

# OUTLINE DEVELOPMENT PLAN

## ENCORE JOHNSTOWN

LOCATED IN THE SOUTH HALF OF SECTION 12, TOWNSHIP 5 NORTH, RANGE 68  
WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF LARIMER,  
STATE OF COLORADO

ENCORE JOHNSTOWN

ODP

JOHNSTOWN, COLORADO

PREPARED BY:



APPLICANT

Ripley Design, Inc.  
Russell Lee, PLA, LEED AP  
419 Canyon Avenue, Suite 200  
Fort Collins, CO 80521  
970-224-5828

OWNER'S REPRESENTATIVE

EPS Group  
Daniel "Ox" Auxier, PE, Principal  
1130 North Alma School Road, Suite 120  
Mesa, AZ 85201  
480-352-3431

CIVIL ENGINEER

TST, Inc. Consulting Engineers  
Johnathan Sweet, PE, LEED AP  
748 Whalers Way, Suite 200  
Fort Collins, CO 80525  
970-226-0557

TRAFFIC ENGINEER

Horrocks, Engineers  
Marie Thoming, PE  
2162 W Grove Parkway, Suite 400  
Pleasant Grove, Utah 84062

ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
1	ODP SUBMITTAL	04/08/2021
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

REVISIONS

No.	DESCRIPTION	DATE
1	TOWN COMMENTS	6/23/2021
2	TOWN COMMENTS	09/01/2021
3	TOWN COMMENTS	09/13/2021
4	TOWN COUNCIL	11/04/2021
-	-	-
-	-	-

ENCORE ODP - COVER SHEET

SEAL:



PROJECT No.: R21-012  
DRAWN BY:  
REVIEWED BY:  
DRAWING NUMBER:

### APPROVALS

ENCORE LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNERS OF THE PROPERTY LOCATED IN THE TOWN OF JOHNSTOWN, COUNTY OF LARIMER AND STATE OF COLORADO, DO HEREBY SUBMIT THIS OUTLINE DEVELOPMENT PLAN AND AGREE TO PERFORM UNDER THE TERMS NOTED HEREIN.

