Town of Timnath Planning Commission
Regular Meeting
Tuesday, March 15, 2016 at 6:00 p.m.

Regular Meeting will be held at the Timnath Administration Building,
4800 Goodman Street, Timnath, Colorado

1. Regular Meeting Call to Order
   a. Roll Call
      Chairperson  Philip Goldstein
      Vice Chairperson  Kristen Seidel
      Commissioner  Donald Risden
      Commissioner  Scott Roys
      Commissioner  Dick Weiderspon
      Alternate  Marty Jost
      Alternate  Vacant

2. Amendments to the Agenda

3. Administrative
   a. Determination of Alternate Voting (if necessary)

4. Public Comments
   a. Public Comment is a time for the Public to address the Planning Commission on
      any item that is not on the agenda as a public hearing.

5. Consent Agenda
   a. Approval of the February 16, 2016 Planning Commission Meeting Minutes

6. Business and Discussion Items
   a. Harmony Subdivision Comprehensive Plan Amendment – Public Hearing
   b. Harmony Subdivision Rezoning – Public Hearing
   c. Harmony Subdivision Planned Development Overlay – Public Hearing

7. Reports (if available)
   a. Commissioner Reports
   b. Town Manager
   c. Town Planner
   d. Town Engineer

8. Adjournment
1. **Regular Meeting Call to Order**
   Chair Goldstein called to order the meeting of the Planning Commission on Tuesday, February 16th, 2016 at 6:00 p.m.

   **Present**
   - Chairperson Philip Goldstein
   - Commissioner Donald Risden
   - Commissioner Scott Roys
   - Commissioner Dick Weiderspon

   **Others in attendance**
   - Matt Blakely, Town Planner
   - Brian Williamson, Town Planner
   - Kevin Koelbel, Town Planner
   - Don Taranto, Town Engineer
   - April Getchius, Town Manager
   - Mike DiTullio, Westward Development
   - Dino DiTullio, Westward Development

   **Absent**
   - Vice Chairperson Kristen Seidel
   - Alternate Kristie Raymond
   - Alternate Marty Jost

2. **Amendments to the Agenda**
   a. None

3. **Administrative**
   a. Determination of Alternate Voting (if necessary)
      i. None
   b. Mr. Williamson talks about the CORA Policy which is the Colorado Open Records Act, which refers to the recordings for public hearings. There was an ordinance passed by Council which determined that recording devices will no longer be used for public hearings.
   c. Mr. Blakely mentions that from this new policy change the meeting minutes will be less descriptive and that the staff report will then take place of the detailed meeting minutes.

4. **Public Comments**
   a. Public Comment is a time for the Public to address the Planning Commission on any item that is not on the agenda as a public hearing.
      i. None
5. Consent Agenda
   a. Approval of the December 1, 2015 Planning Commission Meeting Minutes
      i. Chairperson Goldstein seeks a motion for approval of the December 1, 2015 Planning
         Commission Meeting Minutes.
      ii. Commissioner Weiderspon makes a motion for approval.
      iii. Commissioner Risden seconds the motion.
      iv. Motion passes unanimously by 4-0 vote.

Business and Discussion Items
   b. Timnath South Rezoning – Public Hearing
      i. Mr. Blakely mentions that the wrong staff report was included in the Packet and that has
         been changed and the current one has been given to you for your review.
      ii. Chairperson Goldstein asks the Commission if there are any reservations of continuing
          with the action without having this information prior to review.
      iii. Mr. Blakely introduces the item as detailed in the staff report.
      iv. Commissioner Roys asks if it was part of the original 2008 zoning and platting.
      v. Dino DiTullio mentions that there was actually some rezoning around 2011 to
         accommodate the property to the south.
      vi. Mr. Blakely states that the original zoning has A, R-2, R-3, and R-E.
      vii. Chairperson Goldstein opens and closes public hearing.
      viii. Chairperson Goldstein seeks a motion for approval of the Timnath South Rezoning.
      ix. Commissioner Roys makes a motion for approval.
      x. Commissioner Risden seconds the motion.
      xi. Motion passes unanimously by 4-0 vote.

