP, GAMBREL, GABLE, AND FRONT-TO-BACK (SHED STYLE). DIFFERENTIATION MAY ALSO BE ACHIEVED THROUGH THE USE OF ROOF DORMERS, GABLES, AND HIPS. FLAT OR A-FRAMES ROOFS SHOULD BE AVOIDED UNLESS APPROPRIATE TO THE ARCHITECTURAL STYLE.
- WINDOWS AND DOORS - THE VERTICAL OR HORIZONTAL VARIATION IN THE PLACEMENT OF AT LEAST TWO WINDOWS AND/OR DOORS ON THE FRONT FAÇADE ELEVATION OR WINDOW SHAPES THAT ARE SUBSTANTIALLY DIFFERENT. THIS STANDARD ALSO APPLIES TO ANY ELEVATION FACING A STREET, OPEN SPACE OR PUBLIC / PRIVATE PARK.
- THE USE OF AT LEAST TWO DIFFERENT MATERIALS ON THE FRONT FAÇADE ELEVATION.
- GARAGES. VARIATION IN THE LOCATION AND/OR PROPORTION OF GARAGES AND GARAGE DOORS, SUCH AS ALLEY-LOADED GARAGES, SIDE-LOADED GARAGES, ETC. (2-CAR GARAGE VS. 3-CAR GARAGE OF THE SAME ELEVATION DO NOT MEET THE INTENT).
- VARIATIONS IN THE LOCATION, WIDTH, AND PROPORTION OF FRONT PORCHES (MIN. SIZE 6'x6').
- MINOR COSMETIC CHANGES SUCH AS DIFFERENT PAINT COLOR, REVERSING OR CREATING MIRRORRED IMAGES OF THE EXTERIOR ARCHITECTURAL ELEVATIONS, SHUTTERS, DECORATIVE BRACKETS, OR USING DIFFERENT BRICK OR STONE COLOR SHALL NOT MEET THE INTENT OF THIS SECTION.

THE SAME HOUSING MODEL WITH THE IDENTICAL STREET ELEVATION DESIGN (OR NEARLY IDENTICAL) SHALL NOT BE PLACED LESS THAN THREE AWAY OR DIRECTLY ACROSS THE STREET FROM ONE ANOTHER. "ACROSS THE STREET" IS DEFINED AS LOTS THAT OVERLAP EACH OTHER WHEN THE SIDE LOT LINES ARE EXTENDED ACROSS THE STREET TO THE OPPOSITE LOT. THE SAME HOUSING MODEL USED AT THE END OF ONE BLOCK SHALL NOT BE REPEATED ON THE FIRST LOT OF THE NEIGHBORING BLOCK.

IDENTICAL OR NEARLY IDENTICAL STREET ELEVATION DESIGN MEANS LITTLE OR NO VARIATION IN THE ARTICULATION OF THE FAÇADE, HEIGHT OR WIDTH OF THE FAÇADE, PLACEMENT OF THE PRIMARY ENTRANCES, PORCHES, NUMBER AND PLACEMENT OF WINDOWS, AND OTHER MAJOR ARCHITECTURAL FEATURES.

### 3.2 CLUSTERED SINGLE FAMILY RESIDENTIAL ARCHITECTURAL STANDARDS

#### 3.2.1 GENERAL

CLUSTER HOMES ADJACENT TO A PUBLIC STREET AND LOCATED ON A MOTOR COURT OR GREEN COURT SHALL HAVE A SIDE FACING GARAGE. THE GARAGE SHALL FACE THE MOTOR COURT OR SHARED DRIVE NOT THE PUBLIC STREET (SHEET 12, EXHIBIT B).

#### 3.2.2 ACCESS

IF FOUR OR FEWER UNITS ACCESS FROM A SHARED DRIVE, THE MINIMUM DRIVE WIDTH IS 16 FEET (SEE CLUSTER HOME EXAMPLE B - MOTOR COURT ON SHEET 13). IF 5 OR MORE UNITS ACCESS OFF A COMMON DRIVE THE MINIMUM DRIVE WIDTH IS 23 FEET (SEE CLUSTER HOME EXAMPLE A - GREEN COURT ON SHEET 13).

GARAGES FACING ONTO SHARED DRIVES MUST HAVE A MINIMUM FACE TO FACE SEPARATION OF 30 FEET.

#### 3.1.3 FAÇADES

EXTERIOR FAÇADES SHALL COMPLY WITH THE CURRENT STANDARDS AND DESIGN GUIDELINES EXCEPT AS FOLLOWS:

IN ORDER TO BE CONSIDERED A DISTINCT ELEVATION, EACH ELEVATION SHALL INCORPORATE AT LEAST THREE OF THE FOLLOWING:

- PLACEMENT OF WINDOWS ON THE FRONT FAÇADE ELEVATION INCLUDE AT LEAST A TWO-FOOT VERTICAL OR HORIZONTAL VARIATION IN SIZE OR LOCATION.
- THE USE OF DIFFERENT MATERIALS OR VARIATIONS OF THE SAME MATERIAL ON THE FRONT FAÇADE ELEVATION.
- VARIATIONS IN FRONT PLANE.
- VARIATION IN ROOF TYPE, GABLE AND HIP.

NO MORE THAN TWO (2) OF THE SAME MODEL ELEVATIONS ARE PERMITTED WITHIN A MOTOR OR GREEN COURT. IF TWO MODEL ELEVATIONS ARE LOCATED WITHIN THE SAME MOTOR COURT THEY MUST USE DIFFERENT COLORS OR MATERIALS.

NO HOME MODEL ELEVATION SHALL BE REPEATED DIRECTLY ACROSS ANY STREET. THIS APPLIES TO STREET SIDE HOMES ONLY. THIS DOES NOT APPLY TO UNITS LOCATED INTERIOR TO THE MOTOR COURT OR GREEN COURT.

ALL "STREET SIDE CLUSTER HOMES" SHALL MEET THE FOLLOWING:

- THE FRONT FAÇADE OF THE HOME INCORPORATES A COVERED PORCH.

### 3.3 MULTI-FAMILY RESIDENTIAL ARCHITECTURAL STANDARDS

#### 3.3.1 BUILDING DESIGN

THE ARCHITECTURAL DESIGN APPROACH SHALL EMPHASIZE COMPATIBILITY WITH EXISTING DEVELOPMENT AND SITE DESIGN.

THE DESIGN OF NEW STRUCTURES IN OR ADJACENT TO EXISTING DEVELOPED AREAS SHALL BE COMPATIBLE WITH, OR AN UPGRADE TO, THE ESTABLISHED ARCHITECTURAL CHARACTER OF SUCH AREAS. COMPATIBILITY MAY BE ACHIEVED THROUGH TECHNIQUES SUCH AS:

- REPETITION OF ROOF LINES.
- USE OF SIMILAR PROPORTIONS IN BUILDING MASS AND OUTDOOR SPACES.
- SIMILAR RELATIONSHIPS TO THE STREET.
- SIMILAR WINDOWS AND DOOR PATTERNS.
- BUILDING MATERIALS WITH SIMILAR COLORS AND TEXTURES.

TREAT ALL SIDES WITH SIMILAR MATERIALS. MULTI-FAMILY BUILDING FAÇADES SHALL BE ARTICULATED WITH PORCHES, BALCONIES, BAYS OR OTHER OFFSETS.

ACCESSORY BUILDINGS SHOULD BE SIMILAR IN CHARACTER AND MATERIALS AS PRIMARY BUILDINGS.

#### 3.3.2 FAÇADES

FAÇADES THAT FACE A STREET OR PARKING AREA SHALL NOT HAVE A BLANK, UNINTERRUPTED LENGTH EXCEEDING 50 FEET WITHOUT INCLUDING AT LEAST TWO (2) OF THE FOLLOWING:

- CHANGE IN PLANE.
- CHANGE IN COLOR, TEXTURE OR PATTERN, MATERIAL.
- WINDOWS.
- COLUMNS, PIERS OR EQUIVALENT ELEMENT THAT SUBDIVIDES THE WALL.

