

A PARCEL OF LAND, SITUATED IN THE NORTHWEST ONE-QUARTER OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO

THE INTENT OF THIS OUTLINE DEVELOPMENT PLAN (ODP) IS TO PROVIDE OVERLAY ZONING AND THE INITIAL PLANNING GUIDELINES TO THE 200+ ACRE LEDGE ROCK CENTER. LEDGE ROCK CENTER IS ENVISIONED AS A PLANNED UNIT DEVELOPMENT - MIXED USE (PUD-MU).

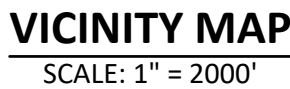
THE PROPOSED LAND USE INCLUDES RESIDENTIAL MULTIFAMILY, RESIDENTIAL SINGLE FAMILY, COMMERCIAL, RETAIL AND OFFICE USES. THIS SET OF DOCUMENTS ALONG WITH SUBSEQUENT PRELIMINARY DEVELOPMENT PLAN AND FINAL DEVELOPMENT PLAN WILL GUIDE THE OVERALL CHARACTER OF THE LEDGE ROCK CENTER.

LEGE ROCK CENTER IS A MASTER-PLANNED COMMUNITY LOCATED IN THE SOUTH AND EAST END OF THE INTERSTATE-25 AND CO HIGHWAY 60 INTERSECTION. IN THE GROWING NORTHERN COLORADO AREA, IT IS IMPORTANT TO PROVIDE DESIGN GUIDELINES THAT MAINTAIN THE UNIQUE CHARACTER AND PRINCIPLES OF THE DEVELOPMENT AND REFLECT THE REGIONAL CHARACTER OF THE AREA. THE PURPOSE IS TO PROVIDE AND ENSURE THAT THE CHARACTER OF LEGE ROCK CENTER IS MAINTAINED THROUGHOUT THE DEVELOPMENT AND PROVIDE INSTRUCTION ON ACCEPTABLE SITE PLANNING, CIRCULATION, STREETSCAPES, PARKING, OPEN SPACE, LANDSCAPING, SIGNAGE, SITE FURNISHINGS AND LIGHTING.

THE LEDGE ROCK CENTER IS THAT OF A HIGH QUALITY REGIONAL CENTER AND MIXED-USE COMMUNITY THAT RESPONDS TO THE NEEDS OF THE AREA AND MARKET FORCES, AND PROVIDES VIBRANT PLACES FOR PEOPLE TO SHOP, WORK, LIVE AND SOCIALIZE. THE CENTER WILL BE A MIXED-USE COMMUNITY THAT PROVIDES A VIBRANT ENVIRONMENT THAT ENCOURAGES PEDESTRIAN TRAVEL, ALLOWING USES TO EXPRESS THEIR INDIVIDUAL THEMES WITHOUT TAKING AWAY FROM THE OVERALL DEVELOPMENT CHARACTER. KEY INTERSECTIONS WILL ALLOW FOR LANDMARKS THAT ADD TO THE DEVELOPMENT'S CHARACTER AND PROVIDE INTEREST ON BOTH THE VEHICULAR AND PEDESTRIAN LEVEL. IN ORDER TO CREATE A VIBRANT ENVIRONMENT, LEDGE ROCK CENTER WILL BE A PEDESTRIAN FRIENDLY DEVELOPMENT THAT PROVIDES A HIGH QUALITY COMMUNITY. THE CENTER WILL BE A VIBRANT ENVIRONMENT WITH STREETS CAPES WITH AN ENHANCED PEDESTRIAN ENVIRONMENT AND TREATMENTS AT INTERSECTIONS THAT ALLOW FOR SAFE PEDESTRIAN CROSSINGS.

LOT A THE NW/4 OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, NOW KNOWN AS JOHNSTOWN COMMERCIAL ANNEXATION TO JOHNSTOWN RECORDED MARCH 21, 2008 AT RECEPTION NO. 3543014, EXCEPTING THEREFROM THAT PORTION CONTAINED IN QUITCLAIM DEED AND RESERVATION OF MINERALS RECORDED JANUARY 29, 2021 AT RECEPTION NO. 4676830, IN THE OFFICE OF THE WELD COUNTY CLERK AND RECORDER, COUNTY OF WELD, STATE OF COLORADO.

