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 thisOutline Development Plan (ODP) is to provide overall zoning to the 390+ 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 1/4 of the Southwest 1/4 of Section 35, Township 4 North, Range 68 West of the 6th Principal Meridian, County of Larimer, State of Colorado; and all of the South 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 North 1/2 of Section 4, Township 5 North, Range 68 West of the 6th Principal Meridian, County of Larimer, State of Colorado; and all of the North 1/2 of Section 4, Township 4 North, Range 68 West of the 6th Principal Meridian, County of Weld, State of Colorado.

Being more particularly described as follows:

BEGIN AT THE SOUTH 1/4 CORNER OF SECTION 36, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO; and a portion of the North 1/2 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 North 1/2 of Section 4, Township 5 North, Range 68 West of the 6th Principal Meridian, County of Weld, State of Colorado; and a portion of the North 1/2 of Section 4, Township 4 North, Range 68 West of the 6th Principal Meridian, County of Larimer, State of Colorado; and a portion of the South 1/2 of the Southwest 1/4 of Section 35, Township 4 North, Range 68 West of the 6th Principal Meridian, County of Larimer, State of Colorado.

THENCE N 00°11'56" E for a distance of 2641.49 feet along the East Line of SAID SOUTHWEST 1/4;

THENCE N 00°30'28" W for a distance of 1320.01 feet along the West Line of the AFORESAID THE WEST 1/4 CORNER OF THE AFORESAID SECTION 36;

THENCE S 06°23'24" E for a distance of 2315.59 feet along the North Line of the NORTHEAST 1/4 OF 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; and a portion of the South 1/2 of the South 1/2 of the Southwest 1/4 of Section 35, Township 4 North, Range 68 West of the 6th Principal Meridian, County of Larimer, State of Colorado; and a portion of the South 1/2 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 North 1/2 of Section 4, 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 4, Township 4 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 4, Township 4 North, Range 68 West of the 6th Principal Meridian, County of Larimer, State of Colorado.

GENERAL NOTES

A. COMMERCIAL, OFFICE OR MULTI-FAMILY DEVELOPMENTS CAN OCCUPY THE SAME LOT, MIXED HORIZONTALLY OR VERTICALLY.

B. ALL IMPROVEMENTS UPON THE FINAL PLAT SUBDIVISION PROCESS WITHIN THIS PUD MAY REMAIN IN AGRICULTURAL USE UNTIL SUCH TIME AS DEVELOPMENT OF THAT AREA BECOMES DUE.

C. LANDSCAPING, SIENNA ARCHITECTURE, NON-RESIDENTIAL PARKING, FENCING AND LIGHTING FOR DEVELOPMENT WITHIN THIS PUD ARE TO BE ACCORDING TO THE STANDARDS FOR LANDSCAPING, SIENNA ARCHITECTURE, NON-RESIDENTIAL PARKING, FENCING AND LIGHTING FOR DEVELOPMENT WITHIN THIS PUD. ADDITION TO OTHER STANDARDS OF DEVELOPMENT, SIENNA ARCHITECTURE, NON-RESIDENTIAL PARKING, FENCING AND LIGHTING FOR DEVELOPMENT WITHIN THIS PUD SHALL BE ACCORDING TO THE STANDARDS OF DEVELOPMENT, SIENNA ARCHITECTURE, NON-RESIDENTIAL PARKING, FENCING AND LIGHTING FOR DEVELOPMENT WITHIN THIS PUD.

D. IN ORDER TO MAINTAIN AND ENHANCE THE AESTHETICS OF THE COMMUNITY, PLANNING AND PERMITTING REQUIREMENTS APPLY TO ALL EXISTING AND PROPOSED DEVELOPMENT.

E. ALL DRAINAGE ELEMENTS ARE CONCEPTUAL IN NATURE AND HYDROLOGICAL AND DRAINAGE SYSTEMS WILL NOT BE APPROVED UNTIL THEIR IMPLEMENTATION.