FAÇADES GREATER THAN 150 FEET IN LENGTH SHALL INCORPORATE WALL PLANE PROJECTIONS OR RECESSES HAVING A DEPTH OF AT LEAST 2% OF THE LENGTH OF THE FAÇADE AND OCCUPY AT LEAST 20% OF THE LENGTH OF THE FAÇADE.

#### 3.3.3 BUILDING ENTRANCES

PRIMARY BUILDING ENTRANCES SHALL BE CLEARLY DEFINED AND PROVIDE SHELTER, AND INCLUDE A MINIMUM OF TWO (2) OF THE FOLLOWING:

- CANOPY, ARCADE OR PORTICO.
- OVERHANG OR RECESS.
- RAISED CORNICED PARAPET.
- PEAKED ROOF OR ARCH.
- ARCHITECTURAL DETAIL SUCH AS COLUMNS, TILE WORK, STONE OR MOLDINGS INTEGRATED INTO THE BUILDING STRUCTURE.
- INTEGRAL PLANTERS OR WING WALLS THAT INCORPORATE LANDSCAPED AREAS AND/OR PLACES FOR SITTING.
- SPECIAL LANDSCAPE OR SITE FEATURE(S).

#### 3.3.4 ROOF AND TOP TREATMENTS

ROOFTOP MECHANICAL EQUIPMENT MUST BE NON-OBTRUSIVE, SCREENED FROM VIEW OR DESIGNED TO BE INTEGRAL COMPONENTS OF THE BUILDING.

THE AVERAGE PARAPET HEIGHT MAY NOT EXCEED 15% OF THE SUPPORTING WALL HEIGHT.

LARGE SLOPED ROOFS MUST HAVE VARIATIONS IN HEIGHT OR OFFSETS TO BREAK UP THE LARGE PLANE WITH A MAXIMUM 100 LINEAR FEET OF ONE PLANE.

ACCESSORY BUILDINGS SHALL BE OF THE SAME CHARACTER AND MATERIALS AS PRIMARY BUILDINGS.



#	REVISION DESCRIPTION	DATE	BY
1	APPROVED ODP	JANUARY 21, 2020	

**GREAT PLAINS VILLAGE**  
 JOHNSTOWN, CO  
 OUTLINE DEVELOPMENT PLAN  
 DESIGN GUIDELINES

DESIGNED BY: JM  
 DRAWN BY: KB  
 CHECKED BY: JM

SHEET  
14 OF 15

# OUTLINE DEVELOPMENT PLAN GREAT PLAINS VILLAGE

LOCATED IN SECTION 2, 35 AND 36, TOWNSHIP 4 AND 5 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN JOHNSTOWN, COUNTIES OF WELD AND LARIMER, STATE OF COLORADO

## PART 4 - COMMERCIAL, OFFICE AND LIGHT INDUSTRIAL ARCHITECTURAL STANDARDS

### 4.1 GENERAL

THESE DESIGN STANDARDS APPLY TO THE CREATION OF AND IMPROVEMENTS TO HIGH VISIBILITY, NEIGHBORHOOD, COMMUNITY AND REGIONAL-SCALE COMMERCIAL AREAS. REQUIREMENTS APPLICABLE TO THE OVERALL NATURE OF THE PUD CAN BE FOUND IN THE GENERAL DESIGN GUIDELINES SECTIONS AND SHOULD BE VIEWED AS COMPLEMENTARY.

#### 4.1.1 CONTEXT/SCALE

IN ORDER TO ACHIEVE COHESIVE DESIGNS WITHIN EACH AREA OF DEVELOPMENT, ATTENTION MUST BE PAID TO BUILDINGS AND FEATURES SURROUNDING THE PROPOSED IMPROVEMENT. THE DESIGN OF BUILDINGS WHICH FACE PUBLIC STREETS, ADJACENT DEVELOPMENTS, OR CONNECTED PEDESTRIAN SPACES, SHALL EMPLOY, ALONG A MINIMUM OF FORTY (40) PERCENT OF THE FACADE, AT LEAST TWO OF THE FOLLOWING IN AN EFFORT TO FORM COHESIVE DEVELOPMENT, DEFINE THE SPACES, AND TO BRING A PEDESTRIAN SCALE TO THE FACADES. THIS REQUIREMENT IS FOR ALL ELEVATIONS (360° DESIGN)

1. SIMILAR WINDOWS AND PATTERNS
2. REPETITION OF ROOF LINES
3. SIMILAR BUILDING MATERIALS AND TEXTURES
4. SHADING DEVICES (INCLUDING ARCADES, AWNINGS AND ARBORS)
5. SIMILAR PROPORTIONS OF ELEMENTS

#### 4.1.2 ARTICULATION

WALL DESIGN FOR ALL FACADES SHALL VARY AT LEAST EVERY FIFTY (50) HORIZONTAL FEET BY USE OF AT LEAST TWO (2) OF THE FOLLOWING:

1. CHANGES IN COLOR, TEXTURE, OR MATERIALS.
2. CHANGES IN WALL PLAN PROJECTIONS, REVEALS, ENTRANCES, AND RECESSES WITH A MINIMUM CHANGE OF ONE FOOT.
3. CHANGE IN GLAZING / CURTAIN WALL
4. VARIETY IN ROOFS: SUCH AS PITCH, HEIGHT, AND STYLE.
5. ENHANCED ARTICULATION ALONG PEDESTRIAN PATHS

#### 4.1.3 BUILDING ENTRANCES

PUBLIC BUILDING ENTRANCES SHOULD BE CLEARLY DEFINED AND FEATURE AT LEAST TWO (2) OF THE FOLLOWING ELEMENTS:

1. CANOPIES OR PORTICOS
2. OVERHANGS OR RECESSES OR PROJECTIONS
3. ARCADES
4. ARCHES
5. DISPLAY WINDOWS ALONG SIDEWALKS
6. INTEGRAL PLANTERS OR WING WALLS WITH INCORPORATED LANDSCAPE AREAS AND/OR PLACES FOR SITTING
7. DISTINCTIVE ROOF FORMS
8. AWNINGS
9. COLUMNS, TILE WORK, MOLDINGS, AND STONE INTEGRATED INTO THE DESIGN OF THE BUILDING

#### 4.1.4 MECHANICAL EQUIPMENT, LOADING AREA, AND OUTDOOR STORAGE

ALL LOADING DOCKS, ACCESSORY OUTDOOR STORAGE AND SERVICE YARDS SHALL BE LOCATED TO THE SIDE AND REAR YARDS OF BUILDINGS.

ALL OUTDOOR STORAGE YARDS, LOADING DOCKS, SERVICE AREAS AND MECHANICAL EQUIPMENT SHALL BE CONCEALED FROM VIEW FROM RESIDENTIAL USES AND PUBLIC ROW BY A COMBINATION OF SCREENS AND SCREENING MATERIAL (PLANTS) AT LEAST AS HIGH AS THE EQUIPMENT OR AREAS

THEY HIDE. THEY SHALL BE DESIGNED WITH COLORS AND MATERIALS SIMILAR TO THOSE USED ON THE BUILDING ARCHITECTURE. PLANTS USED IN COMBINATION WITH SCREENS/FENCING SHALL BE EVERGREEN.