BY: \_\_\_\_\_  
NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_

### 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

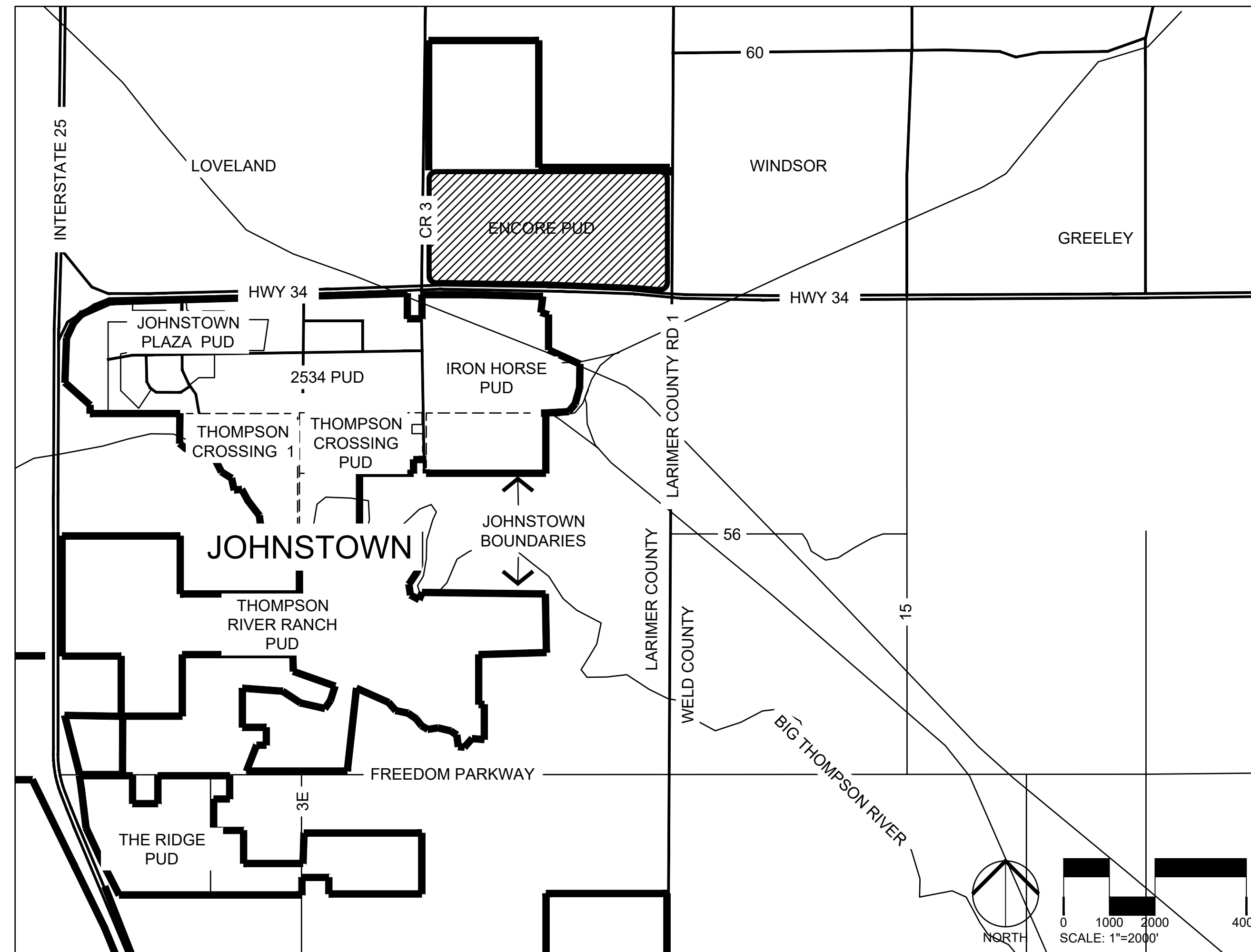
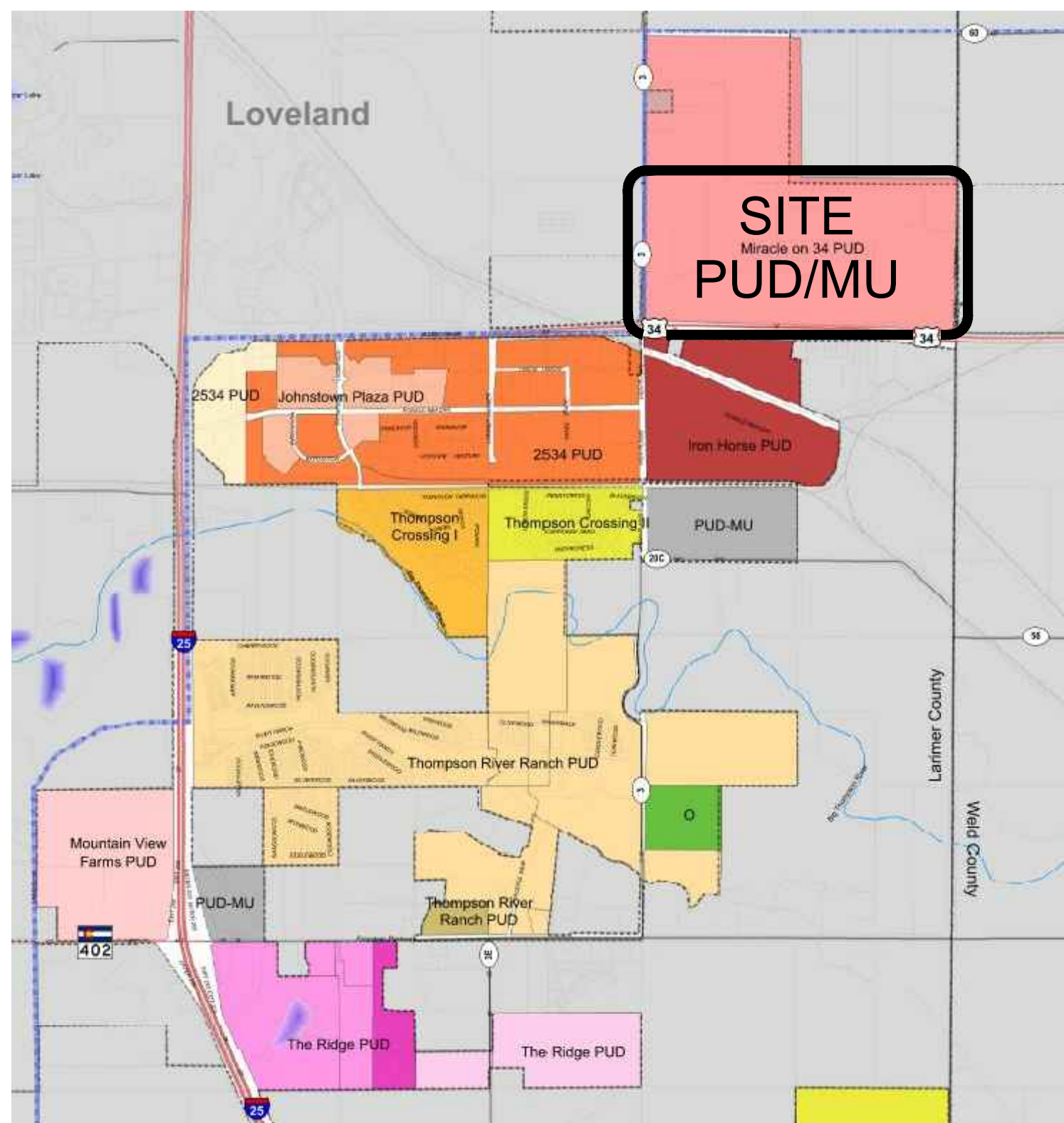
### LEGAL DESCRIPTION