F. THE PROVISIONS OF THIS PUD SHALL PREVAIL AND GOVERN THE SAME LOT, MIXED HORIZONTALLY OR VERTICALLY.

G. WITHIN THIS PUD MAY REMAIN IN AGRICULTURAL USE UNTIL SUCH TIME AS APPROVAL PRIOR TO IMPLEMENTATION.

H. 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 SMALLER IN SCALE AND ORIENTED AND, AND HAVING THE SAME IMPACT OR LESSER IMPACT, AS USES THAT ARE ALLOWED.

I. ALL DRAINAGE ELEMENTS ARE CONCEPTUAL IN NATURE AND THE POSITION OF THE DRAINAGE SYSTEM TO INCLUDE THE PLACEMENT OF DRAINAGE PROJECTS, DRAINAGE AND STORM SEWER WILL BE MADE IN ACCORDANCE WITH THE APPROPRIATE DEVELOPMENT REPORTS AND PLANS.

DEVELOPMENT PHASING

THIS OUTLINE DEVELOPMENT PLAN, WHEN COMPLETED, WILL OCCUR IN A LOGICAL AND COST EFFECTIVE MANNER BASED ON INFRASTRUCTURE EXTENSION, AVAILABILITY OF UTILITY SERVICE, AND MARKET CONDITIONS. THE OUTLINE DEVELOPMENT PLAN 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 AND UNAMBIGUOUSLY COINCIDE WITH THE TOWN OF JOHNSTOWN MUNICIPAL CODE, THE PROVISIONS OF THIS PUD SHALL PREVAIL AND GOVERN.
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 THE 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 PERMITTED BY THE DEVELOPER WITH APPROVAL BY THE PLANNING AND DEVELOPMENT DIRECTOR (TRANSFER 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 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 SUBMISSION 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 UNITS DESIGNATED ON THE PLUZ DOCUMENT WITHIN SAD 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 MAX SQ. FT. PER AREA) MAY BE PERMITTED 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 SUBMISSION PROCESS. HOWEVER, AT NO TIME SHALL THE OVERALL PUD COMMERCIAL SQUARE FOOTAGE EXCEED 2,000 SQ. FEET WITHOUT AN AMENDMENT TO THE ODP, APPROVED BY TOWN COUNCIL.
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

<table>
<thead>
<tr>
<th>SPECIFIC USE TYPE</th>
<th>MIX USE 1</th>
<th>MIX USE 2</th>
<th>EMP</th>
<th>R-M</th>
<th>OS</th>
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<tr>
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<tr>
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COMMERCIAL USES

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<tr>
<th>SPECIFIC USE TYPE</th>
<th>MIX USE 1</th>
<th>MIX USE 2</th>
<th>EMP</th>
<th>R-M</th>
<th>OS</th>
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<tbody>
<tr>
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<td>C</td>
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<tr>
<td>Service vehicles parking lot</td>
<td>A</td>
<td>C</td>
<td>A</td>
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<td>Private park and side lot, car pool lot or equivalent</td>
<td>X</td>
<td>X</td>
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LEGAL DEFINITIONS:

1. LIGHT INDUSTRIAL - LABOR-INTENSIVE OPERATIONS THAT TYPICALLY PRODUCE PRODUCTS THAT ARE TARGETED TOWARD END CONSUMERS RATHER THAN OTHER BUSINESSES (E.G., CONSUMER ELECTRONICS, CLOTHING MANUFACTURING, ETC.).

2. CLUSTER HOMES - ANY RESIDENTIAL GROUPING OF AT LEAST TWO HOMES WHICH ACCESSES A COMMON SHARED DRIVEWAY OR ALLEY.

3. MOTOR COURT - A TYPE OF CLUSTER HOME WITH A SHARED DRIVEWAY IN WHICH SOME OR ALL FRONT DOORS ACCESS OFF A COMMON SHARED DRIVEWAY.

4. GREEN HOUSE - A TYPE OF CLUSTER HOME WITH A 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, PLAYGROUND AREA, SIDEWALKS, OR OTHER AREAS. LANDSCAPE AND WALKING LOCATED IN RIGHT-OF-WAY CAN NOT BE COUNTED TOWARDS OPEN AREA REQUIREMENTS.

