



Town of Johnstown

ENCORE FILING 1 SUBDIVISION

Preliminary/Final Subdivision Plat (SUB21-0026)

TOWN COUNCIL PUBLIC HEARING

June 19, 2023

LOCATION & BACKGROUND

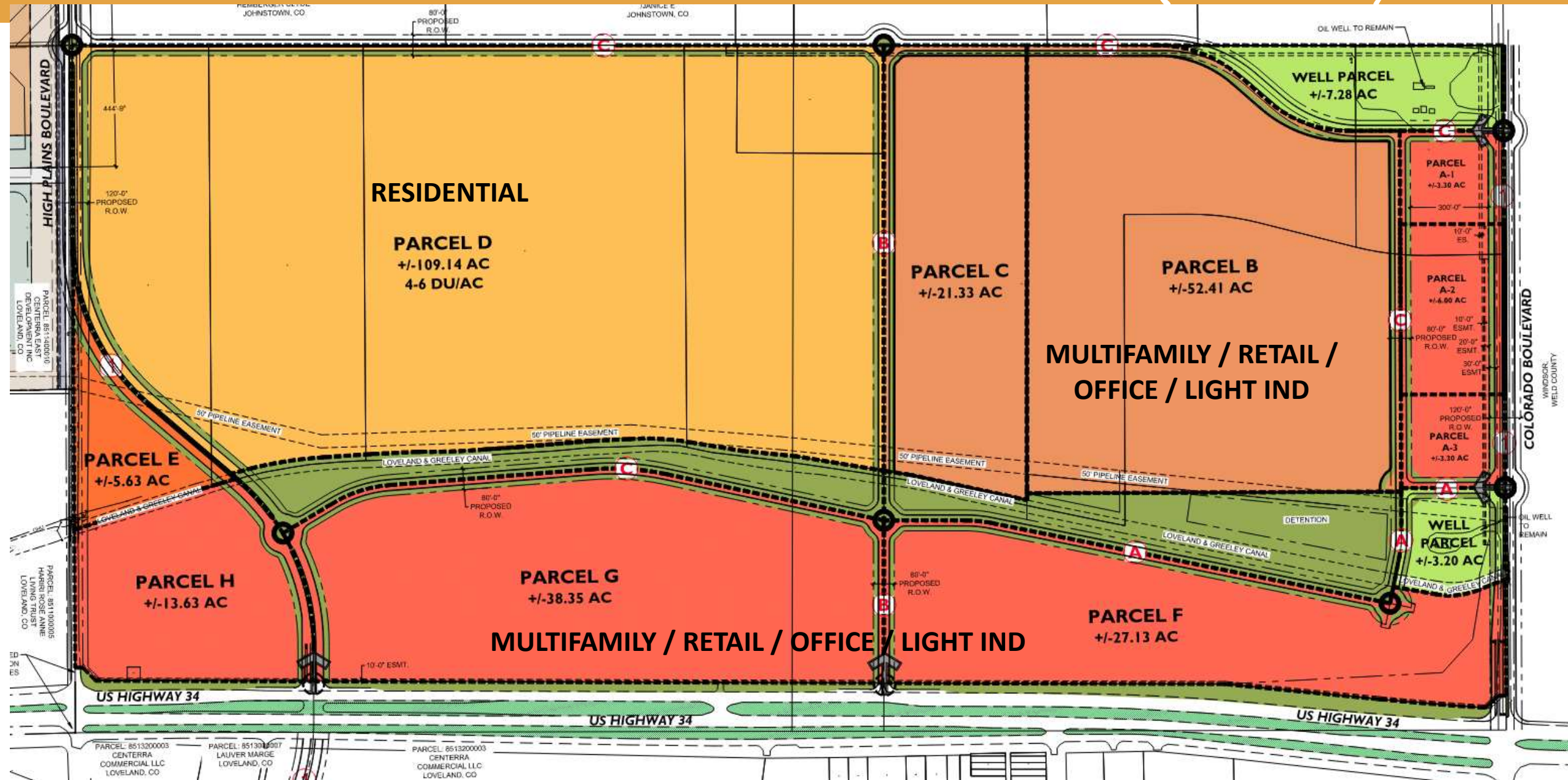
- 189 Acres
- N of US 34, W of Colorado
- 2006: Miracle on 34 Annexation & PUD-MU
- 2021: Encore Outline Development Plan
- Greeley Loveland Canal
- Greeley Water lines
- Multi-jurisdictional roads