   c. Timnath South 1st Filing 3rd Amended Final Plat – Public Hearing
      i. Mr. Blakely introduces the item as detailed in the staff report.
      ii. Dino DiTullio mentions that this is a replatting of what they had platted in 2008 and as
          the time has gone on they feel they have a better product to offer in the subdivision.
      iii. Chairperson Goldstein opens and closes public hearing.
      iv. Chairperson Goldstein seeks a motion for approval of the Timnath South 1st Filing 3rd
          Amended Plat.
      v. Commissioner Weiderspon makes a motion for approval.
      vi. Commissioner Risden seconds the motion.
      vii. Motion passes unanimously by 4-0 vote.

   d. Land Use Code Amendments – Public Hearing
      i. Mr. Blakely and Mr. Williamson introduce the item as detailed in the staff report.
      ii. Commissioner Roys has a question if a trailer in a mini storage is an open trailer and will
          there be any requirements for opened trailers or boats?
      iii. Commissioner Risden feels that the appearance of the outdoor storage item is important
          as well and that we should be more receptive to the type of storage.
      iv. Chairperson Goldstein is curious if this change was because a storage facility is
          requesting it or if it is a proactive approach for future uses.
      v. Mr. Blakely states it is more of a proactive approach for future uses.
      vi. Commissioner Risden asks if the outdoor storage was a secondary use or a primary use.
      vii. Mr. Blakely mentions that it is geared toward the storage facilities that wish to use
          outdoor storage as a secondary use.
      viii. Chairperson Goldstein has a question as to whose discretion it is to determine if
           undergrounding of power lines would not be able to happen?
ix. Mr. Blakely states that it would be the Town Engineer and that the update will include the language to say so.

x. Commissioner Roys asks if the reduction in parking is an option or requirement.

xi. Mr. Williamson states that it is an option that would need to be requested by the applicant and then reviewed by staff.

xii. Chairperson Goldstein opens and closes public hearing.

xiii. Chairperson Goldstein seeks a motion for approval of the Land Use Code Amendments.

xiv. Commissioner Risden makes a motion for approval with condition that the language for the undergrounding be modified to include “At the discretion of the Town Engineer”

xv. Commissioner Weiderspon seconds the motion.

xvi. Motion passes unanimously by 4-0 vote.

e. Technical Criteria Manual – Public Hearing
   i. Mr. Blakely introduces the item as detailed in the staff report.
   ii. Chairperson Goldstein opens and closes public hearing.
   iii. Chairperson Goldstein seeks a motion for approval of the Technical Criteria Manual.
   iv. Commissioner Roys makes a motion for approval.
   v. Commissioner Risden seconds the motion.
   vi. Motion passes unanimously by 4-0 vote.

6. Reports (if available)
   a. Commissioner Reports
      i. Chairperson Goldstein asked if the approval condition for the Starbucks site plan of staff exploring the option of adding a sidewalk to the west for more connectivity was reviewed.
      ii. Mr. Blakely states that the applicant submitted a letter detailing their opposition to the sidewalk and that without the future knowledge of the development to the west it would not work to make that connection. Therefore, staff did not require the addition of a walk.
   b. Town Manager
      i. There will be an election for 2 open council positions and the mayor position, and there will be a Meet the Candidate’s Forum on March 2nd for those positions.
   c. Town Planner
      i. None
   d. Town Engineer
      i. None

7. Chairperson Goldstein seeks a motion to adjourn.
   Commissioner Roys moved to adjourn the meeting. Commissioner Risden seconded the motion. Motion passed unanimously (4-0) by voice vote.

Chairperson Goldstein adjourned the March 15, 2016, Planning Commission meeting at 6:52 p.m.

TOWN OF TIMNATH
PLANNING COMMISSION

___________________________________
Philip Goldstein, Chair
ATTEST:

_________________________________
Kevin Koelbel
**EXECUTIVE SUMMARY:** This application is a Comprehensive Plan Amendment to adjust Land Use boundaries, and change Land Use Designations from VLR (Very Low Density Residential) to MU (Mixed-Use) and MDR (Medium Density Residential) for the development area referred to as Harmony Subdivision located north of Harmony Road and west of Latham Pkwy.