THE SOUTH HALF OF SECTION 12, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, TOWN OF JOHNSTOWN, COUNTY OF LARIMER, STATE OF COLORADO.

CONTAINING 13,532,270 SQUARE FEET (310.66 ACRES), MORE OR LESS.

### EXISTING ZONING

N.T.S.



VICINITY MAP

### NARRATIVE / OPERATION PLAN

THE INTENT OF THIS OUTLINE DEVELOPMENT PLAN (ODP) AMENDMENT IS TO UPDATE THE EXISTING ODP WITH A DIFFERENT LAND USE AND TRAFFIC PATTERN. IN ADDITION, THE GUIDELINES HAVE BEEN WRITTEN TO BETTER REFLECT THE CURRENT DEVELOPMENT OPPORTUNITIES WITHIN THE TOWN AND THIS PROPERTY.

THE SITE CONSISTS OF COMMERCIAL AND MULTI FAMILY DEVELOPMENT ALONG THE HIGHWAY 34 CORRIDOR. THIS IS INTENDED TO COMPLIMENT AND ENHANCE JOHNSTOWN'S CURRENT DEVELOPMENT ALONG HIGHWAY 34 AS WELL AS PROVIDE A DISTINCTIVE NEW DEVELOPMENT TO THE TOWN. THIS HIGHER INTENSITY DEVELOPMENT WILL OCCUR BETWEEN THE HIGHWAY AND THE CANAL WHICH SPLITS THE SITE.

NORTH OF THE CANAL THE DEVELOPMENT WILL ADJUST TO PREDOMINANTLY RESIDENTIAL, MIXED USE, LIGHT INDUSTRIAL, COMMERCIAL AND EDUCATIONAL USES. THERE IS INTENDED TO BE A COMMUNITY GREEN SPACE ALONG THE CANAL WHEN OUTDOOR RECREATION AND STORM WATER FACILITIES WILL BE PLACED.

