

## PUD-MIXED (PUD-MU) USE LEGAL DESCRIPTION

Legal description of a tract of land being a portion of the Southwest Quarter of Section 22, Township 5 North, Range 68 West of the 6th Principal Meridian, County of Larimer, State of Colorado, being more particularly described as follows:

Beginning at the Southwest Corner of said Section 22 and considering the South line of the Southwest Quarter of said Section 22 as bearing North 84°06'54" East and with all bearings contained herein relative thereto; thence along the West line of the Southwest Quarter of said Section 22 20°13'51" West 30.00 feet to a point on the Northern right-of-way line of Colorado State Highway 402; thence along said Northern right-of-way line North 84°06'54" East 354.18 feet to the TRUE POINT OF BEGINNING; thence continuing along said Northern right-of-way line North 84°06'54" East 1,873.44 feet to a point on the Westerly line of Johnson's Corner Annexation No. 3 according to the plat on file in the office of the Clerk and Recorder said County; thence along said West line North 00°17'06" West 4.22 feet; thence North 67°05'34" East 67.10 feet; thence North 06°50'24" East 866.80 feet; thence North 00°17'06" West 1,668.15 feet along said Westerly line and its Northern prolongation to a point on the North line of the Southwest Quarter of said Section 22; thence along said North line South 84°17'38" West 2,390.62 feet to the West One-Quarter Corner of said Section 22; thence along the West line of the Southwest Quarter of said Section 22 South 00°13'51" East 1,417.60 feet to a point on the North line of that certain parcel of land described in deed recorded under Reception No. 86676487 dated 12/30/1986; thence along the Northernly and Easterly lines of said parcel of land North 84°06'54" East 354.18 feet; thence South 00°13'51" East 606.42 feet to the TRUE POINT OF BEGINNING.

The above described tract of land contains 136.510 acres more or less.

## PROPERTY DESCRIPTION

The Mountain View Farms Annexation and Outline Development Plan is a Planned Unit Development of approximately 136.51 acres located on the Northwest corner of the intersection of Interstate 25 and Colorado State Highway 402. The subject property is both legally contiguous with the Johnstown City Limits as well as within the Johnstown's Growth Management Area (GMA).

Upon annexation to the Town of Johnstown, the Outline Development Plan proposes to zone the property PUD - Mixed Use (PUD-MU). The intent of the zoning district is to provide for an integration of commercial, retail, live/work, residential, and gateway uses in order to facilitate a self-sustaining development. Quality design guidelines are to be developed at the time of the Preliminary Development Plan Submittal.

The annexation is anticipated to benefit Johnstown primarily in the capture of building permit fees, use taxes, and sales tax revenue resulting from the development of a new Mixed Use Community. This new Mixed Use Community shall offer a mix of retail, commercial and residential uses and shall assist the town in the creation of new jobs for its residents. Items shown on the Community Needs List shall thus benefit indirectly from the annexation and zoning of the proposed property. Throughout its design, the PUD will incorporate quality and innovative design solutions that are intended to enhance the overall Johnstown community as well as provide urban buffers and open space for the town.

The proposed Mixed Use zoning district and Outline Development Plan is intended to provide the town with a concentration of retail, commercial, office, recreational, cultural, entertainment, civic/government uses as well as a variety of residential housing types. Organized in such a way as to provide a fully self-sustaining live, work and play community, the Outline Development Plan shall establish such regulatory controls as to reasonably assure the town that a harmonious relationship between the proposed uses and the Johnstown community will occur.

## PUD - MIXED USE (PUD-MU) ZONING DISTRICT DESCRIPTION

**INTRODUCTION.** Within the 136.51 acre Mountain View Farms Addition (MVF), the Outline Development Plan identifies eight distinct sub-area development districts that are intended to identify and more particular land uses and characteristics to occur throughout the development. Because the entire development is designated as PUD-Mixed Use, there will be overlap in the character of the various sub-areas. Nuances between sub-areas are primarily focused on the mix of land uses, the types of activity nodes, and the recommended massing and scale of buildings.

The Activity Nodes within the Outline Development Plan are envisioned as areas where a greater concentration of people and/or development would be expected within a sub-area. These Activity Nodes would serve as anchors for each sub-area. The varying types of Activity Nodes identified for the MVF Development shall include retail/entertainment, open space/recreation, civic/worship/community, and residential neighborhood gathering spaces.