**STAFF RECOMMENDATION:** Staff recommends the approval of the Comprehensive Plan Amendment.

### KEY POINTS/SUPPORTING INFORMATION:

**Owner:** Harmony, LLC  
**Applicant:** JR Engineering  

**Application Type:** Comprehensive Plan Amendment  
**Case Number:** CP-2016-001

**Legal Description/Address:** Parcel of land located north of Harmony Road, west of Latham Pkwy

**Parcel Size (Acres):** 642 +/- total acres

**Existing Land Use acreage:**  
VLR= +/- 582 acres  
MU= +/- 60 acres

**Proposed Land Use acreage:**  
VLR= +/- 570 acres  
MU= +/- 64 acres  
MDR= +/- 8 acres

**Existing Land Use Designations:** VLR (Very Low Residential), MU (Mixed Use)  
**Proposed Land Use Designations:** VLR (Very Low Residential), MU (Mixed Use), and MDR (Medium Density Residential)

**Existing Land Use:** Single-Family Residential, Vacant  
**Proposed Land Use:** Single-Family Residential

### SERVICES:

- **Water:** Fort Collins-Loveland Water District  
- **Sewer:** South Fort Collins Sanitation District  
- **Fire:** Poudre Fire Authority  
- **Electric:** Xcel
**Adjacent Zoning/Land Uses:**

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This Property will also be subject to the following processes:
1. Comprehensive Plan Amendment – this application.
2. Rezoning – currently under review
3. PD Overlay – currently under review

**Application Description**

**Requirement for Comprehensive Plan Amendment.** Where a development proposal would be in substantial conflict with the Comprehensive Plan, an amendment to the Comprehensive Plan will be required prior to any zoning or subdivision approvals. A substantial conflict will exist when a development proposal would result in changes from the designations of the Future Land Use Plan Map, Street System Map, or Planning Influences Map in the Comprehensive Plan.

Per the Town’s Comprehensive Plan Appendix A3, Plan Revisions and Amendments: A Plan amendment will be approved by the Town Council after receiving a recommendation from the Planning Commission. Prior to approval, the Town Council must make specific findings that may include any or all of the following:

1. Development factors have substantially changed in ways that support the amendment (e.g., new transportation improvements, utility extensions, substantial changed in land use character in the area or physical changed in the environment that render previous uses or restrictions out of date);
   **Response:** N/A

2. The proposed amendment will promote the public good and is in compliance with the overall purpose, intent, goals and objectives of the Plan;
   **Response:** Not applicable at this time, although the changes are in general compliance with the Plan.

3. The proposed amendment will be compatible with existing and planned surrounding land uses;
   **Response:** The proposed amendment meets this requirement because it is compatible with the existing Harmony Subdivision.

4. The proposed amendment will not overburden existing or planned infrastructure systems or will provide measures to mitigate such impacts; and,
   **Response:** The applicant is providing adequate public facilities to mitigate their improvements and not overburden any existing or planned infrastructure system. The original plan contemplated this area as Single-Family Residential and the infrastructure was designed to accommodate this use. The proposed increase in intensity of Land Use is being controlled and mitigated by the Preliminary Plat and PD Overlay.

5. If applicable, the proposed amendment will satisfy any specific criteria related to the proposed change in land use, as set forth in this Plan.
   **Response:** The proposed change is in alignment with the Comprehensive Plan and original Plat for the property and is the appropriate designation for the land use being considered.
**Recommended Motion:**

Finding that the amendment was reviewed in accordance with all applicable Town regulations, and the update conforms with the mission and goals of the Town of Timnath Comprehensive Plan, and the procedures outlined in the Comprehensive Plan for Plan revisions and amendments, I move to recommend the approval of the change from the VLR to the MDR and MU land use on the Future Land Use Map to the Timnath Town Council.

