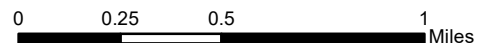


**ANX20-0001
Podtburg Annexation
T4N R67W Sections 24 & 13**



ESTABLISHMENT OF ZONING MAP

TO THE TOWN OF JOHNSTOWN

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 18, THE WEST HALF OF SECTION 19 AND THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 4 NORTH, RANGE 67 WEST, AND A PORTION OF THE SOUTH HALF OF SECTION 13, A PORTION OF SECTION 24 AND THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO

STATEMENT OF OWNERSHIP AND SUBDIVISION:

PROPOSED MU ZONING

Know all persons by these presents, that the undersigned owners of the following described land:

A parcel of land being a portion of the West Half of Section Eighteen (18), the West Half of Section Nineteen (19) and the Northwest Quarter of Section Thirty (30), Township Four North (T.4N.), Range Sixty-seven West (R.67W.) and a portion of Section Thirteen (13), a portion of Section Twenty-four (24) and the Northeast Quarter of Section Twenty-five (25), Township Four North (T.4N.), Range Sixty-eight West (R.68W.), Sixth Principal Meridian (6th P.M.), County of Weld, State of Colorado:

COMMENCING at the Northeast Corner of said Section 24 and assuming the East line of the Northeast Quarter of Section 24 as bearing South 00° 06' 36" West a distance of 2649.180 feet with all other bearings contained herein relative thereto:

THENCE South 89° 57' 55" East a distance of 30.00 feet to the Easterly Right of Way line of Weld County Road 13 and to the **POINT OF BEGINNING**.

The following Three (3) courses are along the Easterly Right of Way line of Weld County Road 13 and the Southerly prolongation thereof.

THENCE South 00° 06' 39" West a distance of 2649.22 feet;

THENCE South 00° 06' 37" West a distance of 2649.04 feet;

THENCE South 00° 06' 37" West a distance of 29.74 feet to the Easterly prolongation of the Southerly Right of Way line of Weld County Road 42;

The following Two (2) courses are along the Southerly Right of Way line of Weld County Road 42 and the Easterly prolongation thereof.

THENCE South 89° 36' 32" West a distance of 29.74 feet;

THENCE South 89° 36' 32" West a distance of 2650.03 feet;

THENCE North 00° 23' 48" West a distance of 30.00 feet to the South Quarter Corner of said Section 24;

THENCE North 00° 06' 15" East along the Easterly line of Northmoor Acres Second Filing recorded March 20, 1972 as Reception No. 1585866 of the Records of Weld County a distance of 3964.93 feet to the Southeast Corner of Tract D-1 of said Northmoor Acres Second Filing;

The following Nine (9) courses are along the Southerly and Westerly lines of Tract D-1 of said Northmoor Acres Second Filing:

THENCE North 89° 44' 34" West a distance of 152.81 feet;

THENCE South 88° 54' 36" West a distance of 68.31 feet;

THENCE South 88° 58' 33" West a distance of 351.36 feet;

THENCE South 88° 41' 39" West a distance of 225.35 feet;

THENCE South 89° 11' 58" West a distance of 121.90 feet;

THENCE South 89° 47' 15" West a distance of 155.18 feet;

THENCE South 89° 38' 59" West a distance of 451.60 feet;

THENCE South 89° 26' 24" West a distance of 423.45 feet;

THENCE South 89° 05' 24" West a distance of 649.81 feet;

The following Four (4) courses are along the Easterly lines of said Wilson Ranch Annexation:

THENCE North 00° 03' 04" East a distance of 43.07 feet;

THENCE South 89° 56' 54" West a distance of 20.00 feet;

THENCE North 00° 03' 04" East a distance of 1331.68 feet to the North line of the Northwest Quarter of Section 24;

THENCE North 00° 03' 04" East a distance of 30.00 feet to the Northerly Right of Way of Weld County Road 44;

THENCE North 89° 55' 24" East along said Northerly Right of Way line of Weld County Road 44 a distance of 2620.33 feet to the West line of the Southeast Quarter of said Section 13;

THENCE North 00° 02' 05" West along said West line a distance of 857.85 feet to the Southwest corner of Lot B of Recorded Exemption No. 1061-13-4 RE-3863;

The following Seventeen (17) courses are along the Southerly lines of Lot B of Recorded Exemption No. 1061-13-4 RE-3863 recorded October 18, 2004 as Reception No. 3228383 of the Records of Weld County:

THENCE South 79° 11' 49" East a distance of 251.09 feet to a Point of Curvature;

THENCE along the arc of a curve concave to the Northwest a distance of 92.52 feet, said curve has a Radius of 115.39 feet, a Delta of 45° 56' 32", and is subtended by a Chord bearing North 77° 50' 10" East a distance of 90.07 feet to a Point of Tangency;

THENCE North 54° 51' 44" East a distance of 181.87 feet to a Point of Curvature;

THENCE along the arc of a curve concave to the Southeast a distance of 144.05 feet, said curve has a Radius of 124.38 feet, a Delta of 66° 21' 24", and is subtended by a Chord bearing North 88° 02' 19" East a distance of 136.13 feet to a Point of Tangency;

THENCE South 58° 46' 59" East a distance of 133.41 feet to a Point of Curvature;

THENCE along the arc of a curve concave to the Northeast a distance of 115.53 feet, said curve has a Radius of 193.24 feet, a Delta of 34° 15' 17", and is subtended by a Chord bearing South 75° 54' 49" East a distance of 113.82 feet to a Point of Return Curvature;

THENCE along the arc of a curve concave to the Southwest a distance of 285.43 feet, said curve has a Radius of 753.31 feet, a Delta of 21° 42' 34", and is subtended by a Chord bearing South 82° 11' 10" East a distance of 283.73 feet to a Point of Return Curvature;

THENCE along the arc of a curve concave to the Northeast a distance of 378.03 feet, said curve has a Radius of 800.39 feet, a Delta of 27° 03' 40", and is subtended by a Chord bearing South 84° 51' 55" East a distance of 374.53 feet to a Point of Return Curvature;

THENCE along the arc of a curve concave to the Southwest a distance of 179.58 feet, said curve has a Radius of 171.12 feet, a Delta of 60° 07' 42", and is subtended by a Chord bearing South 68° 19' 54" East a distance of 171.45 feet to a Point of Tangency;

THENCE South 38° 16' 02" East a distance of 117.93 feet to a Point of Curvature;

THENCE along the arc of a curve concave to the Northeast a distance of 58.61 feet, said curve has a Radius of 231.16 feet, a Delta of 14° 31' 38", and is subtended by a Chord bearing South 45° 31' 53" East a distance of 58.45 feet to a Point of Tangency;

THENCE South 52° 47' 41" East a distance of 176.69 feet to a Point of Curvature;

THENCE along the arc of a curve concave to the Northeast a distance of 107.69 feet, said curve has a Radius of 183.32 feet, a Delta of 33° 39' 29", and is subtended by a Chord bearing South 69° 37' 20" East a distance of 106.15 feet to a Point of Tangency;

THENCE South 86° 27' 04" East a distance of 88.57 feet to a Point of Curvature;

THENCE along the arc of a curve concave to the Northwest a distance of 131.99 feet, said curve has Radius of 937.08 feet, a Delta of 08° 04' 13", and is subtended by a Chord bearing North 89° 30' 49" East a distance of 131.88 feet to a Point of Return Curvature;

THENCE along the arc of a curve concave to the Southwest a distance of 359.49 feet, said curve has a Radius of 498.28 feet, a Delta of 41° 20' 12", and is subtended by a Chord bearing South 73° 51' 12" East a distance of 351.74 feet to a Point of Tangency;

THENCE South 53° 11' 05" East a distance of 63.29 feet to the Westerly Right of Way line of Weld County Road 13;

THENCE North 00° 02' 29" West along said Westerly Right of Way line a distance of 2333.22 feet;

THENCE North 00° 02' 15" West continuing along said Westerly Right of Way line a distance of 2617.83 feet to the Southwest corner of the Maplewood Acres Annexation to the Town of Johnstown as recorded March 25, 2009 as Reception No. 3612645 in the Records of Weld County;

THENCE North 89° 54' 46" East along the Southerly line of said Maplewood Acres Annexation a distance of 30.00 feet to the East line of the Northeast Quarter of Section 13;

THENCE South 87° 11' 22" East continuing along the Southerly line of Maplewood Acres Annexation a distance of 30.04 feet to the Easterly Right of Way line of Weld County Road 13;

THENCE South 00° 02' 15" East along said Easterly Right of Way line a distance of 2616.36 feet;

THENCE South 00° 02' 29" East continuing along said Easterly Right of Way line a distance of 2648.03 feet to the **POINT OF BEGINNING**.

TOTAL REZONED AREA for the Podtburg Rezone is 462.35 acres, more or less (±).

APPROVAL CERTIFICATE:

Approved by the Planning and Zoning Commission, Town of Johnstown, Colorado, this _____ day of _____, 20_____.

CHAIR, PLANNING AND ZONING COMMISSION

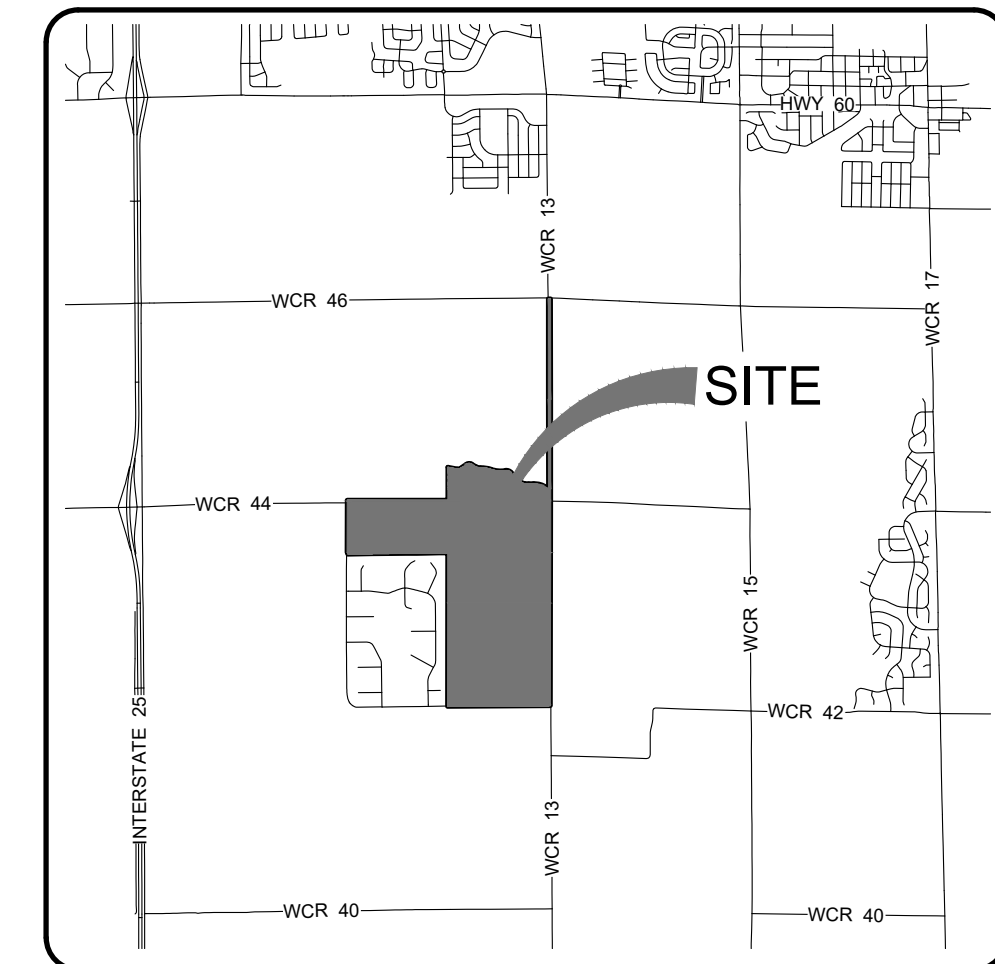
Approved by the Town Council, Town of Johnstown, Colorado, this _____ day of _____, 20_____.