Detailed descriptions of each sub-area follows and is intended to identify some of the key urban design characteristics of each sub-area in relation to the others.

**CIRCULATION FEATURES.** To establish Mountain View Farms Addition (MVF) as an identifiable and uniquely sustainable community, the major roadways within MVF are planned with enhanced streetscapes that and a distinctive character. Overlaid onto the Outline Development Plan is a Corridor Streetscape Diagram. This diagram identifies the primary collector roads, locations of entry features, enhanced streetscapes, edge conditions and recommended "gateway" architectural features intended to both unify and announce entry into the MVF Development.

Highway 402 is a scenic corridor and should be required to maintain special design considerations such as consistent building setbacks from Highway 402 to maintain mountain views and view corridors, consistent landscaping, high-quality building design, and limits on the number of access points into the development.

To highlight major entries in the MVF Development from Highway 402 and to announce arrival as viewed from I-25, entry feature locations are identified on the land use diagram. In addition to the streetscape landscape, these entry features will be designed under a future landscape plan and are recommended to contain special entry architecture, landscape and identification signage.

**SUB-AREA MU-1.** At the heart of the MVF Development, Sub-area MU-1 would bring together the full and varied functions of everyday community living from large format retailers and offices, to entertainment and shopping. Anticipated as the main hub of MVF, this sub-area would offer a greater intensity and combination of uses with retail/commercial, sidewalk cafes, cinemas, familiar shops, offices and service stores. Vertically and horizontally mixed with a variety of higher density residential uses in close proximity.

An entertainment node such as a theater complex and/or major civic space may serve as the anchor for this sub-area. Multi-story buildings with well detailed architectural elements would establish a greater intensity of uses at the center of the MVF Development.

Plaza spaces, forecourts and small village greens would be interspersed throughout this sub-area to create and celebrate public spaces. Community activities such as a farmer's market, ice skating rink and community festivals could be key activity generators in this sub-area.

Both the architecture and the street would be scaled to the pedestrian. With generous walkways built to the front walls of buildings, storefronts will establish a consistent rhythm with ample window openings to enliven the walking/shopping, and employment experience.

Carefully integrated on-street parking and possible structured parking would encourage and strengthen the notion of "park once" allowing for greater walkability throughout this and other sub-areas.

The careful attention to architectural and street/pedestrian detail, the mingling of varied uses, and the scaling of this sub-area all promote and encourage a dynamic atmosphere that establishes this as the core hub of the MVF Development.

**SUB-AREA MU-2.** Located along the eastern and southern edges of the MVF Development near the intersection of Highway 402 and I-25, this corner will punctuate the western entry into Johnstown. With strong visibility from both Highway 402 and I-25, this sub-area will introduce "gateway" architecture or "landmark" structures into Johnstown and the MVF Development.

Because of the higher volumes of traffic typical of highways and arterial roads this corner is expected to draw corporate format retailers in a land use mix that emphasizes retail/commercial, restaurants, hotels and possibly low rise office uses.

To ensure a vibrant land use mix that would encourage a pedestrian environment, higher density residential uses are also envisioned in close proximity to this sub-area.

To maintain a human scale, large building masses would be articulated and arranged into smaller building elements to diminish the scale of the buildings. The thoughtful placement of public plazas, pedestrian corridors, courtyards and village greens throughout this area would further enhance the pedestrian experience and establish the rich and varied mixed use environment.

**SUB-AREA MU-3.** Envisioned as both residential and support non-residential, this sub-area will offer a unique blend of soft urban living being reserved for the upper floors, with ground floors dedicated to home-based businesses and/or flexible office and retail/commercial space.

These multi-story townhomes and a live/work environment will frame the streets with tree-lined walkways and on-street parking to create a highly walkable residential and employment neighborhood. Small ground floor non-residential support uses would punctuate the street-scape of this sub-area, providing a vertical mix of residential and retail/commercial uses which create a complete live/work community.

**SUB-AREA MU-4 AND MU-5.** Planned predominantly as a mixed residential area these sub-areas would take advantage of the close proximity to the MU-1 and MU-2 sub-areas.