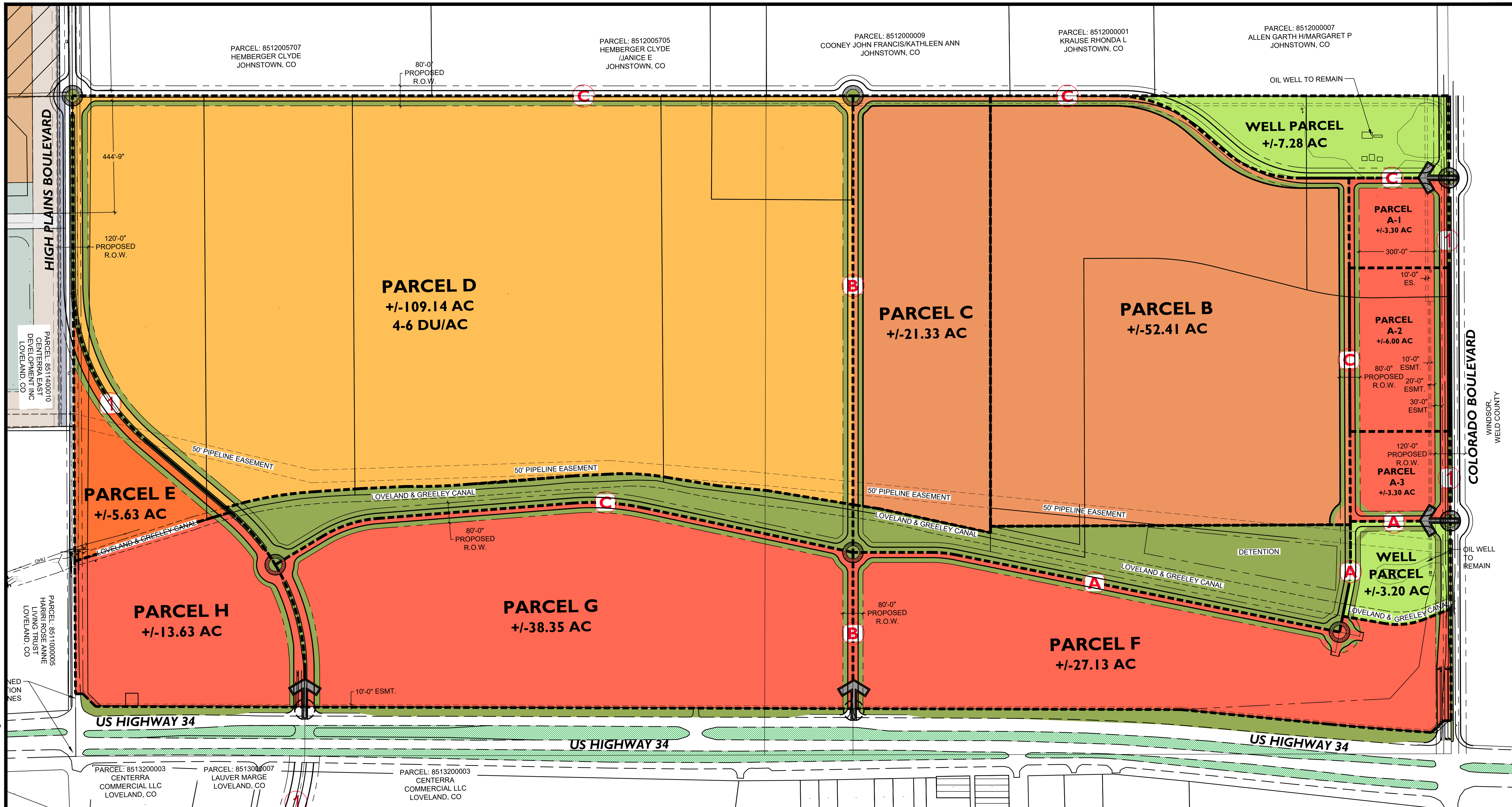
THE DEVELOPMENT HAS ARTERIAL ROADS FLANKING ITS EASTERN BOUNDARY (CR 13), ITS SOUTHERN BOUNDARY (HIGHWAY 34) AND A REALIGNED CR 3 ON ITS WESTERN BOUNDARY. THE MAIN INTERNAL ROADS SHOWN ARE ANTICIPATED TO BE COLLECTORS.