LOT B LOT B RECORDED EXEMPTION NO. 1060-11-1-RE2092 RECORDED DECEMBER 18, 1987 IN BOOK 1638 AS RECEPTION NO. 2585002, BEING A PART OF THE FOLLOWING DESCRIBED PARCEL: THE NE1/4 OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO. EXCEPTING THEREFROM THE SOUTH 30 FEET THEREOF AS CONVEYED TO GREAT WESTERN CONSTRUCTION COMPANY BY INSTRUMENT RECORDED FEBRUARY 19, 1902 IN BOOK 190 AT PAGE 77. ALSO EXCEPTING THEREFROM A PARCEL OF LAND CONVEYED TO THE DEPARTMENT OF HIGHWAYS, STATE OF COLORADO BY INSTRUMENT RECORDED MAY 10, 1957 IN BOOK 1477 AT PAGE 290.



1	COVER SHEET
2	LAND USE PLAN
3	CIRCULATION PLAN
4	CONCEPTUAL UTILITY PLAN
5	CONCEPTUAL GRADING PLAN

OWNER/DEVELOPER
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TOWN COUNCIL THIS OUTLINE DEVELOPMENT PLAN, TO BE KNOWN AS THE LEDGE ROCK CENTER, IS APPROVED AND ACCEPTED BY THE TOWN OF JOHNSTOWN, BY ORDINANCE NUMBER _____, PASSED AND ADOPTED ON FINAL READING AT A REGULAR MEETING OF THE TOWN COUNCIL OF THE TOWN OF JOHNSTOWN, COLORADO HELD ON THE _____ DAY OF _____, 20_____.

BY: _____ ATTEST: _____
MAYOR TOWN CLERK

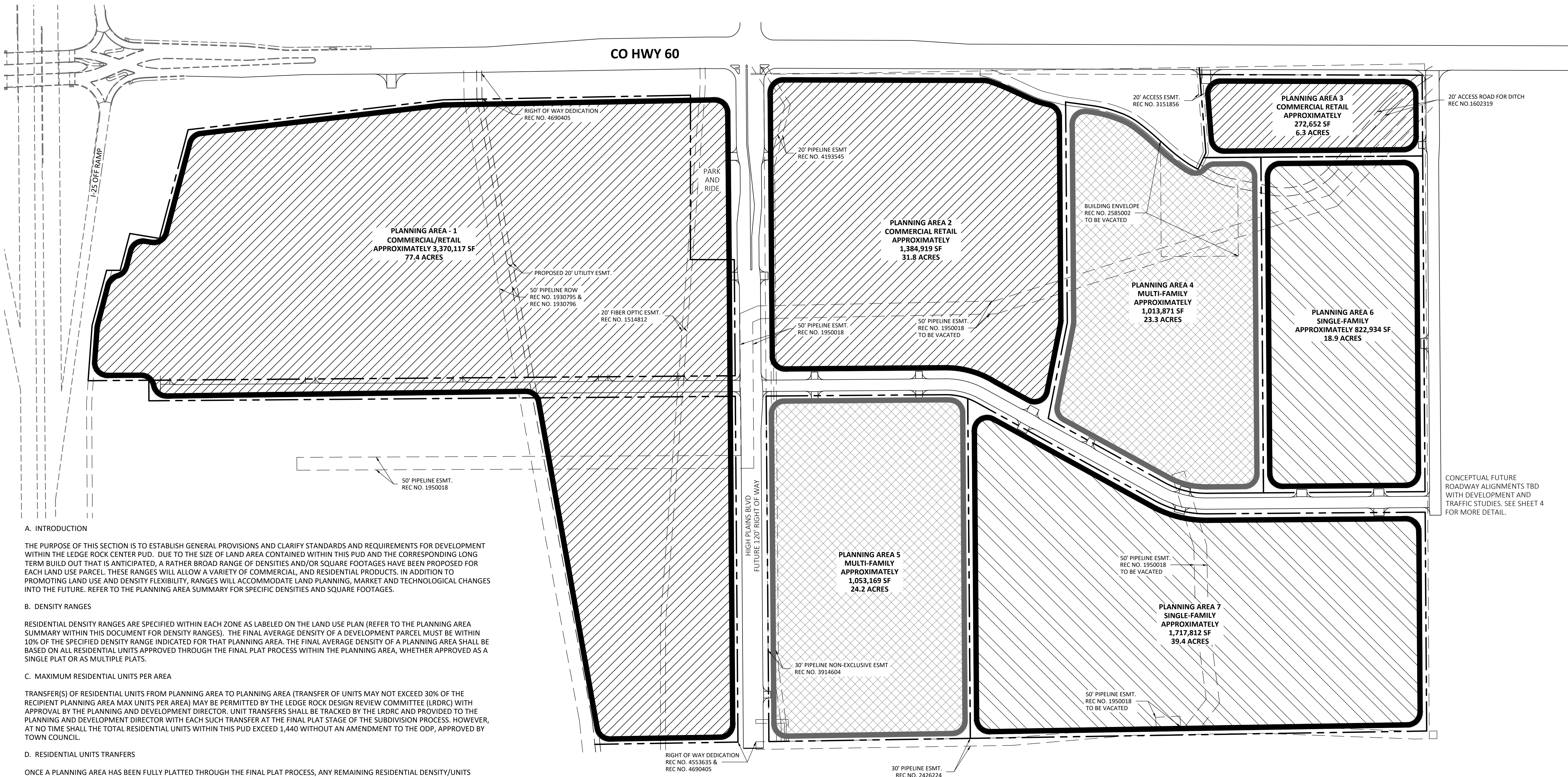
- A. COMMERCIAL, OFFICE OR MULTI-FAMILY DEVELOPMENTS CAN OCCUPY THE SAME LOT, MIXED HORIZONTALLY OR VERTICALLY.
- B. ALL UNPLANNED PROPERTY (PER THE FINAL PLAT SUBDIVISION PROCESS) WITHIN THIS PUD MAY REMAIN IN AGRICULTURAL USE UNTIL SUCH TIME AS DEVELOPMENT OF THAT AREA BEGINS.
- C. LANDSCAPING, SIGNAGE,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

