



Town of Johnstown

UNCLE BENNY'S MARKETPLACE

Retail Building Supply Store and Yard

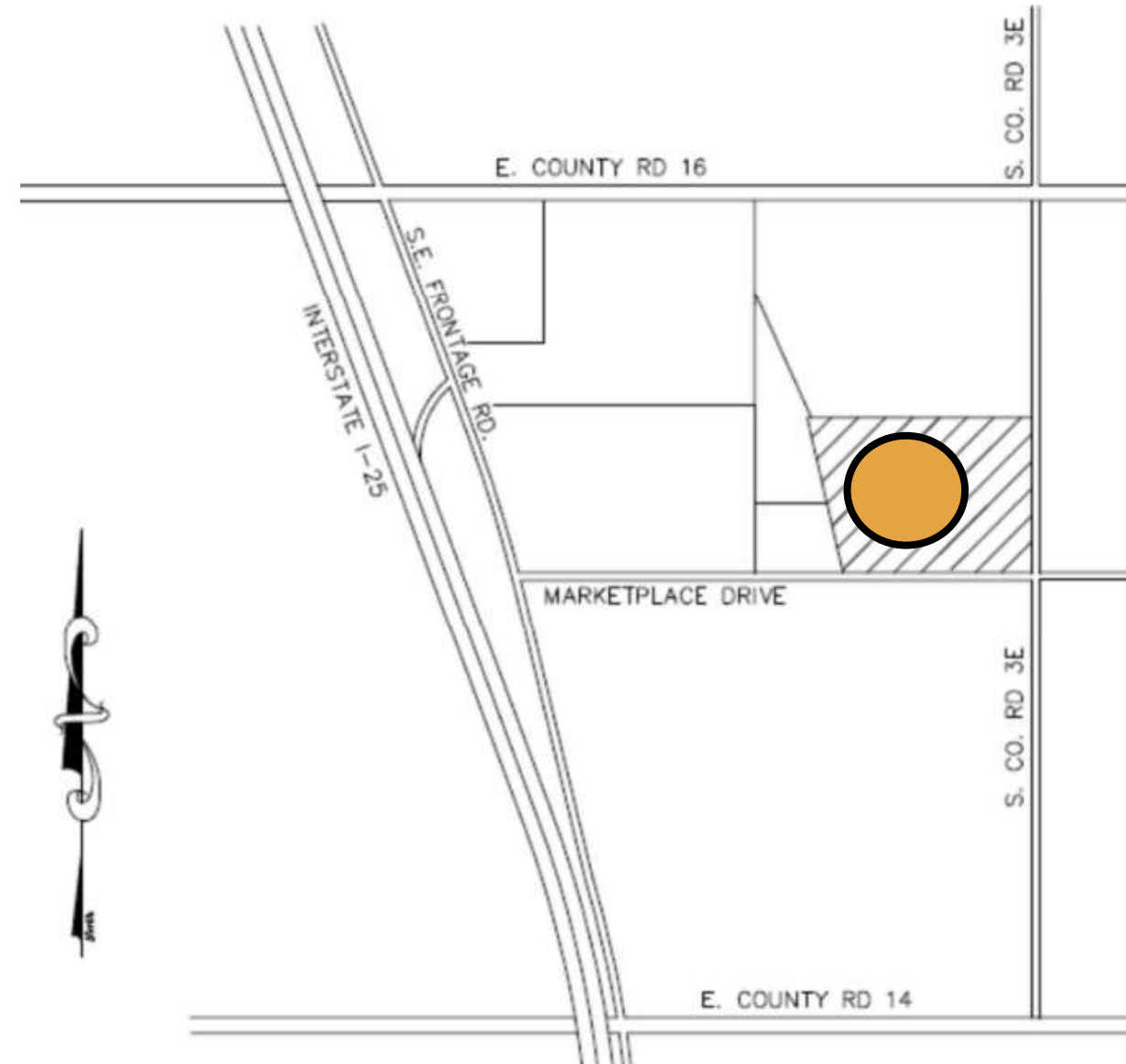
Site Development Plan

Town Council

March, 6 2023

LOCATION & BACKGROUND

- North of Marketplace Drive;
East of I-25 Frontage Road &
Candlelight Dinner Theater
- Zoning: PUD-JC
 - Part of Johnson's Corner
Annexation and Zoning (1999)
- Lot 1 of Uncle Benny's Marketplace
Resubdivision (2022)
 - 5 Acres