**ATTACHMENTS:**

1. *Harmony Subdivision Comprehensive Plan Amendment*
2. *Harmony Subdivision Comprehensive Plan Amendment Narrative*
HARMONY SUBDIVISION - COMPREHENSIVE PLAN AMENDMENT
A TRACT OF LAND LOCATED IN SECTION 36, TOWNSHIP 7 NORTH,
RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN;
COUNTY OF LARIMER, STATE OF COLORADO

LEGAL DESCRIPTION
A tract of land located in Section 36, Township 7 North,
Range 68 West of the Sixth Principal Meridian.
Countv of Larimer, State of Colorado.

CONMEEHENSIVE PLAN LAND USE RELATED TO HARMONY SUBDIVISION

| LAND USE  | EXISTING HARMONY SUBDIVISION | PROPOSED AMENDMENT
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Comprehensive Plan Proposed Amendment Narrative

The purpose of the Timnath Comprehensive Plan is to provide a frame work of land uses that help to establish a well-defined pattern for future development within the Town’s Urban Growth Area. The plan also intends to preserve and enhance the existing Town character while providing for the Town's natural growth so that it maintains a consistent and “High Quality” Community Identity. Currently the Harmony Subdivision lies within approximately 60 acres of “Mixed Use District” and 583 acres of “Very Low Density Residential District”, heron referred to as the MU and VLR districts respectively. The proposed amendment is intended to amend the Town’s current Comprehensive Plan only within the boundaries of the Harmony Subdivision in order to allow for the addition of future Medium Density Residential (MDR) District as proposed by the Harmony Amended Third Filing Preliminary Plat. Additionally the amendment will adjust the current Mixed Use (MU) District in order to be consistent with the existing and proposed M-U, Mixed Use Zoning Boundary within the Harmony Subdivision.

The integration of the Medium Density Residential (MDR) Land Use within the Harmony Subdivision is intended to maintain compatibility with the surrounding physical and natural environment and if approved would ultimately lead to a more vibrant, active, diverse and cohesive Harmony Community. The proposed addition of this new MDR Land Use District within the Harmony Subdivision will require that approximately 8.30 acres of land currently designated as Very Low Residential (VLR) be amended to Medium Density Residential (MDR). The proposed MDR District can be effectively incorporated within the Harmony Subdivision without creating negative impacts to the surrounding VLD and MU Districts. The addition of the MDR District will facilitates greater housing type diversity within the Harmony Subdivision while preserving the existing building pattern within the overall development.

The proposed amendment of the Mixed Use (MU) District accomplishes two primary goals. First, the existing MU District does not currently follow existing zoning boundaries and thus is difficult to fully identify. Secondly, the MU District’s new boundary as proposed will become less arbitrary in that it will follow the zoning boundary of the M-U Zoning District as well as follow platted right-of-way and the platted boundary of Tract A of the Harmony Golf Course. The "Clean-Up" of the MU District boundary is very minor and the MU District is consistent with the Comprehensive Plan Goals and Objectives which encourages a mix of land use, including residential, employment and commercial activities along the Harmony Road Corridor.

Respectfully submitted,

[Signature]

JR ENGINEERING, LLC
Ken Merritt, APA, RLA
Planner
Ph: (970)-491-9888
Email: kmerritt@jrengineering.com
PLANNING COMMISSION COMMUNICATION

Meeting Date: 3/15/2016

Item: Harmony Subdivision Zoning Map Amendment

Presented by: Matt Blakely
Town Planner

EXECUTIVE SUMMARY: A proposed amendment to the zoning map is to adjust the zoning boundary of the currently zoned R-E (Estate Residential) to R-3 (Two Family & Multi-Family Residential) and MU (Mixed-Use). The property is located north of Harmony Road and west of Latham Parkway in the Harmony Subdivision.

STAFF RECOMMENDATION: Staff recommends the approval of the rezoning application.