PHASING WILL OCCUR IN A LOGICAL AND COST EFFECTIVE MANNER BASED ON INFRASTRUCTURE EXTENSION, AVAILABILITY OF UTILITY SERVICE, AND MARKET CONDITIONS. THE PROJECT WILL BE BUILT IN MULTIPLE PHASES, AS CONDITIONS DICTATE.

THE PROVISIONS OF THIS PUD SHALL PREVAIL AND GOVERN DEVELOPMENT TO THE EXTENT PERMITTED BY THE TOWN OF JOHNSTOWN MUNICIPAL CODE. WHERE STANDARDS, LEDGE ROCK DESIGN GUIDELINES, DETAILS, AND GUIDELINES OF THE PUD - OUTLINE, PRELIMINARY, OR FINAL DEVELOPMENT PLANS - DO NOT CLEARLY ADDRESS A SPECIFIC SUBJECT OR ARE SILENT, THE JOHNSTOWN MUNICIPAL AND OTHER STANDARDS, REGULATIONS, AND GUIDELINES SHALL BE USED. ALL PROPOSED DEVELOPMENT IS SUBJECT TO TOWN OF JOHNSTOWN REVIEW PROCEDURES.

Ledge Rock Center
OUTLINE DEVELOPMENT PLAN

A PARCEL OF LAND, SITUATED IN THE NORTHWEST ONE-QUARTER OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO



A. INTRODUCTION

THE PURPOSE OF THIS SECTION IS TO ESTABLISH GENERAL PROVISIONS AND CLARIFY STANDARDS AND REQUIREMENTS FOR DEVELOPMENT WITHIN THE LEDGE ROCK CENTER PUD. DUE TO THE SIZE OF LAND AREA CONTAINED WITHIN THIS PUD AND THE CORRESPONDING LONG TERM BUILD OUT THAT IS ANTICIPATED, A RATHER BROAD RANGE OF DENSITIES AND/OR SQUARE FOOTAGES HAVE BEEN PROPOSED FOR EACH LAND USE PARCEL. THESE RANGES WILL ALLOW A VARIETY OF COMMERCIAL, AND RESIDENTIAL PRODUCTS. IN ADDITION TO PROMOTING LAND USE AND DENSITY FLEXIBILITY, RANGES WILL ACCOMMODATE 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 LEDGE ROCK DESIGN REVIEW COMMITTEE (LRDRC) WITH APPROVAL BY THE PLANNING AND DEVELOPMENT DIRECTOR. UNIT TRANSFERS SHALL BE TRACKED BY THE LRDRC AND PROVIDED TO THE PLANNING AND DEVELOPMENT DIRECTOR WITH EACH SUCH TRANSFER AT THE FINAL PLAT STAGE OF THE SUBDIVISION PROCESS. HOWEVER, AT NO TIME SHALL THE TOTAL RESIDENTIAL UNITS WITHIN THIS PUD EXCEED 1,440 WITHOUT AN AMENDMENT TO THE ODP, APPROVED BY TOWN COUNCIL.

