

To: Town of Johnstown  
Planning & Development

From: Galloway & Company, Inc  
Brynhildr Halsten, PLA

Re: **Estates at Encore Preliminary Development Plan & Preliminary  
Subdivision Plat**

**Owner**  
**/Applicant:** J&J Holdings, LLC  
308 Commerce Drive, Unit A  
Fort Collins, CO 80524  
[John@giulianoco.com](mailto:John@giulianoco.com)  
970.493.6262

**Consultant:** Galloway & Company Inc.  
5265 Ronald Reagan Blvd., Suite 210  
Johnstown, CO 80534  
Rob VanUffelen  
[RobVanUffelen@gallowayus.com](mailto:RobVanUffelen@gallowayus.com)  
970.800.3300

**Site Details:**

TSN: 8512300011  
Acreage: 22.18  
Zoning: Encore Planned Unit Development (PD)  
Current Use: Vacant

TSN: 8512300010  
Acreage: 22.20  
Zoning: Encore Planned Unit Development (PD)  
Current Use: Vacant

TSN: 8512300001  
Acreage: 44.39  
Zoning: Encore Planned Unit Development (PD)  
Current Use: Vacant

TSN: 8512400001  
Acreage: 22.44  
Zoning: Encore Planned Unit Development (PD)  
Current Use: Vacant

TSN: 8512400003  
Acreage: 5.28  
Zoning: Encore Planned Unit Development (PD)  
Current Use: Vacant



## REQUEST

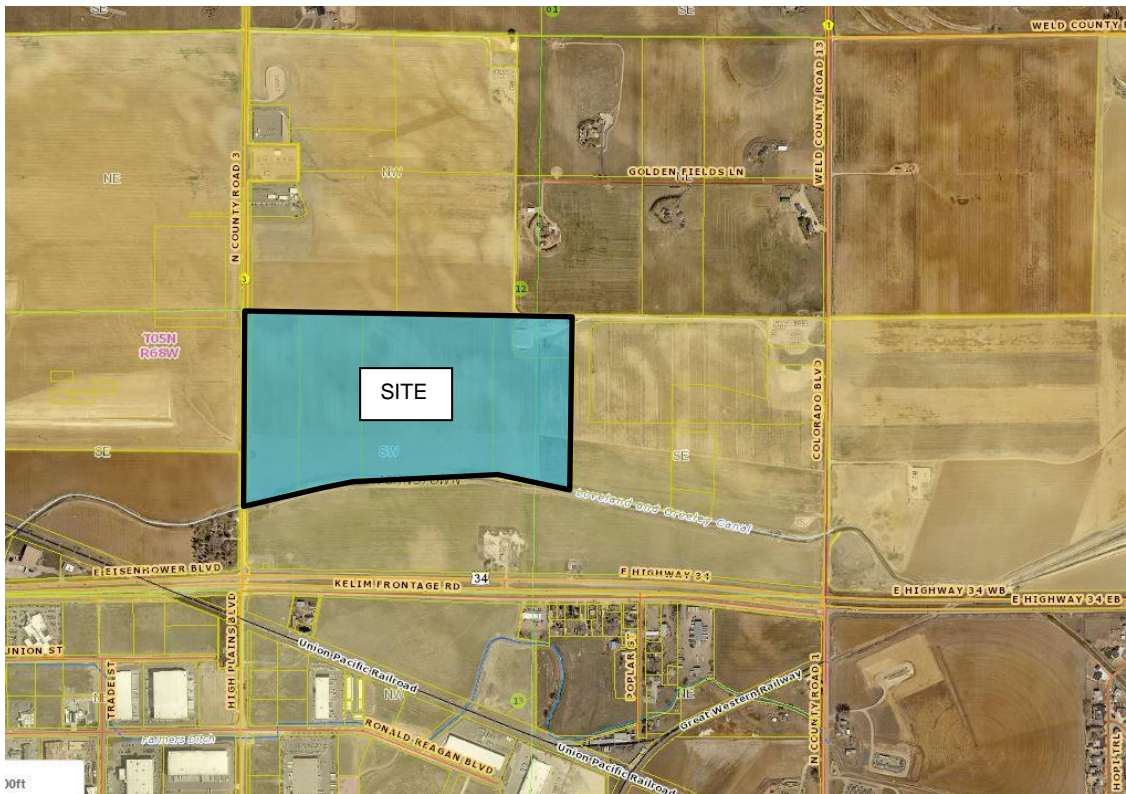
J&J Holdings LLC is requesting approval of the following applications:

1. A Preliminary Development Plan for Estates at Encore, consisting of 267 single-family detached dwelling lots, 80 single-family attached dwelling lots, multi-family, landscaping, open space, and trails on approximately  $\pm 114$  acres.
2. A Preliminary Subdivision Plat for Estates at Encore, consisting of 347 lots, 12 outlots, 1 tract and Right of Ways on approximately  $\pm 114$  acres.