KEY POINTS/SUPPORTING INFORMATION:

**Owner:** Harmony, LLC

**Applicant:** JR Engineering

**Legal Description/address:** Harmony Subdivision. North of Harmony Road & west of Latham Pkwy

**Application Type:** Rezoning **Case Number:** RZ-2016-001

**Parcel Size (acres):** +/- 642 **Building total (SF):** N/A

**Existing Zoning acreage:**
- R-E= +/-582 acres
- MU= +/-60 acres

**Proposed Zoning acreage:**
- R-E= +/- 570 acres
- MU= +/- 64 acres
- R-3= +/-8 acres

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**Process Schedule**

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Application Description:

**Site Location & Layout:**
The rezoning is proposed in Harmony Subdivision north of Harmony Road and west of Latham Pkwy. The proposed amendment to the zoning map is to adjust the zoning boundary of the currently zoned R-E (Estate Residential) to R-3 (Two Family & Multi-Family Residential) and MU (Mixed-Use) to align with the owner’s development proposal for the area. The area of the proposed R-3 zoning boundary is roughly 8.31 acres. The proposed MU area is roughly 64 acres.

The rezoning application conforms to the requirements set forth in section 2.9.7.5 in the Timnath Land Use Code.

Criteria for Amendments to the Official Zoning Map.
For the purpose of establishing and maintaining sound, stable and desirable development within the Town, the official zoning map shall not be amended except:

1. To correct a manifest error in an ordinance establishing the zoning for a specific property;  
   *Response: N/A*

2. To rezone an area or extend the boundary of an existing district because of changed or changing conditions in a particular area or in the Town generally; or  
   *Response: The purpose for this rezoning is to relocate the existing zoning boundary line to align with the owner’s development proposal for the area.*
3. To correct an error in that the land to be rezoned was zoned in error and as presently zoned is inconsistent with the policies and goals of the Town Comprehensive Plan; or Response: N/A
4. Upon finding that a rezoning is necessary to provide land for a community-related use that was not anticipated at the time of the adoption of the Town Comprehensive Plan, and the rezoning will be consistent with the policies and goals of the Comprehensive Plan; or Response: N/A
5. That the area requested for rezoning has changed or is changing to such a degree that it is in the public interest to encourage development or redevelopment of the area; or Response: N/A
6. To encourage innovative and creative design and to promote a mix of land uses in the development; or Response: N/A
7. To bring zoning of land into conformance with the future land use designation of the Comprehensive Plan. Response: N/A

This declaration of criteria for zoning map amendments shall not control an amendment that occurs incidentally to a general revision of the zoning map.

**Existing Zoning:** R-E (Estate Residential), MU (Mixed Use)
**Proposed Zoning:** R-E (Estate Residential), R-3 (Two Family & Multi-Family Residential), MU (Mixed Use)
**Existing Land Use:** Vacant, Single Family Residential
**Proposed Land Use:** Single Family Residential

### REFERRAL COMMENTS:
- **Not returned:** AT&T Communications, Poudre School District, Poudre River Public Library District, CenturyLink, Timnath Finance, Timnath Public Works, Xcel Energy, Timnath Town Attorney, Timnath Post Office, Xcel, Larimer County Department of Natural Resources, Larimer County Department of Health and Environment
- **Returned with no comments:** Safebuilt, Poudre Fire Authority, Timnath Engineering, Fort Collins/Loveland Water District/South Fort Collins Sanitation District, Town of Windsor
- **Returned with comments:** Timnath Community Development

### RECOMMENDED MOTION:
Finding that a complete application was submitted and reviewed in accordance with all applicable Town regulations, the application conforms with the mission and goals of the Timnath Comprehensive Plan, and all criteria outlined in Section 2.7.9.5 of the Timnath Land Use Code have been met, I move to recommend approval to the Timnath Town Council of the Rezoning Amendment for Harmony Subdivision, with the following conditions:
1. Allow staff to work with the owner applicant to address minor, non-substantive modifications and unresolved comments prior to final signatures
2. Town Council approves the Harmony Subdivision Comprehensive Plan Amendment prior to the Harmony Subdivision Zoning Amendment approval.