AMENDING THE ODP WILL PROVIDE DEVELOPMENT OPTIONS THAT FIT THE CURRENT AND PROJECTED ECONOMIC TRENDS. THE PUD WILL ALLOW FOR A VARIETY OF USES TO BE IN PROXIMITY TO EACH OTHER CREATING A UNIQUE LIVE WORK ENVIRONMENT WITH A VARIETY OF RESIDENTIAL, RETAIL, COMMERCIAL, INDUSTRIAL AND EDUCATIONAL USES. THE GUIDELINES ALLOW FOR A VARIETY OF RESIDENTIAL SET BACKS AND OPEN SPACE OPTIONS. AS THE DEVELOPMENT MOVES FROM MORE INTENSE TO LESS INTENSE (SOUTH TO NORTH) THE AMOUNT OF OPEN SPACE REQUIRED INCREASES. THE LANDSCAPE AND SIGNAGE STANDARDS WITHIN THE GUIDELINES WILL CREATE A UNIQUE COMMUNITY WITH ITS OWN AESTHETIC FOCUSING ON NATURAL MATERIALS AND XERIC PRINCIPALS.

### GENERAL NOTES

- ACCESS POINTS SHOWN ON THIS ODP ARE CONCEPTUAL. EXACT LOCATIONS TO BE DETERMINED DURING THE PRELIMINARY AND FINAL PLATTING PROCESS BASED ON THE FINAL TRAFFIC IMPACT STUDY (TIS) AND SUBJECT TO TOWN, COUNTY AND/OR CDDT APPROVAL.
- LOCAL AND COLLECTOR STREETS MAY CHANGE LOCATION, SIZE AND LAYOUT AT THE TIME OF FINAL PLAT. LOCAL AND COLLECTOR STREET 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 THE TIME OF PLATTING. ACTUAL NUMBER OF UNITS WILL BE DETERMINED AT THE TIME OF SUBDIVISION PLATTING.
- SINGLE FAMILY AND SINGLE FAMILY ATTACHED SHALL NOT EXCEED 9 DU/ ACRE.
- AREAS OF DEVELOPMENT PARCELS 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 CURRENT ALIGNMENT.
- WHERE A PROPOSED USE IS NOT LISTED ON 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 AND FINAL DETERMINATIONS OF THE DRAINAGE SYSTEM, TO INCLUDE THE PLACEMENT OF DETENTION/RETENTION FACILITIES, 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, LIGHTING FOR THE DEVELOPMENT WITH THIS PUD SHALL EITHER FOLLOW THE APPLICABLE ENCORE DESIGN STANDARDS OR THE TOWN OF JOHNSTOWN MUNICIPAL CODE. ENCORE DESIGN STANDARDS MUST RECEIVE APPROVAL BY THE PLANNING DIRECTOR PRIOR TO IMPLEMENTATION.





ENCORE JOHNSTOWN

ODP

JOHNSTOWN, COLORADO  
PREPARED BY:



APPLICANT

Ripley Design, Inc  
Russell Lee, PLA, LEED AP  
419 Canyon Avenue, Suite 200  
Fort Collins, CO 80521  
970-224-5828

OWNER'S REPRESENTATIVE

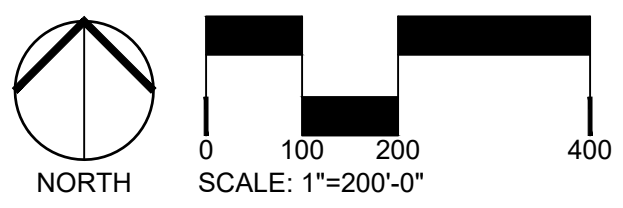
EPS Group  
Daniel "Ox" Auxier, PE, Principal  
1130 North Alma School Road, Suite 120  
Mesa, AZ 85201  
480-352-3431

CIVIL ENGINEER

TST, Inc. Consulting Engineers  
Johnathan Sweet, PE, LEED AP  
748 Whalers Way, Suite 200  
Fort Collins, CO 80525  
970-226-0557