D. RESIDENTIAL UNITS TRANSFERS

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

E. PLANNING AREA BOUNDARIES

PLANNING AREA ACREAGES AND BOUNDARIES ARE CONCEPTUAL AND SUBJECT TO CHANGE WITH DETAILED PLANNING. PLANNING AREA ACREAGES MAY CHANGE UP TO 30%, COMMERCIAL AREAS MAY EXPAND BY 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 4) ARE SUBJECT TO CHANGE.

F. MAXIMUM COMMERCIAL SQUARE FOOTAGE PER AREA

TRANSFER(S) OF COMMERCIAL SQUARE FOOTAGE FROM PLANNING AREA TO PLANNING AREA (TRANSFER OF SQUARE FOOTAGE MAY NOT EXCEED 30% OF THE RECIPIENT PLANNING AREA MAX SQ. FT. PER AREA) MAY BE PERMITTED WITH APPROVAL BY THE PLANNING AND DEVELOPMENT DIRECTOR. SQUARE FOOTAGE TRANSFERS SHALL BE TRACKED BY THE DEVELOPER AND PROVIDED TO THE PLANNING AND DEVELOPMENT DIRECTOR WITH EACH SUCH TRANSFER AT THE FINAL PLAT STAGE OF THE SUBDIVISION PROCESS. HOWEVER, AT NO TIME SHALL THE OVERALL PUD COMMERCIAL SQUARE FOOTAGE EXCEED 1,000,000 SQUARE FEET WITHOUT AN AMENDMENT TO THE ODP, APPROVED BY TOWN COUNCIL.

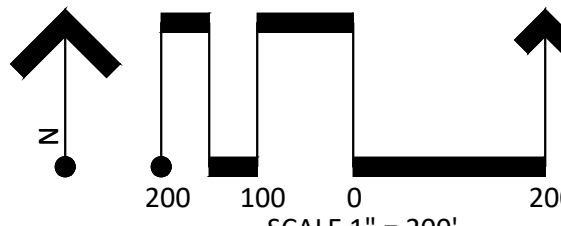
PLANNING AREA	LAND USE	APPROXIMATE AREA SF	APPROX. AREA ACRES	COMMERCIAL	RESIDENTIAL			OPEN SPACE
				MAX. SF/AREA	MIN. DU/ACRE	MAX. DU/ACRE	MAX. UNITS PER ACRE	
WEST RETAIL PA-1	RETAIL/COMMERCIAL	3,370,117	77.4	606,621				PA-1 MIN 20%
EAST RETAIL PA-2	RETAIL/COMMERCIAL	1,384,919	31.8	249,285				PA-2 MIN 25%
EAST RETAIL PA-3	RETAIL/COMMERCIAL	272,652	6.3	40,077				PA-3 MIN 20%
MULTI-FAMILY NORTH PA-4	MULTI-FAMILY	1,013,871	23.3				25	PA-4 MIN 30%
MULTI-FAMILY SOUTH PA-5	MULTI-FAMILY	1,053,169	24.2				25	PA-5 MIN 30%
SINGLE FAMILY NORTH PA-6	SINGLE FAMILY	822,934	18.9		2	5		PA-6 MIN 30%
SINGLE FAMILY SOUTH PA-7	SINGLE FAMILY	1,717,812	39.4		2	4		PA-7 MIN 30%
TOTAL		9,635,474	221.3					OVERALL MIN 30%

LEGEND

- RETAIL COMMERCIAL MIXED USE
- MULTIFAMILY MIXED USE
- SINGLE FAMILY MIXED USE

LAND USE SUMMARY

LAND USE	ACRES	PERCENTAGE
WEST RETAIL PA-1	77.4 AC	35.1%
EAST RETAIL PA-2	31.8 AC	14.3%
EAST RETAIL PA-3	6.3 AC	2.8%
MULTI-FAMILY NORTH PA-4	23.3 AC	10.5%
MULTI-FAMILY SOUTH PA-5	24.2 AC	11%
SINGLE FAMILY NORTH PA-6	18.9 AC	8.5%
SINGLE FAMILY SOUTH PA-7	39.4 AC	17.8%
TOTAL	221.3	100%