Town of Johnstown

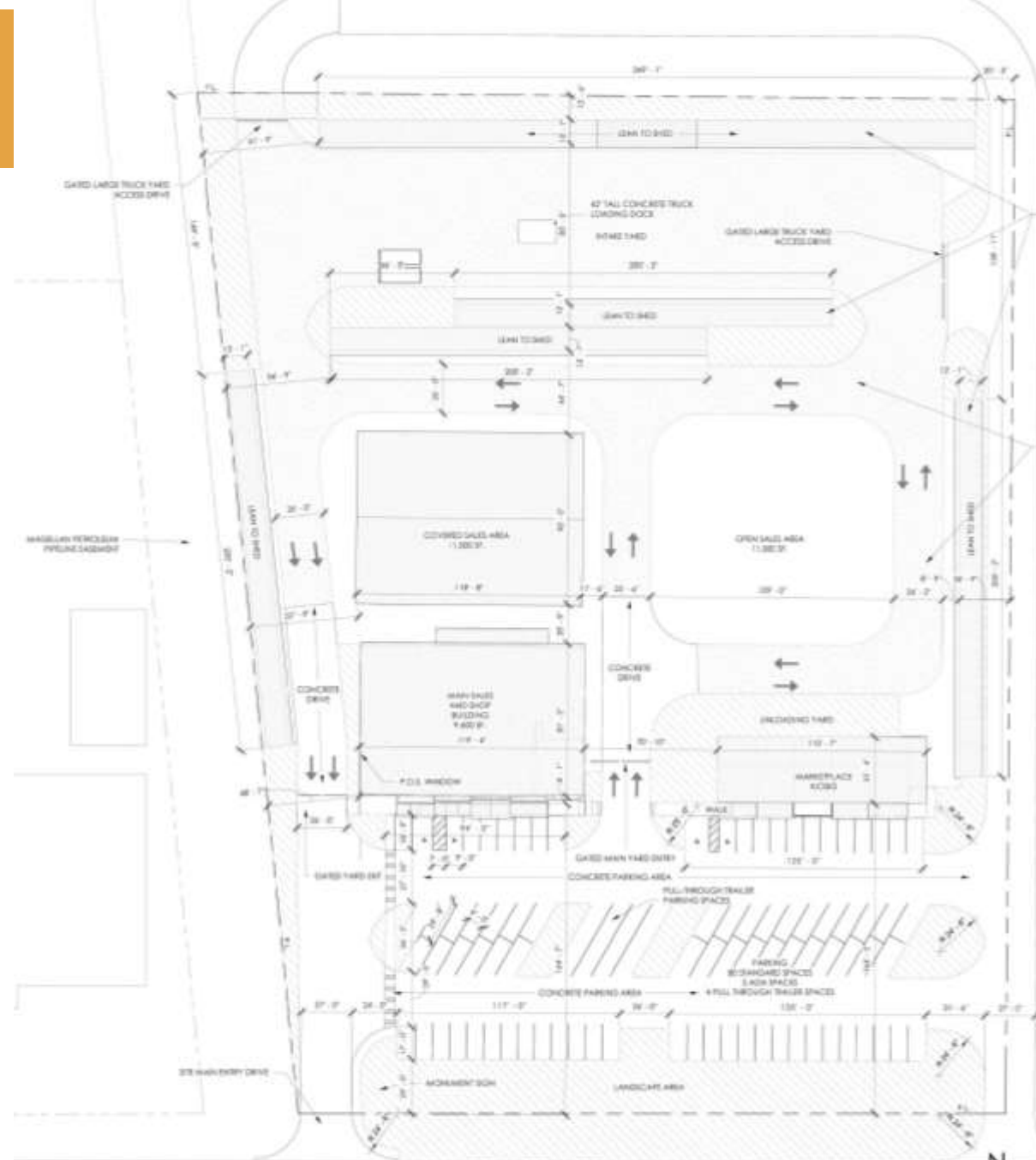
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CODE / PROCESS