TRAFFIC ENGINEER

Horrocks, Engineers  
Marie Thoming, PE  
2162 W Grove Parkway, Suite 400  
Pleasant Grove, Utah 84062



ISSUED

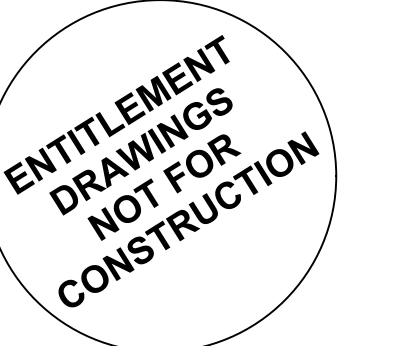
No.	DESCRIPTION	DATE
1	ODP SUBMITTAL	04/08/2021

REVISIONS

No.	DESCRIPTION	DATE
1	TOWN COMMENTS	06/23/2021
2	TOWN COMMENTS	09/01/2021
3	TOWN COMMENTS	09/13/2021
4	TOWN COUNCIL	11/04/2021

ENCORE ODP SITE PLAN

SEAL:



PROJECT No.:	R21-012
DRAWN BY:	
REVIEWED BY:	

DRAWING NUMBER:

Plotted By: Russ Lee Layout: 2 ENCORE ODP SITE PLAN Printed On: 11/23/2021 1:51 PM File Name: Encore ODP.dwg

SITE LEGEND

- SECTION BOUNDARY
- - - - - PARCEL AREA (APPROXIMATE)
- STREET CENTER LINE
- EDGE OF PAVEMENT
- - - - - EASEMENT
- ↔ POTENTIAL ACCESS (FULL MOVEMENT)

PLANNING AREA BOUNDARIES

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

DEVELOPMENT PHASING

THE PHASING OF ENCORE WILL PRIORITIZE THE DEVELOPMENT OF PARCELS A & B. OTHER PARCELS WILL BE DETERMINED BY MARKET CONDITIONS, INFRASTRUCTURE AND AVAILABILITY OF UTILITY SERVICE. THE PROJECT IS ANTICIPATED TO BE IN MULTIPLE PHASES. PHASING IS SUBJECT TO APPROVAL FROM THE TOWN OF JOHNSTOWN AND LOVELAND FIRE RESCUE AUTHORITY.

SITE DATA

PARCEL	APPROX. GROSS AREA (SF)	APPROX. GROSS AREA (AC)	ANTICIPATED USES	BUILDING HEIGHT
PARCEL A	548,862	12.60	RETAIL, OFFICE, LIGHT INDUSTRIAL, FLEX, FAMILY ENTERTAINMENT & OPEN SPACE	85' MAX. (150' WITH SPECIAL REVIEW)
PARCEL B	2,283,096	52.41	MULTI-FAMILY, RETAIL, OFFICE, LIGHT INDUSTRIAL, FLEX & OPEN SPACE	85' MAX. (150' WITH SPECIAL REVIEW)
PARCEL C	929,217	21.33	MULTI-FAMILY, RETAIL, OFFICE, LIGHT INDUSTRIAL, FLEX & OPEN SPACE	85' MAX. (150' WITH SPECIAL REVIEW)
PARCEL D	4,753,994	109.14	RESIDENTIAL & OPEN SPACE	35' MAX.
PARCEL E	245,445	5.63	MULTI-FAMILY, RETAIL, OFFICE, LIGHT INDUSTRIAL, FLEX, FAMILY ENTERTAINMENT & OPEN SPACE	65' MAX. (150' WITH SPECIAL REVIEW)
PARCEL F	1,181,851	27.13	MULTI-FAMILY, RETAIL, OFFICE, LIGHT INDUSTRIAL, FLEX, FAMILY ENTERTAINMENT & OPEN SPACE	85' MAX. (150' WITH SPECIAL REVIEW)
PARCEL G	1,670,385	38.35	MULTI-FAMILY, RETAIL, OFFICE, LIGHT INDUSTRIAL, FLEX, FAMILY ENTERTAINMENT & OPEN SPACE	85' MAX. (150' WITH SPECIAL REVIEW)
PARCEL H	593,771	13.63	MULTI-FAMILY, RETAIL, OFFICE, LIGHT INDUSTRIAL, FLEX, FAMILY ENTERTAINMENT & OPEN SPACE	85' MAX. (150' WITH SPECIAL REVIEW)
OPEN SPACE	869,022	19.95		
WELL PARCELS	456,508	10.48		
TOTAL	13532151	310.66		