Town of Johnstown

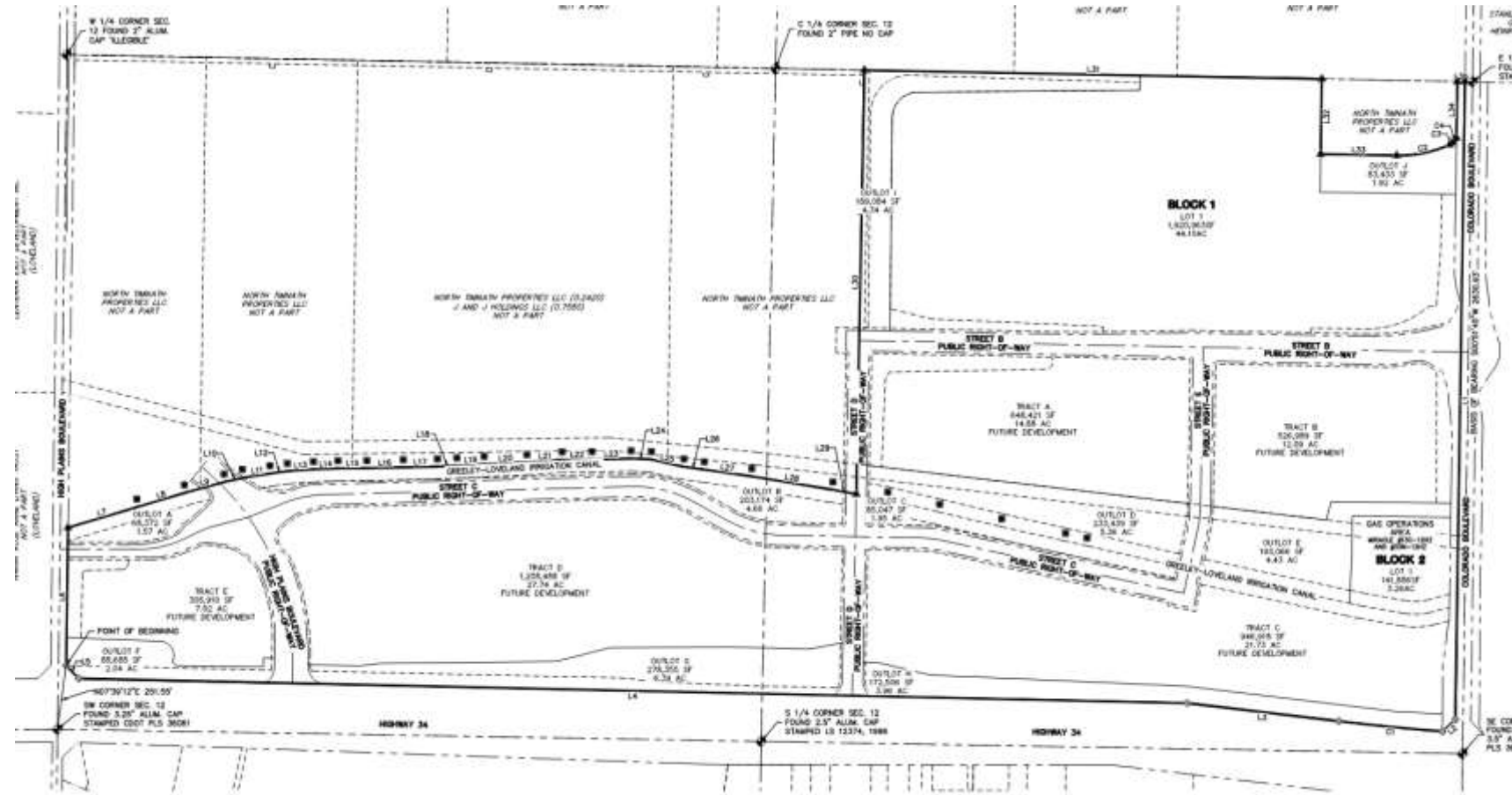
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ENCORE APPROVED ODP (2021)