A variety of residential types are envisioned for these sub-areas ranging from medium density residential to small lot single family residential that would help transition the mixed use corridor of MU-1, 2 and 3 to the existing lower density residential uses to the north and west. These sub-areas would also accommodate small neighborhood-serving retail uses along the streetscape.

**SUB-AREA MU-6.** Planned as a very low density residential the MU-6 sub-area maintains a character and scale compatible with the existing residential area located to the north and west of the development. A planned buffer adjacent to the north and west property boundary would offer a linear trail corridor serving both residential areas while also conveying a corridor for wildlife.

The architecture within this sub-area should be in scale with the nearby residential area west of MVF. Building heights would be established at no greater than a two story mass.

**SUB-AREA MU-7 AND MU-8.** Each of these sub-areas are primarily envisioned to serve as open space and landscape buffers for both on-site and adjacent off-site land uses.

Sub-area MU-7 should provide needed setback and buffer areas for the I-25 and Highway 402 corridor as well as provide an open space transition from the Mixed Use land uses along the north and west boundaries of the property. This sub-area should also provide for pedestrian-way, greenbelts, detention ponds and drainage-ways.

Sub-area MU-8 may also function in all the same ways as Sub-area MU-7; however, this sub-area has also been envisioned as providing possible sustainability for the MVF Development through the use of this land as a wind and solar energy generation technologies farm. This site may be used to employ existing and future wind and solar technology to generate sustainable energy for this development as well as to put unused electrical energy back into the electrical grid.

## USES PERMITTED BY RIGHT WITHIN THE PUD-MU ZONING DISTRICT

- Commercial, Retail, Office, medical, corporate campus, live work, and Gateway uses as allowed in the CB Zone Districts.
- Educational institutions, Colleges, Schools (public and private) and Daycare uses.
- Multi-Family Residential uses as allowed in the SF-2 Zoning District.
- Single Family Detached Residential Uses as allowed in the SF-1 Zoning District.

