AGENDA

I. Call to Order for Planning & Zoning Commission

II. Roll Call

III. Approval of Agenda

IV. Approval of Minutes
   a. Minutes of PZC January 13, 2021
   b. Minutes of PZC February 10, 2021
   c. Minutes of PZC March 10, 2021

V. Public Comments Regarding Items Not on the Agenda (limited to 3 minutes each)

VI. New Business
   a. Public Hearing – SUB20-0015 The Granary Preliminary Subdivision Plat and
      Preliminary Development Plan—294-acre preliminary plat and preliminary
      development plan, creating 925 single family residential lots, located north of CR 46,
      west of Telep Ave., and east of Colorado Blvd.

VII. Departmental Report

VIII. Commissioner Reports and Comments

IX. Adjournment
SUMMARY MINUTES PLANNING & ZONING COMMISSION MINUTES

7:00 PM, Wednesday, January 13, 2021
Remote Hearing Held VIA Zoom

I. Meeting called to Order: Chair Weber opened the meeting at 7:02 PM.

II. Roll Call: Present were Commissioners Flores, Grentz, Kiovsky, Storms, and Chair Weber.

III. Approval of Agenda
   a. Commissioner Kiovsky made a motion to approve the agenda. Commissioner Flores seconded. Motion passed 5-0.

IV. Approval of previous minutes for the Planning & Zoning Commission meeting from 11/18/2020:
   a. Commissioner Grentz made a motion to approve Planning & Zoning Commission minutes from the 11/18/2020 meeting. Commissioner Kiovsky seconded. Motion passed 5-0.

V. Public Comments Regarding Items Not on the Agenda: none

VI. New Business
   a. Public Hearing – PUD20-0002 The Granary ODP

   Darryl Wolnik, Planner II, presented an overview of the 950 residential unit development and its relationship to existing PUD Outline Development Plans. Staff report and a power point presentation was provided the PZC Commissioners.

   Commissioners presented questions related to enclave parcels – zoned in Weld County, not annexed, size, ownership, Parcel ID #s – excluded from the development.
Discussion continued regarding prior ODPs and the amount of commercial that was a part of those development plans.

Staff indicates that they believe 5-10 acres each at the corners regarding prior ODP’s.

Commissioner’s question if staff has any concerns with only residential development and no commercial included.

Staff explains that with the proposed commercial areas at Colorado Blvd and Hwy 60, commercial areas should be sufficient for the area.

Commissioners request staff to elaborate on the Hillsborough Ditch.

Staff expects that ditch to be fully addressed with more detailed development plans between the ditch company and the applicant. Verification of the oil & gas facilities in/near the site – is the 350' proposed setback from facilities only, or also from flowlines and other underground facilities. Staff is unaware of any existing flowlines under the property.

Commissioners request clarification on the COGCC setbacks, currently set at 500' from residential.

Staff informs the PZC that the COGCC does not regulate other uses in relation to existing oil and gas facilities, only new facilities. There are not reciprocal setbacks currently under the municipal code. Plugged wells have a 100' standard. Staff addresses that it appears that the floodplain affects this site, as five conceptual lots will be subject to “floodplain design.” Some of the Towns floodplains have been reconfigured.

Patrick McMeekin, Hartford Homes, Timnath, CO, noted that they do not know of any flooding occurring on this site.
Shelley Lamastra, Russell Mills, Loveland, CO, presented a graphic overview of the site.
Lamastra addressed realigning the ditch with the ditch company and stated that the
existing barn on Telep Ave and silos are being proposed by the applicant to be
incorporated with this project as an entry feature. The Concept Plan shows 4.5 miles of
trails in the neighborhood through open space and detention areas. A modified cross
section of the collector offers a 9-foot sidewalk on both sides. Landscaping theme
concepts were described.

James Prelog, Galloway Inc., Johnstown, CO, discusses preliminary stormwater drainage
design.

Commissioners asked additional questions pertaining to stormwater, structural
integrity, maintenance, and use of silos and barn.
The applicant indicates they will be tested, but are not intended for occupancy, and
maintained by the metro district.

Commissioner Weber asks if the storm drainage will be maintained by the metro district
as is indicated on the plans.

Applicant and Staff confirm that is the current intent.

Public Comments:

- Laurie Stolley, 22180 CR 13, inquired as to what this intersection will look like
  the intersection to Mallard Ridge, with the turn lanes.

- Ruth Rollins, Traffic Engineer, advises that there will likely be a northbound
  right-turn lane, there would not anticipation that that would impact private
  property.
• Staff indicates this is a conceptual layout, at the subdivision process, final determination would come at that time.

• Ms. Stolley is concerned about that being moved further to the north, traffic concerns, and a high-pressure gas line. She is also concerned about the impacts to her property. Stall will provide additional information in an email regarding phasing, timing, etc.

• Lamastra noted that street standards also dictate where these intersections can occur. Concerned about impacts to her property. Provide additional information in an email. Phasing, timing.

• David Stolley, 22180 CR 13, re-expressed concerns about traffic and “collectors” and “arterials.”

• Lynn Hilfers, 22478 CR 15, expressed concerns about how drainage will be addressed.

• James Prelog, Galloway (applicant) indicated that water will be collected from the crown of the road to the west which will go to detention and the storm pipe as part of improvements. Regional interceptors are being built by the Town for the sewer. The route planned for this development would be in CR 46 ROW.

• Chris Jennison, 6423 CR 46. Questioned what are implications for quality of life and property value regarding this proposal

Patrick McMeekin, Hartford Homes, referenced existing ODPs on the property and the steps they are taking next. General discussion regarding screening and the potential impact to property values with the improvements in the area. Hartford representatives indicated they are willing to discuss opportunities and options.

Chair Weber closes the public hearing at 8:13 PM
Motion by Commissioner Kiovsky to approve the request based on the information presented as well as the staff report and discussions on drainage, traffic flow, safety, and property value, move that PZC find The Granary ODP meets findings, recommend Town Council based upon findings in the Staff Report.

Seconded by Commissioner Grentz.

Motion carried 5-0 for approval of The Granary ODP.

VII. **Departmental Report Delivered by Kim Meyer**

Staff continues to move forward with Comprehensive Plan despite COVID-19.