- Site Development Plan (SDP)
- Per Town Code, Sec. 16-145 – SDPs not located in a PUD that has detailed design guidelines is subject to “Full Review” with PZC & Town Council review.
- Town Design Guidelines apply
- Elements subject to review for compliance:
 - Height, bulk, setbacks, etc.
 - Design Guidelines
 - Utilities, Grading, Drainage
 - Parking, Loading, Stacking
 - Landscaping
 - Site Lighting
 - Signage
 - Traffic & circulation

OVERVIEW & SITE PLAN

- Site Design & Elements meet Town standards and codes
- Loading & Functional/Yard areas screened
- 9,600 SF Main Sales and Shop Building
- 3,900 SF Marketplace Building for kiosk use
- 11,000 SF Covered Sales structure
- Multiple Lean-to (3-side) Storage Buildings
- 164' Building Setback from Marketplace
- Parking Area (80+ spaces)



1 SITE PLAN
SCALE: 1/32" = 1'-0"



LANDSCAPE

- Xeric Landscape Design (59K SF / 27%)
 - 30K SF of Rock Mulch of River Rock & Cobble
 - 3,500 SF Dry Riverbed
 - 15,065 SF Irrigated Area
- Picnic Tables and Benches located throughout site
- Additional Screening along exterior of Yard Area
- Plantings concentrated “up front”



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ARCHITECTURAL ELEVATIONS



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Main Sales and Shop Building Elevations

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Main Sales and Shop Building Elevations