6. MIXED USE RESIDENTIAL (R-M): THE INTENT IS TO ALLOW FOR SINGLE FAMILY DETACHED HOMES AND SINGLE FAMILY ATTACHED HOMES.

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

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

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.

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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

**PUBLIC, INSTITUTIONAL & CIVIC USES**

<table>
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<tr>
<th>PUBLIC, INSTITUTIONAL &amp; CIVIC USE</th>
<th>MU-1</th>
<th>MU-2</th>
<th>EMP</th>
<th>RM</th>
<th>OS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ambulance Service</td>
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<td>-</td>
<td>X</td>
<td>-</td>
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</tr>
<tr>
<td>Police Stations</td>
<td>X</td>
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<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Fire</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>-</td>
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</tbody>
</table>

**LAND USE CLASSIFICATION**

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<td>-</td>
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<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Fire Station</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>-</td>
</tr>
</tbody>
</table>

**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.**

**MIXED USE 1 (MU-1): PREDOMINANTLY A LARGE COMMERCIAL/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 (RM): THE INTENT IS TO PROVIDE CENTER FAMILY ATTACHED HOMES.**

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

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**TABLES AND DIAGRAMS CONTINUE ON FOLLOWING SHEETS**
OUTLINE DEVELOPMENT PLAN
GREAT PLAINS VILLAGE
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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

SCALE: 1"=400'-0"
OUTLINE DEVELOPMENT PLAN
GREAT PLAINS VILLAGE
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CONCEPTUAL STREET SECTIONS
OPEN AREA
A. FOR THE PURPOSES OF THIS PUD, "OPEN SPACE OR LANDSCAPE AREA" IS REFERRED TO AS "OPEN AREA.

B. 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.

C. SINGLE FAMILY DETACHED OR ATTACHED RESIDENTIAL DEVELOPMENT WILL REQUIRE A MINIMUM 1% OPEN AREA.

D. MULTI FAMILY RESIDENTIAL DEVELOPMENT WILL REQUIRE A MINIMUM OF 30% OPEN AREA.

E. COMMERCIAL AND LIGHT INDUSTRIAL DEVELOPMENT WILL REQUIRE A MINIMUM 20% OPEN AREA.

F. OPEN AREA REQUIREMENTS WILL BE CALCULATED ON A NET BASIS EXCLUDING PUBLIC RIGHT OF WAY.

G. LANDSCAPE BUFFERS AND DETENTION PONDS CAN COUNT TOWARDS OPEN AREA REQUIREMENTS 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 WILL BE DESIGNATED AT THE TIME OF EACH PRELIMINARY AND FINAL DEVELOPMENT PLAN THAT IS CONTRIBUTING TO THAT OPEN AREA.

H. OPEN SPACE LOCATED WITHIN A SINGLE FAMILY DETACHED OR SINGLE FAMILY ATTACHED LOT CAN NOT BE COUNTED TOWARDS OPEN AREA REQUIREMENT.

I. USABLE OPEN AREA CAN COUNT TOWARDS OPEN AREA REQUIREMENT.

USABLE OPEN AREA
A. GREAT PLAINS VILLAGE REQUIRES A 10% USABLE OPEN AREA FOR RESIDENTIAL AREAS. FOR THE PURPOSES OF THIS PUD, THE 10% USABLE OPEN AREA WILL BE CALCULATED FROM THE TOTAL AREA OF ALL RESIDENTIAL LOTS AND ADJACENT LOCAL ROADWAYS THAT SERVE AS DIRECT ACCESS TO THE RESIDENTIAL LOTS.

B. USABLE OPEN AREA PROVIDED PER THE REQUIREMENTS OF THIS PUD WILL MEET ALL DEDICATED OPEN SPACE REQUIREMENTS PER THE JOHNSTOWN CODE.


D. A MINIMUM OF 1 ACRE OF PARK PER 250 RESIDENTIAL UNITS IS REQUIRED.

E. USEABLE OPEN AREA MAY OWNED BY THE TOWN, METRO DISTRICT, OR HOA. OWNERSHIP TO BE DETERMINED AT THE TIME OF PRELIMINARY AND FINAL DEVELOPMENT PLANS.