Gary Lebsack, Mayor

The foregoing plat is approved for filing and accepted by the Town of Johnstown, Colorado, this _____ day of _____, 20_____.

ATTEST: _____

Town Clerk



VICINITY MAP
SCALE: 1" = 5000'

NOTICE:
According to Colorado law, you must commence any legal action based upon any defect in this survey within three years after you discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years after the date of the certificate shown hereon.

SECTION: 13, 18, 19, 24, 25, 30	TOWNSHIP: 4 N	RANGE: 67 & 68 W (6th PM)
------------------------------------	------------------	------------------------------

NORTHERN ENGINEERING
970.229.4158
nortnengr.com
FORT COLLINS 301 North Inland Street, Suite 100, 80521
GREELEY 80208 8th Street, 80633

PROJECT: 1659-001	DATE: 03/13/2020	SCALE: N.A.	REVIEWED BY: S. Lund
CLIENT:			DRAWN BY: A. Lund

ESTABLISHMENT OF ZONING MAP
S18, 19, 30-T4N-R67W & S13, 24, 25-T4N-R68W
WELD COUNTY, STATE OF COLORADO

DRAFT
8-21-20
PRELIMINARY - NOT FOR CONSTRUCTION,
RECORDING PURPOSES OR IMPLEMENTATION

For and on Behalf of Northern Engineering Services, Inc.
Steven A. Lund
Colorado Registered Professional
Land Surveyor No. 34995

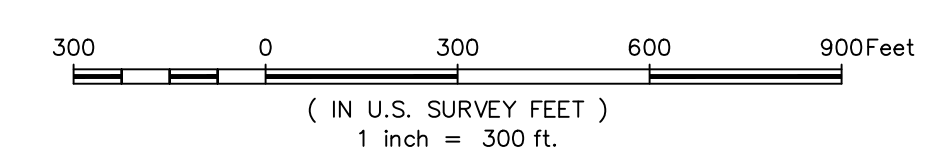
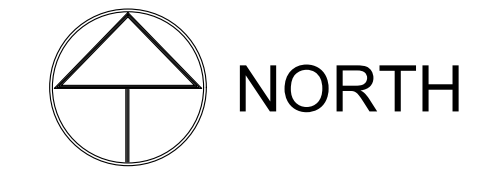
ESTABLISHMENT OF ZONING MAP

TO THE TOWN OF JOHNSTOWN

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 18, THE WEST HALF OF SECTION 19 AND THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 4 NORTH, RANGE 67 WEST, AND A PORTION OF THE SOUTH HALF OF SECTION 13, A PORTION OF SECTION 24 AND THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	45°56'32"	115.39	92.52	N77°50'10"E	90.07
C2	66°21'24"	124.38	144.05	N88°02'19"E	136.13
C3	34°15'17"	193.24	115.53	S75°54'48"E	113.82
C4	21°42'34"	753.31	285.43	S82°11'10"E	283.73
C5	27°03'40"	800.39	378.03	S84°51'55"E	374.53
C6	60°07'42"	171.12	179.58	S68°19'54"E	171.45
C7	14°31'38"	231.16	58.61	S45°31'53"E	58.45
C8	33°39'29"	183.32	107.69	S69°37'20"E	106.15
C9	8°04'13"	937.08	131.99	N89°30'49"E	131.88
C10	41°20'12"	498.28	359.49	S73°51'12"E	351.74

LINE TABLE		
LINE	LENGTH	BEARING
L1	29.74	S00°06'37"W
L2	29.74	S89°36'32"W
L3	30.00	N00°23'48"W
L4	152.81	N89°44'34"W
L5	68.31	S88°54'36"W
L6	351.36	S88°58'33"W
L7	225.35	S88°41'39"W
L8	121.90	S89°11'58"W
L9	155.18	S89°47'15"W
L10	451.60	S89°38'59"W
L11	423.45	S89°26'24"W
L12	649.81	S89°05'24"W
L13	43.07	N00°03'04"E
L14	20.00	S89°56'54"W
L15	251.09	S79°11'49"E
L16	181.87	N54°51'44"E
L17	133.41	S58°46'59"E
L18	117.93	S38°16'02"E
L19	176.69	S52°47'41"E
L20	88.57	S86°27'04"E
L21	63.29	S53°11'05"E
L22	30.00	N89°54'46"E
L23	30.04	S87°11'22"E

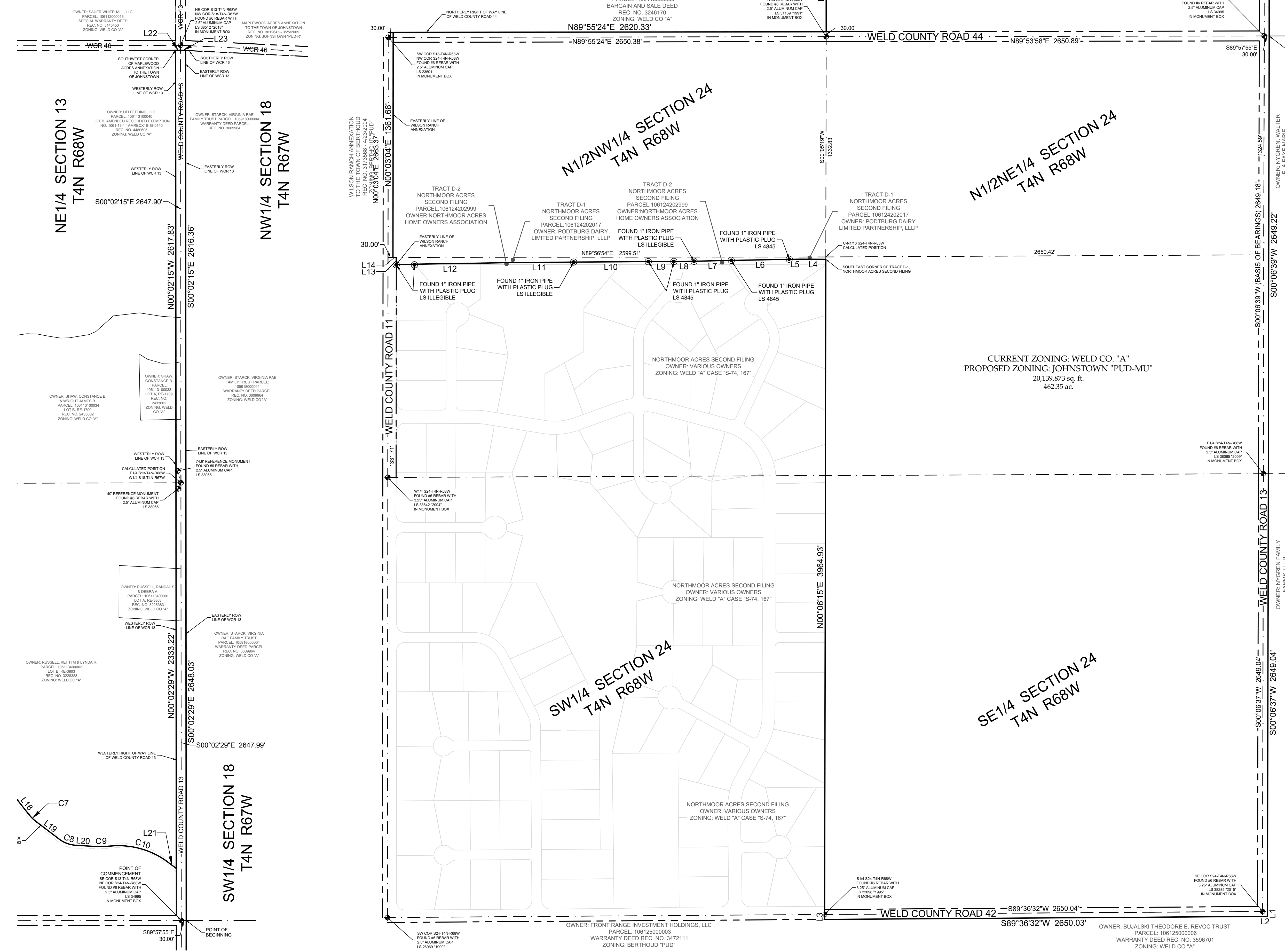


SYMBOL LEGEND	
	CALCULATED POSITION
	FOUND PROPERTY MONUMENT
	FOUND SECTION CORNER AS DESCRIBED

LINE LEGEND	
	RIGHT OF WAY LINE
	SECTION LINE
	BOUNDARY LINE
	LOT LINE
	EASEMENT LINE

PRELIMINARY

Steven A. Lund
Registered Professional Land Surveyor
Colorado Registration No. 34995
For and on behalf of Northern Engineering Services, Inc.



NOTICE:
According to Colorado law, you must commence any legal action based upon any defect in this survey within three years after you discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years after the date of the certificate shown hereon.

SECTION: 24, 25, 630
TOWNSHIP: 4 N
RANGE: 67 & 68 W (6th PM)

NORTHERN ENGINEERING

970.231.4158
norteneering.com

FORT COLLINS, 301 North Inland Street, Suite 100, 80521
GREELEY, 820 8th Street, 80633

