

**TOWN OF JOHNSTOWN, COLORADO
ORDINANCE NO. 2025-284**

**APPROVING OUTLINE DEVELOPMENT PLAN AMENDMENT #1 FOR
GREAT PLAINS VILLAGE, LOCATED IN SECTION 2, 35 AND 36,
TOWNSHIP 4 AND 5 NORTH, RANGE 68 WEST OF THE SIXTH
PRINCIPAL MERIDIAN, TOWN OF JOHNSTOWN, COUNTIES OF
WELD AND LARIMER, STATE OF COLORADO, CONSISTING OF
APPROXIMATELY 372.871 ACRES**

WHEREAS, the Town of Johnstown, Colorado ("Town") is a Colorado home rule municipality, duly organized and existing under the laws of the State of Colorado and the Town's Home Rule Charter; and

WHEREAS, the Town Council is vested with authority to administer the affairs of the Town; and

WHEREAS, pursuant to Ordinance No. 2020-168, the Town Council approved and adopted the Outline Development Plan for Great Plains Village, located in Sections 2, 35 and 36, Townships 4 and 5 North, Range 68 West of the 6th Principal Meridian, Town of Johnstown, Counties of Weld and Larimer, State of Colorado, consisting of approximately 502.512 acres ("2020 ODP"); and

WHEREAS, the 2020 ODP is recorded in the Office of the Weld County Clerk and Recorder at Reception No. 4575189 and in the Office of the Larimer County Clerk and Recorder at Reception No. 20200017726; and

WHEREAS, Forestar (USA) Real Estate Group, Inc., a Delaware corporation, the property owner, submitted an application to the Town for approval of an amended outline development plan for a portion of Great Plains Village, which, if approved, would supersede and replace a portion of the 2020 ODP, referred to as the Great Plains Village Outline Development Plan Amendment #1; and

WHEREAS, on November 26, 2025, the Planning and Zoning Commission held a public hearing and recommended approval of the Great Plains Village Outline Development Plan Amendment #1; and

WHEREAS, on December 15, 2025, the Town Council held a public hearing concerning approval of the Great Plains Village Outline Development Plan Amendment #1; and

WHEREAS, after considering the Planning and Zoning Commission's recommendation for approval, reviewing the file and conducting such public hearing, the Town Council found that the Great Plains Village Outline Development Plan Amendment #1 is consistent with, and furthers the goals of, the *Johnstown Area Comprehensive Plan* goals and is compatible with all other applicable Town standards and regulation; and

WHEREAS, based on the foregoing, the Town Council desires to approve the Great Plains Village Outline Development Plan Amendment #1.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF JOHNSTOWN, COLORADO, THAT:

Section 1. Outline Development Plan Amendment #1 Approval. The Great Plains Village Outline Development Plan Amendment #1, concerning property located in Sections 2, 35 and 36, Townships 4 and 5 North, Range 68 West of the 6th Principal Meridian, Town of Johnstown, Counties of Weld and Larimer, State of Colorado, consisting of approximately 372.871 acres ("Property"), attached hereto and incorporated herein by reference as Exhibit A, is hereby approved.

Section 2. Supersede and Replace 2020 ODP. With respect to the Property, the Great Plains Village Outline Development Plan Amendment #1, adopted herein, shall supersede and replace the Great Plains Outline Development Plan approved and adopted pursuant to Ordinance No. 2020-168; except that this Ordinance shall not supersede and replace Section 2 of Ordinance No. 2020-168.

Section 3. Effective Date. This Ordinance, after its passage on final reading, shall be numbered, recorded, published and posted as required by the Home Rule Charter of the Town of Johnstown, Colorado ("Charter") and the adoption, posting and publication shall be authenticated by the signature of the Mayor and the Town Clerk. This Ordinance shall become effective upon final passage as provided by the Charter. Copies of the entire Ordinance are available at the office of the Town Clerk.

INTRODUCED AND APPROVED on first reading by the Town Council of the Town of Johnstown, Colorado, this 5th day of December, 2025.

ATTEST:

By: [Signature]
Meghan Martinez, Town Clerk

THE TOWN OF JOHNSTOWN, COLORADO
SEAL
By: [Signature]
Michael P. Duncan, Mayor

PASSED UPON FINAL APPROVAL AND ADOPTED on second reading by the Town Council of the Town of Johnstown, Colorado, this 5th day of January, 2026.

ATTEST:

By: [Signature]
Meghan Martinez, Town Clerk

THE TOWN OF JOHNSTOWN, COLORADO
SEAL
By: [Signature]
Michael P. Duncan, Mayor

EXHIBIT A
Great Plains Village Outline Development Plan Amendment #1
(Attached)