ENCORE FILING 1 PLAT

- 1 development-ready lot
- 5 tracts (7-27 acres) for future development
- Street Improvements:
 - US 34
 - Colorado Blvd
 - High Plains Blvd.
- Water, Sanitary, & Storm Sewer Infrastructure – Loop to South of US 34



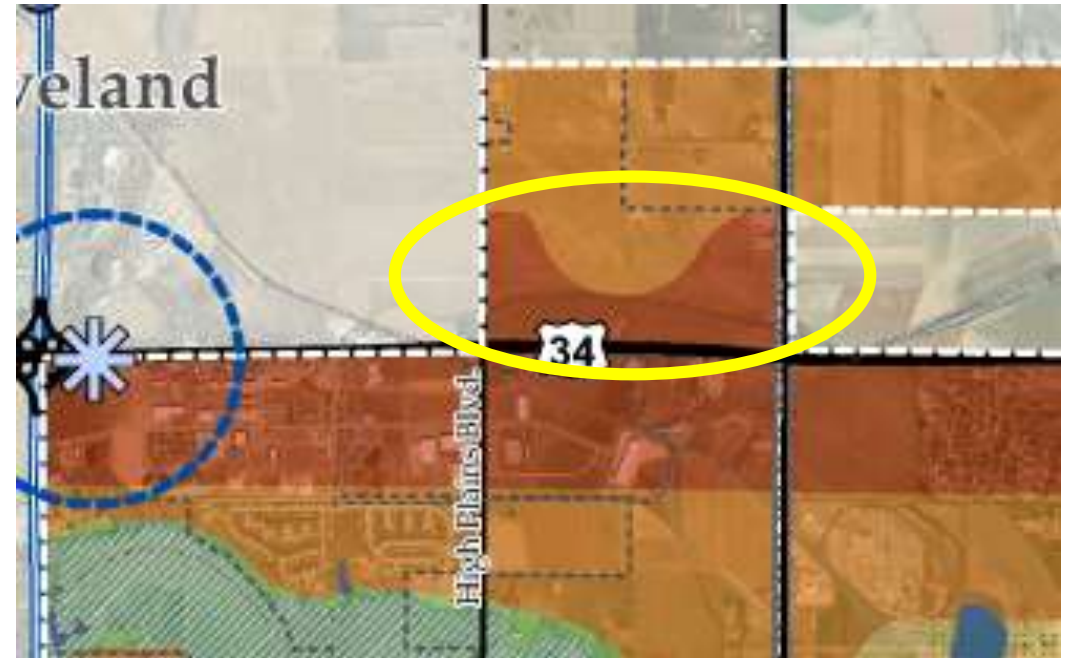
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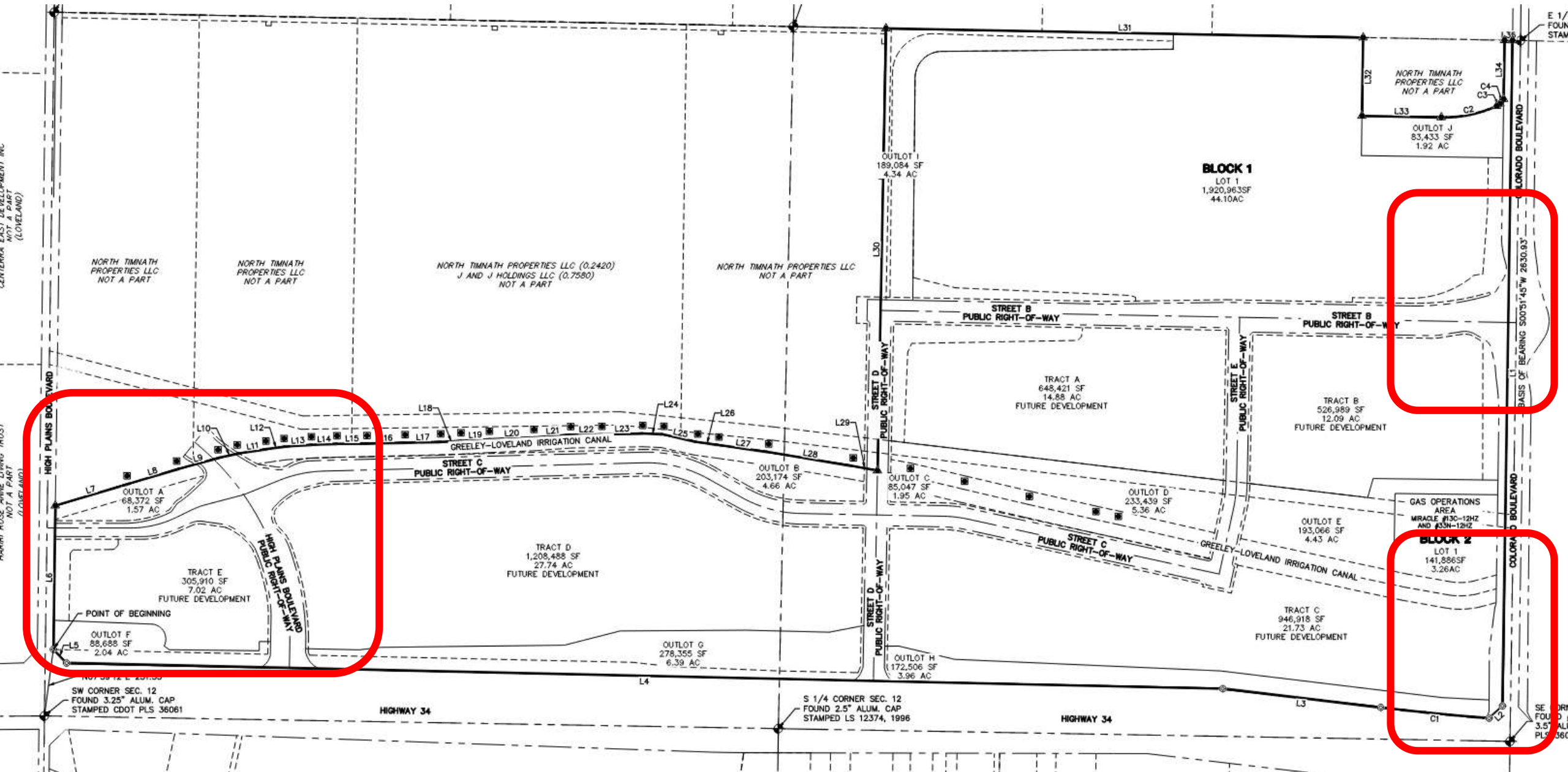
STAFF ANALYSIS

- Significant “off-site” improvements & coordination with external entities
- Complies with approved Encore ODP
- In substantial compliance with the Town’s codes, regulations, and requirements.
- Tracts create flexible future development options.
- Future development will address additional improvements, open space, trails and landscaping.