OUTLINE DEVELOPMENT PLAN
Ledge Rock Center

JOHNSTOWN, COLORADO

JOB NO. 21.022

LAND USE PLAN

SHEET 2 OF 5

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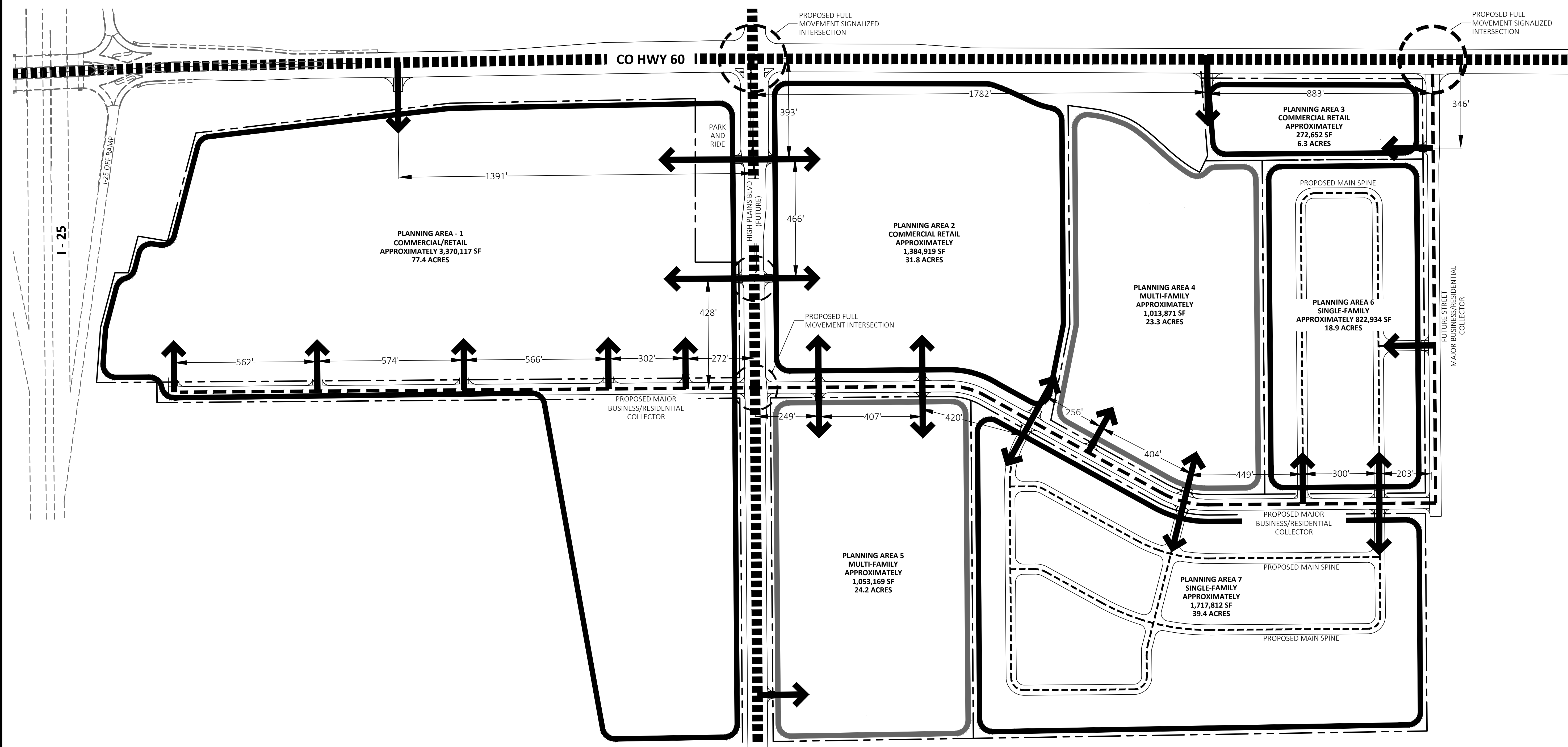
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DATE	DESCRIPTION
2021.07.06	1ST ODP SUBMITTAL
2021.11.24	2ND ODP SUBMITTAL
2021.12.16	3RD ODP SUBMITTAL