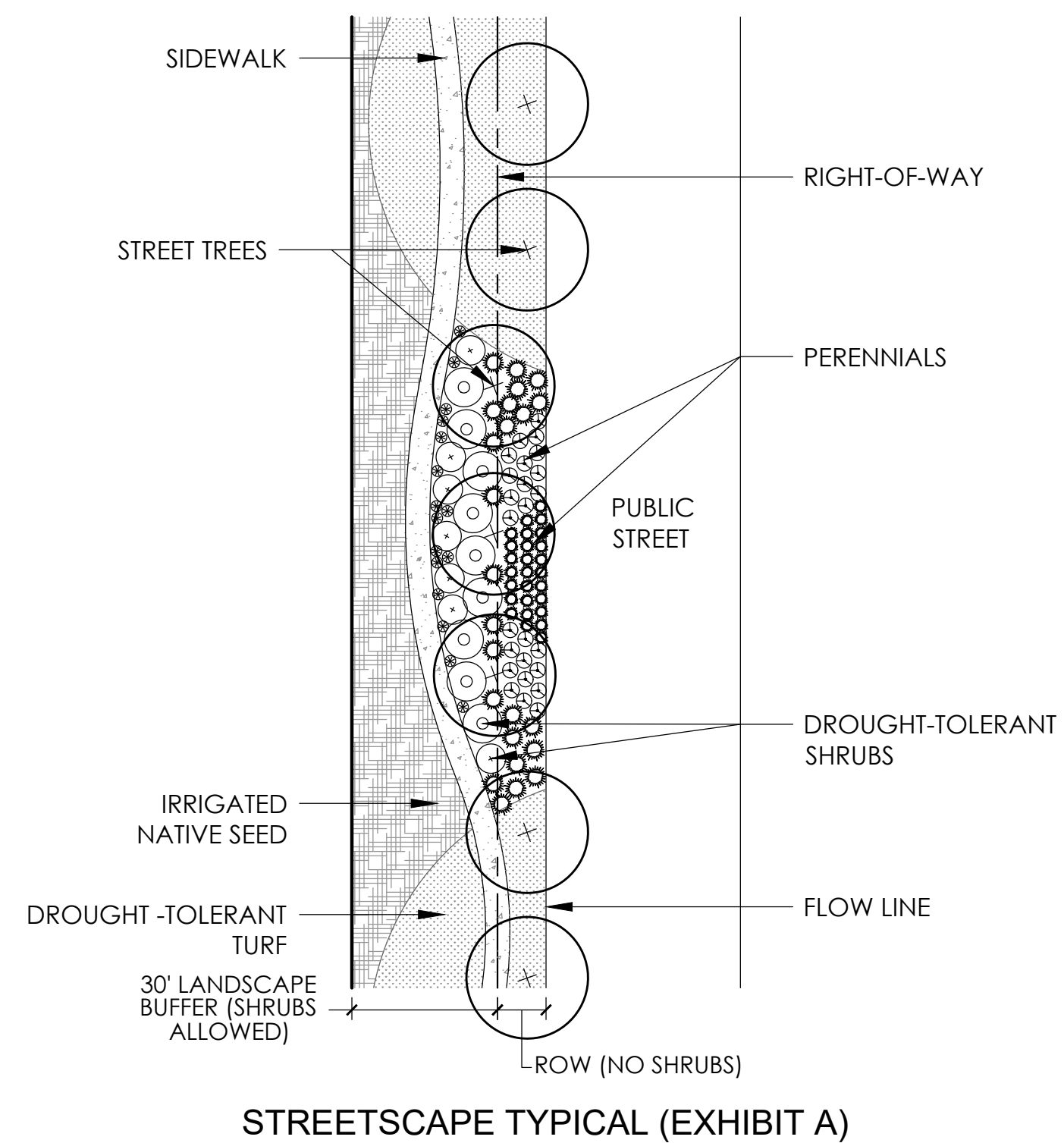
#### 4.1.5 FENCES

ALL FENCING SHALL CONSIST OF WOODEN, STAKE, PARCEL PICKET, SPLIT RAIL, VINYL, WROUGHT IRON, AND/OR MASONRY. CHAIN LINK WILL ONLY BE ACCEPTED FOR INDUSTRIAL USES.

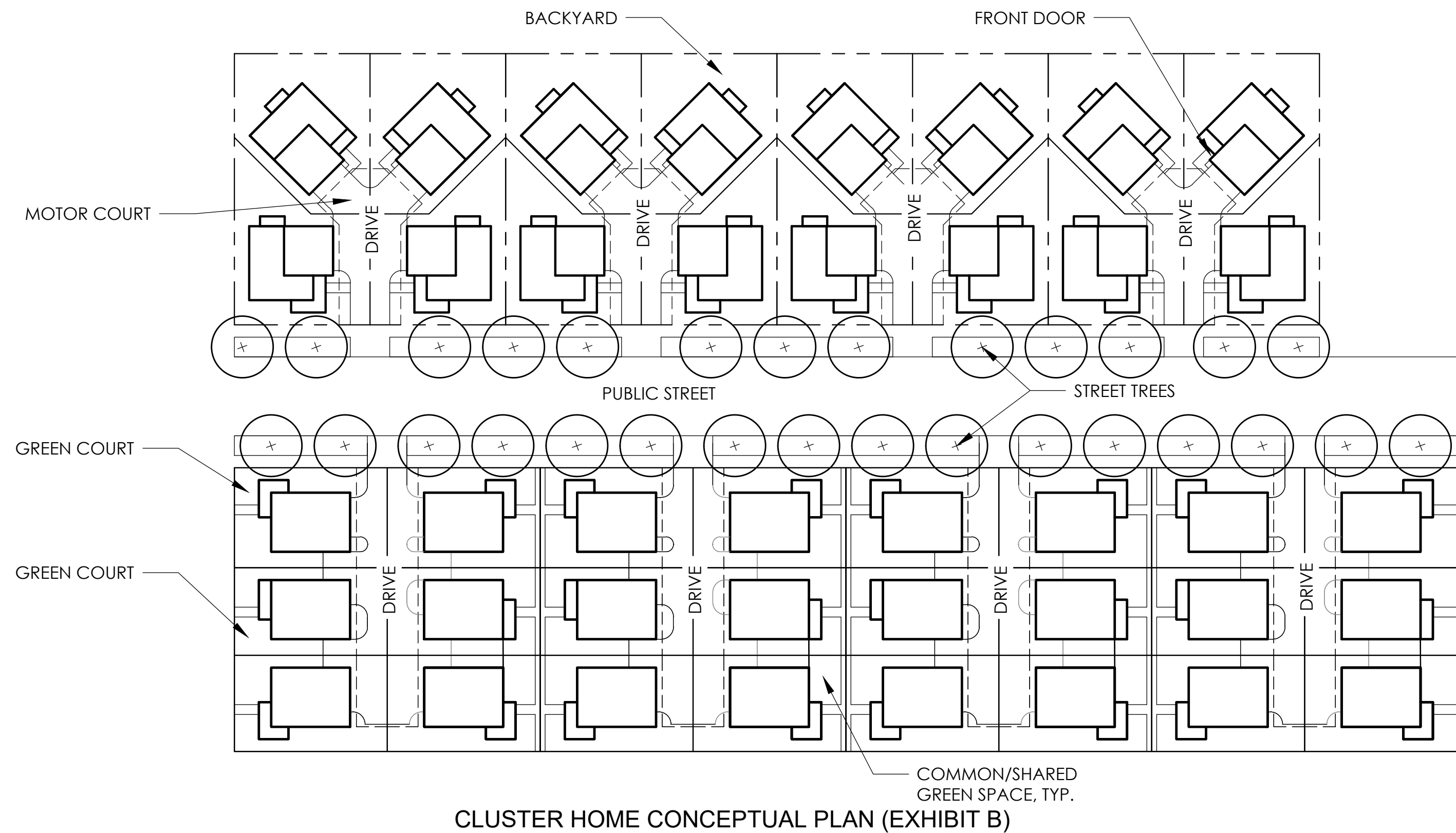
EXCESSIVE FENCING SHALL BE AVOIDED THROUGH THE USE OF STAGGERING, LANDSCAPE, BUFFER, AND ANCHOR MATERIALS.