DATE:	03/13/2020
SCALE:	1" = 300'
REVIEWED BY:	S. Lund
PROJECT:	1859-001
CLIENT:	
DRAWN BY:	L. Smith

ESTABLISHMENT OF ZONING MAP

S18,19,30-T4N-R67W & S13,24,25-T4N-R68W

WELD COUNTY, STATE OF COLORADO

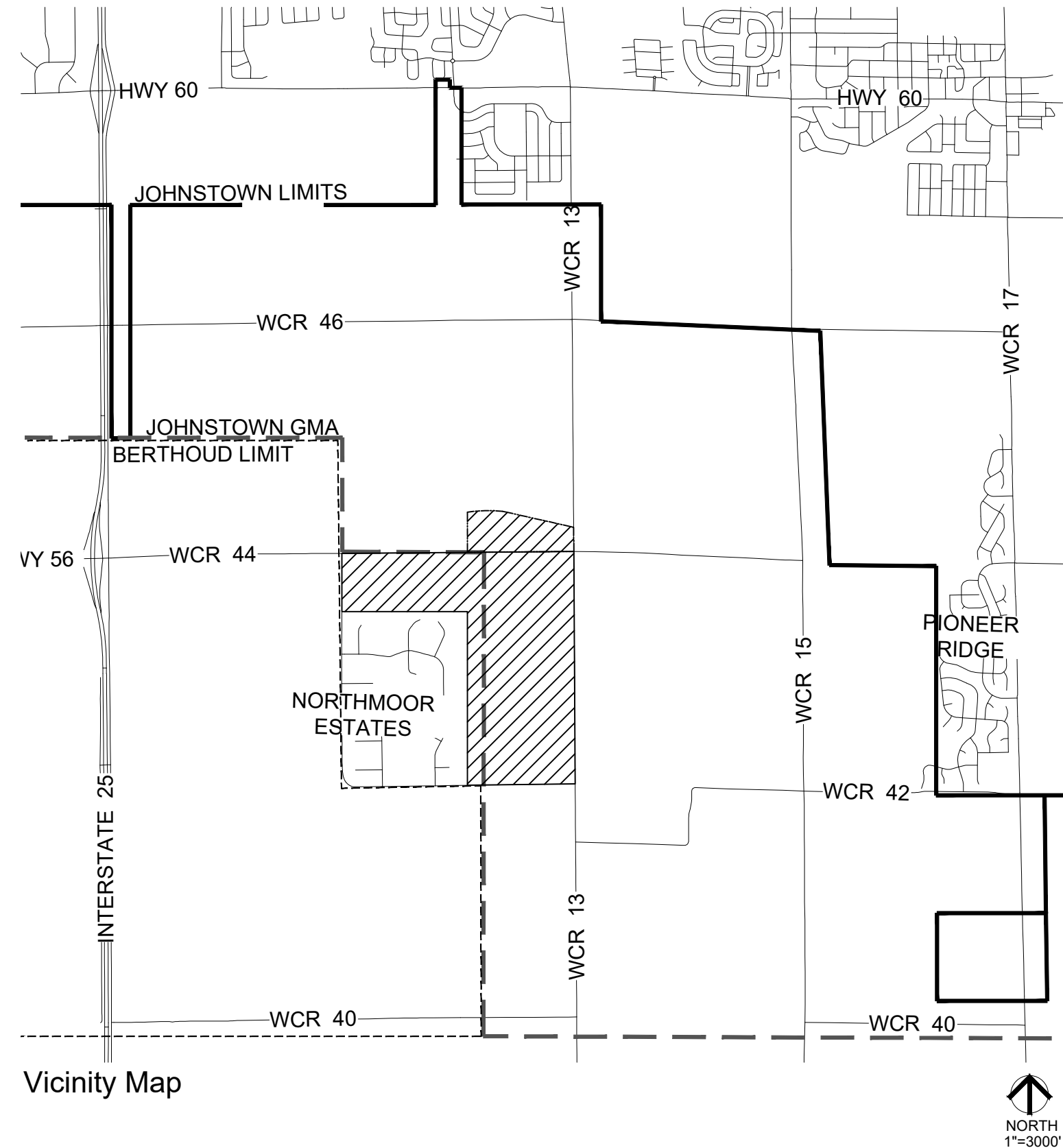
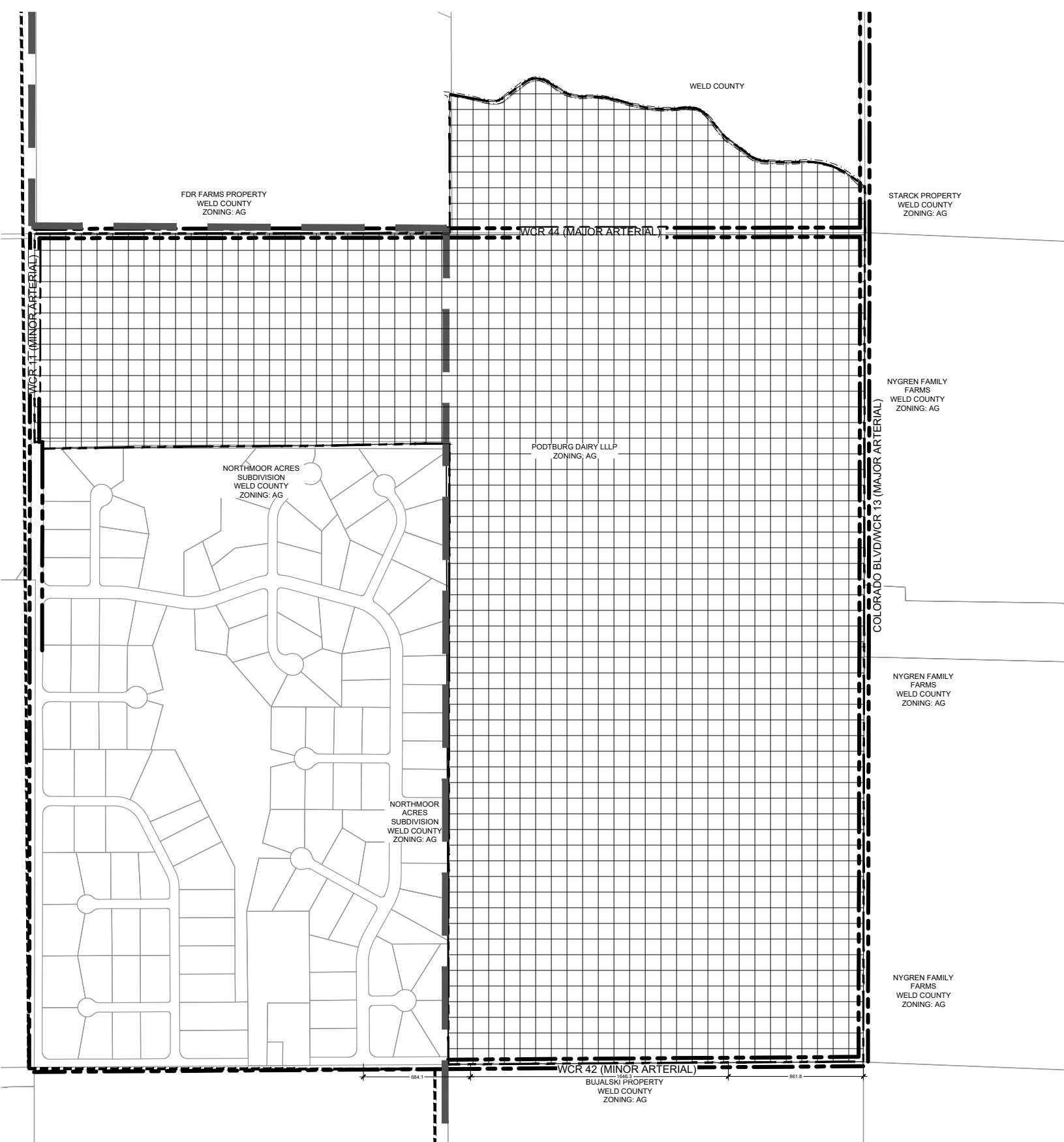
OUTLINE DEVELOPMENT PLAN PODTBURG PROPERTY

A PARCEL OF LAND BEING THE EAST HALF OF SECTION TWENTY-FOUR (24), THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION TWENTY-FOUR (24) AND TRACT D-1 OF THE NORTHMOOR ACRES SECOND FILING IN THE WEST HALF OF SECTION TWENTY-FOUR (24), AND ALSO BEING THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION THIRTEEN (13) LYING SOUTHERLY OF WHAT IS KNOWN AS THE HILLSBORO EXTENSION DITCH, ALL IN TOWNSHIP FOUR NORTH (T.4N.), RANGE SIXTY-EIGHT WEST (R.68W.), SIXTH PRINCIPAL MERIDIAN (6TH P.M.), COUNTY OF WELD, STATE OF COLORADO

Legal Description:

A PARCEL OF LAND BEING THE EAST HALF OF SECTION TWENTY-FOUR (24), THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION TWENTY-FOUR (24) AND TRACT D-1 OF THE NORTHMOOR ACRES SECOND FILING IN THE WEST HALF OF SECTION TWENTY-FOUR (24), AND ALSO BEING THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION THIRTEEN (13) LYING SOUTHERLY OF WHAT IS KNOWN AS THE HILLSBORO EXTENSION DITCH, ALL IN TOWNSHIP FOUR NORTH (T.4N.), RANGE SIXTY-EIGHT WEST (R.68W.), SIXTH PRINCIPAL MERIDIAN (6TH P.M.), COUNTY OF WELD, STATE OF COLORADO

Existing Zoning:



Vicinity Map

Approvals:

PODTBURG DAIRY L.L.C., A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER(S) OF THE PROPERTY LOCATED IN THE TOWN OF JOHNSTOWN, COUNTY OF WELD, AND STATE OF COLORADO, DO HEREBY SUBMIT THIS OUTLINE DEVELOPMENT PLAN AND AGREE TO PERFORM UNDER THE TERMS NOTED HEREIN.

BY: _____
NAME: _____
TITLE: _____

PLANNING AND ZONING COMMISSION

THIS OUTLINE DEVELOPMENT PLAN TO BE KNOWN AS _____ WAS APPROVED BY ACTION OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF JOHNSTOWN, COLORADO AT A REGULAR MEETING HELD ON THE _____ DAY OF _____

TOWN COUNCIL

THIS OUTLINE DEVELOPMENT PLAN, TO BE KNOWN AS _____ IS APPROVED AND ACCEPTED BY THE TOWN OF JOHNSTOWN, BY ORDINANCE NUMBER _____ PASSED AND ADOPTED ON FINAL READING AT THE REGULAR MEETING OF THE TOWN COUNCIL OF THE TOWN OF JOHNSTOWN, COLORADO HELD ON THE _____ DAY OF _____

BY: _____
MAYOR
ATTEST: _____
TOWN CLERK

Narrative/Operation Plan:

THE INTENT OF THIS OUTLINE DEVELOPMENT PLAN (ODP) IS TO PROVIDE THE FRAMEWORK FOR THE PODTBURG PROPERTY DEVELOPMENT. A HIGH QUALITY RESIDENTIAL GOLF COMMUNITY IS ENVISIONED FOR THIS SITE. THE GOLF COURSE IS PLANNED AS A PUBLIC COURSE FOR THE BENEFIT OF BOTH THE HOMEOWNERS AND THE RESIDENTS OF THE TOWN OF JOHNSTOWN. THE COMMUNITY WILL BE PRIMARILY RESIDENTIAL WITH COMMERCIAL DEVELOPMENT LOCATED AT THE PRIMARY INTERSECTIONS.

THIS DEVELOPMENT HAS ARTERIAL ROADS LOCATED ON THE NORTH, SOUTH AND EAST BOUNDARIES OF THE PROPERTY. THE PROXIMITY TO AN ARTERIAL ROAD NETWORK WILL PROVIDE EXCELLENT ACCESS TO THE PROPERTY. THE DEVELOPMENT PARCELS ARE LOCATED AROUND THE PERIMETER OF THE PROPOSED GOLF COURSE WHICH WILL DISPERSE TRAFFIC THROUGHOUT THE SITE AND TO VARIOUS ACCESS POINTS.

THE PUD PROCESS WILL PROVIDE VARIOUS OPTIONS FOR THE SITE TO DEVELOP CREATIVELY. FLEXIBILITY IN LOT SIZES AND SETBACKS WILL ENCOURAGE CREATIVE HOUSING TYPES TO FIT MARKET DEMANDS, WHILE POTENTIALLY ALLOWING FOR ADDITIONAL SPACE TO BE ALLOCATED TO OPEN SPACE AND/OR PARKS. HIGH QUALITY HOUSING IS PROPOSED AS PART OF PEDESTRIAN FRIENDLY COMMUNITY SURROUNDED BY LARGE OPEN TRACTS FOR A GOLF COURSE.

General Notes:

- ACCESS POINTS SHOWN ON THIS ODP ARE APPROXIMATE. EXACT LOCATIONS TO BE DETERMINED DURING THE PRELIMINARY AND FINAL PLATTING PROCESS BASED ON THE FINAL TRAFFIC IMPACT STUDY.
- LOCAL AND COLLECTOR STREETS MAY CHANGE LOCATION, SIZE AND CONFIGURATION AT TIME OF PLATTING. LOCAL AND COLLECTOR STREETS SHALL CONFORM TO THE TOWN OF JOHNSTOWN STREET STANDARDS AT THE TIME OF PLATTING.
- ALL DENSITIES AND UNIT COUNTS ARE PROJECTIONS. FINAL DENSITIES TO BE DETERMINED AT TIME OF PLATTING. DENSITY OF ANY GIVEN PHASE SHALL NOT EXCEED 9 DU/AC. ACTUAL NUMBER OF UNITS WILL BE DETERMINED AT TIME OF SUBDIVISION PLATTING.
- GROSS DENSITY SHALL NOT EXCEED 5 DU/AC.
- AREAS OF DEVELOPMENT PARCELS SHOWN ARE APPROXIMATE AND MAY VARY. EXACT LOT SIZES WILL BE DETERMINED WITH EACH PRELIMINARY AND FINAL SUBDIVISION SUBMITTAL.
- FINAL CONFIGURATION OF PARCELS, OPEN SPACE AREAS AND STREETS MAY VARY FROM THAT SHOWN.
- WHERE A PROPOSED USE IS NOT LISTED IN THE ODP, IT MAY BE ALLOWED IF DETERMINED BY THE TOWN OF JOHNSTOWN TO BE SIMILAR IN CHARACTER AND OPERATION, AND HAVING THE SAME OR LESSER IMPACT, AS USES THAT ARE ALLOWED.
- 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 DURING THE PRELIMINARY AND FINAL DRAINAGE REPORTS AND DURING THE PRELIMINARY DEVELOPMENT PLAN PROCESS AS A PART OF THE FINAL SUBDIVISION PLATTING.
- 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 APPROVAL BY THE PLANNING AND DEVELOPMENT DIRECTOR PRIOR TO IMPLEMENTATION.