VIII. **Commissioner Reports and Comments:** none

IX. **Adjournment** – Motion by Commissioner Storms to adjourn the meeting at approximately 8:30 p.m. Seconded by Flores. Carried 5-0.

Respectfully Submitted: 

Approved & Accepted:

Darryll Wolink, Planner II

Bruce Weber, Chair
Meeting was called to Order @ 7:06 PM. Roll call attendance was taken. Commissioners Grentz, Flores, Storms, and Chair Weber were in attendance. C. Kiovsky joined the meeting at 7:10 P.M.

The Agenda was approved as written. A call for Public Comments for items not on the Agenda was made. No public comments were received.

The first item of new business was skipped to allow C. Kiovsky to complete accessing the remote meeting, due to technical issues. Sally Boccella introduced herself to the Commission as a potential commissioner, with the intent of having her appointed to the Commission on February 17th.

The Public Hearing for item Case#USR20-0001 FTC Fall River Monopine, 5360 Ronald Reagan Blvd. for a wireless communication facility with camouflaging as a “monopine,” was opened. Kim Meyer, Director, presented the report and presentation for the Town, answering commissioner questions related to the municipal code requirements (Sec. 16-346(e)1.a-f), and provided clarification of the application of this process in regards to this Special Use and as noted in the staff memorandum to the Commission. Meyer noted that this item had been recommended for denial by the Commission in May of 2020, and the Applicant wanted to provide additional rationale and justification for their design and siting to the Commission prior to proceeding to Town Council.

Jennifer Daniels, representing the Applicant provided a brief presentation. Brian Eiser, RF engineer noted that other towers in this general area are about 86 feet in height.
C. Storms asked questions related to siting in this location versus alternative sites, and noted other structures might fit in better in this commercial area. The Applicant indicated extensive discussions with the 2534 DRC in determining this proposed design and location. C. Kiovsky noted she drove by the site prior to the meeting and felt like a clocktower structure, as was discussed in prior hearings, may be inappropriate; that the backdrop of the mountains, the adjacent open space and perhaps additional landscape with higher pine trees in the area, the monopine was an agreeable option. C. Weber concurred.

No public was in attendance to comment, the public hearing was closed.

C. Kiovsky noted that additional design guidelines – color standards, maintenance, and other details with future code review are required. Applicant clarified maintenance is by the tower owner, and a willingness to co-locate – the wireless carriers do work together to collocate where possible. C. Flores noted that planting some taller pines in the immediate vicinity could help screen over time. Applicant noted they would be open to planting additional trees.

M: Kiovsky made a motion to approve the proposed project, noting it is compatible to the surrounding environment. Motion passed 4-1 (C. Storms)

Director Meyer provided a brief departmental report and inquired about any priority land use topics for the upcoming Land Use Code update. Commissioners mentioned oil and gas setbacks, downtown parking and parking rules generally, floodplain ordinances, and process. There were no Commissioner Reports. The meeting was adjourned at 8:45 P.M.

Respectfully Submitted: Kim Meyer, Director

Approved & Accepted: Bruce Weber, Chairman
PLANNING & ZONING COMMISSION MEETING
7:00 PM, Wednesday, March 10, 2021
Remote Hearing Held VIA Zoom

Summary Minutes

Meeting called to Order by Chair Weber at 7:01 P.M. Roll call attendance was taken; present were Commissioners Boccella, Flores, Grentz, Kiovsky and Chair Weber. Commissioner Storms was tardy, but joined the meeting prior to Public Comment section.

The Town Clerk, Diana Seele, swore in a new Planning & Zoning Commissioner Sally Boccella. The Agenda was approved as written, with a unanimous vote.

The first item of New Business was a Public Hearing for Case#SUB20-0008, Revere at Johnstown Filing No. 1, Preliminary/Final Subdivision and Development Plan. The subject property is located northwest of the Rocksbury Ridge subdivision, along Weld County Road 50 / Larimer County Road 14. The proposal is for a 320-lot single-family subdivision as part of the Great Plains Village ODP. Darryll Wolnik, Planner II, gave a presentation providing an overview of the project and various specific elements related to water conservation and off-site roadway improvements. The property is approximately 73.5 acres, PUD-MU in Great Plains Village ODP, with proposed 320 DU – 150 SF attached, 170 SF detached.

Remaining staff concerns are related to phasing of the parks; storage of boats, trailers, and RVs as well as 3rd car garages to avoid long, “unbroken” monotonous facades. Mr. Wolnik also noted the existence of plugged and abandoned (“P&A”) wells on site.

C. Kiovsky voiced concerns about standards and setbacks for the P&A wells, related to safety. Wolnik noted they are in compliance with local and state regulations. Wolnik noted that Johnstown codes do not currently have requirements for reciprocal setbacks that apply to new development adjacent to existing wells. C. Boccella and Wolnik discussed the condition in the staff memo related to the oil & gas easement and to what elements that applies – that relates to an older easement that does not have a stated width.
A staff report was provided to the PZC and Applicant last week and is entered into the record.

Kristin Dean, Director of Entitlement, for Forestar, the Applicant, provided an overview of Forestar’s role as a developer. Dean provided a presentation that illustrates the portions of the ODP that Forestar is working on currently. She noted that the primary park in Filing 1 will be included with the 1st phase. Dean provided a rough schedule from approvals in April 2021, home sales in Feb 2022, completed in Q4 2025.

Staff noted that the Fire District and School District were made aware of the development; Fire participates actively in the Town review process. Additional commissioner questions related to the P&A wells and location and treatment of flowlines were discussed.

Public comments:
Erik Carlson, Foster Graham Milstein & Calisher, LLP, 360 S Garfield, Denver, representing DJ Homestead, LLC, mineral estate owner within project. Formal opposition, pursuant to C.R.S. 24-65.5-103.3(1)(b)(II), is registered. The owner believes that a surface use agreement needs to be executed. They would like to receive certification of mineral notices. Reserves the right to file further objections.

Chair Weber closed the public hearing at 7:48 PM. There was no discussion among the Commission. C. Grentz made a motion to approve the proposed Revere at Johnstown Filing No. 1, Preliminary/Final Subdivision and Development Plan with the motion and conditions as stated in the staff memorandum. This motion was seconded by C. Kiovsky. Vote carried, 5-0.