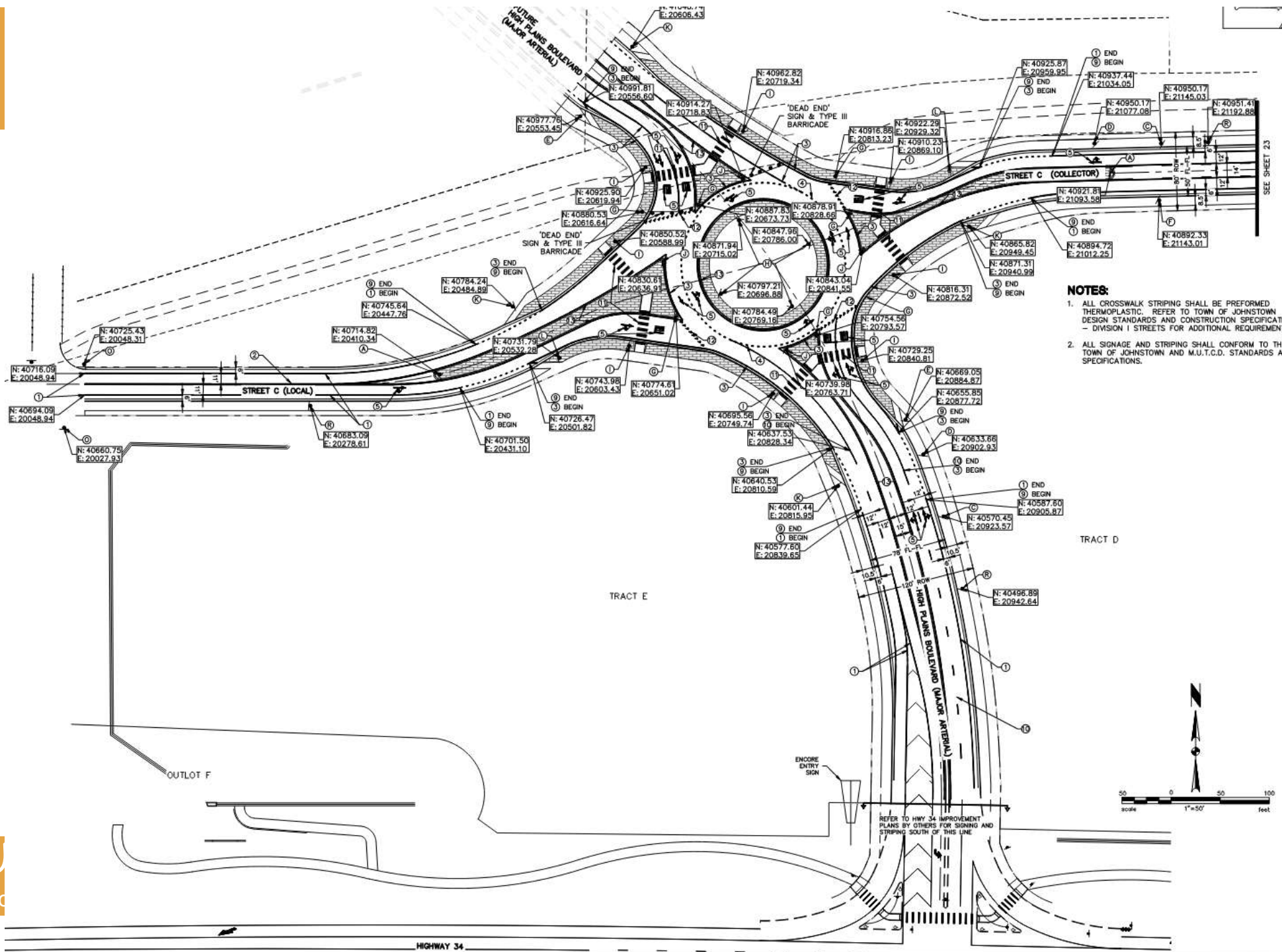
- Aligns with 2021 Johnstown Area Comprehensive Plan - Medium & High Intensity/Density Area and Activity Center