F. WHERE PRACTICAL USEABLE OPEN AREA SHOULD BE CONTIGUOUS.

G. DETENTION PONDS CAN COUNT TOWARDS USEABLE OPEN AREA REQUIREMENTS AS LONG AS THEY MEET THE DEFINITION OF USEABLE OPEN AREA PROVIDED IN THIS DOCUMENT. NOT MORE THAN 5% OF THE USEABLE OPEN AREA REQUIREMENT CAN BE MET WITH DETENTION PONDS.
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NOTES
2. STORM DRAIN AND DRAINAGE DENSITY LOCATIONS ARE PRELIMINARY AND WILL BE DETERMINED DURING THE FINAL DEVELOPMENT PLAN, FINAL PLAT, AND CONSTRUCTION DOCUMENT PROCESS THROUGH STORM DRAINAGE FOR JUNE 28, 2019.

LEGEND
- PROPERTY LINE
- PROPOSED CURB & GUTTER
- PROPOSED UTILITY EASEMENT
- PROPOSED UTILITY EASEMENT
- PROPOSED SIDEWALK
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PLANNING AREA DELIMITATION
- STORM SEWER DRAIN
- PLAN IMPROVEMENT

GREAT PLAINS VILLAGE
PRELIMINARY GRADING PLAN

D & D CITO TRUST
Lot 1, MORNING STAR FARM R.L.U.P. 98-RLP0022

Herrera Mario/Janice D Revocable Trust
Lot 3, HERRERA SUBDIVISION

Yelek Charlotte M

D & B CITO Trust

Chase Laura W

Garcia Debra L / Jeffrey P

Frank Stanley L

Klein Jarrad D / Felicia R

Herrera Mario/Janice D Revocable Trust
Lot 3, HERRERA SUBDIVISION

Wulfert Kandace A

Stoner Gary D

Yelek Charlotte M

NOTES
2. STORM DRAIN AND DRAINAGE DENSITY LOCATIONS ARE PREDICTORY AND WILL BE DETERMINED DURING THE FINAL DEVELOPMENT PLAN, FINAL PLAT, AND CONSTRUCTION DOCUMENT PROCESS THROUGH STORM DRAINAGE FOR JUNE 28, 2019.

LEGEND
- PROPERTY LINE
- PROPOSED CURB & GUTTER
- PROPOSED UTILITY EASEMENT
- PROPOSED UTILITY EASEMENT
- PROPOSED SIDEWALK
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PLANNING AREA DELIMITATION
- STORM SEWER DRAIN
- PLAN IMPROVEMENT

GREAT PLAINS VILLAGE
PRELIMINARY GRADING PLAN

D & D CITO TRUST
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LEGEND
- PROPERTY LINE
- PROPOSED CURB & GUTTER
- PROPOSED UTILITY EASEMENT
- PROPOSED UTILITY EASEMENT
- PROPOSED SIDEWALK
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PLANNING AREA DELIMITATION
- STORM SEWER DRAIN
- PLAN IMPROVEMENT

GREAT PLAINS VILLAGE
PRELIMINARY GRADING PLAN

D & D CITO TRUST
Lot 1, MORNING STAR FARM R.L.U.P. 98-RLP0022

Herrera Mario/Janice D Revocable Trust
Lot 3, HERRERA SUBDIVISION

Yelek Charlotte M

D & B CITO Trust

Chase Laura W

Garcia Debra L / Jeffrey P

Frank Stanley L

Klein Jarrad D / Felicia R

Herrera Mario/Janice D Revocable Trust
Lot 3, HERRERA SUBDIVISION

Wulfert Kandace A

Stoner Gary D

Yelek Charlotte M

NOTES
2. STORM DRAIN AND DRAINAGE DENSITY LOCATIONS ARE PREDICTORY AND WILL BE DETERMINED DURING THE FINAL DEVELOPMENT PLAN, FINAL PLAT, AND CONSTRUCTION DOCUMENT PROCESS THROUGH STORM DRAINAGE FOR JUNE 28, 2019.