Director Meyer provided a brief departmental report. The Comp Plan is still in review of final details and wordsmithing. Fourteen development projects are currently in review and due in the next several weeks, so Planners are staying busy. Commissioners discussed concern over lack of oil and gas regulations and setbacks, removal of flowlines, etc. Meyer noted that the Town’s standards hadn’t been updated since 1997, so we defer to the COGCC standards at this time; and a land use code update slated for 2021 will allow the Town to address these concerns. There were no Commissioner Reports and Comments. The meeting was adjourned at 8:28 P.M.

Respectfully Submitted: Kim Meyer, Director  Approved & Accepted: Bruce Weber, Chairman
PLANNING & ZONING COMMISSION
AGENDA MEMORANDUM

ITEM: 1

DESCRIPTION: Public Hearing for The Granary (PUD) Preliminary Subdivision Plat and Preliminary Development Plan for approximately 294 acres, for a single-family neighborhood

LOCATION: South 1/2 of Section 7, Township 4 North, Range 68 West – North of CR 46, between Colorado Blvd and Telep Ave.

APPLICANT: Hartford Acquisitions (DBA Keto Development, LLC)

STAFF: Darryll Wolnik, Planner II

HEARING DATE: April 14, 2021

BACKGROUND & SUMMARY
The applicant, Hartford Acquisitions / Keto Development, LLC, is requesting approval of The Granary Preliminary Subdivision Plat and Preliminary Development Plan (PDP) for the south 1/2 of Section 7, Township 4 North, Range 68 West. The property is bounded by Weld County Road 46 to the south, Telep Ave. to the east, Colorado Blvd. to the west, and Great Western Railway Right-Of-Way to the north. The preliminary plat will set forth the overall general design for the project, with filings of phased final subdivision plats to follow with final details and design. The preliminary plat shall dictate the manner of development, with slight variations allowed, but does not dictate the order of development. Subsequent filings will determine final lots and street layouts and provide full engineering and construction documents for all public and private improvements within the development, with the exception of individual lots and homes. This preliminary plat shall follow those zoning regulations for the property that were set forth in the previously-approved Granary Outline Development Plan (ODP).

Surrounding land uses are primarily agricultural and rural residences. Properties to the north and northwest are developed, or developing, as primarily single family neighborhoods. The built-out Clearview residential subdivision is to the northwest of the subject property, across Coloradob Blvd., while the currently under-construction Mallard Ridge (approved as Johnstown Village) residential subdivision is north-adjacent to the subject property.
DEVELOPMENT HISTORY
The Granary Preliminary Plat and Preliminary Development Plan (Herein referred to as “The Granary”) was annexed as two separate annexations and original ODPs, those being Keto and Maplewood Acres.

The Maplewood property on the west, also known as Maplewood Acres, has historically contained agricultural uses, and continues to contain those uses. It was annexed on March 2, 2009, by way of Ordinance 2009-100. It was also assigned PUD-R zoning at that time via ODP, by way of Ordinance 2009-101

The eastern Keto property has historically contained agricultural uses, and continues to contain those uses. It was annexed into Johnstown on September 18, 2006, by way of Ordinance 2006-776. It was also assigned PUD-R zoning at that time via ODP, by way of Ordinance 2006-777. On February 17, 2021, The Granary ODP was approved through Ordinance 2021-193. That ODP is the current zoning for this property.

ATTACHMENTS
1 - Vicinity Map
2 - Application
3 – Preliminary Plat
4 – PDP Preliminary Development Plan
3 – ODP Outline Development Plan

PUBLIC NOTICE
Notice for the Planning & Zoning Commission hearing was published in the local paper of widest circulation, the Johnstown Breeze, on Thursday, March 25, 2021. This notice provided the date, time, and location of the Planning and Zoning Commission hearing, as well as a description of the project. Courtesy notices were mailed to all property owners within 500 feet of the property in question. This notice included a map of the proposed annexation and zoning.

A neighborhood meeting was held on Thursday, March 18, 2021, and noticed to property owners of records within 500 feet of the property. The meeting was attended by roughly a dozen residents (exact numbers and sign in was not possible, due to the remote-only nature of the meeting) Staff heard from two residents during the meeting. Jerry Jennison asked questions about oil and gas development in the area. Specifically, he was concerned that all existing and abandoned wells were not shown on the plat. Staff and applicant were able to confirm all wells appear to be shown, and Mr. Jennison agreed.

Staff also heard from Laurie Stolley, who lives at the property on the east side of Colorado Blvd., just south of the proposed east-west collector. She was concerned about her access, which currently enters from the south and across the Granary property. Mrs. Stolley was worried about the proximity of her access to the turn lanes and likely signal associated with that east-west collector. Applicant offered to allow her to retain the current access via permanent recorded easement. Another issue brought up by
Mrs. Stolley was the road cross-section in front of her home, on Colorado Blvd. While the exact layout is unclear because of the fluid nature of the area, staff directed applicant to provide Mrs. Stolley with a potential road cross-section. Staff and the Applicant have also corresponded and met separately with the Stolleys previously to discuss the location and scope of this collector road, timing of development that might impact that, and continued access to their property.

ANALYSIS
Johnstown Comprehensive Plan Alignment
P.2-5: The area in question is marked as “Low Density Residential, Average 3 DU/AC”. The Preliminary Plat and Development Plan proposes 3.45 DU/AC, roughly in line with this requirement.

Goal CF-1: New development achieves the community’s goals and is consistent with the Town’s vision – building blocks.
This Preliminary Plat and Development Plan will provide the groundwork for a future development that incorporates new trails, adds green space, and creates neighborhood parks within new neighborhoods.

Goal CF-3: An enhanced character of developments and overall image – Pedestrian-friendly environments.
The proposed Preliminary Plat and Development Plan calls for an expansive trail network, affording residents the opportunity to use multiple modes of transportation, or simply enjoy open spaces. The modified collector cross-section will allow for a detached 9’ sidewalk, providing ample space for use while being separated from the flowline of the road.

