

July 18, 2022

## **RE: SunCatcher Outline Development Plan - Narrative/Information**

To whom it may concern:

The following provides an overview of the proposed SunCatcher development located at the southwest corner of Weld County Roads 46/15 and is being annexed to the Town. The Sauer family owns the property and currently farms the property along with numerous other areas within the Johnstown area.

### **Proposed Development/Uses**

The initial development is anticipated as a solar farm on the south and western portion of the site(PA-B) with farming operations continuing on the remaining portions until such time as market opportunities present themselves.

### **Transportation Network**

The project will access both WCR 46 and WCR 15 as site and Town standards dictate. The general characteristics of the future buildouts for both major roadways appear to anticipate general growth patterns and uses as outlined herein. Further detailed analysis will be provided as site specific site plans are processed. Local roadways along with private drives and alleys will provide service to individual parcels and lots within the development.

### **Outline Development Plan/PUD**

The ODP provides the required development standards, interrelations, and connections on how the project will integrate into the greater Johnstown community. The project make up consists of mixed uses along WCR 46 to approximately 600-feet south of the roadway where the site will consist of lower density residential. The mixed uses will allow commercial, retail, office and residential. The community will be branded to link the visual interests and information aspects together while providing for individual brand naming and theming of national commercial brands if needed. Natural elements like the drainageway will be embraced with trails and provide buffers to the physical built environment to further enhance the project.

We look forward to this interactive Town process to further define the project and look forward to your question and comments. Please feel free to contact me at 303-257-7653 or [todd@terraformas.com](mailto:todd@terraformas.com) with any questions or comments related to this document.



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For and on behalf of:  
**Terra Forma Solutions, Inc.**