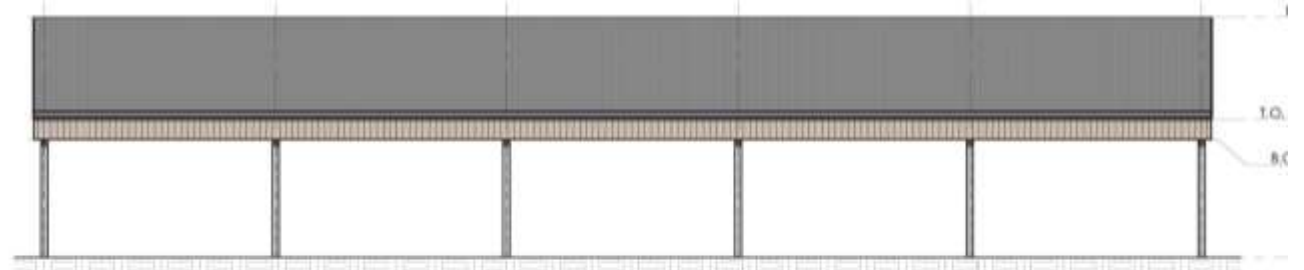
ARCHITECTURAL ELEVATIONS



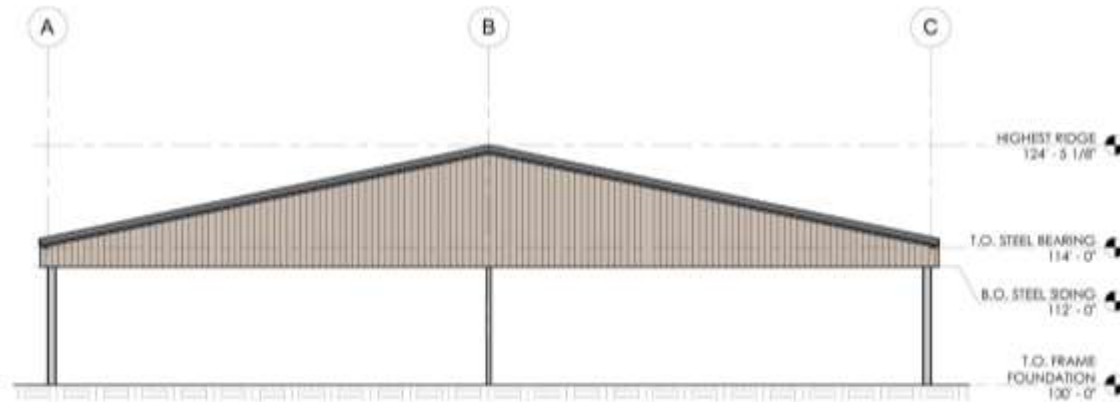
ARCHITECTURAL ELEVATIONS



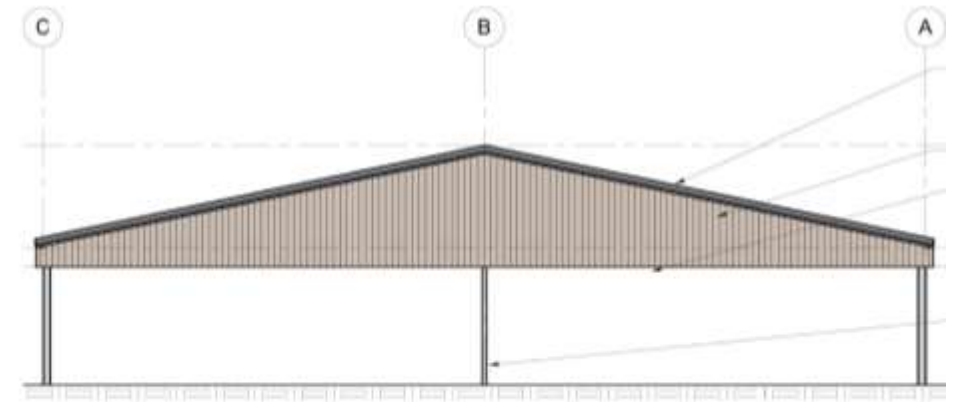
5 3D View
SCALE:



2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



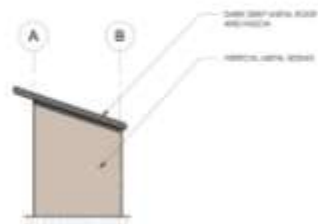
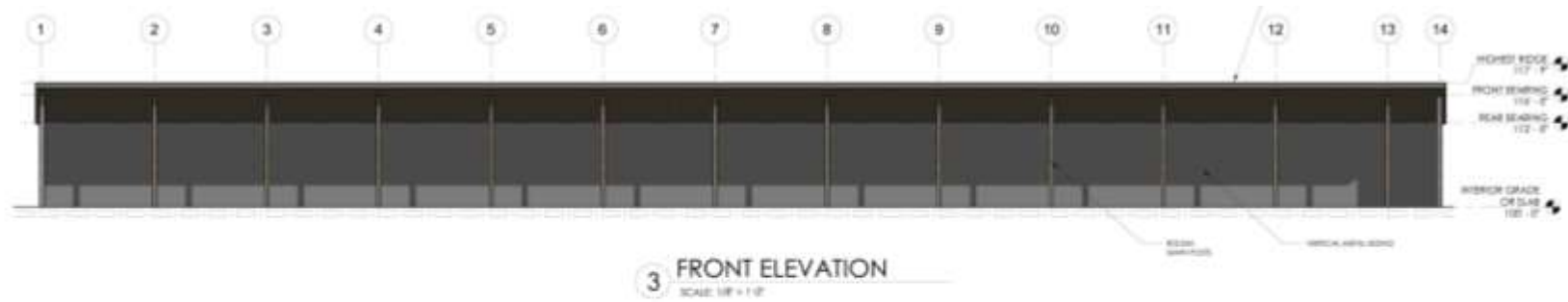
3 EAST ELEVATION
SCALE: 1/8" = 1'-0"



1 WEST ELEVATION
SCALE: 1/8" = 1'-0"



ARCHITECTURAL ELEVATIONS



6 RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



5 LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



7 3D VIEW
SCALE:



ANALYSIS & RECOMMENDATION

- Johnstown Review Committee (JRC) included Town staff, Town traffic, civil, and water engineers & Front Range Fire Rescue
- Site Plan is in conformance with Town codes, standards and regulations.
- PZC Recommends Approval



Medium Intensity “Light Industrial” use is in alignment with the Johnstown Area Comprehensive Plan



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