PARCEL D DENSITY

ANTICIPATED SINGLE FAMILY AND SINGLE FAMILY ATTACHED RESIDENTIAL DENSITIES ARE SPECIFIED WITHIN PARCEL D. THE FINAL DENSITY SHALL BE DETERMINED AT THE TIME OF PLATTING. DENSITIES WITHIN A PARCEL/PHASE MAY INCREASE, BUT NOT EXCEED 9 DU/ACRE.

PARCEL DESIGN INTENT

ALL PARCELS (EXCEPTING PARCELS A & D): NOT MORE THAN 15% OF THE TOTAL COMBINED LAND AREA OF PARCELS F, G AND H WILL BE UTILIZED FOR RESIDENTIAL USES ON PARCELS F, G, AND H ("RESIDENTIAL CAP"). FOR EXAMPLE, IF PARCELS F, G, AND H TOTAL 79.11 ACRES, NOT MORE THAN A COLLECTIVE 11.87 ACRES OF RESIDENTIAL DEVELOPMENT WILL BE PERMITTED ON PARCELS F, G, OR H. MIXED-USE DEVELOPMENTS (SUCH HOUSING ABOVE RETAIL, BY WAY OF EXAMPLE AND NOT LIMITATION) ON PARCELS F, G, AND H ARE PERMITTED AND ARE EXEMPT FROM THIS RESIDENTIAL CAP.

PARCEL D: DESIGN INTENT FOR PARCEL D IS TO ALLOW FOR RESIDENTIAL DEVELOPMENT. THIS RESIDENTIAL DEVELOPMENT COULD INCLUDE SINGLE-FAMILY DETACHED, SINGLE-FAMILY ATTACHED, CONDOMINIUMS AND APARTMENTS. OTHER RESIDENTIAL USES NOT LISTED HERE OR IN THE APPROVED DESIGN GUIDELINES SHALL BE APPROVED BY THE PLANNING DIRECTOR.

PARCELS B & C: THE DESIGN INTENT FOR THESE PARCELS IS TO INCLUDE A WIDE RANGE OF RETAIL COMMERCIAL AND LIGHT INDUSTRIAL/FLEX AS PRIMARY USES, AND SECONDARY RESIDENTIAL USES SUCH AS MULTI-FAMILY APARTMENTS.

PARCELS A, H, G & E: THE DESIGN INTENT FOR THESE PARCELS IS TO INCLUDE A WIDE RANGE OF RETAIL COMMERCIAL, LIGHT INDUSTRIAL/FLEX AND FAMILY ENTERTAINMENT AS PRIMARY USES, AND SECONDARY RESIDENTIAL USES SUCH AS MULTI-FAMILY APARTMENTS.

PARCEL E: THE DESIGN INTENT FOR THIS PARCEL IS TO INCLUDE HIGHER DENSITY HOUSING.