Staff recommends PZC recommendation of Approval



HIGH PLAINS BLVD & 34 + RAB

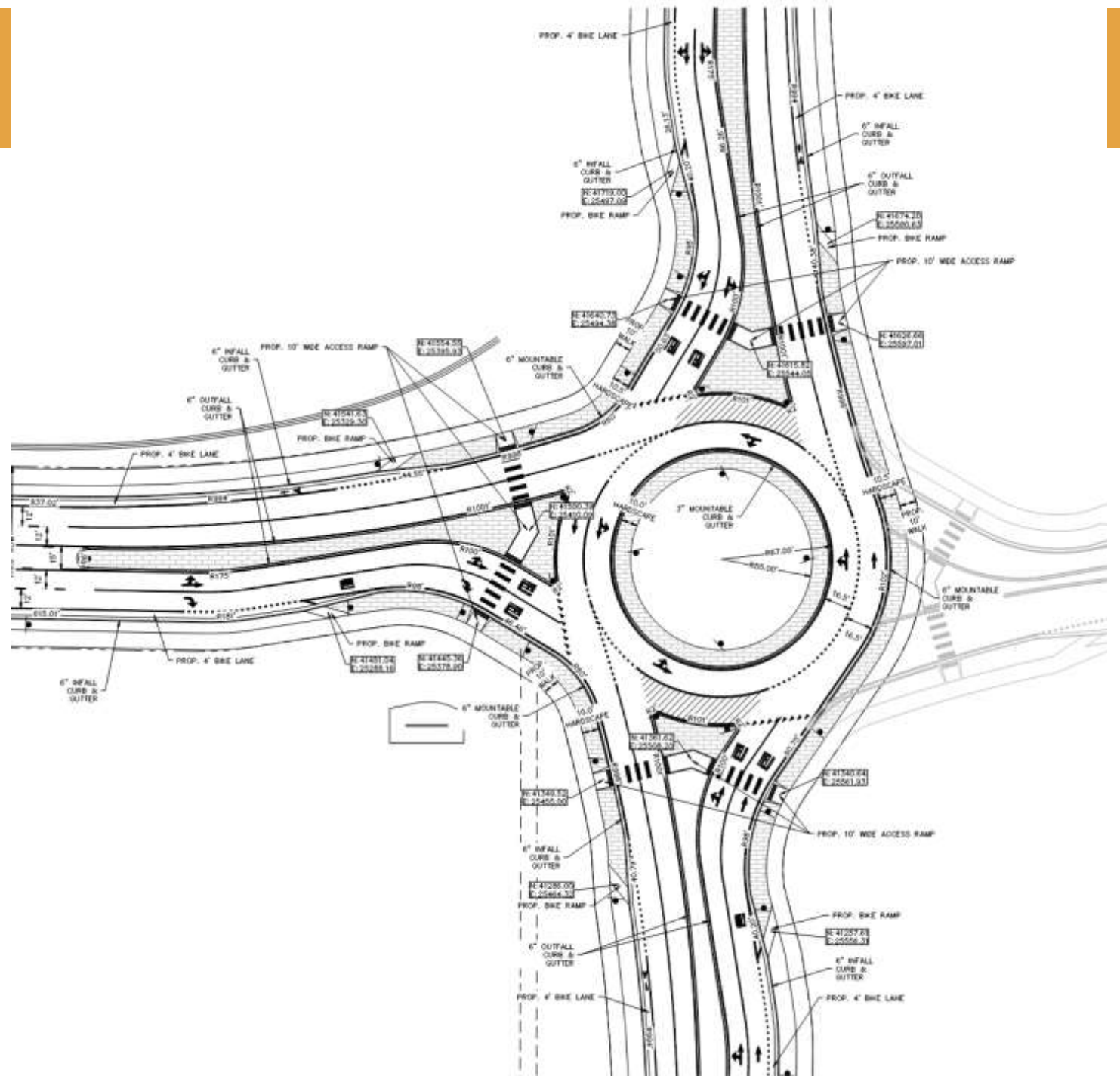


- NOTES:**
1. ALL CROSSWALK STRIPING SHALL BE PERFORMED THERMOPLASTIC. REFER TO TOWN OF JOHNSTOWN DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS - DIVISION I STREETS FOR ADDITIONAL REQUIREMENTS.