LEGEND
- PROPERTY LINE
- PROPOSED CURB & GUTTER
- PROPOSED UTILITY EASEMENT
- PROPOSED UTILITY EASEMENT
- PROPOSED SIDEWALK
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
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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

DEVELOPMENT STANDARDS

A. ARCHITECTURAL ELEMENTS SUCH AS ROOF OVERHANGS, FIREPLACES, AND BAY BOX WINDOWS ARE PERMITTED A 24-INCH ENCROACHMENT INTO BUILDING SEPARATIONS. NO ARCHITECTURAL ELEMENTS OF THE STRUCTURE ABOVE GRADING MAY ENCROACH INTO THE SIDE SETBACKS OR REAR SETBACKS WITHOUT THE MODIFICATION AND BUILDING DEPARTMENT REVIEW AND APPROVAL. OTHER SUBSURFACE ARCHITECTURAL ELEMENTS INCLUDING STRUCTURAL ELEMENTS OF THE BUILDING FOUNDATION MAY ENCROACH INTO BUILDING SEPARATIONS OR SIDE 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.

B. A ZERO LOT LINE MAY BE UTILIZED WHEN A MAINTENANCE EASEMENT AND SIDEYARD EASEMENTS ARE EXECUTED SUBJECT TO I.B.C. REQUIREMENTS.

C. SETBACK MEANS THE HORIZONTAL DISTANCE BETWEEN ANY STRUCTURE AND THE ESTABLISHED STREET RIGHT-OF-WAY LINE OR PROPERTY LINE.

D. SINGLE FAMILY DETACHED (SF) AND SINGLE FAMILY ATTACHED (SPA) FRONT LOAD GARAGES REQUIRE A MINIMUM 18' DRIVEWAY FROM THE GARAGE FACE TO THE BACK OF WALK.

E. 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.

F. 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

<table>
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<tr>
<th>STANDARDS</th>
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</tbody>
</table>

PRINCIPAL USE

| FRONT SETBACK TO BUILDING | 15' | 15' |
| FRONT SETBACK TO COVERED PORCH | 15' | 15' |
| FRONT SETBACK TO GARAGE | 18' | 18' |
| FRONT SETBACK TO SIDE LOAD GARAGE | 18' | 18' |
| SIDE SETBACK MINIMUM | 15' | 15' |
| SIDE SETBACK WITH EASEMENT | 15' | 15' |
| *BUILDING SEPARATION | 15' | 15' |
| REAR SETBACK - CLUSTER | 15' | 15' |
| REAR SETBACK - CLUSTER | 15' | 15' |
| ZERO LOT LINE | 15' | 15' |

ACCESSORY USE

| ZERO LOT LINE | 15' | 15' |
| FRONT SETBACK | 15' | 15' |
| SIDE SETBACK | 15' | 15' |
| REAR SETBACK (ALLEY LOAD GARAGE) | 15' | 15' |
| SIDE (CORNER) SETBACK | 15' | 15' |

LAND USE DEVELOPMENT STANDARDS MATRIX

RESIDENTIAL LAND USE DEVELOPMENT STANDARDS MATRIX

<table>
<thead>
<tr>
<th>STANDARDS</th>
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<td>MAXIMUM HEIGHT</td>
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</table>

PRINCIPAL USE

| FRONT SETBACK TO BUILDING | 15' | 15' |
| FRONT SETBACK TO COVERED PORCH | 15' | 15' |
| FRONT SETBACK TO GARAGE | 18' | 18' |
| FRONT SETBACK TO SIDE LOAD GARAGE | 18' | 18' |
| SIDE SETBACK MINIMUM | 15' | 15' |
| SIDE SETBACK WITH EASEMENT | 15' | 15' |
| *BUILDING SEPARATION | 15' | 15' |
| REAR SETBACK - CLUSTER | 15' | 15' |
| REAR SETBACK - ALLEY LOAD GARAGE | 15' | 15' |
| SIDE (CORNER) SETBACK | 15' | 15' |