Ledge Rock Center
OUTLINE DEVELOPMENT PLAN

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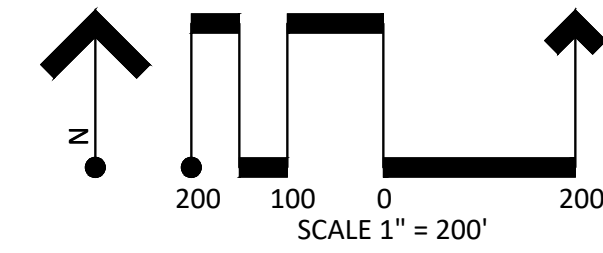
LEGEND

- MAJOR ARTERIAL
- MAJOR COLLECTOR
- MAIN SPINE
- POTENTIAL ACCESS
- PROPOSED FULL MOVEMENT INTERSECTION

*DEPENDANT ON TRAFFIC IMPACT STUDY AT THE TIME OF INDIVIDUAL DEVELOPMENT APPROVALS

NOTE

CONCEPTUAL PLANNING ELEMENTS WITHIN THIS ODP ARE SUBJECT TO FURTHER DETAILED REVIEW AND UPDATED REQUIREMENTS OF THE TOWN WITH SUBSEQUENT SUBMITTALS FOR DEVELOPMENT AND CONSTRUCTION PLANS. THESE ELEMENTS ARE INCLUDED TO ILLUSTRATE FEASIBILITY OF THE SITE FOR THE PROPOSED LEVEL OF DEVELOPMENT AND PRESENT HIGH LEVEL DEVELOPMENT CONCEPTS ONLY.



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OUTLINE DEVELOPMENT PLAN

Ledge Rock Center

JOHNSTOWN, COLORADO

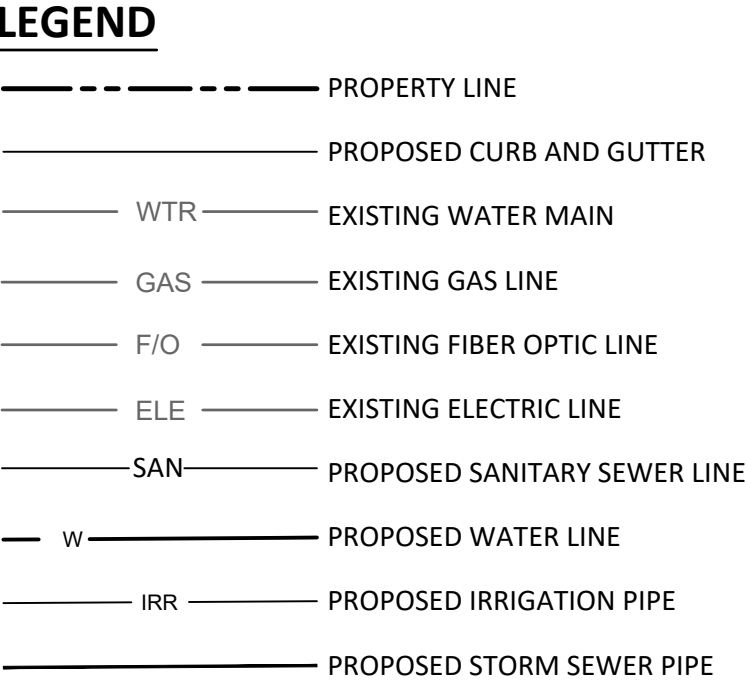
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CIRCULATION PLAN