Goal NH-1: A diversity of housing types to support the housing needs of a diverse population – location and proximity.
The proposed Preliminary Plat and Development Plan is located centrally between I-25, downtown, and new development to the north and south. In addition, the properties in question are located adjacent to Colorado Blvd., a major north-south arterial that connects south to Denver and north to the 2534 district of Johnstown and beyond.

Zoning
The zoning for the property is PUD-R, and the current approved ODP allows for single-family detached residential throughout the property, along with open space.

The Granary Preliminary Plat and Development Plan proposes 29 outlots, covering 94.392 acres (32.02% of the site). Those outlots would be considered open space areas, and their exact uses will be more precisely determined at final subdivision; however, the amount and percentage will not significantly change. Of note are the three developed park areas; those shall not change in size or location from what is shown on this Preliminary Plat and Development Plan.
Seventy-one acres are proposed as public right-of-way, 24.36% of the site. Single family detached residential lots will comprise roughly 128.575 acres, or 43.62% of the project area, these 925 lots will be an average of 6,054 square feet in size.

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

Garages will be set a minimum of 20’ back, allowing not only ample space to park a vehicle as required by JMC 16-143(5), but also to prevent a streetscape of garage doors, thereby placing the homes front and center, rather than the garages. Porches may encroach 3’ into the 15’ habitable living area setback. Those porches are required, and must be a minimum of 48 S/F. Having mandatory porches will have the effect of creating an aesthetically-pleasing streetscape of elevations. There will be a 15’ rear yard setback, and 5’ side yard setback, with 15’ required on side corner lots adjacent to ROW. Buildings may be up to 35’ in height, measured to the midpoint of the highest ridge and eave, as defined by building code. Lots will generally be either 45’x110’ or 55’x110 in size and dimension.

The ODP set minimum design guidelines for structures, which shall be expanded upon by way of design guidelines during final platting and final development plan. Individual lot landscape standards will be further detailed? during the final platting and final development plan. The Town shall require sample lot layouts, conceptual elevations, plant lists, and percentages and treatment of groundcover at that time.

**Infrastructure/Transportation**
Currently Little Thompson Water District serves the few residences in the area. Town water lines run north of the property and east along Telep Ave. A smaller 8” line is located along Colorado Blvd. on the west side of the property. There are no lines along County Road 46. Water lines will need to be extended to the property at the appropriate size, as determined by Public Works and the Town Engineer, during the engineering design process. For the purpose of this Preliminary Plat and Development Plan, water service is in close proximity, has been deemed adequate, and it is therefore possible to serve this property.

As part of the annexation agreement for both Keto and Maplewood, the developer is required to construct at least 12” water mains along Colorado Blvd, Telep Ave., and Weld County Road 46. The developer is also required to loop any water mains built on the property.
Sanitary sewer service will be provided by the Town of Johnstown, via the new central sewer interceptor. Improvements are already underway, and that interceptor will be completed in the next few years, as part of the Town’s overall sewer infrastructure improvements. The Central Wastewater Treatment Plant will also be expanded in the next couple of years. Both of these projects will ensure adequate capacity to handle the proposed development.

Regarding transportation networks in the area there are multiple major arterials that border this proposed project. Colorado Blvd., a regionally-significant major arterial that stretches from Thornton to Windsor, bounds this project to the west. Colorado Blvd. intersects with Weld County Road 46, an unimproved roadway. The traffic impact study (TIS) calls for numerous ultimate improvements relating to turn lanes and acceleration/deceleration lanes. There is a proposed east-west collector road that has been approved in a modified cross-section. This collector will have a 9’ “multi-modal” sidewalk separated from the ROW by a 6 ½’ landscape area (known colloquially as a tree lawn or park strip), rather than the standard 5’ sidewalk.

It should be noted that the auxiliary lane requirements are in addition to the standard street cross-sections as outlined in the 2008 Johnstown Master Transportation Plan. The developer will be required to install appropriate roadways, to include possible half-widths, at platting. Roadway improvements and infrastructure will be installed prior to any homes being constructed, and after the final plat has been approve. These improvements, along with other public improvements, are likely to be built incrementally, as the property is built out.

The annexation agreement for the Keto Annexation lays out required dedications for County Road 46 and Telep Ave. Per the agreement, 30’ of additional ROW dedication is due when the property develops, which should be taken to mean at final plat, as this is when ROW dedication takes place. Additionally, Weld County Recorded Exemption 1059-7-3 RE-3403 shows 40’ of ROW reservation on the east side of the existing 60’ ROW on Colorado Blvd.

Of note is the new Weld RE-5J high school being constructed across Colorado Blvd. from this proposed project. Some lane configurations and roadway/infrastructure improvements may take place in conjunction between these two projects.

The Granary Preliminary Plat and Development Plan shows a robust trail system throughout. Applicant is proposing 5’ wide trails utilizing crusher fines, a compacted soft surface that meets ADA standards. These trails will connect areas of the development that sidewalks do not. Notably, the trails utilize a number of mid-block cut throughs to increase walkability. The trails connect all areas of the project to the three parks, creating safe pathways around the development, while also connecting to the interior sidewalks and allowing for access to other future trails outside of the development by tying into the perimeter sidewalks.
Phasing
Applicant has proposed a phasing plan with this development. Said phasing plan is not final, but does outline a rough schedule of final filings. A loose agenda for construction is also presented as part of this application. Development will move east to west; to be dictated by infrastructure availability, as the applicant can tie into existing wet utilities in the northeast corner of the site. Filing 1 is expected to include areas from Telep Ave. west to the first proposed north-south entry road into the development. Filing 2 will likely include areas between the two north-south entry roads, and the final filing will include the remainder of the project. Exact phasing may be dictated by availability of infrastructure and as approved by the Town and Front Range Fire Rescue.