#### 4.1.6 RETAINING WALLS

ANY PORTION OF CONCRETE OR MASONRY RETAINING WALLS VISIBLE FROM PUBLIC STREETS WILL BE COVERED WITH DECORATIVE MATERIALS SUCH AS STONE, BRICK OR STUCCO.



STREETSCAPE TYPICAL (EXHIBIT A)



CLUSTER HOME CONCEPTUAL PLAN (EXHIBIT B)

1/28/2020 3:33 PM: P:\PLATTE LAND & WATER\GREAT PLAINS\WELTY\CAD\SUBMITTALS\SPY\CDP\CPA\CDP-DESIGN-GUIDELINES.DWG



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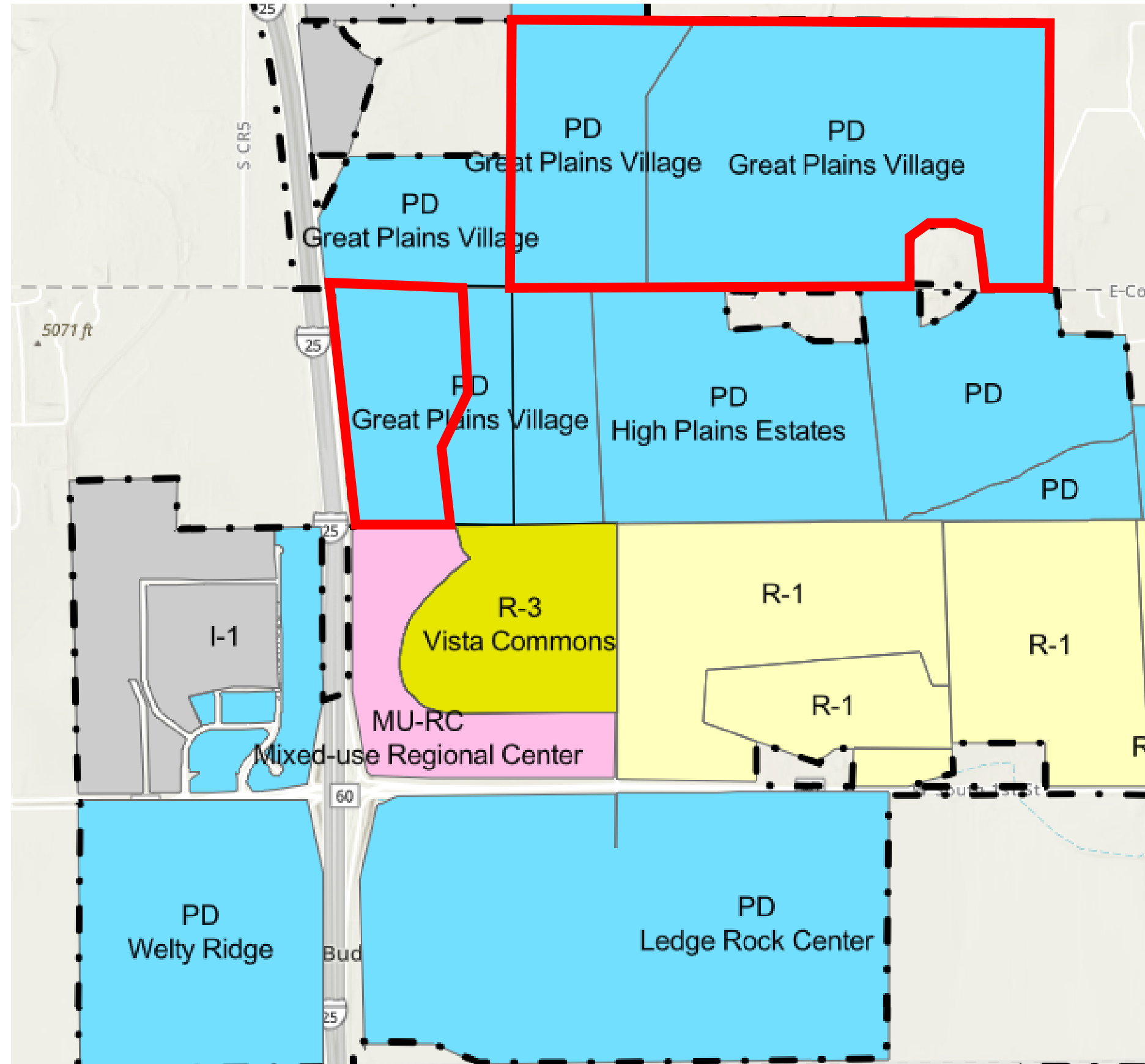