**ATTACHMENTS:**
1. *Harmony Rezoning Map*
2. *Harmony Rezoning Narrative*
Harmony Rezoning Narrative

The purpose of the Harmony Subdivision Rezoning is to provide an area within the Harmony Subdivision that will allow for Two Family Residential Land Use. The proposed rezoning intends to preserve and enhance the existing residential character of the Harmony Subdivision while providing greater housing type diversity and maintaining a consistent and “High Quality” community identity. The proposal is to rezone approximately 8.30 acres of the R-E Estate Residential Zoning District to R-3 Two Family & Medium Density Residential. Additionally, the proposed rezoning will "Clean-Up" the current M-U Mixed Use Zoning District in order to follow the boundaries of existing built development areas and lots, roadway right-of-way and Tract A of the Harmony Golf Course. The proposed changes will decrease the R-E district from about 582.78 acres to 570.57 acres while increasing the M-U district from 60.15 acres to 64.05 acres. There is currently no R-3 zoning within the Harmony subdivision, thus the district will increase from 0.0 acres to approximately 8.31 acres.

The integration of the R-3 Zoning District and ultimately a Paired Single Family Estate Residential Land Use within the Harmony Subdivision is intended to maintain compatibility with the surrounding physical and natural environment and if approved would ultimately lead to a more vibrant, active, diverse and cohesive Harmony Community. The proposed addition of the R-3 Zoning District within the Harmony Subdivision will require that approximately 8.30 acres of land currently Zoned R-E be rezoned to R-3. The proposed R-3 Zoning can be effectively incorporated into the Harmony Subdivision without creating negative impacts to the surrounding R-E and M-U Zoning Districts. The addition of the R-3 Zoning District will facilitate greater housing type diversity within the Harmony Subdivision while preserving the existing residential building pattern within the Harmony Community.

The proposed rezoning of the Mixed Use (MU) District accomplishes two primary goals. First, the existing M-U District does not accurately follow existing Lot, Tract and ROW boundaries and thus it is difficult for future development to follow the current zoning boundaries. Secondly, the M-U Zoning District’s new boundary as proposed will become less arbitrary and will follow plated lots, right-of-way and the platted boundary of the Harmony Golf Course. The "Clean-Up" of the M-U Zoning District boundary is very minor and is consistent with the City’s Comprehensive Plan Goals and Objectives which encourages mix of land use, including residential, employment and commercial activities along the Harmony Road Corridor.

Respectfully submitted,

Ken Merritt, APA, RLA
Planner
Ph: (970)-491-9888
Email: kmerritt@jrengineering.com
PLANNING COMMISSION COMMUNICATION

Meeting Date: March 15, 2016
Item: Amended Planned Development Overlay District for the Harmony Subdivision

Presented by:
Matt Blakely
Town Planner

EXECUTIVE SUMMARY: This action is to amend the current PD Overlay to reflect changes to the dimensional standards of the underlying zoning district. This district will contain the entire Harmony Subdivision. All previously approved PD Overlay modifications will remain.

STAFF RECOMMENDATION: Staff recommends the approval of the PD Overlay application.

KEY POINTS/SUPPORTING INFORMATION:
Owner: Harmony, LLC
Applicant: JR Engineering
Application Type: Rezoning
Case Number: RZ-2016-002

Legal Description/Address: Parcel(s) of land located at the northwest corner of Harmony and Latham Parkway (LCR1) in the Harmony Subdivision.

Parcel Size (Acres): 642 +/- total acres

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</table>
Existing Zoning: R-E, R-3, MU with PD Overlay  Proposed Zoning: R-E, R-3, MU with PD Overlay
Existing Land Use: Vacant, Single-Family Residential  Proposed Land Use: Single-Family Residential
Comprehensive Plan Designation: Very Low Density Residential, Medium Density Residential, Mixed Use

SERVICES:

- Water: Fort Collins – Loveland Water District
- Sewer: South Fort Collins Sanitation District
- Fire: Poudre Fire Authority
- Electric: Xcel

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DENSITY AND DIMENSIONAL STANDARDS EXCEPTIONS:

1. The amendments to the previous PD Overlay include the following:
   Modification of the R-3 dimensional standards for the Phase 3 lots only as follows:
   a. Increase Minimum lot area per dwelling (sf) from 1,800 to 4,000.
   b. Reduce the Minimum rear yard setback (feet) from 15 to 10.
   c. Reduce the Maximum impervious lot coverage (%) from 75 to 60
   d. Reduce the minimum front yard setback for garages that are front loading (feet) from 22 to 20

