



*Town of Johnstown*

# DOVE SOLAR ODP

Outline Development Plan (ODP)

TOWN COUNCIL

March 20, 2023

Y

CENTENNIAL DR

COLUMBIA ST

CRESTONE ST

ELBERT ST

HARVARD ST

CR 46 1/2

WCR 46 1/2

CR 46

WCR 46

S URSULA AVE

S TAMARA AVE

S RACHEL AVE

S QUENTINE AVE

PUMA LN

WCR 21

WCR 19

CR 19

**SITE**  
**~46.6 AC.**

- f CR 19 – 0.5 mile  
f CR 46 ½  
. 46.6 Acres  
t in Weld County:  
(Agricultural)  
rough Ditch &  
ompson Reservoir  
(excluded)

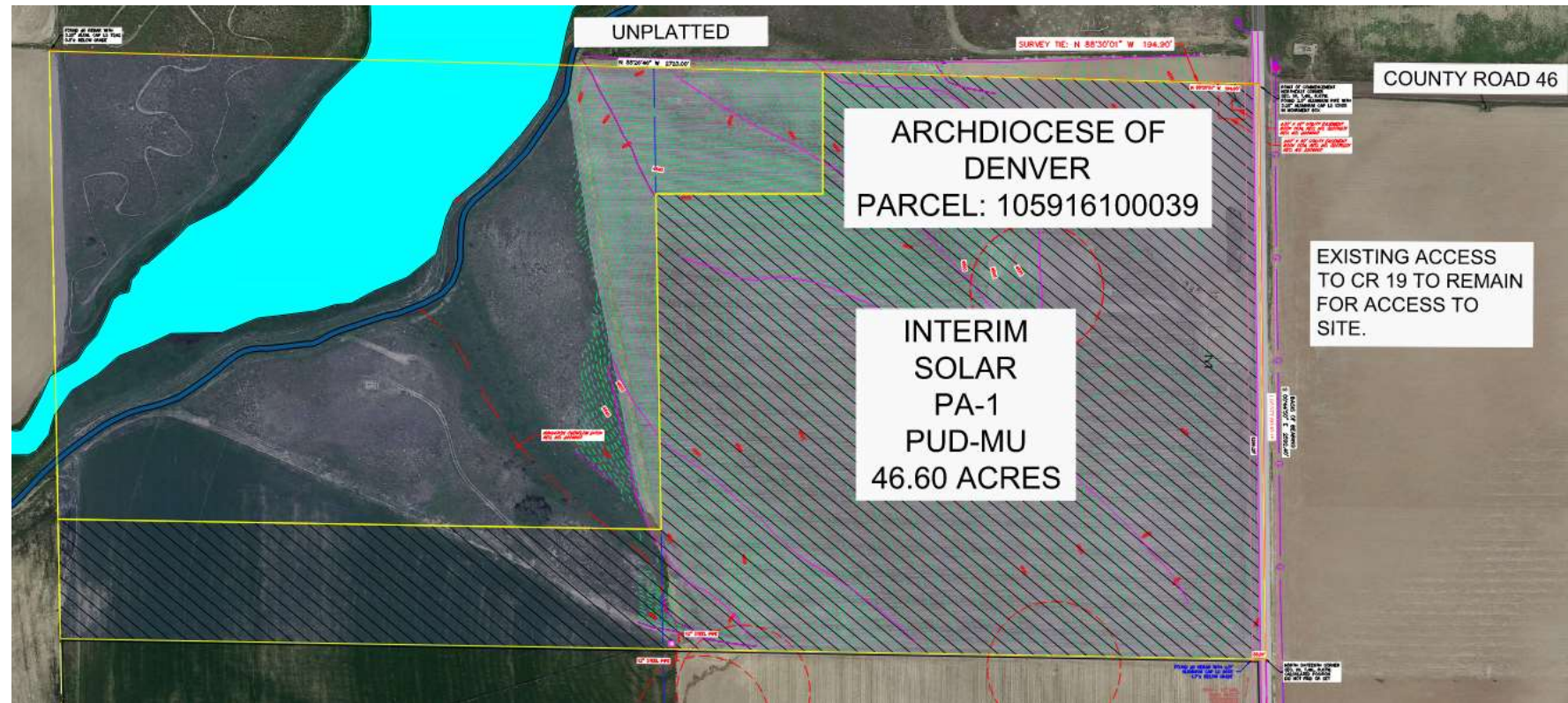




# OUTLINE DEVELOPMENT PLAN

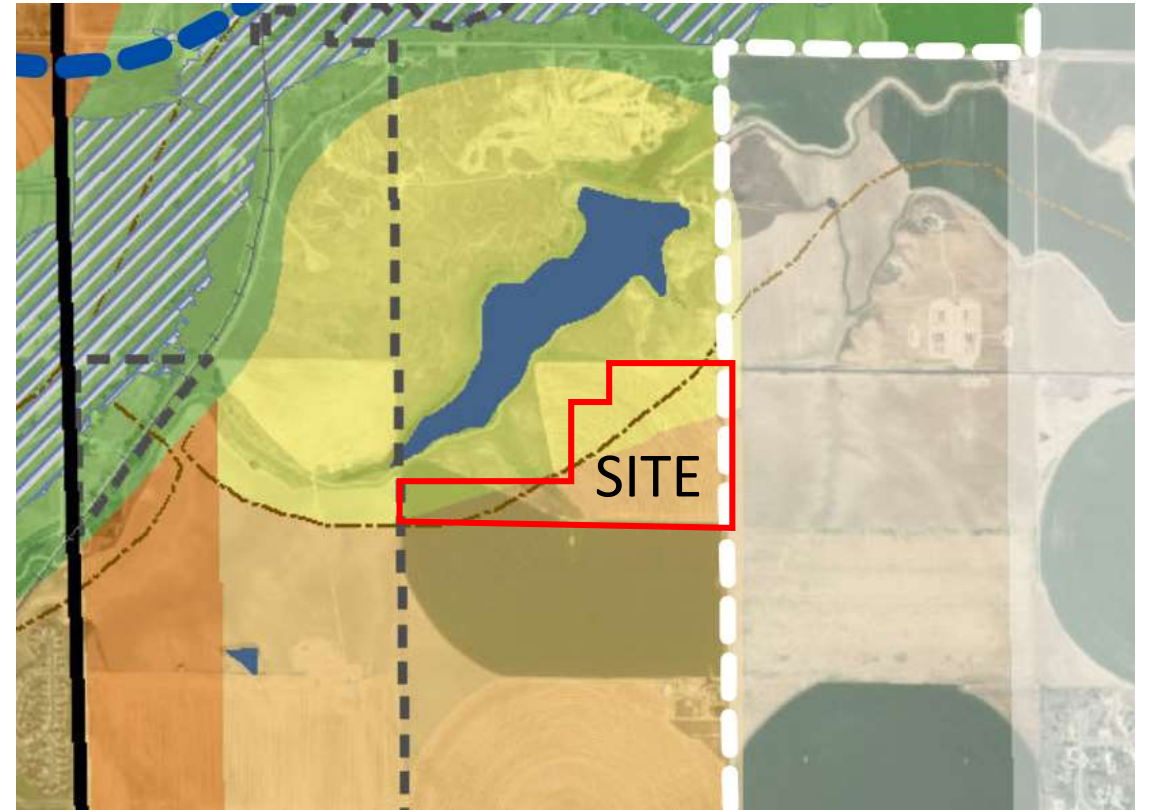
- ODP includes minimum standards for the solar facility (setbacks, fencing, seeding)
- Future rezoning and subdivision required for further site development
- The proposed uses in this ODP do not require any utility, transportation, or other public services.

- PA-1 ~46.6 AC
  - Solar Use Area (Interim; 20-40 years)



# STAFF ANALYSIS

- Johnstown Review Committee (JRC) included Town staff, Town traffic, civil, and water engineers, Weld County, Milliken, LTWD, Xcel, TDS, Weld School Dist RE-5J
- The Outline Development Plan is in conformance with Town codes, standards and regulations.
- PZC recommends Approval



*Low intensity uses (ag & solar) are in alignment with the Johnstown Area Comprehensive Plan*