**GREAT PLAINS VILLAGE  
OUTLINE DEVELOPMENT PLAN AMENDMENT  
CASE NO. ZON24-0004  
PUBLIC HEARING**

**PLANNING AND ZONING COMMISSION  
NOVEMBER 26, 2025**

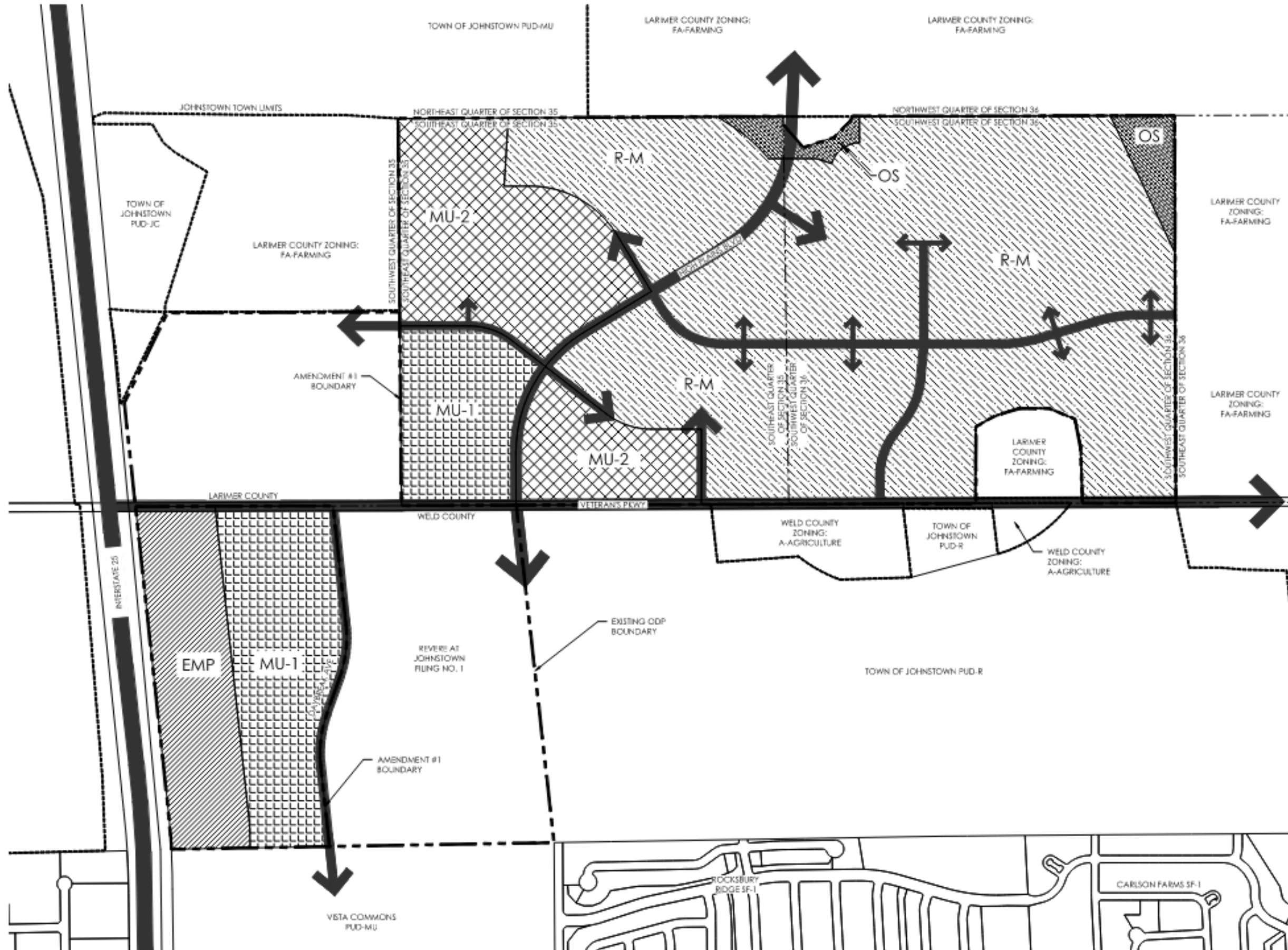


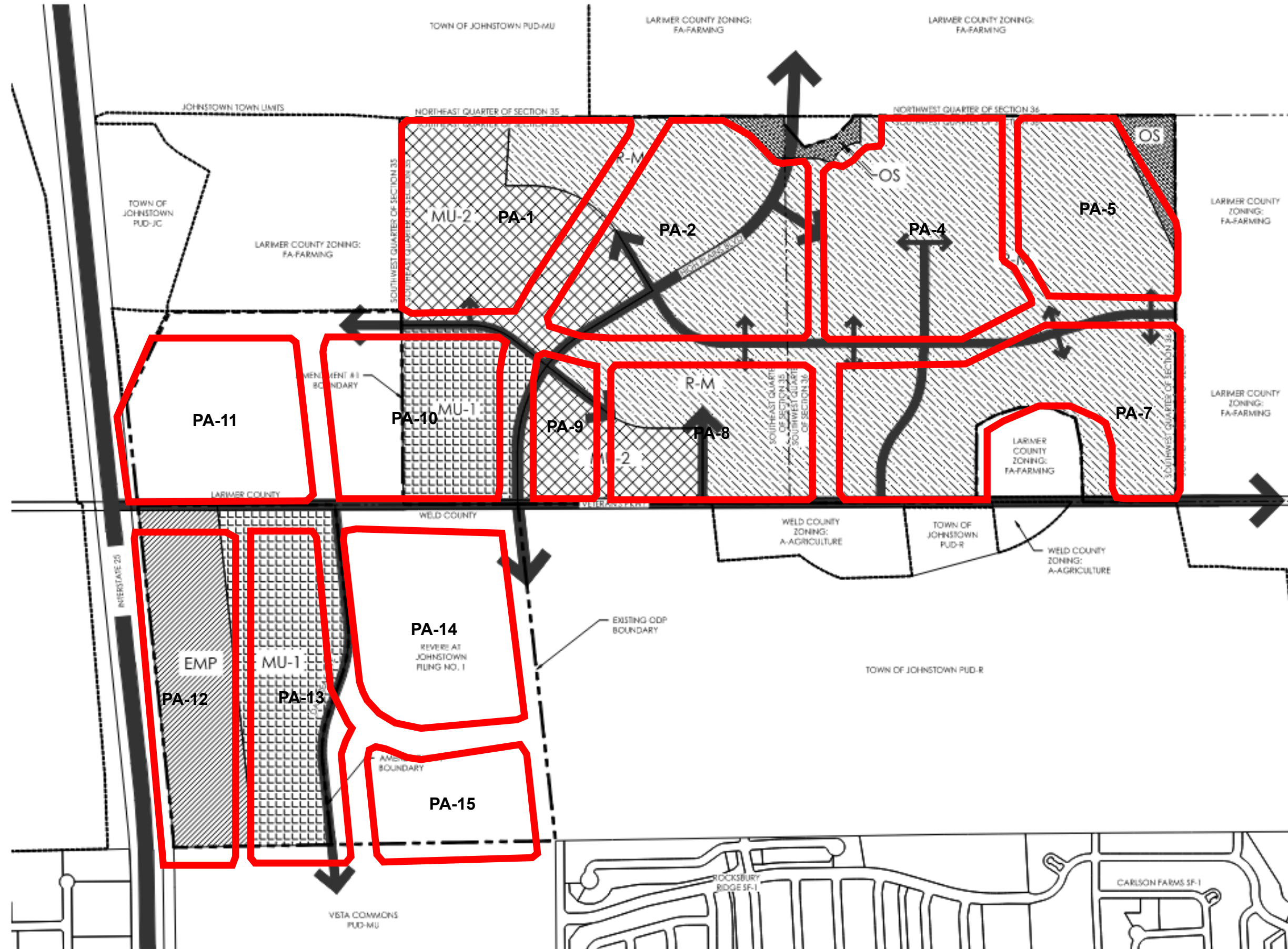


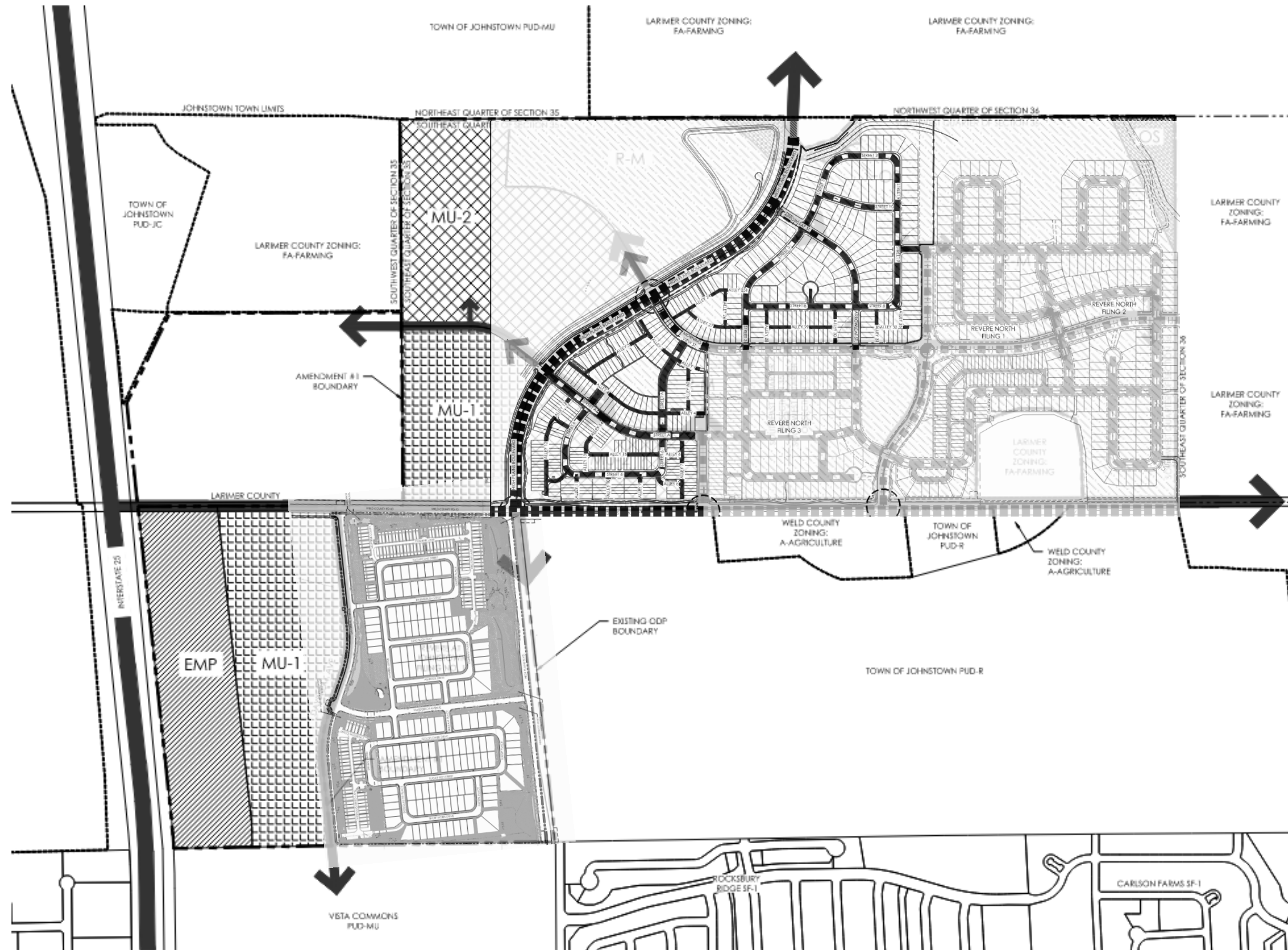


# Current ODP









# Questions for staff?





# REVERE

## AT JOHNSTOWN

**GREAT PLAINS VILLAGE  
OUTLINE DEVELOPMENT PLAN (ODP)  
AMENDMENT**

**NOVEMBER 12, 2025**

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## ENTITLEMENT APPROVALS:

- Great Plains Village ODP Approved 1/6/2020
- REVERE AT JOHNSTOWN F1 Final Plat/FDP Approved 3/22/2022
- REVERE NORTH F1 & F2 – Final Plat/FDP Approved 8/21/2024