REVIEW CRITERIA:
From Section 16.3.4.N.8.C of the Land Use Code:

Final PD Development Plan Review Criteria. In addition to all of the review criteria for a Preliminary PD development plan, the following review criteria will be used by the Town Staff and Board to evaluate all PD applications at the time of preliminary PD plan/final plat:

i. The final PD development plan is substantially consistent with the preliminary PD development plan as approved.
Response: N/A. This application is an amendment to a previously approved PD Development Plan and would therefore satisfy this requirement

ii. All preliminary PD development plan conditions of approval have been adequately addressed on the final PD development plan.
Response: N/A
Referral Comments:
Not Returned: AT&T Communications, Poudre School District, Poudre River Public Library District, CenturyLink, Timnath Finance, Timnath Public Works, Xcel Energy, Larimer County Department of Natural Resources, Timnath Town Attorney, Timnath Post Office, Comcast, Geological Survey, North Weld County Water District, Boxelder Sanitation, Larimer County Department of Health

Returned with no comments: SafeBuilt, Poudre Fire Authority, Town of Windsor

Returned with comments: Timnath Community Development, Timnath Engineering

RECOMMENDED MOTION:
I move to recommend approval of the Harmony Amended Planned Development Overlay District to the Timnath Town Council, with the following conditions:
   a. Allow staff to continue to work with applicant to address all unresolved non-substantive technical comments to the satisfaction of Town Staff and Referral Agencies

ATTACHMENTS:
1. Harmony Planned Development Overlay Map
2. Harmony Planned Development Overlay Narrative
3. Existing PD Overlay (For Reference)
HARMONY SUBDIVISION - PD OVERLAY DEVELOPMENT STANDARDS

**SETBACK, DENSITY & DIMENSIONAL STANDARDS TABLE**

<table>
<thead>
<tr>
<th>Harmonic Subdivision PD Overlay District Setback, Density &amp; Dimensional Zoning Exceptions</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Corner/Side Yard Setback</strong></td>
</tr>
<tr>
<td><strong>Minimum Distance Between Buildings</strong></td>
</tr>
<tr>
<td><strong>Minimum Lot Area Per Dwelling</strong></td>
</tr>
<tr>
<td><strong>Minimum Lot Width</strong></td>
</tr>
<tr>
<td><strong>Maximum Impervious Lot Coverage (%)</strong></td>
</tr>
<tr>
<td><strong>Filing No. Lot No.</strong></td>
</tr>
<tr>
<td><strong>Lots 1-10</strong></td>
</tr>
<tr>
<td><strong>(Lifestyle Lots) 15'</strong></td>
</tr>
<tr>
<td><strong>5' 15' 14' 10' .21 Acres 60' 60%</strong></td>
</tr>
<tr>
<td><strong>Lots 11-20</strong></td>
</tr>
<tr>
<td><strong>(Lifestyle Lots) 25' 7' 15' N/A 14' .21 Acres 60' 60%</strong></td>
</tr>
<tr>
<td><strong>Lots 21-29</strong></td>
</tr>
<tr>
<td><strong>(Lifestyle Lots) 20' 5' 15' N/A 10' .21 Acres 60' 60%</strong></td>
</tr>
<tr>
<td><strong>Lots 30-39</strong></td>
</tr>
<tr>
<td><strong>(SF Estate Lots) 25' 7' 15' 14' 14' .21 Acres 60' 50%</strong></td>
</tr>
<tr>
<td><strong>Lots 40-57</strong></td>
</tr>
<tr>
<td><strong>(SF Estate Lots) 25' 7' 15' 14' 14' .21 Acres 60' 50%</strong></td>
</tr>
<tr>
<td><strong>Lots 58-73</strong></td>
</tr>
<tr>
<td><strong>(SF Estate Lots) 25' 7' 15' 14' 14' .21 Acres 60' 50%</strong></td>
</tr>
<tr>
<td><strong>Lots 74-97</strong></td>
</tr>
<tr>
<td><strong>(Lifestyle Lots) 20' 5' 15' 14' 10' .21 Acres 60' 60%</strong></td>
</tr>
<tr>
<td><strong>Lots 98-130</strong></td>
</tr>
<tr>
<td><strong>(SF Estate Lots) 25' 5' 20' 14' 10' .21 Acres 60' 50%</strong></td>
</tr>
<tr>
<td><strong>Lots 131-141</strong></td>
</tr>
<tr>
<td><strong>(SF Estate Lots) 25' 5' 20' 14' 10' .21 Acres 60' 50%</strong></td>
</tr>
<tr>
<td><strong>Lots 142-150</strong></td>
</tr>
<tr>
<td><strong>(Lifestyle Lots) 20' 5' 15' 14' 10' .21 Acres 60' 60%</strong></td>
</tr>
<tr>
<td><strong>Lots 151-166</strong></td>
</tr>
<tr>
<td><strong>(SF Estate Lots) 20' 5' 15' N/A 10' .21 Acres 60' 50%</strong></td>
</tr>
<tr>
<td><strong>Lots 167-178</strong></td>
</tr>
<tr>
<td><strong>(SF Estate Lots) 20' 5' 15' N/A 10' .21 Acres 60' 50%</strong></td>
</tr>
<tr>
<td><strong>Lots 179-205</strong></td>
</tr>
<tr>
<td><strong>(SF Estate Lots) 25' 5' 20' N/A 10' .21 Acres 60' 50%</strong></td>
</tr>
</tbody>
</table>