ACCESSORY USE

| MAXIMUM HEIGHT | 35' | 35' | 35' | 35' |
| FRONT SETBACK | 15' | 15' | 15' | 15' |
| SIDE SETBACK | 15' | 15' | 15' | 15' |
| REAR SETBACK (NON GARAGE) | 15' | 15' | 15' | 15' |
| SIDE (CORNER) SETBACK | 15' | 15' | 15' | 15' |

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

LAND USE DEVELOPMENT STANDARDS MATRIX

NON-RESIDENTIAL LAND USE DEVELOPMENT STANDARDS MATRIX

<table>
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<tr>
<td>MAXIMUM HEIGHT</td>
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</tbody>
</table>

PRINCIPAL USE

| HEIGHT | 50' | 50' |
| SETBACK FROM ARTERIAL | 50' | 50' |
| SETBACK FROM COLLECTOR | 50' | 50' |
| SETBACK FROM PARKING | 50' | 50' |
| BUILDING SEPARATION | 50' | 50' |
| BUILDING SETBACK FROM SP0 STRUCTURE | 50' | 50' |
| SETBACK FROM MULTI-FAIRY (SEPARATE BUILDINGS) | 50' | 50' |

ACCESSORY USE

| STRUCTURE SETBACK FROM ARTERIAL | 30' | 30' |
| PARKING SETBACK FROM ARTERIAL | 30' | 30' |
| SETBACK FROM COLLECTOR ROAD | 30' | 30' |
| SETBACK FROM PARKING | 30' | 30' |
| SETBACK FROM PROPERTY LINE | 30' | 30' |

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

STATEMENT OF INTENT

GREAT PLAINS VILLAGE is a 330 acre master planned community located east of Interstate 25 between LARIMER COUNTY ROAD 50 (WCR 50) and LARIMER COUNTY ROAD 14 (LCR 14). This project is proposed for development as a residential community and boundary for portions of the project. This mixed-use project includes restaurant, retail and business mixed use types of residential, retail, commercial, light industrial, and entertainment uses. These design guidelines seek to provide a clear direction for subsequent development decisions. The site is a large, open area to the north and west, with mature, single-family homes to the south and east. The design guidelines will be maintained to ensure the quality and coherence of design and development in maintaining the guidelines as a design concept for the final project. High design quality is achieved by considering the interstreet 25 corridor in general, and high and low buildings in particular. Great Plains Village will be visible from the interstate and its development will form a significant portion of the skyline.

The design guidelines will be utilized by developers, residential builders, architects, engineers and planners for the Town of Johnstown. A least one of the design guidelines contained herein, in cases where this document is silent, the Town of Johnstown Standards and Regulations apply.

PART 1 - GENERAL DESIGN GUIDELINES

2.1 Applicability

This section applies to all development within Great Plains Village and encompasses general standards upon which development plans, development strategies, and development design and construction direction within this area. All development 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.

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 visual distraction and maintaining natural patterns and requirements and the use of herbicides and pesticides.
- Use multiple vegetation species and avoid single species for ground cover and landscape appearance. Use plant materials that are native to northern Colorado. This is possible only with limited species in order to achieve desired results and can be achieved with the use of native species.
- Design with good sight lines and good visibility to the Great Landscape with site erosion protection, storm drainage and water management.
- Use high quality materials and design and manage irrigation systems to achieve their full potential.

2.2.2 Streetscape Design

Great Plains Village, as illustrated in the plan, contains both signage and landscaping features for identifying the development streetscape design. The land use plan illustrates the major and minor entries into the site, in order to create an appropriate streetscape corridor along WCR 514 and high plains Blvd. Large masses of trees and shrubs are required. The right-of-way to the north and west, with mature, single-family homes to the south and east. The design guidelines will be maintained to ensure the quality and coherence of design and development.

3.1 Building Design

3.1.1 Residential Districts

These standards provide a minimum architectural style and design of the development. The standards are intended to provide flexibility and creativity for developers. The standards define the minimum requirements of the adopted building code requirements.

3.1.2 Exterior Changes

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

The following housing model variety standards shall apply in order to all new residential development. These standards are intended to protect consumer choice, compatibility with adjacent uses and the consumers a choice of housing styles.