- REVERE NORTH F3 – Final Plat/FDP - 3<sup>rd</sup> Town Review
  - Anticipate FDP/Final Plat Approval February 2026
- REVERE NORTH F4-6 – Prelim Plat/PDP – 2<sup>nd</sup> Town Review
  - Anticipate PDP/Prelim Plat Approval Spring 2026
- Great Plains Village ODP Amendment



EXISTING ZONING



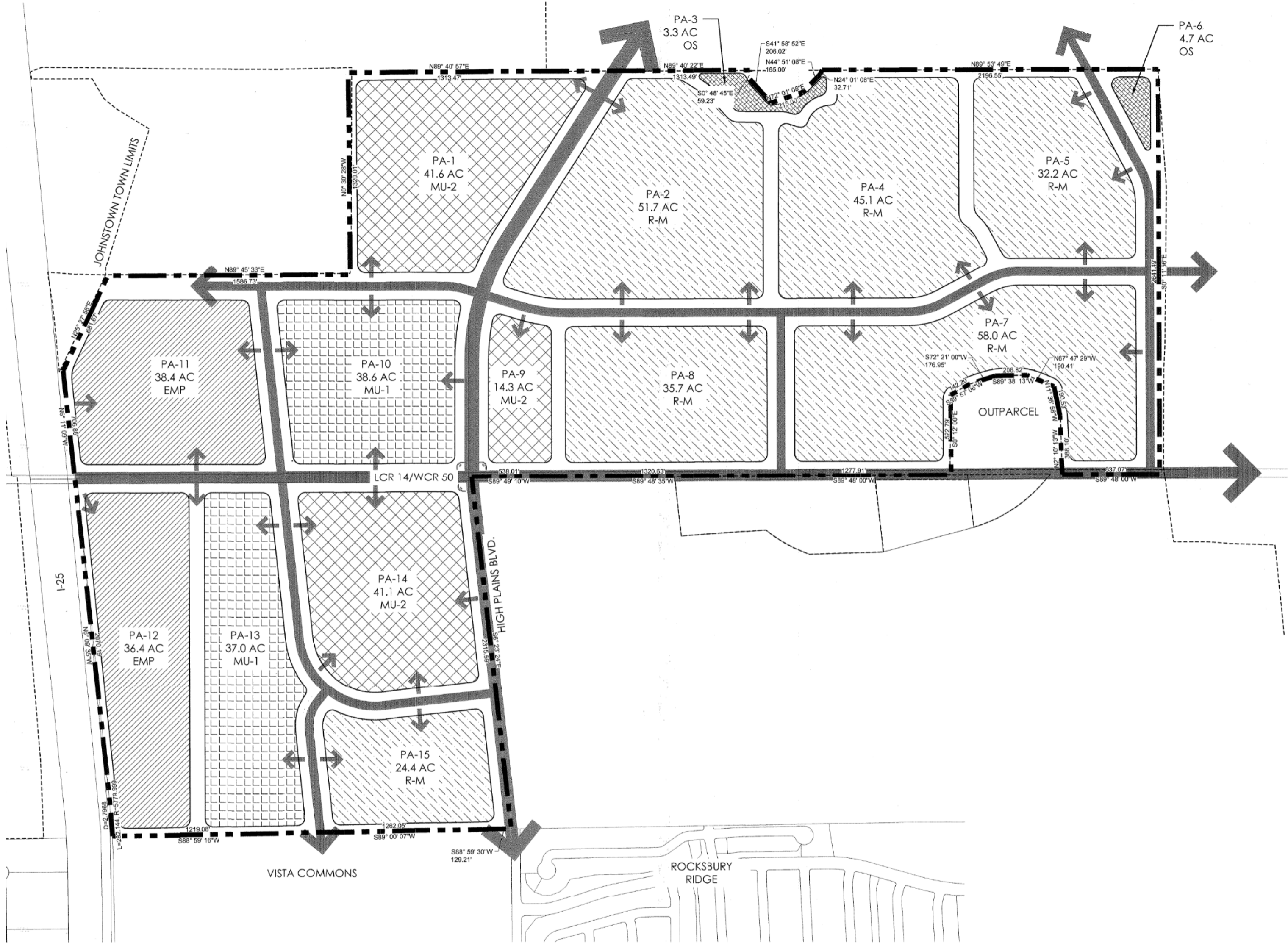
# REVERE

AT JOHNSTOWN

## OUTLINE DEVELOPMENT PLAN

GREAT PLAINS  
VILLAGE ODP

APPROVED  
JANUARY 2020



LAND USE PLAN



**REVERE**  
AT JOHNSTOWN

OUTLINE DEVELOPMENT PLAN

# OUTLINE DEVELOPMENT PLAN AMENDMENT #1 GREAT PLAINS VILLAGE

LOCATED IN SECTION 2, 35 AND 36, TOWNSHIP 4 AND 5 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN JOHNSTOWN, COUNTIES OF WELD AND LARIMER, STATE OF COLORADO