Development Phasing:

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

OWNER:
GREG PODTBURG
PODTBURG DAIRY L.L.P.
37905 WELD COUNTY ROAD 35
EATON, CO 80615
970.313.3601

PLANNER:
KRISTIN TURNER
TB GROUP
444 MOUNTAIN AVENUE
BERTHOUD, CO 80513
970.532.5891
KRISTIN@TBGROUP.US

ENGINEER:
DANNY WEBER
NORTHERN ENGINEERING
301 N HOWES STREET, SUITE 100
FORT COLLINS, CO 80521
970.221.4158
DANNY@NORTHERNENGINEERING.COM

Sheet Index:

SHEET 1	COVER SHEET
SHEET 2	OUTLINE DEVELOPMENT PLAN
SHEET 3	CONCEPT PLAN
SHEET 4	MASTER GRADING AND DRAINAGE PLAN
SHEET 5	MASTER GRADING AND DRAINAGE PLAN
SHEET 6	MASTER UTILITY PLAN
SHEET 7	MASTER UTILITY PLAN

SEAL

PROJECT TITLE

**PODTBURG
PROPERTY
OUTLINE
DEVELOPMENT
PLAN**

JOHNSTOWN, CO

PREPARED FOR

OWNER:
**PODTBURG
DAIRY
PARTNERSHIP,
LLP**

37905 WELD COUNTY
ROAD 35
EATON, CO 80615

REVISIONS DATE

Staff Comments	6.29.20
Staff Comments	9.22.20
Staff Comments	10.9.20

DATE

MARCH 13, 2020

SHEET TITLE

Cover

SHEET INFORMATION

Sheet Number: 1

of: 4

**PODTBURG PROPERTY
 OUTLINE
 DEVELOPMENT
 PLAN**

JOHNSTOWN, CO

PREPARED FOR

OWNER:
**PODTBURG
 DAIRY
 PARTNERSHIP,
 LLLP**

37905 WELD COUNTY
 ROAD 35
 EATON, CO 80615

DENSITY:

ANTICIPATED RESIDENTIAL DENSITIES ARE SPECIFIED WITHIN EACH PARCEL. THE FINAL DENSITY SHALL BE DETERMINED AT THE TIME OF PLATTING. NO MINIMUM DENSITIES REQUIRED FOR RESIDENTIAL PLANNING AREA WITH THE EXCEPTION OF PLANNING AREA D.

LAND USE SUMMARY

LAND USE	ACRES
RESIDENTIAL DEVELOPMENT:	147.28 AC
COMMERCIAL DEVELOPMENT:	12.12 AC
GOLF COURSE	247.89 AC
TOTAL	448.92 AC

PLANNING AREA BOUNDARIES:

PLANNING AREA ACREAGES AND BOUNDARIES ARE PRELIMINARY AND SUBJECT TO CHANGE WITH DETAILED PLANNING. PLANNING ACREAGES MAY CHANGE UP TO 30% WITHOUT A MAJOR AMENDMENT TO THIS PUD DOCUMENT.

PLANNING AREA INDEX

PLANNING AREA (PA)	APPROX. ACREAGE	ANTICIPATED USES	MAX. COVERAGE (COMMERCIAL)
PA - A	+/- 34.46 AC	RESIDENTIAL USES	
PA - B	+/- 47.46 AC	RESIDENTIAL USES	
PA - C	+/- 65.36 AC	RESIDENTIAL USES	
PA - D	+/- 41.03 AC	GOLF OR RESIDENTIAL USES	
PA - E	+/- 247.89 AC	GOLF	
PA - F	+/- 2.44 AC	COMMERCIAL USES	50%
PA - G	+/- 4.61 AC	COMMERCIAL USES	50%
PA - H	+/- 5.07 AC	COMMERCIAL USES	50%

DEVELOPMENT STANDARDS: RESIDENTIAL

SINGLE FAMILY DETACHED

MINIMUM LOT SIZE	4,000 SF
MAXIMUM HEIGHT	30'
FRONT SETBACK TO BUILDING	15'
FRONT SETBACK TO GARAGE	20'
FRONT SETBACK TO SIDE LOADED GARAGE	10'
SIDE YARD SETBACK	5'
REAR YARD SETBACK (FRONT LOADED)	10'
REAR YARD SETBACK (ALLEY LOADED)	5'
SIDE (CORNER) SETBACK	10'

SINGLE FAMILY ATTACHED

MINIMUM LOT SIZE	1,300 SF
MAXIMUM HEIGHT	35'
FRONT SETBACK TO BUILDING	15'
FRONT SETBACK TO GARAGE	20'
FRONT SETBACK TO SIDE LOADED GARAGE	10'
SIDE YARD SETBACK	0'
REAR YARD SETBACK (FRONT LOADED)	10'
REAR YARD SETBACK (ALLEY LOADED)	5'
SIDE (CORNER) SETBACK	10'
BUILDING SEPARATION	PER FIRE CODE

MULTI-FAMILY

MINIMUM LOT SIZE	N/A
MAXIMUM HEIGHT	50' (OR 70' WITH CONDITIONAL USE APPROVAL)
FRONT SETBACK TO BUILDING	15'
FRONT SETBACK TO GARAGE	20'
FRONT SETBACK TO SIDE LOADED GARAGE	10'
REAR YARD SETBACK (FRONT LOADED)	10'
REAR YARD SETBACK (ALLEY LOADED)	5'
SIDE (CORNER) SETBACK	10'
BUILDING SEPARATION	PER FIRE CODE

NOTES:

- ZERO LOT LINES MAY BE UTILIZED WHEN A MAINTENANCE EASEMENT AND SIDE YARD EASEMENTS ARE EXECUTED.
- IF THE TOWN OF JOHNSTOWN DEVELOPMENT STANDARDS ARE REVISED, THE MORE RESTRICTIVE STANDARDS SHALL APPLY, FOR ANY STANDARDS NOT ADDRESSED IN THIS CDP, TOWN CODES, GUIDELINES, AND STANDARDS WILL BE DEFAULT.
- NO MINIMUM DENSITY REQUIRED FOR RESIDENTIAL PLANNING AREAS WITH THE EXCEPTION OF PLANNING AREA D.
- PORCHES ARE CONSIDERED PART OF THE BUILDING FOR THE PURPOSE OF SETBACK REQUIREMENTS.

DEVELOPMENT STANDARDS: COMMERCIAL

MAXIMUM HEIGHT	50' (OR 70' WITH CONDITIONAL USE APPROVAL)
LOT COVERAGE	50% & 20% LANDSCAPING
SETBACK FROM ARTERIAL	15'
PARKING SETBACK FROM ARTERIAL	50'

NOTES:

- ADDITIONAL DESIGN REQUIREMENTS FOR COMMERCIAL DEVELOPMENT PER THE DESIGN GUIDELINES.
- THE PLANNING DIRECTOR MAY APPROVE ADJUSTMENTS TO COMMERCIAL SETBACKS THAT MAY BE NECESSARY DUE TO PARCEL SIZE, CONFIGURATION OR OTHER CONSTRAINT.

OPEN SPACE, PARKS & WALKS/TRAILS:

OPEN SPACE:

- 30% OPEN SPACE WILL BE REQUIRED (OVERALL DEVELOPMENT)
- OPEN SPACE LOCATED WITHIN A SINGLE FAMILY DETACHED OR SINGLE FAMILY ATTACHED LOT WILL BE COUNTED TOWARDS OPEN SPACE REQUIREMENTS.
- PUBLIC AND/OR PRIVATELY OWNED LAND WILL BE COUNTED TOWARDS OPEN SPACE REQUIREMENTS.
- GOLF COURSE DEVELOPMENT WILL BE COUNTED TOWARDS OPEN SPACE REQUIREMENTS.
- DETENTION PONDS WILL BE COUNTED TOWARDS OPEN SPACE REQUIREMENTS BUT MAY NOT BE COUNTED TOWARDS PARK SPACE CALCULATIONS.
- PARK SPACE WILL BE COUNTED TOWARDS THE OPEN SPACE REQUIREMENTS.
- OPEN SPACE MAY BE A LANDSCAPED AREA, A RECREATION AREA, SIDEWALKS AND/OR TRAILS, PLAZAS OR PLAYGROUNDS OR OTHER AREAS THAT ARE ACCESSIBLE TO THE RESIDENTS OF THE SUBDIVISION OR THE PUBLIC. OPEN SPACE AREAS LOCATED WITHIN A PRIVATE LOT WILL BE ACCESSIBLE TO THE RESIDENT OF THAT LOT ONLY.

PARKS:

- 10% PARKS WILL BE REQUIRED BASED ON THE RESIDENTIAL ACREAGE.
- PARK LOCATIONS ARE CONCEPTUAL AND WILL BE FINALIZED AT THE TIME OF SUBDIVISION PLAT.
- PARKS MAY BE PRIVATELY OR PUBLICLY OWNED, TO BE DETERMINED AT THE TIME OF FINAL PLAT.
- ALL PARKS, NO MATTER IF OWNERSHIP IS PUBLIC OR PRIVATELY HELD, SHALL BE ACCESSIBLE TO THE GENERAL PUBLIC, REGARDLESS OF RESIDENCY STATUS.

PEDESTRIAN CONNECTIVITY:

- 10' CONCRETE WALK WILL BE PROVIDED ALONG ARTERIAL ROADS.
- ADDITIONAL WALKS AND/OR TRAILS TO BE DETERMINED AT THE TIME OF MORE DETAILED DESIGN AND/OR SUBDIVISION PLATTING.
- DEVELOPMENT SHALL INCORPORATE ELEMENTS AND CONNECTIVITY FROM PARKS AND TRAILS MASTER PLAN AND THE JOHNSTOWN COMPREHENSIVE PLAN.

PARCEL DESIGN INTENT:

PARCELS A, B, C AND D:

THE DESIGN INTENT FOR PLANNING AREA A, B, C AND D IS TO ALLOW FOR RESIDENTIAL DEVELOPMENT. RESIDENTIAL DEVELOPMENT COULD INCLUDE SINGLE FAMILY DETACHED, SINGLE FAMILY ATTACHED, CONDOMINIUMS, APARTMENTS OR MIXED-USE DEVELOPMENT. OTHER RESIDENTIAL USES NOT LISTED ABOVE WILL BE CONSIDERED/ APPROVED BY THE PLANNING DIRECTOR.

PARCELS D:

THE DESIGN INTENT FOR PLANNING AREA D IS TO ALLOW FOR GOLF COURSE DEVELOPMENT AND/OR RESIDENTIAL DEVELOPMENT. RESIDENTIAL DEVELOPMENT COULD INCLUDE SINGLE FAMILY DETACHED, SINGLE FAMILY ATTACHED, CONDOMINIUMS, APARTMENTS OR MIXED-USE DEVELOPMENT. IF PLANNING AREA D DEVELOPS WITH RESIDENTIAL USES, THE INTENT IS TO CREATE A HIGHER DENSITY AREA IN SUPPORT OF CHARACTER OF INTERSECTION OF WCR44 AND WCR13. OTHER RESIDENTIAL USES NOT LISTED ABOVE WILL BE CONSIDERED/ APPROVED BY THE PLANNING DIRECTOR.