NOTE: NOT MORE THAN 15% OF THE TOTAL COMBINED LAND AREA OF PARCELS F, G AND H WILL BE UTILIZED FOR RESIDENTIAL USE ON PARCELS F, G, AND H ("RESIDENTIAL CAP"). THE RESIDENTIAL CAP SHALL BE CUMULATIVE, AND DEVELOPER MAY APPLY THE RESIDENTIAL CAP TO ANY OR ALL OF PARCELS F, G, AND H. FOR EXAMPLE, IF PARCELS F, G, AND H TOTAL 79.11 ACRES, CUMULATIVELY, NOT MORE THAN 11.87 ACRES OF RESIDENTIAL DEVELOPMENT WILL BE PERMITTED ON PARCELS F, G, OR H. THE 11.87 ACRES MAY BE INCLUDED IN PARCEL F, G OR H OR ANY COMBINATION THEREOF, PROVIDED HOWEVER, THAT THE RESIDENTIAL CAP WILL NOT EXCEED 15% OF THE TOTAL COMBINED LAND AREA FOR PARCELS F, G AND H. MIXED-USE DEVELOPMENTS ON PARCELS F, G AND H, INCLUDING WITHOUT LIMITATION, RESIDENTIAL USE ABOVE RETAIL, RESTAURANT OR ANY APPROVED COMMERCIAL USE ARE EXEMPT FROM THE RESIDENTIAL CAP.

OPEN SPACE, PARKS & WALKS/TRAILS

- OPEN SPACE:
- 30% OPEN SPACE WILL BE REQUIRED FOR ALL SINGLE-FAMILY RESIDENTIAL DEVELOPMENT AND 15% OPEN SPACE FOR MULTI-FAMILY DEVELOPMENT. ALL OTHER USES INCLUDING COMMERCIAL, RETAIL, OFFICE, LIGHT-INDUSTRIAL, FLEX AND FAMILY ENTERTAINMENT WILL BE REQUIRED TO INCLUDE 15% OPEN SPACE.
  - PUBLIC AND/OR PRIVATELY OWNED LAND WILL BE COUNTED TOWARDS OPEN SPACE REQUIREMENTS. BUFFER AREAS AROUND WELL FACILITIES WILL BE COUNTED TOWARDS OPEN SPACE REQUIREMENTS.
  - DETENTION PONDS WILL BE COUNTED TOWARDS OPEN SPACE REQUIREMENTS BUT MAY NOT BE COUNTED TOWARDS PARK SPACE REQUIREMENTS.
  - PARK SPACE WILL BE COUNTED TOWARDS OPEN SPACE REQUIREMENTS.
  - OPEN SPACE MAY BE A LANDSCAPE AREA, RECREATION AREA, SIDEWALKS AND/OR TRAILS, PLAZAS, PLAYGROUNDS OR OTHER AREAS THAT ARE ACCESSIBLE TO THE RESIDENTS OR PUBLIC.
  - OPEN SPACE IS ACCESSIBLE TO ALL PERSONS REGARDLESS OF RESIDENCE WITHIN THE ENCORE DEVELOPMENT.

- PARKS:
- 10% OF RESIDENTIAL AREA WILL BE REQUIRED FOR PARKS.
  - FINAL LOCATIONS FOR PARKS TO BE DETERMINED AT TIME OF SUBDIVISION PLAT FOR RESIDENTIAL PARCELS.
  - PARKS MAY BE PRIVATELY OR PUBLICLY OWNED, AND DETERMINED AT FINAL PLAT.
  - PARKS ARE ACCESSIBLE TO ALL PERSONS REGARDLESS OF RESIDENCE WITHIN THE ENCORE DEVELOPMENT.

- PEDESTRIAN CONNECTIVITY:
- A 10' CONCRETE WALK WILL BE PROVIDED ALONG ALL ARTERIAL STREETS.
  - 5' DETACHED WALKS WILL BE PROVIDED ALONG ALL COLLECTOR STREETS.
  - LOCAL STREETS WILL INCLUDE DETACHED OR ATTACHED SIDEWALKS.
  - ADDITIONAL WALKS AND/OR TRAILS TO BE DETERMINED AT THE TIME OF MORE DETAILED DESIGN FOR INDIVIDUAL PARCELS.
  - MASTER DEVELOPMENT SHALL INCORPORATE ELEMENTS OF CONNECTIVITY FROM THE TOWN'S PARKS & TRAILS MASTER PLAN.
  - TRAILS ARE ACCESSIBLE TO ALL PERSONS REGARDLESS OF RESIDENCE WITHIN THE ENCORE DEVELOPMENT.