# GREAT PLAINS VILLAGE ODP AMENDMENT #1

### A. INTRODUCTION

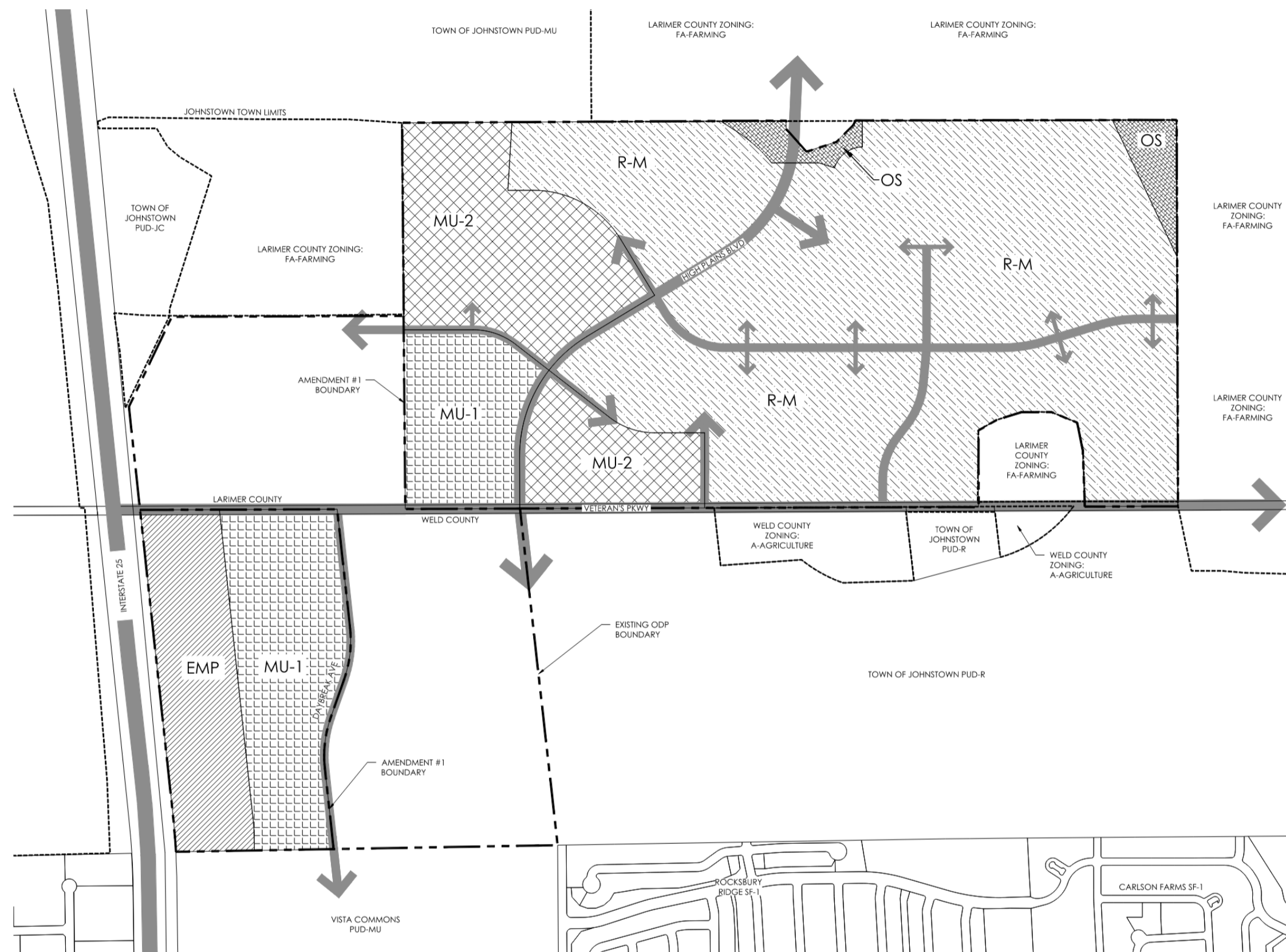
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### B. MAXIMUM RESIDENTIAL UNITS PER AREA

AT NO TIME SHALL THE TOTAL RESIDENTIAL UNITS WITHIN THIS PUD AMENDMENT EXCEED 1,680 WITHOUT AN AMENDMENT TO THE ODP, APPROVED BY TOWN COUNCIL.

### C. MAXIMUM COMMERCIAL SQUARE FOOTAGE PER AREA

AT NO TIME SHALL THE OVERALL PUD AMENDMENT COMMERCIAL SQUARE FOOTAGE EXCEED 2,400,000 SQUARE FEET WITHOUT AN AMENDMENT TO THE ODP, APPROVED BY TOWN COUNCIL.

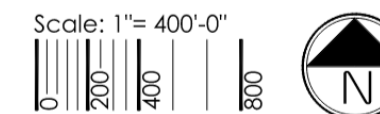


DEVELOPMENT SUMMARY				
LAND USE DISTRICT	COMMERCIAL		RESIDENTIAL	
	MAX SQ.FT./AREA	MIN. DU /ACRE	MAX. DU /ACRE	MAX UNITS/AREA
EMPLOYMENT				
MEDIUM DENSITY RESIDENTIAL		3	8	
MIXED USE - 1		8	20	
MIXED USE - 2		3	20	
OPEN SPACE				
<b>TOTAL</b>	<b>2,400,000</b>			<b>1,680</b>

**NOTE:** THE APPROVED GREAT PLAINS VILLAGE OUTLINE DEVELOPMENT PLAN ALLOWS A TOTAL OF 2,000 RESIDENTIAL UNITS. THE 1,680 MAX UNITS/AREA STATED ABOVE IS THE RESULT OF THE APPROVED 2,000 TOTAL UNITS ALLOWED MINUS THE PLATTED 320 RESIDENTIAL UNITS IN REVERE AT JOHNSTOWN FILING NO. 1.

LEGEND	
	MIXED USE - 1 (MU-1)
	MIXED USE - 2 (MU-2)
	EMPLOYMENT (EMP)
	MEDIUM DENSITY RESIDENTIAL (R-M)
	OPEN SPACE (OS)

LAND USE PLAN



#	SUBMITTAL NAME	DATE
1	OUTLINE DEVELOPMENT PLAN AMENDMENT #1	APRIL 4, 2025

**GREAT PLAINS VILLAGE**  
OUTLINE DEVELOPMENT PLAN AMENDMENT #1  
LAND USE PLAN

**SHEET**  
2 OF 10

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## OUTLINE DEVELOPMENT PLAN

# OUTLINE DEVELOPMENT PLAN AMENDMENT #1 GREAT PLAINS VILLAGE

LOCATED IN SECTION 2, 35 AND 36, TOWNSHIP 4 AND 5 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN JOHNSTOWN, COUNTIES OF WELD AND LARIMER, STATE OF COLORADO

# GREAT PLAINS VILLAGE ODP AMENDMENT #1



## A. INTRODUCTION

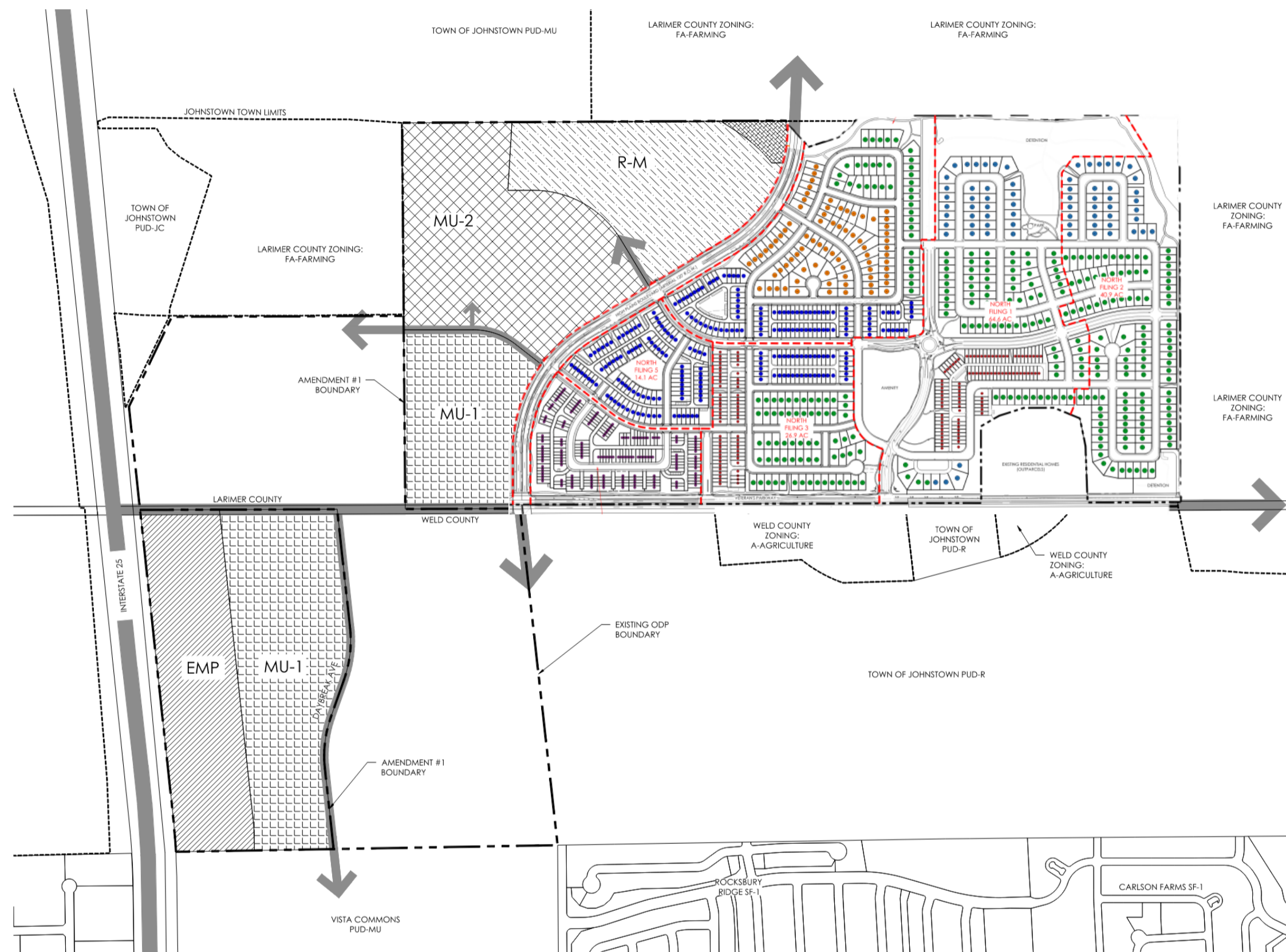
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**NOTE:** THE APPROVED GREAT PLAINS VILLAGE OUTLINE DEVELOPMENT PLAN ALLOWS A TOTAL OF 2,000 RESIDENTIAL UNITS. THE 1,680 MAX UNITS/AREA STATED ABOVE IS THE RESULT OF THE APPROVED 2,000 TOTAL UNITS ALLOWED MINUS THE PLATTED 320 RESIDENTIAL UNITS IN REVERE AT JOHNSTOWN FILING NO. 1.