Easements / Oil & Gas
There are four oil and gas facility sites on or around the property which encumber the property in some manner. Three of these facilities are located on the subject property, while one is located just north of the property, across the railroad ROW. The Johnstown Municipal Code (JMC) does not address reciprocal setbacks from general oil and gas facilities, nor do any of the Colorado Oil and Gas Conservation Commission (COGCC) rules. Town Design Guidelines do call for a 150’ minimum setback from existing wellheads for new development. However, the applicant has opted to utilize a 350’ setback from all existing oil and gas facilities. Area within these setbacks is utilized as either passive open space, drainage, or trails. There are no inhabitable structures or designated play areas within these setbacks. Town Design Guidelines and JMC call for screening of oil and gas facilities. Oil and gas facilities are proposed to be screened by black wrought-iron-style fencing, specifically Ameristar Impasse II. This decorative open fencing type is widely used on oil and gas sites and is 6’ in height.

It should be noted there are plugged oil & gas facilities within this project. Applicant has proposed a reciprocal setback of 150’, which is adequate for Fire and Engineering, as both COGCC rules and Town Code are silent on the topic. There are two capped sites within this development, contained within Outlots Q and U.

Three pipeline easements run through the property. A 25’ gas pipeline easement, held by Western Slope Gas Company, runs north-south through roughly the center of the property, and cannot be built upon other than to cross with a roadway. In addition to that, a 30’ regional stormwater easement that also serves Mallard Ridge to the north runs from the north and turns east around the center of the property, before leaving the site to the east. Finally, the Thornton Water Project pipeline runs north-south along the eastern edge of the property, utilizing a 50’ no-build easement.
In addition to the above easements, the Hillsborough Ditch runs across the eastern edge of this property. This Preliminary Plat and Development Plan now shows no major realignments to the ditch. Hillsborough Ditch is shown to have a 100’ easement along its alignment through this project. Developers will continue to work with the ditch company on improvements and alignment issues, and Hillsborough Ditch shall sign the final plat showing acceptance of the easement and alignment.

**Staff Concerns**

Staff is somewhat concerned about the location of the proposed west park. Currently the park is located wholly within the 150’ setback for existing plugged and abandoned wells. There is no local or state code or regulation precluding the applicant from proposing and constructing this park. Further, planning does not propose to relocate the park, especially as Front Range Fire Rescue and the Town Engineer approve the use. Staff just wanted it brought to the Commission’s attention.

There are a three county parcels, with homes, adjacent to and interwoven along the edges of this property. While these parcels are on the outside edge of the subject property, they could present future issues for the Town in terms of future annexation and redevelopment (if that were to occur), individual driveway accesses along major arterials, and the lack of service by utilities and other infrastructure. The Town cannot and would not force these properties to annex, develop, or otherwise be included in the Preliminary Plat and Development Plan, and their exclusion does not endanger or dilute the current project proposal in any meaningful way. However, it is anticipated that these properties will redevelop at some point in the future, and such redevelopment may be challenged because of their exclusion today; this alone merits their mention in this report. No specific remedies are suggested or needed at this time.

**RECOMMENDED PLANNING AND ZONING COMMISSION FINDINGS AND MOTIONS**

**Findings:**

1. The proposed Preliminary Plat and Preliminary Development Plan is in agreement with the Johnstown Area Comprehensive Plan and its Future Land Use Map.

2. The proposed Preliminary Plat and Preliminary Development Plan can to be adequately served by Town services and utilities and other community infrastructure.

3. The proposed Preliminary Plat and Preliminary Development Plan is in substantial compliance with all Town codes, regulations, and standards and specifications.

**Conditions**

1. The applicant address all outstanding comments and redlines from the Town Engineer and Public Works on construction drawings and public improvements, prior to submittal for Final Subdivision Plat and Final Development Plans for each phase or filing.
2. The applicant work with Town Staff and the three (3) owners of the excluded properties to ensure preservation of their accesses and coordinate public improvements along their frontages. This should be incorporated into development agreements that accompanies each applicable final plat.

**Recommended Motion**

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

**Alternate Motions**

Motion to Deny: “I move that the Planning & Zoning Commission recommend to the Town Council denial of The Granary Preliminary Plat and Preliminary Development Plan based upon the following findings...”

Planner:  
Reviewed by:

Darryll Wolnik  
Kim Meyer

Planner II  
Planning & Development Director

File Name: S:\PLANNING\2002 Land Use Projects\PUD20-001 Keto-Maplewood PUD\Staff Report.docx
PUD20-0001
The Granary
S 1/2 of Sec 7, T4N R67W
LAND USE APPLICATION

Project Name: The Granary

Description: Single-Family Detached Subdivision

Land Use: □ Site Development Plan □ Use by Special Review □ Conditional Use Grant □ Annexation

Subdivision: □ Replat/Minor □ Preliminary □ Final □ Combined Prelim/Final

PUD: □ Outline/ODP □ Prelim/PDP □ Final/FDP

Zoning: □ Establish Zoning □ Rezone

Wireless: □ Small Cell □ EFR □ Alt. Tower □ Base Station □ Tower/Other

Other: □ Downtown Façade Grant

Site Address or Parcel #s: 105907000022, 105907300044, 105907300043

Applicant/Project Owner: Hartford Acquisitions

Applicant Address: 4801 Goodman Rd, Timnath, CO 80547

Email: hunter@hartofo.co.com Telephone: 970.614.4219

Consultant /Representative: Russell + Mills Studios

Consultant Address: 506 S College Ave, Unit A, Fort Collins, CO, 80524

Email: crussell@russellmillsstudios.com Telephone: 970.484.8855

Landowner Authorization to Proceed with Land Use Action: (Required)

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 “authorized representative” to represent me/us in all aspects of the land use process for the project being submitted with this application. □ Please keep me informed of the status and progress of this project via email at the address below. □ I do NOT want to be updated on this project. (To modify this request, contact Planning@TownofJohnstown.com)

Landowner(s): Scott Lewis (Maplewood Acres) & Eric Keto (Keto)

Email: Scott Lewis - scoma95@comcast.net Telephone: Scott Lewis - 303.919.7097

Email: Eric Keto - ketocolorado@outlook.com Telephone: Eric Keto - 617.335.7852

Signature of Landowner

The Community That Cares

www.TownofJohnstown.com

P: 970.587.4664 | 450 S. Parish Ave, Johnstown CO | F: 970.587.0141

Rev: 7-20
The Granary

Project Name: _____________________________________________________________________________________

Description: _____________________________________________________________________________________