**LEGAL DESCRIPTION**

A tract of land located in Section 36, Township 7 North, Range 68 West of the Sixth Principal Meridian; County of Larimer, State of Colorado.

**SURVEYOR'S STATEMENT**

The plan is true and correct. The survey was made on 1/22/21. The survey was made in accordance with the instructions in the Harmonic Subdivision PD Overlay Development Standards.

**PROJECT \& PLAN\#**

Harmonic Subdivision PD Overlay Development Standards - Lot 106

**DRAWN**

J.R. Zikman

**Scale 1" = 100'**

**X:\\Harmonic Subdivision PD Overlay Development Standards - Lot 106**

**Date 1/22/21**

**Scale 1" = 100'**

**X:\\Harmonic Subdivision PD Overlay Development Standards - Lot 106**

**Date 1/22/21**

**AMENDED THIRD FILING**

**SECOND FILING**

**FIRST FILING**

**FUTURE FILING**

**FOURTH FILING**

**FIFTH FILING**

**ZONE DISTRICT APPROX. 570.50 ACRES**

**ZONE DISTRICT APPROX. 84.09 ACRES**

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**LEGAL DESCRIPTION**

A tract of land located in Section 36, Township 7 North, Range 68 West of the Sixth Principal Meridian; County of Larimer, State of Colorado.
Harmony PD Overlay Exceptions Narrative

The purpose of the Harmony Subdivision PD Overlay Exceptions is twofold; first it intends to consolidate all the previous approved PD Exceptions into one overall and comprehensive setback, density, and dimensional Zoning Exceptions Matrix. Second, it provides the necessary development standards and exceptions for the proposed Harmony Amended Third Filing Preliminary Plat. The PD Overlay Exceptions proposed do not amend any of the previously approved exceptions set forth for the Harmony First, Second, Fourth, Fifth and Future Filings but does provide new Setback, Density, and Dimensional Zoning Exceptions for the Harmony Amended Third Filing R-E and R-3 Zoning Districts. The proposed PD Overlay Exceptions intends to preserve and enhance the existing residential character of the overall Harmony Subdivision while providing greater housing type diversity and maintaining a consistent and “High Quality” community identity. The newly proposed setback, density and dimensional Zoning Exceptions are related to the Amended Third Filing R-E Estate Development Area and the 8.3 acres of the R-3 Two Family Medium Density Residential

The consolidation and integration of these PD Overlay Exceptions intend to simplify the overall standards of Harmony Subdivision as well as maintain compatibility with the surrounding physical and natural environment and if approved would ultimately lead to a more vibrant, active, diverse and cohesive Harmony Community.

Respectfully submitted,

JR ENGINEERING, LLC
Ken Merritt, APA, RLA
Planner
Ph: (970)-491-9888
Email: kmerritt@jrengineering.com