PARCELS E:

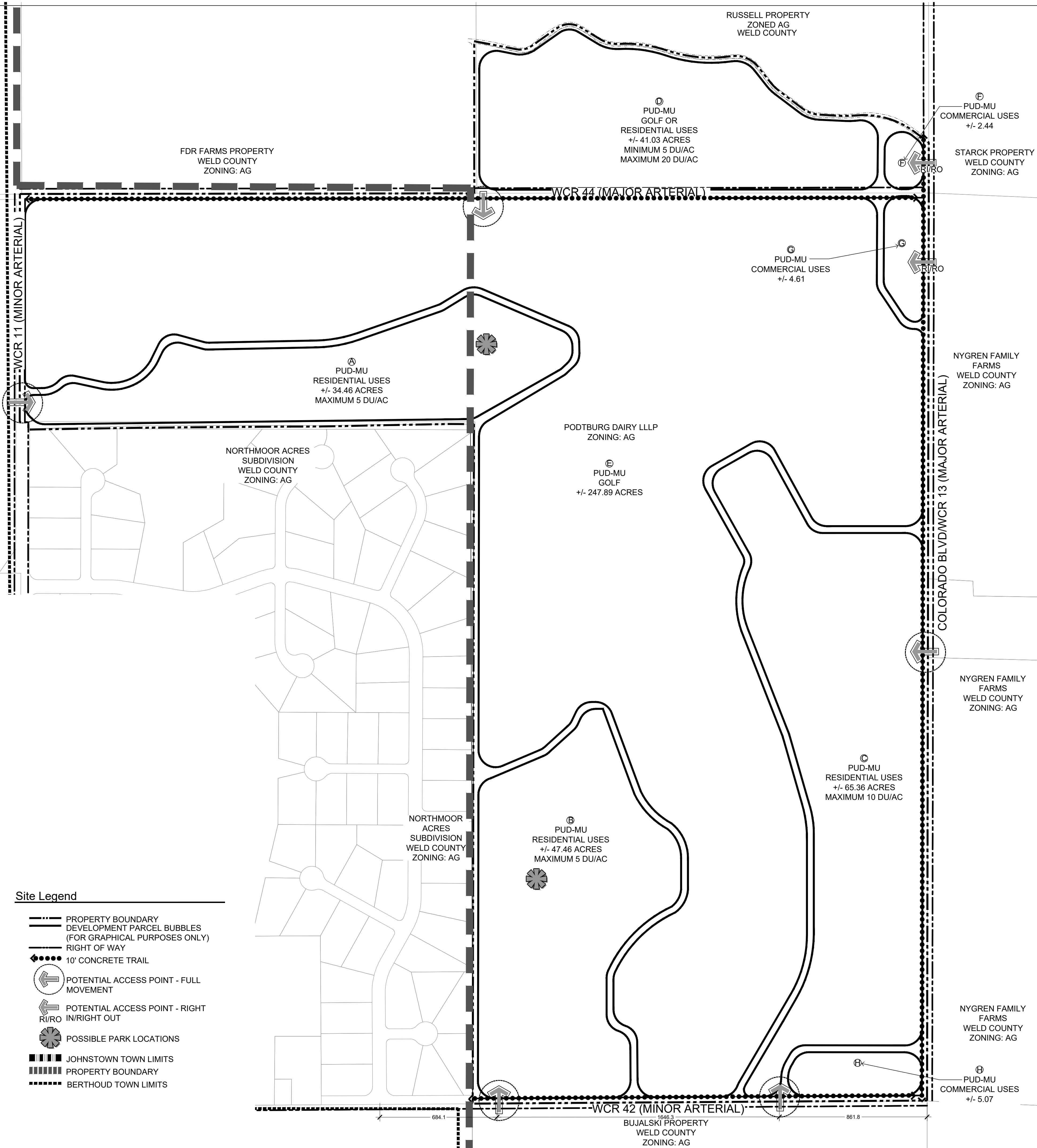
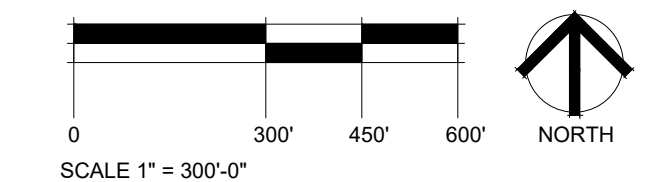
THE DESIGN INTENT FOR PARCELS E IS TO ALLOW FOR GOLF COURSE DEVELOPMENT, OPEN SPACE, AND/OR RECREATION SPACE. OTHER RELATED USES WILL BE CONSIDERED/ APPROVED BY THE PLANNING DIRECTOR.

PARCELS F, G AND H:

THE DESIGN INTENT FOR PLANNING AREAS F, G AND H IS TO ALLOW FOR A WIDE RANGE OF DEVELOPMENT USES. NEIGHBORHOOD SCALE COMMERCIAL, WHICH COULD INCLUDE RETAIL, RESTAURANTS, NEIGHBORHOOD SERVICES, OFFICE/FLEX OR SIMILAR USES. COMMERCIAL AND/OR MIXED-USE DEVELOPMENT IS STRONGLY ENCOURAGED IN THESE PARCELS.

IN ADDITION TO COMMERCIAL DEVELOPMENT, PLANNING AREAS F, G AND H MAY INCLUDE RESIDENTIAL DEVELOPMENT. RESIDENTIAL DEVELOPMENT COULD INCLUDE SINGLE FAMILY ATTACHED, CONDOMINIUMS, APARTMENTS OR MIXED-USE DEVELOPMENT WITH THE INTENT OF A HIGHER DENSITY DEVELOPMENT. OTHER RESIDENTIAL USES NOT LISTED ABOVE MAY BE CONSIDERED/ APPROVED BY THE PLANNING DIRECTOR.

IF PLANNING AREA H DEVELOPS WITH RESIDENTIAL USES ONLY, PARCEL H COMMERCIAL ACREAGE CAN BE TRANSFERRED TO THE INTERSECTION OF WCR 44/WCR 13.



Site Legend

- PROPERTY BOUNDARY
- DEVELOPMENT PARCEL BUBBLES (FOR GRAPHICAL PURPOSES ONLY)
- RIGHT OF WAY
- 10' CONCRETE TRAIL
- POTENTIAL ACCESS POINT - FULL MOVEMENT
- POTENTIAL ACCESS POINT - RIGHT IN/RIGHT OUT
- POSSIBLE PARK LOCATIONS
- JOHNSTOWN TOWN LIMITS
- PROPERTY BOUNDARY
- BERTHOUD TOWN LIMITS

REVISIONS

REVISIONS	DATE
Staff Comments	6.29.20
Staff Comments	9.22.20
Staff Comments	10.9.20

DATE

MARCH 13, 2020

SHEET TITLE

**OUTLINE
 DEVELOPMENT
 PLAN**

SHEET INFORMATION

Sheet Number: 2

of: 4

Staff Comments	8.29.20
Staff Comments	9.22.20
Staff Comments	10.9.20

MARCH 13, 2020

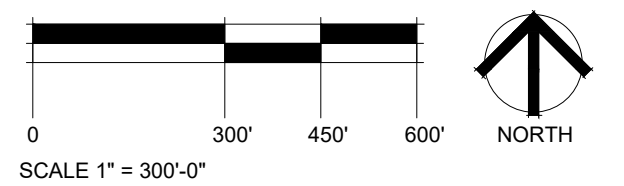
CONCEPT PLAN

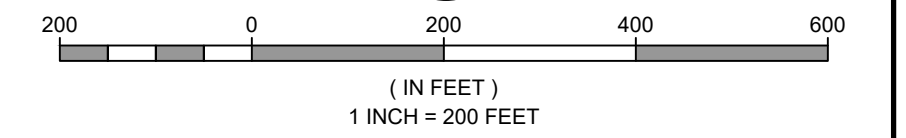
Sheet Number: 3

of: 4



NOTE:
 1. THIS IS AN ILLUSTRATIVE CONCEPTUAL PLAN TO SHOW HOW THE PROPERTY COULD DEVELOP, AS WELL AS INDICATE THE CURRENT OWNERS INTENT. ALL DETAILS SHOWN ARE CONCEPTUAL ONLY AND MORE DETAILED PLANS AND ENGINEERING ARE REQUIRED TO ENSURE COMPLIANCE WITH TOWN CODES, REGULATIONS AND STANDARDS.
 2. DIMENSIONS BETWEEN ACCESS POINTS ARE CONCEPTUAL. EXACT SPACING TO BE DETERMINED AT PLATTING.

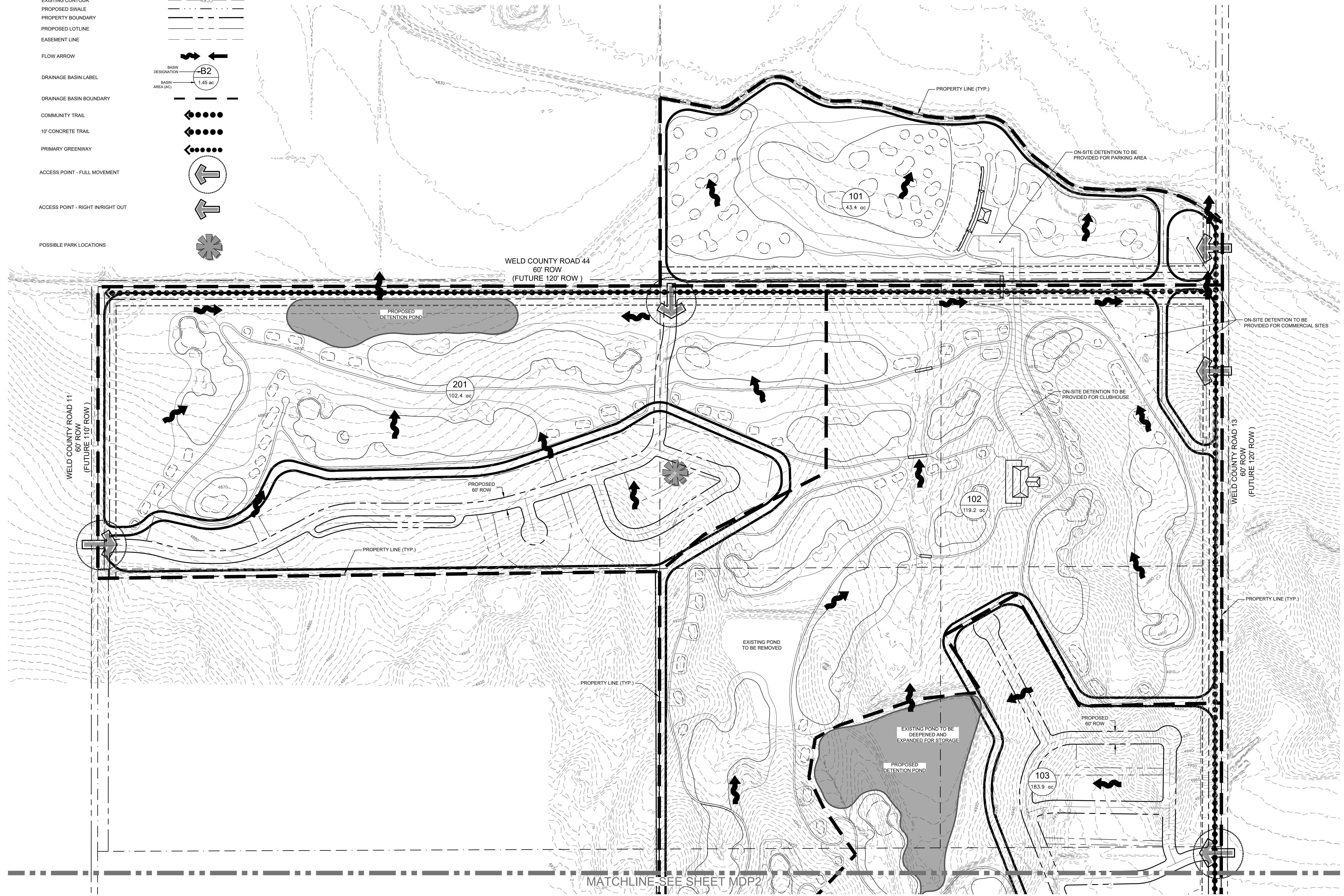




LEGEND:

- PROPOSED CONTOUR -93
- EXISTING CONTOUR -495.3
- PROPOSED SWALE ---
- PROPERTY BOUNDARY ---
- PROPOSED LOTLINE ---
- EASEMENT LINE ---
- FLOW ARROW →
- DRAINAGE BASIN LABEL B2
BASIN AREA (AC) 1.45 ac
- DRAINAGE BASIN BOUNDARY ---
- COMMUNITY TRAIL ●●●●●
- 10' CONCRETE TRAIL ●●●●●
- PRIMARY GREENWAY ●●●●●
- ACCESS POINT - FULL MOVEMENT ↔
- ACCESS POINT - RIGHT IN/RIGHT OUT ↔
- POSSIBLE PARK LOCATIONS ✳

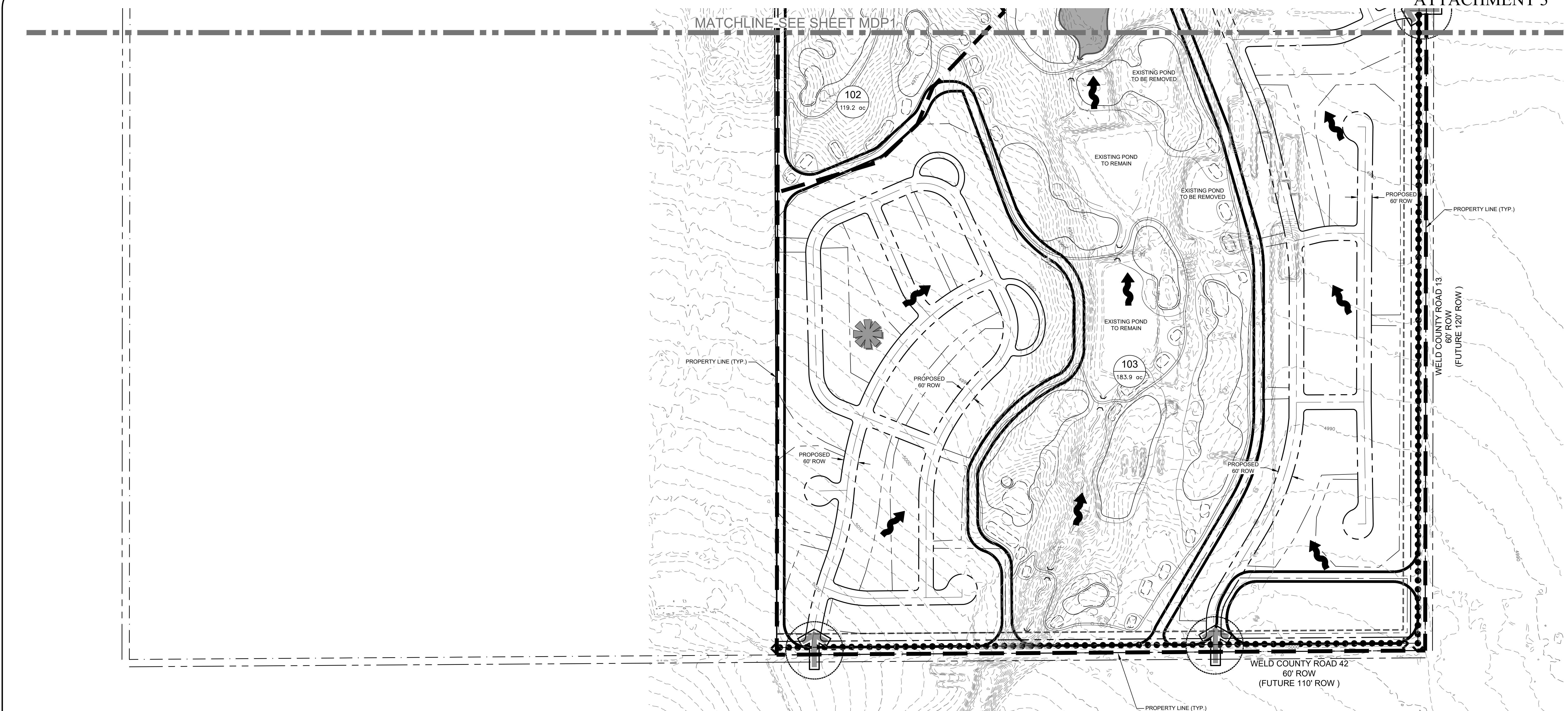
- NOTES:**
1. REQUIRED DETENTION VOLUMES AND PEAK DISCHARGE RATES WERE CALCULATED USING EPA SWMM AND THE RAINFALL INTENSITY DATA PROVIDED IN THE TOWN OF JOHNSTOWN STORM DRAINAGE CRITERIA.
 2. THE EXACT SIZES AND LOCATIONS OF DETENTION FACILITIES WILL BE DETERMINED DURING THE FINAL PLAT AND CONSTRUCTION DOCUMENT PROCESS WITH THE TOWN OF JOHNSTOWN.
 3. FLOW ARROWS DEPICT THE ANTICIPATED PROPOSED GRADING PLAN.



Revisions:	No.	Date:
	REVIEW SET NOT FOR CONSTRUCTION 10/17/2020	
These drawings are instruments of service provided by Northern Engineering Services, Inc. in any type of construction unless signed and sealed by the engineer of Northern Engineering Services, Inc.		
FORT COLLINS, CO North Hoades Street, Suite 100, 80521 GREELEY, CO 8th Street, 80631 970.221.4158 northerneng.com		
PROJECT: 1659-C01	DATE: 10/12/2020	SCALE: 1"=200'
DESIGNED BY: D. Weber	REVIEWED BY: D. Weber	
PODTBURG PROPERTY OUTLINE DEVELOPMENT PLAN MASTER GRADING AND DRAINAGE PLAN		
Sheet MDP1 4 of 7		

DRAWING FILENAME: P:\1659-C01\1659-C01-MDP-04.dwg LAYOUT NAME: MDP1 DATE: Oct 12, 2020 - 11:18am CAD OPERATOR: benry
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MATCHLINE SEE SHEET MDP1

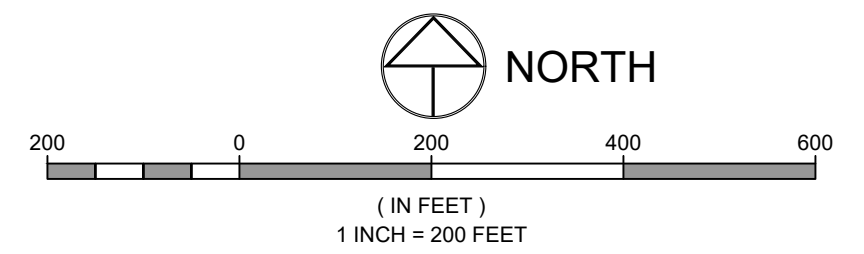


LEGEND:

- PROPOSED CONTOUR - 9.3
- EXISTING CONTOUR - 495.3
- PROPOSED SWALE
- PROPERTY BOUNDARY
- PROPOSED LOTLINE
- EASEMENT LINE
- FLOW ARROW
- DRAINAGE BASIN LABEL
- DRAINAGE BASIN BOUNDARY
- COMMUNITY TRAIL
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NOTES:

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3. FLOW ARROWS DEPICT THE ANTICIPATED PROPOSED GRADING PLAN.



Revisions:

No.	Date:

REVIEW SET
NOT FOR CONSTRUCTION

10/17/2020

These drawings are instruments of service provided by Northern Engineering Services, Inc. in any type of construction unless signed and sealed by the employ of Northern Engineering Services, Inc.

N**E**

NORTHERN ENGINEERING

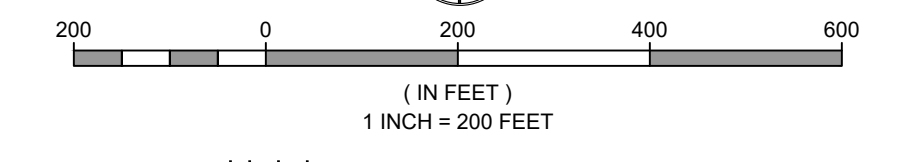
970.221.4158
nortnerengineering.com
FORT COLLINS, CO 10th Hesse Street, Suite 100, 80521
GREELEY, CO 8th Street, 80631

PROJECT: 1659-C01	DATE: 10/12/2020
DESIGNED BY: D. Weber	SCALE: 1" = 200'
DRAWN BY: D. Weber	REVIEWED BY: D. Weber

PODDBURG PROPERTY OUTLINE DEVELOPMENT PLAN

MASTER GRADING AND DRAINAGE PLAN

DRAWING FILENAME: P:\1659-C01\1659-C01-MDP-04.dwg LAYOUT NAME: MDP2 DATE: Oct 12, 2020 - 11:18am CAD OPERATOR: benny
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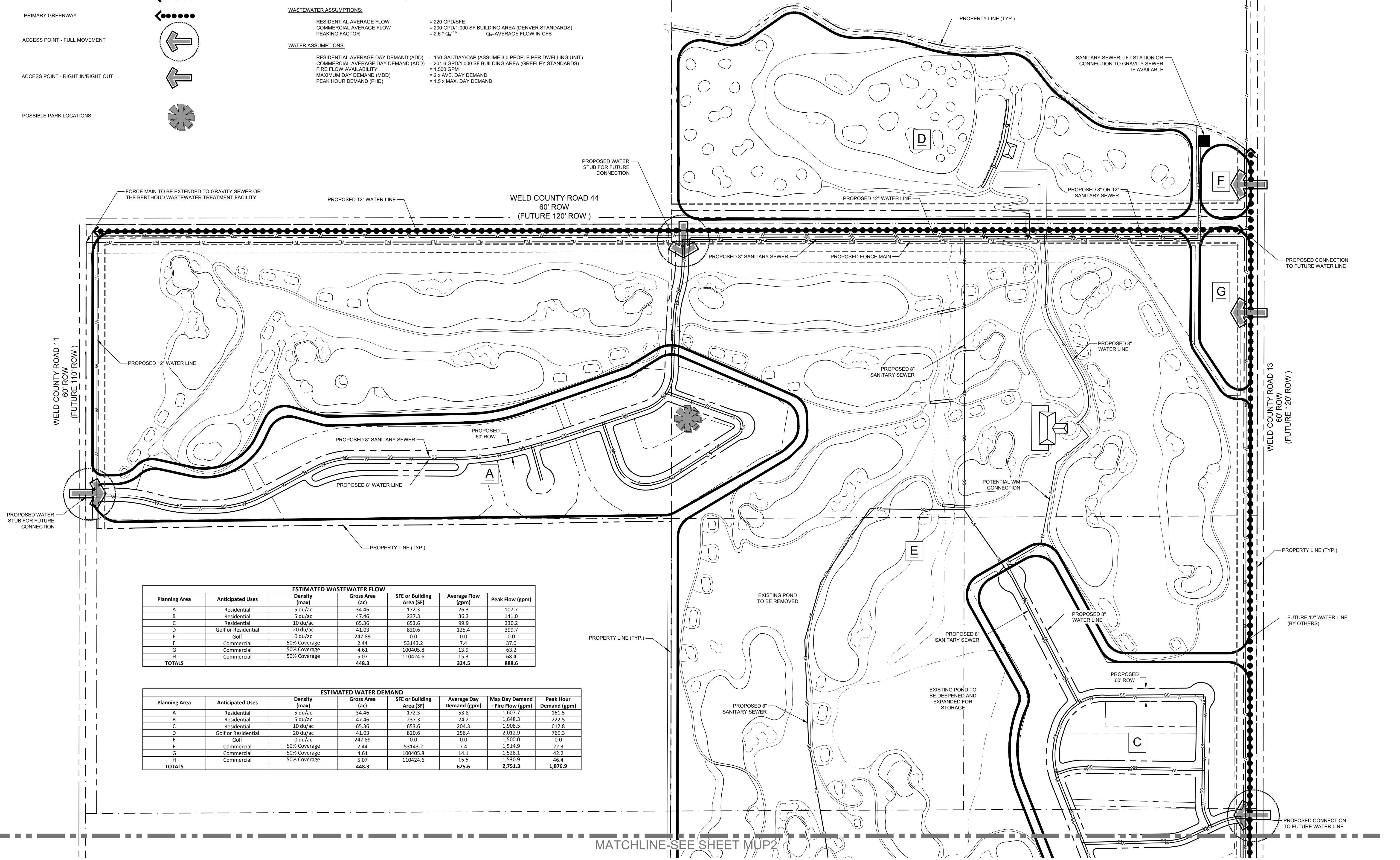


NOTES:
 1. UTILITY MAINS AND LIFT STATION ARE SHOWN FOR SCHEMATIC PURPOSES. FINAL LOCATIONS AND SIZES WILL BE DETERMINED DURING THE FINAL PLAT AND CONSTRUCTION DOCUMENT PROCESS WITH THE TOWN OF JOHNSTOWN.
 2. THE FUTURE WATER MAIN ALONG WCR 13 IS TO BE PROVIDED BY THE TOWN OF JOHNSTOWN IN ACCORDANCE WITH THEIR WATER MASTER PLAN. THE EXACT LOCATION OF THE FUTURE WATER MAIN IS TO BE DETERMINED.