Land Use:  □ Site Development Plan  □ Use by Special Review  □ Conditional Use Grant  □ Annexation

Subdivision:  □ Replat/Minor  □ Preliminary  □ Final  □ Combined Prelim/Final

PUD:  □ Outline/ODP  □ Prelim/PDP  □ Final/FDP

Zoning:  □ Establish Zoning  □ Rezone

Wireless:  □ Small Cell  □ EFR  □ Alt. Tower  □ Base Station  □ Tower/Other

Other:  □ Downtown Façade Grant

Site Address or Parcel #s:  105907000022, 105907300044, 105907300043

Applicant/Project Owner:  Hartford Acquisitions

Applicant Address:  4801 Goodman Rd, Timnath, CO 80547

Email:  hunter@hartfordco.com  Telephone:  970.614.4219

Consultant /Representative:  Russell + Mills Studios

Consultant Address:  506 S College Ave, Unit A, Fort Collins, CO, 80524

Email:  crussell@russellmillsstudios.com  Telephone:  970.484.8855

Landowner Authorization to Proceed with Land Use Action: (Required)

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 “authorized representative” to represent me/us in all aspects of the land use process for the project being submitted with this application. Please keep me informed of the status and progress of this project via email at the address below. □ I do NOT want to be updated on this project. (To modify this request, contact Planning@TownofJohnstown.com)

Landowner(s):  Scott Lewis (Maplewood Acres) & Eric Keto (Keto)

Email:  scottlew@comcast.net  Telephone:  303.919.7097

Signature of Landowner

Signature of Landowner

The Community That Cares

www.TownofJohnstown.com

P: 970.587.4664 | 450 S. Parish Ave, Johnstown CO | F: 970.587.0141
### THE GRANARY

**Part of the South Half of Section 7, T. 4 N., R. 67 W. of the 6th PM, County of Weld, State of Colorado**

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**Date:** 12/18/2020

**Drawn By:** Armando Nunez  
**Checked By:**

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**The Granary**

Part of the South Half of Section 7, T. 4 N., R. 67 W. of the 6th PM, County of Weld, State of Colorado

*GallowayUS.com*
5265 Ronald Reagan Blvd., Suite 210
Johnstown, CO 80534
970.800.3300

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**Stamp**
THE GRANARY
PART OF THE SOUTH HALF OF SECTION 7,
T. 4 N., R. 67 W. OF THE 6TH P.M.,
COUNTY OF WELD, STATE OF COLORADO

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**THE GRANARY**

**PART OF THE SOUTH HALF OF SECTION 7,**
**T. 4 N., R. 67 W. OF THE 6TH P.M.,**
**COUNTY OF WELD, STATE OF COLORADO**

**Copyright**
GallowayUS.com
5265 Ronald Reagan Blvd., Suite 210
Johnstown, CO 80534
970.800.3300

**Date: 4/8/2021**

**H:\Hartford Homes\CO Johnstown HFH20 - Granary\0SVY\1-CAD\Plat\HFH20.10-cover_sheet.dwg**
THE GRANARY PRELIMINARY DEVELOPMENT PLAN

Johnstown, Colorado

Owner/Applicant
Hartford Acquisitions
4801 Goodman Rd
Timnath, CO 80547
970.614.4219

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

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

Traffic Engineer
Rollins Consult, LLC
PO Box 1164
Fort Collins, CO 80522
970.213.2393

Vicinity Map

Zoning Map: Existing Zone District PUD-R

MAPLEWOOD ACRES LEGAL DESCRIPTION
Lot 8, Recorded Exemption No. 1358-1-3-REE-135, according to the map recorded May 6, 1874 at Reception Number 1926088, being a portion of the Southwest Quarter of the Southwest Quarter of Section 1, Township 4 North, Range 67 West of the 6th P.M., County of Weld, State of Colorado.

OUTLOT A
OUTLOT B
OUTLOT J
OUTLOT O
ROADWAY R.O.W.
OUTLOT Y
OUTLOT L
OUTLOT M
OUTLOT U
OUTLOT R
OUTLOT AA
OUTLOT CC
OUTLOT H
OUTLOT T
OUTLOT G
OUTLOT X
OUTLOT V
OUTLOT Q

KETO LEGAL DESCRIPTION
The SE1/4 of Section 7, Township 4 North, Range 67 West of the 6th P.M., County of Weld, State of Colorado EXCEPTING therefrom right of way conveyed to The Great Western Construction Company by deed recorded in Book 163, page 246, Weld County records, and also excepting parcels contained in patented recorded in Book 153, page 48, and in Deed recorded in Book 50, page 233, Weld County records.

LAND SUMMARY
Existing zoning: PUD-R

Proposed zoning: PUD-R

SQUARE FOOT

ACRES

OWNERSHIP

PERCENTAGE

SHEET INDEX
G001 - Cover Sheet
LS100 - Overall Site Plan and Land Use Chart
LS101 - Site Plan
LS102 - Site Plan
LS103 - Site Plan
LS104 - Site Plan
LS401 - Site Enhancement Plan - West Park
LS402 - Site Enhancement Plan - Central Park
LS403 - Site Enhancement Plan - East Park
LS501 - Site Details
LS502 - Site Details
FP101 - Fencing Plan
FP102 - Fencing Plan
FP103 - Fencing Plan
FP104 - Fencing Plan
FP501 - Fencing Details
LP100 - Landscape Schedule and Notes
LP101 - Landscape Plan
LP102 - Landscape Plan
LP103 - Landscape Plan
LP104 - Landscape Plan
LP105 - Landscape Plan
LP106 - Landscape Plan
LP107 - Landscape Plan
LP108 - Landscape Plan
LP109 - Landscape Plan
LP110 - Landscape Plan
LP111 - Landscape Plan
LP112 - Landscape Plan
LP401 - Landscape Enhancement Plan - West Park
LP402 - Landscape Enhancement Plan - Central Park
LP403 - Landscape Enhancement Plan - East Park
LP404 - Landscape Enhancement Plan - Entrances
LP501 - Landscape Details
OS100 - Open Space Plan

GENERAL NOTES
1. A rainwater harvest system shall be established to provide for common area maintenance and financing of public improvements.
2. This site does not contain any known endangered species.
3. No archeological or historic areas have been identified on the site.
4. No floodplains, wetlands, or geohazards have been identified or mapped on the site.