## SITE DESCRIPTION

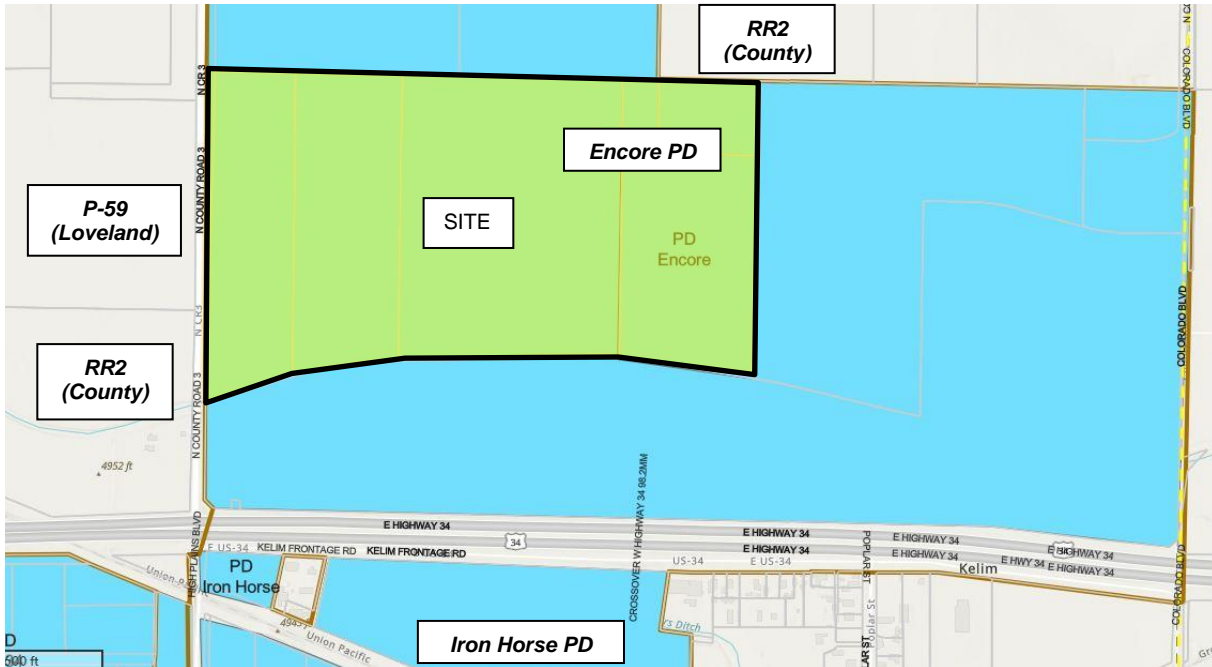
### Location & Land Use

The Project is within the jurisdiction of Town of Johnstown, north of Highway 34 a divided, 4 lane state highway and east of future High Plains Blvd. The site is bounded on the south by the Loveland Greeley Canal. The area surrounding the Project is primarily vacant or rural residential. The Project is ideally located near the intersection of I-25 and US 34 on land that has historically been used for farming. The site is relatively flat, as typically is the case for farmland, and features prominent views from the highway into the site and from the site out to mountains.



**Zoning:**

The property is part of the Encore PUD. The properties to the west are zoned RR2 (Larimer County) and P-59 Planned Unit Development (City of Loveland). The properties to the north are part of the Encore PUD and RR2 (Larimer County). The properties to the east and south are part of the Encore PUD.



**PROJECT JUSTIFICATION**

**A. Consistency with Approved Outline Development Plan**

Estates at Encore is identified on the Outline Development Plan as Parcel D. The anticipated uses described in the Outline Development for Parcel D include residential and open space. The proposed Estates at Encore development supports the Design Intent identified in the Outline Development Plan, providing a mix of residential (single family attached, single family detached and multifamily) housing options for the community interwoven with parks, open spaces and trails.

The current proposed  $\pm 3$  dwelling units per acre (DU/AC) density of the Estates at Encore is consistent with the 4-6 DU/AC identified in the Outline Development Plan and provides flexibility to the future multi-family's impact on the density. The density range identified in the Outline Development Plan provides for a range of housing types balanced with community amenities such as parks, open space and trails.

**B. Town of Johnstown Comprehensive Plan Compliance**

The Estates at Encore supports the following goals and objectives from the Comprehensive Plan:

Goal L1.1 – Ensure neighborhood character and amenities contribute to the health and well-being of diverse residents.