WATER AND WASTEWATER CALCULATIONS:
 IT IS ASSUMED THAT RAW WATER WILL BE PROVIDED FOR IRRIGATION OF THE PODTBURG DEVELOPMENT, INCLUDING SINGLE-FAMILY HOMES AND COMMERCIAL AREAS. THEREFORE, THE WATER DEMANDS ARE ASSUMED TO MATCH THE WASTEWATER FLOWS.

WASTEWATER ASSUMPTIONS:
 RESIDENTIAL AVERAGE FLOW = 220 GPD/SFE
 COMMERCIAL AVERAGE FLOW = 200 GPD/1,000 SF BUILDING AREA (DENVER STANDARDS)
 PEAKING FACTOR = 2.6 * Q_{avg}^{0.16} Q_{avg}=AVERAGE FLOW IN CFS

WATER ASSUMPTIONS:
 RESIDENTIAL AVERAGE DAY DEMAND (ADD) = 150 GAL/DAY/CAP (ASSUME 3.0 PEOPLE PER DWELLING UNIT)
 COMMERCIAL AVERAGE DAY DEMAND (ADD) = 201.6 GPD/1,000 SF BUILDING AREA (GREELEY STANDARDS)
 FIRE FLOW AVAILABILITY = 1,500 GPM
 MAXIMUM DAY DEMAND (MDD) = 2 x AVE. DAY DEMAND
 PEAK HOUR DEMAND (PHD) = 1.5 x MAX. DAY DEMAND



ESTIMATED WASTEWATER FLOW						
Planning Area	Anticipated Uses	Density (max)	Gross Area (ac)	SFE or Building Area (SF)	Average Flow (gpm)	Peak Flow (gpm)
A	Residential	5 du/ac	34.46	172.3	26.3	107.7
B	Residential	5 du/ac	47.46	237.3	36.3	141.0
C	Residential	10 du/ac	65.36	653.6	99.9	330.2
D	Golf or Residential	20 du/ac	41.03	820.6	125.4	399.7
E	Golf	0 du/ac	247.89	0.0	0.0	0.0
F	Commercial	50% Coverage	2.44	53143.2	7.4	37.0
G	Commercial	50% Coverage	4.61	100405.8	13.9	63.2
H	Commercial	50% Coverage	5.07	110424.6	15.3	68.4
TOTALS			448.3		324.5	888.6

ESTIMATED WATER DEMAND							
Planning Area	Anticipated Uses	Density (max)	Gross Area (ac)	SFE or Building Area (SF)	Average Day Demand (gpm)	Max Day Demand + Fire Flow (gpm)	Peak Hour Demand (gpm)
A	Residential	5 du/ac	34.46	172.3	53.8	1,607.7	161.5
B	Residential	5 du/ac	47.46	237.3	74.2	1,648.3	222.5
C	Residential	10 du/ac	65.36	653.6	204.3	1,908.5	612.8
D	Golf or Residential	20 du/ac	41.03	820.6	256.4	2,012.9	769.3
E	Golf	0 du/ac	247.89	0.0	0.0	1,500.0	0.0
F	Commercial	50% Coverage	2.44	53143.2	7.4	1,514.9	22.3
G	Commercial	50% Coverage	4.61	100405.8	14.1	1,538.1	42.2
H	Commercial	50% Coverage	5.07	110424.6	15.5	1,530.9	46.4
TOTALS			448.3		625.6	2,751.3	1,876.9

DATE: 10/12/2020
 PROJECT: 1659-C01
 DESIGNED BY: D. Weber
 DRAWN BY: D. Weber
 REVIEWED BY: D. Weber
 SCALE: 1"=200'
 SHEET: MUP1
 DATE: 10/12/2020
 PROJECT: 1659-C01
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Revisions:
 No. _____
 Description _____
 Date: 10/12/2020
REVIEW SET
NOT FOR CONSTRUCTION

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NORTHERN ENGINEERING
 NE
 400 COLLEGE, 301 North Hovea Street, Suite 100, 80521 GREELEY, CO 80639

PODTBURG PROPERTY OUTLINE DEVELOPMENT PLAN
MASTER UTILITY PLAN
 Sheet MUP1
 6 of 7

DRAWING FILENAME: P:\1659-001\1659-001_MUP.dwg LAYOUT NAME: MUP1 DATE: Oct 12, 2020 11:11am CAD OPERATOR: Henry LIST OF SHEETS: [1659-001_MUP] [1659-001_MUP] [1659-001_MUP] [1659-001_MUP] [1659-001_MUP] [1659-001_MUP] [1659-001_MUP] [1659-001_MUP] [1659-001_MUP] [1659-001_MUP]

MATCHLINE-SEE SHEET MUP2



Town of Johnstown

PLANNING & ZONING COMMISSION AGENDA MEMORANDUM

ITEM:	Item #1: Public Hearing of Podtburg Annexations #1 - 5 Item #2: Public Hearing of Podtburg Annexation Establishment of Zoning
DESCRIPTION:	Proposed annexation of 462.35 acres with ODP for PUD-MU zoning
LOCATION:	Portions of section 18, 19, & 30 of Township 4 North, Range 67 West; and portions of section 13, 23, & 25 of Township 4 North, Range 68 West.
APPLICANT:	Podtburg Dairy, LLLP
STAFF:	Darryll Wolnik, Planner II
HEARING DATE:	October 14, 2020

BACKGROUND & SUMMARY

The applicant, Podtburg Dairy LLLP, is requesting a series of five individual annexations totalling 462.35 acres of land located in portions of sections 18, 19, & 30 of Township 4 North, Range 67 West, and portions of sections 13, 23, & 25 of Township 4 North, Range 68 West. Petitioner is proposing annexation of Weld County Rd. 13 (Colorado Blvd.) from current Town limits at the corner of Weld County Rd. 13 and Weld County Rd. 46, south to Weld County Rd. 13 and Weld County Rd. 44. The applicant is additionally requesting the zoning designation PUD-MU (Planned Unit Development – Mixed Use) for the property with an Outline Development Plan (ODP).

The subject property is bordered on all sides by unincorporated Weld County, except for the portion to the northwest, which borders the Town of Berthoud. Zoning on the lands within Berthoud is PUD (Planned Unit Development). Zoning on the all other surrounding properties is AG (Agricultural).

Surrounding land uses are mostly agricultural. The exception is the properties which lay to the southwest of the quarter section,. Northmoor Acres, situated directly to the west, is a large-lot residential subdivision in unincorporated Weld County with 102 single family homes.

As noted above this is a “serial” annexation, meaning it is achieved by annexing mutiple pieces of property in immediate succession, each which must meet state statute requirements in CRS 31-21-104.

The Community That Cares

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HISTORY

Historically, there have been two uses for the overall property. Prior to the Podtburg's purchasing a majority of the property in the late 1990's, the area was used for farming. The only exception is the former Knutson Home on the property, owned by the Podtburg's as of July, 2020. This was historically used as a residence. The Podtburg Dairy operations moved from further north to its present location. As part of the land use applications for their dairy operations, the Podtburgs applied for a Use By Special Review (USR) in Weld County. This USR, USR-1258, was approved by Weld County in August, 2001. The property has been used as a dairy since that time.

In 2019, the Town of Johnstown initiated an update to their growth management area (GMA) and 2001 comprehensive plan land use map (Case #CPA19-001). This update made two important changes to the subject property. First, added approximately 81 acres of property north of Northmoor Acres to the Johnstown GMA. Second, it reclassified all of the subject property south of Weld County Road 44 from "Conservation-oriented Agricultural / Large Lot Residential" to "Residential Mixed Use". This change was made to the Land Use Framework Plan contained in the 2006 Johnstown Comprehensive Plan Update. These changes were approved by Town Council on November 4, 2019, by way of Resolution 2019-22.

ATTACHMENTS

- 1-Vicinity Map
- 2- Application & Petition
- 3-Annexation Map
- 4-Zoning Map
- 5-Neighborhood Meeting Summary

NOTICE

A notice informing adjacent property owners of their possible eligibility for annexation was sent out on September 11, 2020. Said notice was sent because this annexation utilizes annexation of right-of-way to satisfy contiguity requirements of Colorado Revised Statutes, and CRS 31-12-105(e.3) requires such notification.

Notice for the Planning & Zoning Commission hearing was published in the local paper of widest circulation, the Johnstown Breeze, on Thursday, September 24, 2020. This notice provided the date, time, and location of the Planning and Zoning Commission hearing, as well as a description of the project. Notices were mailed to all property owners within 500 feet of the property in question. This notice included a map of the proposed annexation and zoning.

On Monday, September 21, Town Council passed Resolution 2020-27, finding the proposed annexation in substantial compliance with Colorado Revised Statutes and the Colorado Constitution. This resolution set the public hearing date for the proposed annexation as Monday, November 2, 2020.

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Notice for the November 2nd Town Council hearing was published in the local newspaper of widest circulation, the Johnstown Breeze, beginning on Thursday, October 1, 2020. This notice provides the date, time, and location of the Town Council hearing, as well as a description of the project. This notice, along with a copy of Resolution 2020-27, is published in the Johnstown Breeze for four (4) consecutive weeks. Notices will be mailed to all property owners within 500 feet of the property in question, including a map of the proposed annexation and zoning.

NEIGHBORHOOD MEETING

An online neighborhood meeting was held on Tuesday, September 29, 2020. Notice for said meeting was mailed to all property owners within 500 feet of the proposed annexation on Wednesday, September 16, 2020, advertising the meeting time and place. Town Staff and the Applicants team were present and roughly a dozen neighbors attended. See the neighborhood meeting summary (Attachment 5) for a summary of comments and concerns.

ANALYSIS

Annexation: This annexation is being considered by the Town for the following reasons:

1. At least 1/6 of the area to be annexed for each individual annexation is contiguous to the Town of Johnstown boundary.
2. The property is planned to be zoned and developed as urban-level development.
3. The property is located within the Town of Johnstown Growth Management Area.
4. The Town is capable of providing water, sewer, and police service to the property.
5. The Town is authorized to annex the area without an election under Section 30(b) of Article II of the Colorado Constitution.

Johnstown Comprehensive Plan Alignment

P.2-5: The intersection of WCR 44 & WCR 13 is marked as a “village center”, in compliance with the commercial proposed at this intersection as part of this ODP.