APPROVALS
PLANNING AND ZONING COMMISSION
TOWN COUNCIL

The Preliminary Development Plan to be known as THE GRANARY, was APPROVED by ACTION of the PLANNING AND ZONING COMMISSION of the TOWN OF JOHNSTOWN, COLORADO at a REGULAR MEETING HELD ON THE DAY OF ______, ______, 20__.

By: CHAIR, PLANNING AND ZONING COMMISSION

By: MAYOR, TOWN CLERK

TOWN ENGINEER

APPROVED THIS __________, 20__

TOWN ENGINEER, TOWN OF JOHNSTOWN

HILLSBOROUGH DITCH COMPANY

The Preliminary Development Plan to be known as THE GRANARY, was APPROVED by ACTION of the HILLSBOROUGH DITCH COMPANY on the DAY OF ______, ______, 20__. 
LOCATION TO BE APPROVED BY TOWN ENGINEER

OUTLOT Z
EXISTING OIL & GAS FACILITIES

R50'-0"

CONDITION

LOT 36
LOT 34
LOT 35
LOT 3
LOT 2
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LOT 9
LOT 7
A. CONCRETE PAVEMENT

B. PLAYGROUND EDGER

C. ENGINEERED WOOD FIBER

D. SHELTER

E. TABLE

F. BENCH

G. TELED AVENUE ENTRANCE BARN

H. SILO ENTRY SIGN

NOTES:
1. JOINT SPACING AT EDGER:
   - SAW CUT CONTROL JOINTS EQUALLY SPACED AT 8' MINIMUM, 10' MAXIMUM, AND CONTINUE DOWN ENTIRE FACE OF EDGER

2. EXPANSION JOINTS EQUALLY SPACED AT 80' MINIMUM, 100' MAXIMUM

3. REFER TO SPECIFICATIONS FOR ALL MATERIALS CALLED OUT IN DETAIL.

SCALE: 1 1/2" = 1'-0"
THE GRANARY
Johnstown, Colorado

PRELIMINARY DEVELOPMENT PLAN

Date: 04.08.2021
Drawn By: SL & DD
Checked By: CR
Sheet Name: SITE DETAILS
Sheet: LS502

A. PLAY STRUCTURE

B. PLAY PIECE

C. SWINGS

D. HORSESHOE COURT

E. SAND VOLLEYBALL COURT

NOT FOR CONSTRUCTION

B A C D E
LS502 SITE DETAILS
Sheet
Sheet Name

CR SL & DD
04.08.2021

THE GRANARY
Johnstown, Colorado

PRELIMINARY DEVELOPMENT PLAN

Date: 04.08.2021
Drawn By: SL & DD
Checked By: CR
Sheet Name: SITE DETAILS
Sheet: LS502

A. PLAY STRUCTURE

B. PLAY PIECE

C. SWINGS

D. HORSESHOE COURT

E. SAND VOLLEYBALL COURT

NOT FOR CONSTRUCTION
**FENCE TYPE 1 (ALONG SINGLE-FAMILY REAR LOT PROPERTY LINES ADJACENT TO PUBLIC ARTERIAL R.O.W.)**

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

**OUTSIDE ELEVATION VIEW FROM OPEN SPACE**

**INSIDE ELEVATION VIEW FROM RESIDENTIAL LOT**

---

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

1. **NOTES:**
   - FENCE TYPE 2 SHALL BE LOCATED AT ALL SINGLE-FAMILY LOT SIDE PROPERTY LINES.
   - ALL FENCING MATERIALS SHALL BE CEDAR OR PRESSURE TREATED LUMBER #1 GRADE.
   - DEVELOPER’S STRUCTURAL ENGINEER TO APPROVE ALL COLUMN FOOTINGS.

**OUTSIDE ELEVATION VIEW FROM OPEN SPACE**

**INSIDE ELEVATION VIEW FROM RESIDENTIAL LOT**

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

1. **NOTES:**
   - FENCE TYPE 3 SHALL BE LOCATED AT ALL SINGLE-FAMILY LOT REAR PROPERTY LINES THAT BACK INTERIOR OPEN SPACE.
   - ALL FENCING MATERIALS SHALL BE CEDAR OR PRESSURE TREATED LUMBER #1 GRADE.
   - DEVELOPER’S STRUCTURAL ENGINEER TO APPROVE ALL COLUMN FOOTINGS.

**OUTSIDE ELEVATION VIEW FROM OPEN SPACE**

**INSIDE ELEVATION VIEW FROM RESIDENTIAL LOT**

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**FENCE TYPE 4 (OIL & GAS FACILITIES)**

1. **NOTES:**
   - AMERISTAR IMPASSE II FENCING IN BLACK.
   - FENCE TYPE 2 SHALL BE LOCATED AROUND EXISTING OIL & GAS FACILITIES.
   - FINAL LOCATIONS OF FENCING AROUND ACTIVE OIL & GAS FACILITIES TO BE APPROVED BY OIL & GAS FACILITIES AT TIME OF FINAL PLAT.

**OUTSIDE ELEVATION VIEW FROM OPEN SPACE**

**INSIDE ELEVATION VIEW FROM RESIDENTIAL LOT**
GRANARY OUTLINE DEVELOPMENT PLAN
Johnstown, Colorado

Owner/Applicant
Hartford Acquisitions
4801 Goodman Rd
Timnath, CO 80547
970.814.4219

Planner
Russell + Mills Studios
506 S College Ave, Unit A
Fort Collins, CO 80524
970.484.8856

Civil Engineer
Galloway
Suite 210
Johnstown, CO 80534
970.800.3300

Traffic Engineer
Rollins Consult, LLC
PO Box 1164
Fort Collins, CO 80522
970.213.2393

MAPLEWOOD ACRES LEGAL DESCRIPTION
Lot 8, Recorded Exemption No. 1058-1-11-02, as recorded in plat, recorded May 8, 1984, in Book 169, page 230, being a portion of the Northeast Quarter of the Northwest Quarter of Section 9, Township 6 North, Range 67 West of the 6th P.M., County of Weld, State of Colorado.