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#	SUBMITTAL NAME	DATE
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**GREAT PLAINS VILLAGE**  
OUTLINE DEVELOPMENT PLAN AMENDMENT #1  
LAND USE PLAN

**SHEET**  
2 OF 10

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# OUTLINE DEVELOPMENT PLAN

## **ODP AMENDMENT CHANGES:**

- Updating ODP to sync with previous approved FDP and future PDP/FDP
- High Plains Blvd alignment shift to match Town Master Transportation Plan
- Grasslands Blvd alignment shift to match Revere North F1/F2/F3
- Internal access road alignment shift
- Minor boundary changes (MU-2/R-M) with re-aligned High Plains Blvd

### **Of Note:**

- Residential unit count does not change
  - Max 1,680 Residential Units
- Max allowed Commercial square footage does not change
  - Max 2,400,000 sf Commercial
- High Plains Boulevard/Veterans Parkway Intersection does not change

# OUTLINE DEVELOPMENT PLAN AMENDMENT #1 GREAT PLAINS VILLAGE

LOCATED IN SECTION 2, 35 AND 36, TOWNSHIP 4 AND 5 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN JOHNSTOWN, COUNTIES OF WELD AND LARIMER, STATE OF COLORADO



## GREAT PLAINS VILLAGE ODP COMPARISON

**RED** – APPROVED ODP

**GRAY** – ODP AMENDMENT #1

### A. INTRODUCTION

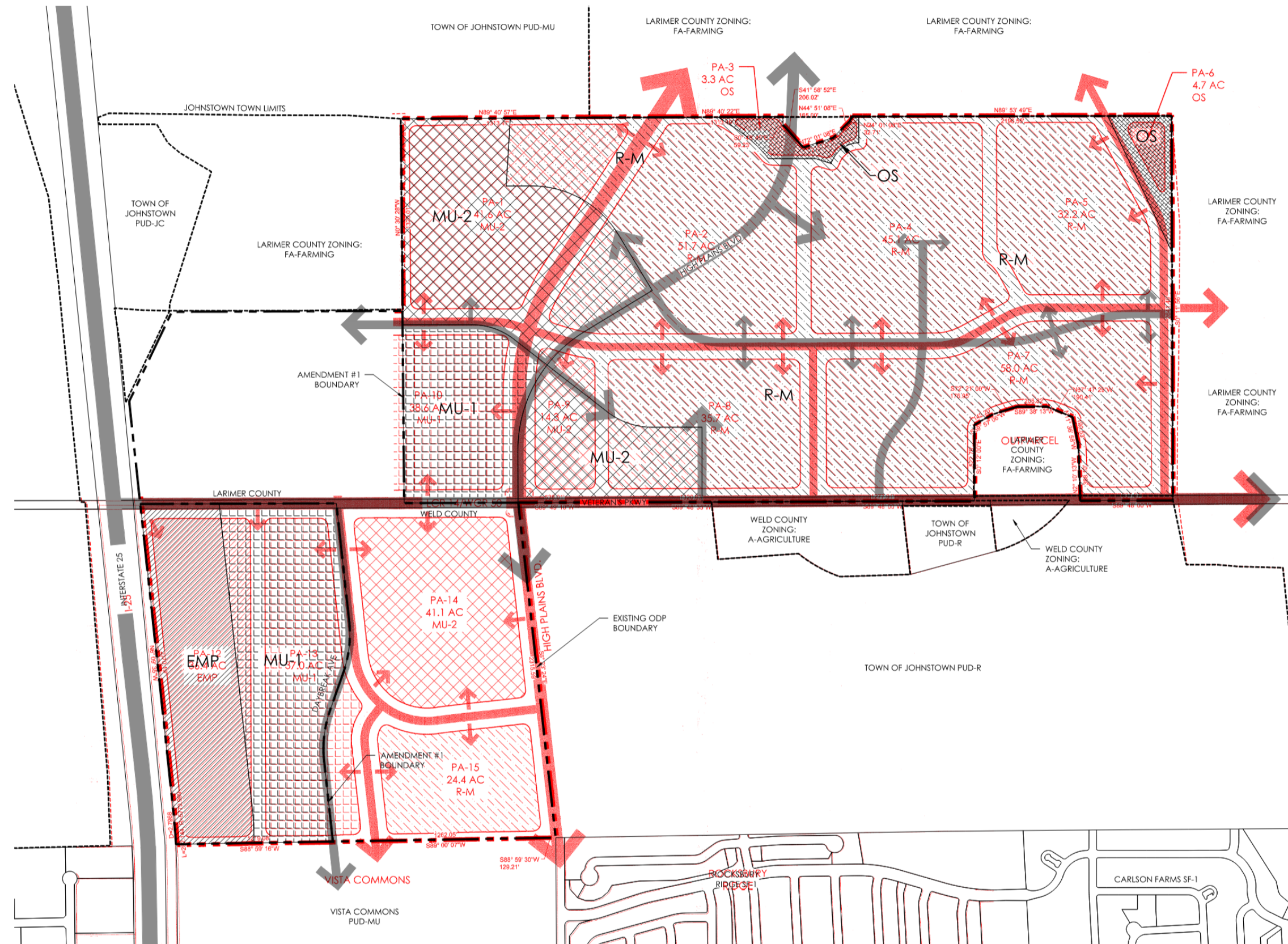
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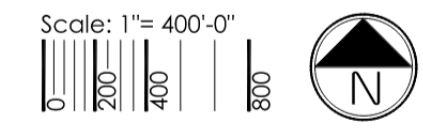


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LAND USE PLAN



DATE	DATE
APRIL 4, 2025 <td></td>	

GREAT PLAINS VILLAGE  
OUTLINE DEVELOPMENT PLAN AMENDMENT #1  
LAND USE PLAN

SHEET  
2 OF 10

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# THANK YOU