Each housing model shall provide and exhibit at least three features that clearly and obviously bearing the style of the primary building structure. These features can include any of the following:

1. 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.
2. Building form - Building form is considered to be the relationship of the home to the street. It may be determined by the height, width, or two-story structures.
3. Roof type - Roof types considered include hip, gable, and flat. Flat roofing should be avoided unless appropriate to the architectural style.
4. Windows - Windows should be limited to two or four per side. The use of more than four may be considered different. This standard also applies to all elevations facing a street. Open space or public/private parks.
5. The use of at least two different materials on the front facade elevation.

No more than two of the same model elevations are permitted within 500 feet of each other. The model elevations are located within the same motor court building and must be of similar colors and materials. No home model elevation shall be repeated directly on the front elevation on the same street. This applies to all sides of this model does not apply to all elevations facing a street. Open space or public/private parks.

3.2 Clustered Single Family Residential Standards

3.2.1 General

Cluster homes shall be applied to a public street, located on a motor court or green court shall have driveway/roadway surface. This model shall face the public street 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 driveway width shall be 12 feet. If five or more units access off a common drive the minimum driveway width shall be 15 feet (see cluster home example - green court sheet 13).

Garages facing onto shared drives must have a minimum face to face separation of 30 feet.

3.3 Facades

Exterior facades shall comply with the current building standards and guidelines except as follows.

In order to be considered a distinct elevation, each elevation shall incorporate at least three of the following:

1. Placement of windows on the front facade elevation include at least a two-foot vertical or horizontal variation in size or location.
2. The use of different materials or variations of the same material on the front facade elevation.
3. The use of at least two different materials on the front facade elevation.
4. A variation in roof type, gable, and hip.

No more than two of the same model elevations are permitted within 500 feet of each other. The model elevations are located within the same motor court building and must be of similar colors and materials. No home model elevation shall be repeated directly on the front elevation on the same street. This applies to all sides of this model does not apply to all elevations facing a street. Open space or public/private parks.

3.4 Roof and Top Treatments

There are no specific guidelines for roof top treatments. However, the roof top treatments should be of similar colors and materials as the primary building. The average parapet height may not exceed 15% of the supporting wall height.

Large sloped roofs must have variations in height or different materials on the larger area and with a maximum 100 linear feet of one plane.

3.5 Multi-Family Residential Architectural Standards

3.5.1 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 structures shall be compatible with or be improved to provide a view of the established architectural character or existing structures. Compatibility may be achieved through techniques such as:

1. Repetition of roof lines.
2. Use of similar proportions in building mass and outdoor spaces.
3. Similar windows and door patterns.
4. Similar materials with similar colors and textures.

Treat all sides with similar materials. Multi-family building facades shall be articulated with porches, balconies, bay windows or other exterior features.

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

3.3.1.3 Facades

Facades that face a street or parking area shall not have more than a minimum of 100 linear feet without including at least two (2) of the following:

1. Change in plane.
2. Change in color, texture or pattern. Material window.
3. Windows.
4. Columns, pilers or equivalent element that subdivides the wall.

Gardens greater than 150 feet in length shall incorporate wall, plants preproduction or recesses, or creating a depth of at least 3% of the length of the facade so that it is not visible.

3.3.2 Building Entrances

Primary building entrances shall be clearly defined and marked as such, and include a variety of two (2) of the following:

1. Canopy, arcade or portico.
2. Overhangs on recess.
3. Raised cornice or parapet.
4. Peaked roof or arch.
5. Architectural detail, such as columns, the work or stone, moldings integrated into the building.
6. Integral planters or wing walls that enhance the landscaping area and places for sitting.
7. Canopies, pergola or site features.

4.1 Roof and Top Treatments

Roof top mechanical equipment must be non-intrusive, 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 different materials on the larger area and with a maximum 100 linear feet of one plane.

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

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, ENTREANCES, AND RECESES 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 MATERIALS (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 SCREENING/FENCING SHALL BE EVERGREEN.

4.1.5 FENCES

ALL FENCING SHALL CONSIST OF WOODEN, STAKE, PARCEL POCKET, 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)