JOB NO. 21.022

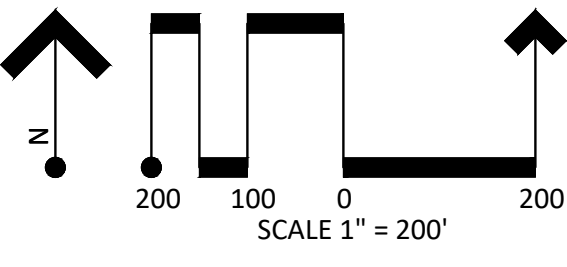
SHEET 3 OF 5

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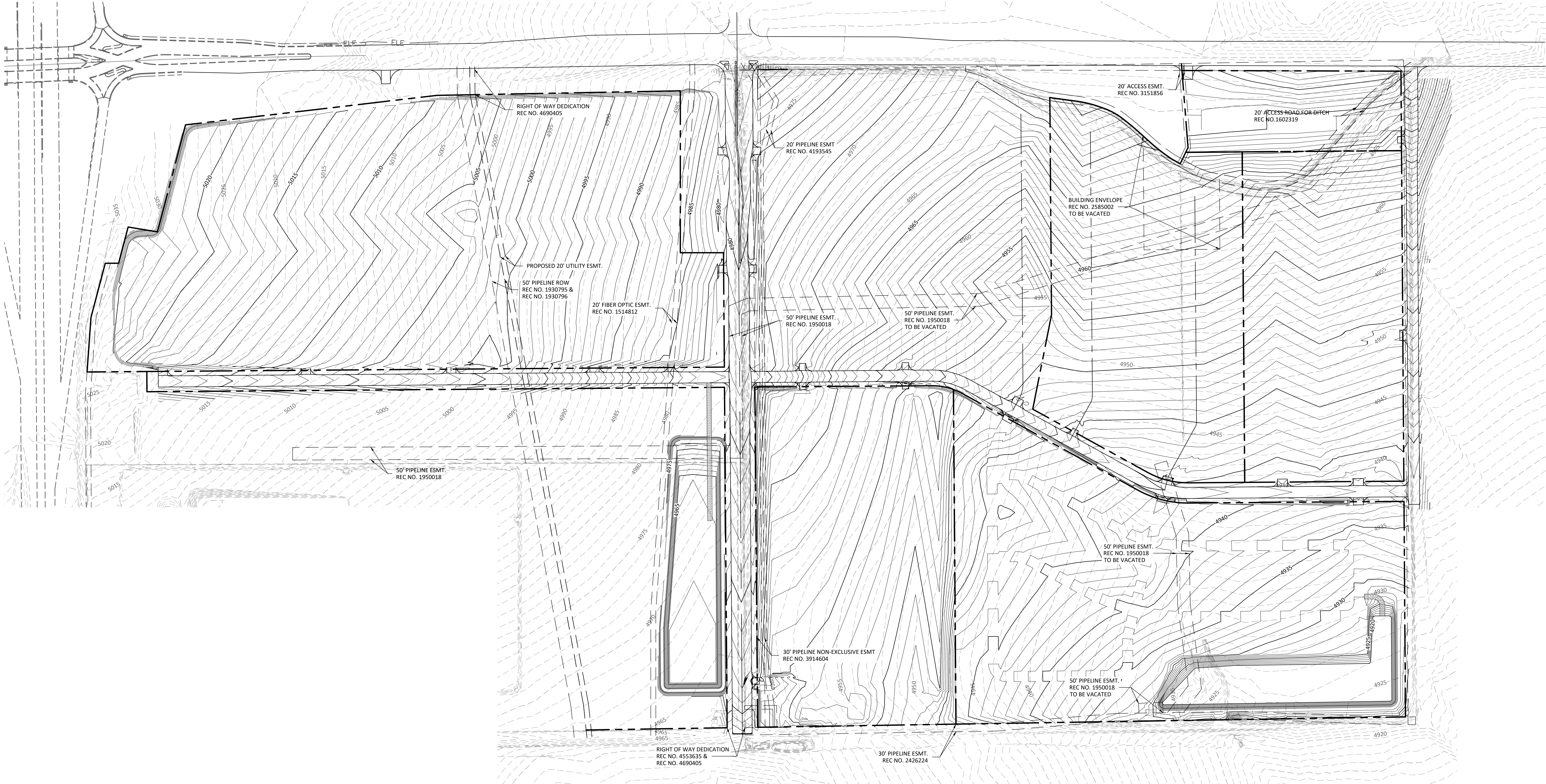
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Ledge Rock Center OUTLINE DEVELOPMENT PLAN

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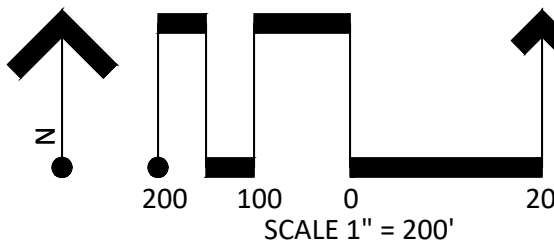


LEGEND

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5

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Ledge Rock Center

OUTLINE DEVELOPMENT PLAN

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