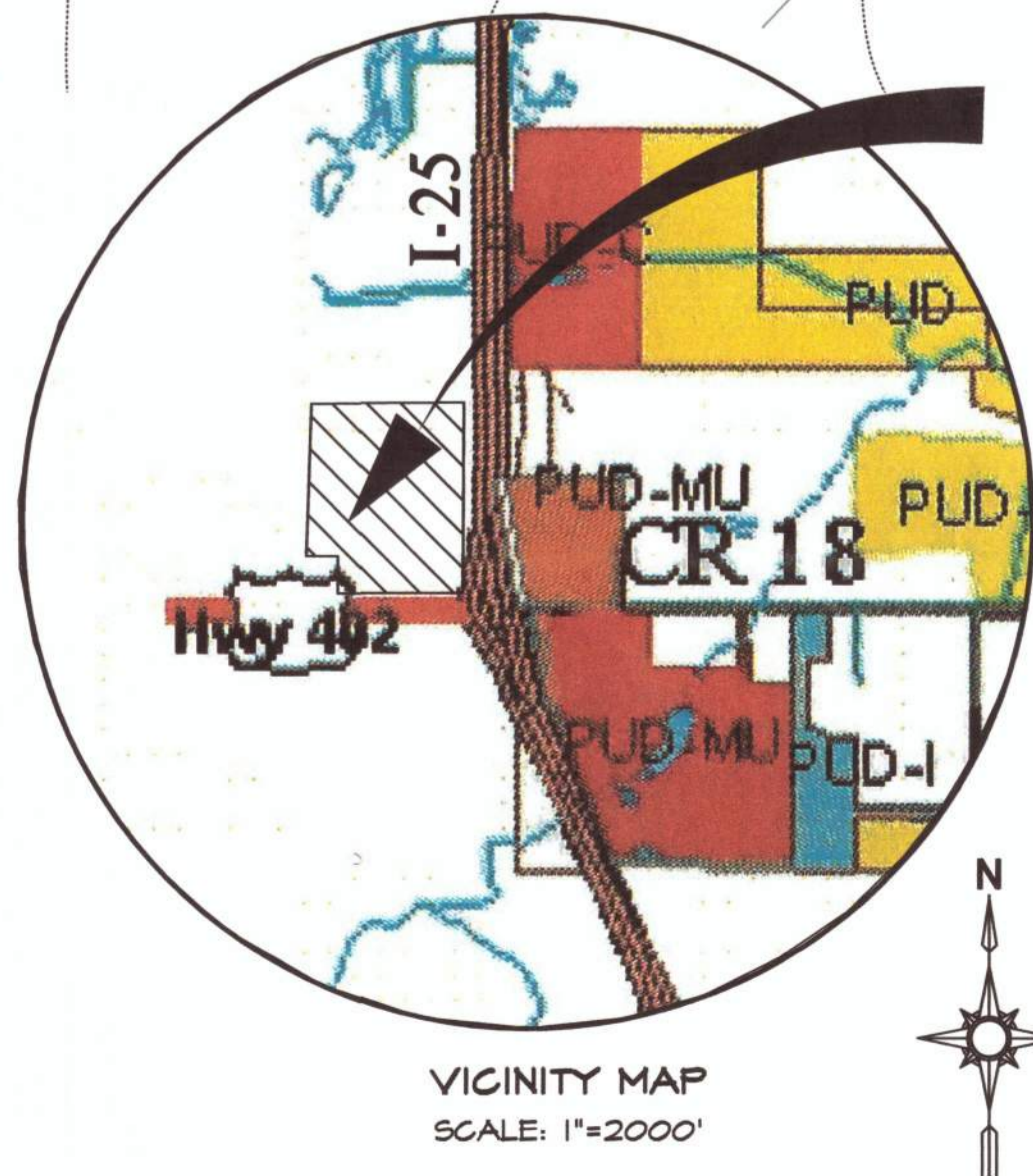
## LAND USE SUMMARY

THE FOLLOWING LIST OF SUB-AREAS (DEVELOPMENT DISTRICTS) COMPRISING THE MOUNTAIN VIEW FARMS DEVELOPMENT. EACH SUB-AREA HAS BEEN DESIGNATED WITH AN ACREAGE RANGE WHICH MAY BE ALLOPED TO VARY AS MUCH AS 20% (GREATER OR LESSER) AT THE TIME A SITE SPECIFIC DEVELOPMENT PLAN IS SUBMITTED.