Goal CF-1: New development achieves the community’s goals and is consistent with the Town’s vision – building blocks.

This proposal will create a new village center and add green space and new neighborhoods.

Goal CF-2: Beautiful Town gateways and entries at major intersections – gateways.

The proposed annexation sits at the corner of WCR 13 (Colorado Blvd.) and WCR 44, which has a major interchange with I-25 just two (2) miles west. This intersection will be a gateway into town for those coming from that interchange. Additionally, this intersection, while not called out as a gateway in the 2006 Comprehensive Plan, will act as at least an interim southern gateway into town. The golf course

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corner at WCR 11 and WCR 44 will also offer a distinct transition from future adjacent development and announce “arrival” to the Town from the west.

Goal DD-1: A diversified economic base with employment opportunities available to the region – district mix.

The proposed zoning for the property is MU-Mixed Use, which will allow for a mix of commercial uses. In addition, the golf course will provide unique jobs not currently seen within Johnstown.

Zoning

The current zoning for the property is AG-Agriculture in Weld County. The current zoning and use is subject to Weld County Use by Special Review (USR) number USR-1258, which allows for the operation of a dairy on the property. There are additional USR’s granted in the immediate vicinity, including USR-558 for a compressor station just north of the site along WCR 13, a dog kennel in adjacent Northmoor Acres as part of SUP-35, and a home business directly west-adjacent in Northmoor Acres for a home business (USR-1538).

The applicant requests zoning PUD-MU, upon annexation. The ODP would allow for a mix of residential uses across up to 188 acres (40.7%) of the property. There is no overall maximum density for the property. Densities will be controlled by individual planning area, which will establish maximum densities. Planning areas “A” and “B”, which directly abut existing Northmoor Acres, will have a density of no more than five (5) dwelling units per acre. Area “C”, located along Colorado Blvd. south of Weld County Road 44, will be allowed a density of up to ten (10) dwelling units per acre. The 41 acre “Area D,” north of County Road 44, is designated as either golf or residential use, and shall be allowed densities of at least 5 dwelling units per acre and not more than 20 dwelling units per acre. Area “D” will have increased density due to its proximity to a future major intersection in Johnstown, being Colorado Blvd. and Weld County Road 44.

The ODP also addresses the ability to transfer area and densities between planning areas, up to 30%, with maximum DU/Ac assigned to residential areas. That transfer-ability allows for some flexibility in terms of size and configuration, as more detailed design ensues with future development plans and platting. The ODP also allows for transfer of commercial acreage from planning area “H” to either planning area “F” or “G”, should that area develop as residential only.

Two areas at this Colorado Blvd. and WCR 44 intersection, totaling 12.12 acres of the proposed annexation, will be designated for commercial development. Additional commercial development is shown at the NW corner of WCR 42 and WCR 13. Commercial development at these intersections is supported by the fact that WCR 13 / Colorado Blvd. (as it is known in incorporated areas) is a major arterial, and a major north-south corridor through not just Johnstown, but Northern Colorado. In fact,

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Colorado Blvd. runs from 88th Ave. in Thornton to just north of Highway 392 in Windsor. These commercial uses will be limited to 50% lot coverage, and will require at least 20% landscape area coverage. The remaining 247.89 acres are devoted to use as a golf course.

As part of the annexation agreement, the petitioner has agreed to develop design guidelines for the property. These more detailed guidelines will be in conformance with this proposed ODP and will act as the legal zoning regulation for the property. Said guidelines shall be developed in conjunction with the subdivision and development plan review process for the property. All “individual development” projects (i.e., individual site planning for commercial, multi-family, or golf/clubhouse uses) within the proposed annexation area shall be subject to these future design guidelines. These projects shall require approval from a design review committee and the Johnstown Review Committee. Any development subject to these design guidelines shall require administrative approval only; no hearings before Planning & Zoning Commission will be required. Hearings on subdivisions and master development plans would still go to hearing, in compliance with current code requirements.

Development Standards

This ODP sets forth some basic development standards regarding setbacks, building heights, and lot sizes. More detailed design guidelines will be completed with the subdivision and development plan review process, as detailed above. Development standards for residential uses across all four residential planning areas will be consistent with one another. What will change between those planning areas is the allowed uses. In this way, impacts will be reduced to the existing Northmoor Acres, as lower densities are placed nearest that residential development. To further aid this reduction in impact, maximum height for attached single-family residential will be set at 30’, rather than the 35’ more typically seen in most residential developments.

Multi-family residential and commercial buildings require a bit more flexibility given their more-intense nature, and more prominent location. Such development will have a maximum height of 50’ by right, but will be able to apply for a Conditional Use Grant for buildings above 50’ and up to 70’ in height. Such a provision will allow for increases in height given the correct use and location, while having the ability to mitigate specific impacts. For example, the setback for buildings up to 50’ is 15’ from both property lines and arterial roadways. A Conditional Use Grant would allow staff to require additional setbacks or other buffering techniques, given the height of a building.

Infrastructure

Currently, there is no town water or sewer service to the property. The Town does have plans to construct a water main along WCR 13 in 2021, which will provide future service to the property.

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Sewer service will be provided by the Town of Berthoud, as part of an intergovernmental agreement dated 06/28/2005. This agreement allows for development constructed on this property to utilize capacity within the Berthoud's wastewater treatment system. The Town will work with the Applicant/Developer to install an eight (8) inch sewer line from Berthoud's sewer system to the site of the proposed annexation and development. Details of timing and financing of infrastructure will be addressed in the proposed annexation agreement, and subsequent development agreements, which are approved by Town Council.

Regarding transportation networks in the area there are both major and minor arterials that border this proposed annexation. As previously stated, Colorado Blvd. is the Town's most significant north-south arterial, traversing from Thornton to Windsor. Weld County Road 44, which intersects with Colorado Blvd. and runs along the northern edge of this proposed annexation. Weld County Road 44 has a major interchange at I-25 roughly two (2) miles to the west. As such, it is important to the town as a major arterial roadway, with an eventual buildout of four (4) lanes. These two roads are vitally important to connectivity and access not just to the southern portion of Johnstown, but to the entire Town in general. Also of note are Weld County Roads 42 and 11. These roads are designated as minor arterials and provide secondary access to the proposed annexation to the south and west. Additionally, High Plains Blvd., CDOT's I-25 Parallel Arterial, is planned to the west of this proposed project.

Vesting of a "Site Specific Development Plan" (per CRS 24-68-101)

Petitioner has requested vesting in excess of the typical three (3) year vesting provided under Colorado Revised Statutes. Petitioner has requested 15 years of vesting for the development and planning of the site. Such vesting would preclude the Town from changing the zoning or allowed uses within the proposed annexation from this proposed ODP, for a period of 15 years. However, a property owner may apply to change the zoning or amend the ODP at any time, which would render the extended vesting period moot in that area, if changes are approved. This vesting is addressed in a proposed annexation / development agreement that will be discussed at Town Council as part of the overall annexation and zoning matters.

It is unusual for zoning to be vested, as a legislative action; however, there are details within the Outline Development Plan in terms of densities and design standards that are more typically subject to vesting, and that would be covered by that vesting period. In this case, the Applicant recognizes the long timeline for full build-out of this property, and wanted to ensure they are able to continue to move forward on their vision over the lifetime of the project.

Staff Concerns

Staff is concerned with the proposed golf use for the property. The application is proposing a golf course as primary focus of their overall development. Golf courses create great value on adjacent areas, may attract associated commercial uses, and most consider them to be quite attractive – they also utilize

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enormous amounts of water to keep them green and playable. With future development plans, Staff strongly encourages specific efforts at water conservation and incorporating natural areas and alternative landscaping adjacent to the course. Golf courses also utilize many chemicals for fertilizing to keep the grounds attractive and playable. These chemicals can create harmful runoff that infiltrates surface water and can have dramatic negative effects on surface water and aquatic life. The operations of the future course should work with the Town to ensure appropriate water quality treatment, and state-of-the-art treatments to avoid unnecessary impacts on the water shed. And, while a golf course is no doubt attractive, there are potential social equity issues with any such development; namely whether or not it will be public or private, and the cost of membership, and other considerations. The Town certainly permits a golf course as a use; Staff would appreciate any considerations to ensure this “community amenity” can indeed be reasonably enjoyed by our entire community, and be designed and operated to the best benefit of adjacent waterways and wildlife.

Staff is further concerned with zoning of portions of the property. The intersections of WCR 13 & 44 and WCR 13 & 42 are future major intersections for the Town, especially WCR 13 & 44, with its direct access to I-25 two (2) miles to the west. The small amount of commercial zoning at these intersections is concerning largely due to the potential viability of these intersections as commercial drivers and centers of activity. The Town may want to encourage larger-scale commercial or retail, vs low-density residential, at such vital intersections. The “transfer” clause in the ODP may assist somewhat with any commercial enterprise that wishes to expand beyond the current small acreage show; however, there is concern that residential could do the same and claim more “commercial” areas for residential use. Residential is often (relatively) easier and faster to develop and market; whereas commercial wants to see nearby residential in place prior to development. Protecting our vital intersections should be a consideration as the Town continues to develop. Density and scale of commercial and retail development at these intersections is important to the development of the south portion of Johnstown, and to Johnstown as a complete community.

RECOMMENDED PLANNING AND ZONING COMMISSION FINDINGS AND MOTIONS

Item #1 Annexation: Podtburg Annexations # 1-5

It is recommended that Planning and Zoning Commission send a positive recommendation to Town Council that the Podtburg Annexations #1-5 be approved based upon the following findings:

1. The area is contiguous to the Town of Johnstown along at least 1/6 of its boundaries.
2. The property is located within the Town of Johnstown Growth Management Area.
3. The Town can adequately and efficiently provide utility and police services.

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4. The proposed zoning is consistent with the Town of Johnstown Comprehensive Plan.
5. The property is eligible for annexation without election pursuant to the Colorado Constitution Article II, Section 30(b).

Recommended Motion

Based on the application received, associated submittal materials, and the preceding analysis, the Planning & Zoning Commission finds that the request for the Podtburg Annexation # 1-5 furthers the *Johnstown Area Comprehensive Plan* goals, and is compatible with all other applicable Town standards and regulations, and therefore moves to recommend to the Town Council approval of the Podtburg Annexation # 1-5 based upon the findings as stated in the staff report.

Alternate Motions

- A. Motion to Approve with Conditions: “I move that the Commission recommend to Town Council approval of the Podtburg Annexation # 1-5 with the following conditions...”
- B. Motion to Deny: “I move that the Commission recommend to the Town Council denial of the Podtburg Annexation # 1-5 based upon the following...”

Item #2 Zoning: Podtburg Annexation # 1-5 - Establishment of Zoning

It is recommended that Planning and Zoning Commission send a positive recommendation to Town Council that the requested zoning of PUD-MU for the Podtburg Annexation # 1-5 be approved based upon the following findings:

1. The proposed zoning is consistent with the Town of Johnstown Comprehensive Plan.
2. The proposed zoning and accompanying uses are the best use for the area, namely commercial uses at the major intersections.

Motion

Based on the application received, associated submittal materials, and the preceding analysis, the Planning & Zoning Commission finds that the request for PUD-MU zoning for the Podtburg Annexation # 1-5 furthers the *Johnstown Area Comprehensive Plan* goals, and is compatible with all other applicable Town standards and regulations, and therefore moves to recommend to the Town Council approval of the request for PUD-MU zoning for the Podtburg Annexation # 1-5 based upon the 2 findings as stated in the staff report.

Alternate Motion

Motion to Deny: "I move that the Commission recommend to the Town Council denial of the request for PUD-MU zoning for the Podtburg Annexation # 1-5 based upon the following..."

Planner:

Reviewed by:



Darryll Wolnik

Kim Meyer

Planner II

Planning & Development Director

File Name: S:\PLANNING\2019 Land Use Projects\ANX20-001 Podtburg Annexation\Staff Report.docx

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