KETO LEGAL DESCRIPTION
The SE 1/4 of Section 7, Township 4 North, Range 67 West of the 6th P.M., County of Weld, State of Colorado, EXCEPT hereinafter right of way conveyed.

PROJECT HISTORY/INTENT/SUMMARY
The KETO and Maplewood Acres parcels will be developed by a subsidiary of Hartford Homes, LLC. Maplewood Acres was annexed into the Johnstown in 2009. The KETO Parcel (Keto 181 Annexation) was annexed into Johnstown with a previous ODP plan associated with it that will be replaced by this ODP.

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

GENERAL NOTES
1. All lineal 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.

2. A map district shall be established to provide for common area maintenance and financing of the public improvements.

DEVELOPMENT OBJECTIVES
The development of THE GRANARY PUD shall provide a net diversity in housing in terms of number of units across PUD will be capped at 950 units. The plan will consist of single-family residential lots, ranging from 4,950 square feet to 6,050 square feet. The properties are presently undeveloped. An existing ditch runs through the eastern portion of the Keto parcel. The ditch will be realigned along Telep Avenue. There are several existing facilities.

APPROVALS
PLANNING AND ZONING COMMISSION
THE OUTLINE DEVELOPMENT PLAN TO BE KNOWN AS THE GRANARY ODP, WAS APPROVED BY ACTION OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF JOHNSTOWN, COLORADO AT A REGULAR MEETING HELD ON THE ____DAY OF ____, 20__, AT ____, P.M.

TOWN COUNCIL
THE OUTLINE DEVELOPMENT PLAN, TO BE KNOWN AS THE GRANARY ODP, IS APPROVED AND ACCEPTED BY THE TOWN OF JOHNSTOWN, BY ORDINANCE NUMBER ____ , PASSED AND ADOPTED ON FINAL READING AT A REGULAR MEETING OF THE TOWN COUNCIL OF THE TOWN OF JOHNSTOWN, COLORADO HELD ON THE ____DAY OF ____, 20__, AT ____, P.M.

BY: TOWN MAYOR
ATTEST: TOWN CLERK
**LANDSCAPE STANDARDS**

**Detached Single Family Lot**
- Delineate area to be used for surface drainage. Any surface area that is to be plowed or seed planted shall be maintained per the standard Turf Management Plan. Site design to minimize the number of exposed turf edges that may create a potential for erosion.
- The planting of trees and shrubs in the front, side, and rear yards shall be done to enhance the aesthetic appeal of the rear yard.
- Trees shall be spaced so that they will not interfere with the efficiency of any structures or provide natural surveillance.
- Trees shall be selected for their adaptation to local conditions.
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**Fence Type 1 (Along Single-Family Rear Lot Property Lines Adjacent to Public Arterial R.O.W.)**

- **NOTES:**
  1. Fence Type 1 shall be located at all single-family lot rear property lines that back open space along Colorado Boulevard, Telp Ave., CR 46, and railroad.
  2. All fencing materials shall be cedar or pressure treated lumber #1 grade.
  3. Structural engineer to approve all column footings.

**Fence Section**
- 12" diameter concrete footing. Slope concrete away from post.
- Gravel bed
- 6" x 6" x 12" post master post
- 1" x 6" cap
- 2" x 8" bottom rail
- 2" x 8" middle rail
- 2" x 8" top rail
- 14 ga. wire mesh attached to inside of fence. Do not extend mesh above top rail or below bottom rail.
- 20 ga. wire mesh attached to inside of fence. Do not extend mesh above top rail or below bottom rail.

**Fence Type Location Diagram**

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**Fence Type 2 (Along Single-Family Side Lot Property Lines)**

- **NOTES:**
  1. Fence Type 2 shall be located at all single-family lot side property lines.
  2. All fencing materials shall be cedar or pressure treated lumber #1 grade.

**Fence Section**
- 12" diameter concrete footing. Slope concrete away from post.
- Gravel bed
- 6" x 6" x 12" post master post with 1" x 6" fascia
- 14 ga. wire mesh attached to inside of fence. Do not extend mesh above top rail or below bottom rail.
- 20 ga. wire mesh attached to inside of fence. Do not extend mesh above top rail or below bottom rail.

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**Fence Type 3 (Along Single-Family Lot Lines That Are Adjacent to Interior Open Space)**

- **NOTES:**
  1. Fence Type 3 shall be located on all single-family lot rear property lines that back interior open space.
  2. All fencing materials shall be cedar or pressure treated lumber #1 grade.

**Fence Section**
- 12" diameter concrete footing. Slope concrete away from post.
- Gravel bed
- 2" x 8" bottom rail
- 2" x 8" middle rail
- 2" x 8" top rail
- 1" x 6" facia
- 14 ga. wire mesh attached to inside of fence. Do not extend mesh above top rail or below bottom rail.
- 20 ga. wire mesh attached to inside of fence. Do not extend mesh above top rail or below bottom rail.
OUTLINE DEVELOPMENT PLAN

Date: 01.08.2021
Drawn By: CS 833
Checked By: CR

Sheet Name: ILLUSTRATIVE MASTER PLAN
Sheet: ODP 5

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

- Existing silo relocated as entry feature
- 350' oil + gas setback, typ.
- 150' oil + gas setback from plugged well
- Sanitary sewer line easement
- Thornton pipeline easement, typ.
- Relocated ditch with 100' easement
- 350' oil + gas setback
- Central Park
- West Park
- East Park
- Detention
- Irrigated sod
- Irrigated native seed
- Gas line easement
- Collector
- County Road 46
- Colorado Boulevard
- Telex Avenue
- Sinclair Pipeline + Thornton Water Easement

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

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

Remove covered garage portion

Existing barn along Telap Avenue

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

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

Telap Avenue Entry Feature

100' ditch easement
no trees or shrubs

30' landscape buffer

R.O.W. dedication

Collector Street

Evergreen trees

Telap Avenue

OUTLINE DEVELOPMENT PLAN

Date: 01.08.2021

Drawn By: CR

Checked By: CR

Sheet Name

CONCEPTUAL ENTRY FEATURE PLAN

Sheet

ODP 8