MU-1	30-35 AC	MIXED USE REGIONAL ACTIVITIES CENTER DISTRICT USES WITHIN THIS DISTRICT MAY INCLUDE A MIX OF LARGE FORMAT RETAIL/COMMERCIAL, ENTERTAINMENT, RESTAURANTS, LOW TO MEDIUM RISE OFFICE, MEDICAL FACILITIES, HOTELS/LODGINGS, MIXED-USE RESIDENTIAL (RESIDENTIAL ABOVE RETAIL/COMMERCIAL), PUBLIC AND QUASI PUBLIC USES, CIVIC USES, ETC...
MU-2	18-20 AC	MIXED USE CORRIDOR COMMERCIAL DISTRICT USES WITHIN THIS DISTRICT MAY INCLUDE A MIX OF RETAIL/COMMERCIAL, RESTAURANTS, LOW RISE OFFICE, HOTELS/LODGINGS, CONVENIENCE SERVICES, ETC...
MU-3	12-15 AC	MIXED USE LIVE/WORK DISTRICT USES WITHIN THIS DISTRICT MAY BE PRIMARILY MEDIUM DENSITY RESIDENTIAL USES WITHIN A COMMON BUILDING WHICH ALSO PROVIDES "SUPPORT" NON-RESIDENTIAL USES ON THE GROUND LEVEL. RESIDENTIAL USES MAY OCCUR ON THE GROUND LEVEL WITH "SUPPORT" NON-RESIDENTIAL OR ABOVE A "SUPPORT" NON-RESIDENTIAL USE. SUCH "SUPPORT" NON-RESIDENTIAL USES MAY INCLUDE: BOUTIQUE RETAIL, PERSONAL SERVICES, COFFEE SHOPS, NEWS STANDS/BOOK SHOPS, PROFESSIONAL SERVICES, ART/SCULPTURE AND MUSIC STUDIOS, ETC... PERMITTED GROSS DENSITY RANGE SHALL BE 6-12 DWELLING UNITS PER ACRE.
MU-4	15-20 AC	MEDIUM DENSITY RESIDENTIAL DISTRICT USES WITHIN THIS DISTRICT MAY INCLUDE MULTI-FAMILY RESIDENTIAL DWELLINGS SUCH AS, TOWNHOMES, ALLEY ACCESS DETACHED/ATTACHED HOMES, ATTACHED SINGLE FAMILY (MORE THAN 3 UNITS), CONDOMINIUMS, APARTMENTS, URBAN STYLE LOFTS, AS WELL AS SOME SMALL NEIGHBORHOOD-SERVING SHOPS WHICH MAY PUNCTUATE THE CORNERS OF THIS SUB-AREA PERMITTED GROSS DENSITY RANGE SHALL BE 6-16 DWELLING UNITS PER ACRE.
MU-5	15-20 AC	LOW DENSITY RESIDENTIAL DISTRICT USES WITHIN THIS DISTRICT MAY INCLUDE SINGLE FAMILY RESIDENTIAL DWELLINGS, SUCH AS, SINGLE FAMILY DETACHED HOMES, SINGLE FAMILY ATTACHED HOMES (WITH UP TO 3 ATTACHED UNITS, SINGLE FAMILY DETACHED/ATTACHED ALLEY ACCESS HOMES, PATIO HOMES, CLUSTER HOMES ETC... PERMITTED GROSS DENSITY RANGE SHALL BE 3-6 DWELLING UNITS PER ACRE.
MU-6	10-15 AC	VERY LOW DENSITY RESIDENTIAL DISTRICT USES WITHIN THIS DISTRICT MAY INCLUDE SINGLE FAMILY DETACHED HOMES AND "LIFE STYLE" PATIO HOMES, ETC... PERMITTED DENSITY RANGE SHALL BE 1-3 DWELLING UNITS PER ACRE.
MU-7	20-25 AC	OPEN SPACE/PARKS DISTRICT USES WITHIN THIS DISTRICT MAY INCLUDE LANDSCAPE BUFFERYARDS, GREENBELTS, PEDESTRIAN WAYS, POCKET PARKS, PARKS, ACTIVE PLAY AREAS, DETENTION PONDS, DRAINAGE WAYS, ETC.
MU-8	4-6 AC	WIND/SOLAR ENERGY FARM AND DETENTION FACILITY USES WITHIN THIS AREA MAY INCLUDE DETENTION PONDS, LANDSCAPE BUFFERYARDS, LANDSCAPED STREETSCAPE, OPEN SPACE AREAS AND OPEN SPACE AREAS DEDICATED TO WIND/SOLAR ENERGY ELECTRICAL GENERATION TECHNOLOGIES, ETC...

## LEGEND

- PRIMARY COLLECTOR ROAD CIRCULATION SYSTEM WITH MINOR ROUNDABOUTS
- MAJOR ENTRY IDENTIFICATION FEATURE
- MINOR ENTRY IDENTIFICATION FEATURE
- MAJOR ACTIVITY NODE
- MINOR ACTIVITY NODE
- GATEWAY ARCHITECTURAL FEATURE



## MOUNTAIN VIEW FARMS

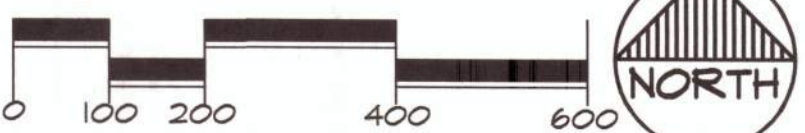
136.5± ACRES  
ZONED: PUD-MU

### OWNER/APPLICANT:

MOUNTAIN VIEW FARMS, INC.  
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LOVELAND, CO 80537  
(970) 663-6444

### PLANNER/ENGINEER:

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REVISIONS	By	Date
Description		

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DATE: 2/6/08
SCALE: 1"=200'
DRAWN: LLO
CHECKED: KM
APPROVED: KM

CLIENT:	MOUNTAIN VIEW FARMS
TITLE:	MOUNTAIN VIEW FARMS TOWN OF JOHNSTOWN, COLORADO OUTLINE DEVELOPMENT PLAN
JOB NO.:	JOHNS
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