 2. ALL SIGNAGE AND STRIPING SHALL CONFORM TO THE TOWN OF JOHNSTOWN AND M.U.T.C.D. STANDARDS AND SPECIFICATIONS.



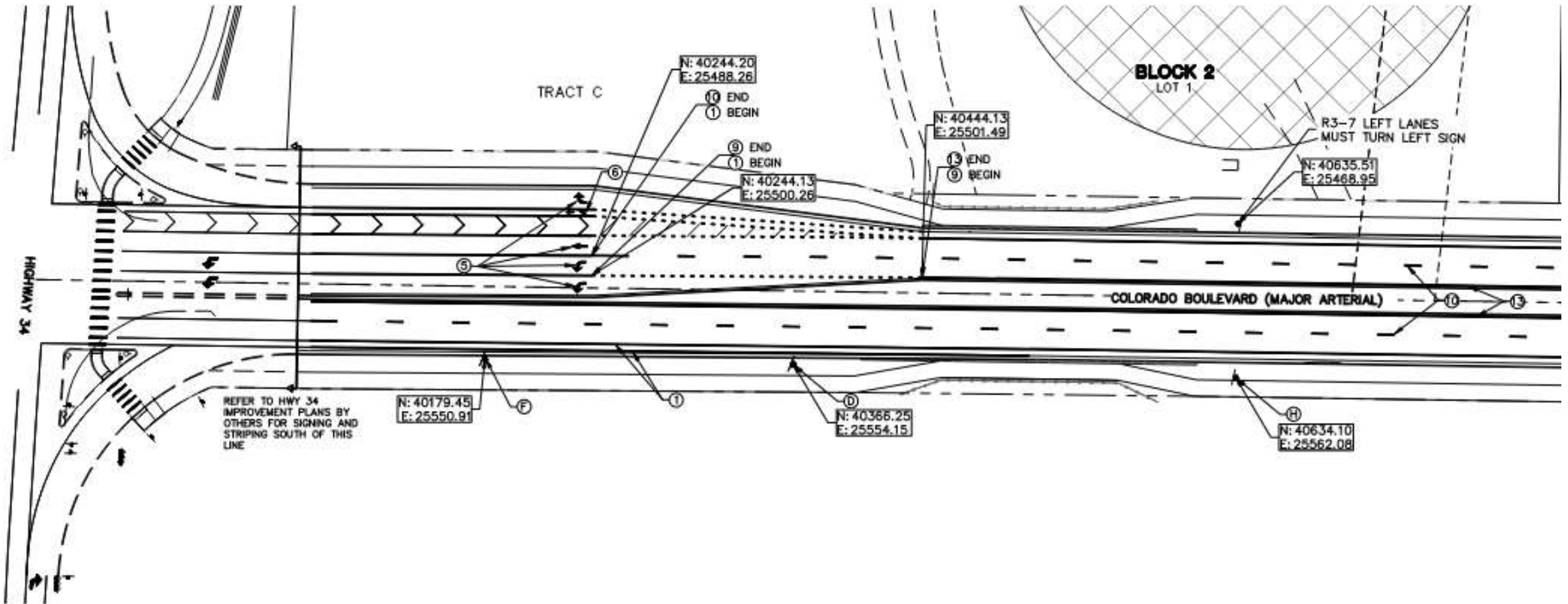
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COLORADO BLVD ROUNDBABOUT



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COLORADO BLVD & US 34



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