*By providing a range of housing types, interconnected trails, and amenities, the Estates at Encore creates an opportunity for a diverse community.*

Goal P1 – Enhance, maintain, and increase recreational spaces and amenities to be enjoyed by all ages and abilities.

*Estates at Encore proposes four future parks, 29 acres of parks and open space and over two miles of trails within the community to provide amenities accessible to all ages and abilities.*

Goal S1 – Direct community growth in a manner that will provide for the efficient and effective extension of public services and facilities.

*Due to the Project location near the intersection of Interstate 25 and Highway 34, public services/facilities such as Hospitals, schools and commercial services are present to meet the needs of future residents. Proposed infrastructure within Estates at Encore will be designed to meet the Town of Johnstown Design Criteria and Construction Regulations.*

#### C. Parks & Open Space

Estates at Encore includes open space outlots approximately ±29 acres in size with an extensive trail system and open space provisions to include four proposed neighborhood parks. The proposed ±29 acres of open space provided by this Preliminary Development Plan equates to 38% of the single family residential net area excluding right of ways, which meets and exceeds the 30% (22.8 acres) requirement for single family residential as noted in the Encore Design Guidelines.

The proposed 7.6 acres of parks provided by this Preliminary Development Plan equates to 10% of the single family residential net area excluding Right of Ways, which meets the 10% requirement for single family residential as noted in the Encore Design Guidelines.

#### D. Drainage

The project site is currently an undeveloped tract of land that generally drains to the south along grades of 0.5 to 2.0 percent. Most of the existing runoff sheet flows south toward Encore Filing 1 and the Greeley-Loveland Irrigation Ditch. The project site was included in the Final Drainage Report for Encore Major Infrastructure Filing 1, August 2023 (Previous Report) by TST.

The on-site developed runoff will be conveyed through the site via curb and gutter to a series of storm drain networks. These networks will then drain to the full spectrum detention Ponds. The ponds will detain flows and release to the existing storm drain at the rates detailed in previous reports. A Drainage Report is included with this submittal.

#### E. Access & Traffic

A Traffic Conformance Letter is included with this submittal.

#### F. Wildlife & Natural Features

In general, the site provides poor quality habitat for wildlife. The site is surrounded by farmland and has been previously disturbed and thus does not provide ideal habitat for wildlife species. Impact of development on potential wildlife habitat will be negligible and there are no known protected species on the site.

There are no wetlands within the project boundaries. The site is located in Zone X (FEMA Floodplain Map No. 08069C1215F dated December 19, 2006), indicating the flood risk of the site is deemed by FEMA to be 'minimal'.

The primary wildland fuel type is grassland. The Colorado State Forest Service Wildfire Risk Viewer Map does not identify any risk for this area.

### **Conclusion**

The Estates at Encore Preliminary Development Plan and Preliminary Subdivision Plat are harmonious and consistent with the surrounding land uses. The Proposed Development complies with the requirements of the zone district in which it is located, the Outline Development Plan, is consistent with the intent and purpose of the Encore PUD and is compatible with the land uses surrounding the site.

Below is the project team with this development proposal, please feel free to reach out should you have questions. Thank you in advance for your review of the project and we look forward to working with staff to develop the property.

### **Applicant**

John Giulianoco  
J&J Holdings LLC  
970.493.6262  
john@giulianoco.com

### **Civil Engineering**

Rob Van Uffelen  
PRINCIPAL SR. CIVIL PM & REGIONAL MANAGER  
5265 Ronald Reagan Blvd., Suite 210, Johnstown, CO 80534  
O 970.800.3300 C 970.290.4958  
RobVanUffelen@gallowayus.com

### **Development Services**

Brynhildr Halsten, PLA, ASLA  
DEVELOPMENT SERVICES COORDINATOR  
1155 Kelly Johnson Blvd., Suite 305, Colorado Springs, CO 80920  
O 719.900.7220  
BrynhildrHalsten@GallowayUS.com

### **Landscape Architecture**

Jon Romero, ASLA, PLA  
LANDSCAPE ARCHITECTURE/PLANNING TEAM MANAGER  
1155 Kelly Johnson Blvd., Suite 305, Colorado Springs, CO 80920  
O 719.900.7220  
JonRomero@GallowayUS.com

### **Traffic Engineering**

Brian Horan PE, PTOE  
TRANSPORTATION TEAM MANAGER  
5500 Greenwood Plaza Blvd, Suite 200, Greenwood Village, CO 80111  
O 303.770.8884 C 203.641.6879  
BrianHoran@GallowayUS.com