Town of Timnath Planning Commission
Regular Meeting
Tuesday, September 5, 2017 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 Marty Jost
      Alternate Don Nohavec
      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 August 15, 2017 Planning Commission Meeting Minutes

6. Business and Discussion Items
   a. Harmony Subdivision PD Overlay – Public Hearing
   b. Ranchview Estates Comprehensive Plan Amendment – 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**
   Chairperson Goldstein called to order the meeting of the Planning Commission on Tuesday, August 15, 2017 at 6:02 p.m.

   **Present**
   Chairperson Philip Goldstein  
   Vice Chairperson Kristen Seidel  
   Commissioner Don Risden  
   Commissioner Marty Jost  
   Alternate Don Nohavec

   **Absent**
   Commissioner Scott Roys

   **Others in Attendance**
   Matt Blakely, Community Development Director  
   Kevin Koelbel, Town Planner  
   Brian Williamson, Town Planner  
   Dave Thorpe, Norris Design  
   Landon Hoover, Hartford Homes  
   Nancy Pallaoro, County Resident  
   Isaac Lewis, Wellington Resident

2. **Amendments to the Agenda**
   None

3. **Administrative**
   a. Determination of Alternate Voting (if necessary)
      i. Alternate Nohavec will vote for the absent Commissioner Scott Roys.

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 August 1, 2017 Planning Commission Meeting Minutes
   b. Chairperson Goldstein seeks a motion to approve the August 1, 2017 Meeting Minutes
c. Vice Chairperson Seidel makes a motion to approve.
d. Commissioner Jost seconded the motion.
e. Motion passes unanimously by 5-0 vote.

6. Business and Discussion Items
   a. Fewell/Feldman Sketch Plan Neighborhood Meeting - Public Hearing
      i. Matt Blakely introduces the item as detailed in the staff report.
      ii. Landon Hoover states that this project has been in the process for about 6 months, and that this project hopes to give a greater diversity of housing product to Timnath since there are intended to be 5 different product types throughout the project. This project is intended to be a walkable community to nearby amenities and commercial areas. Another goal is to provide plenty of park and trail amenities along with a neighborhood pool and nature play areas.
      iii. Dave Thorpe mentions that the project is intended to have a feathering of density from high density in the north of the site near the commercial area to a low density to the south which is adjacent to neighboring single family residential. The site is intended to have alley loaded lots along the collector road going through the entire project. The idea is to front of the uses on the collector with a mix of townhomes or single family residential. The site is providing an abundant amount of open space especially with two neighborhood parks and open space corridors. There is also intended to be a potential senior living product near the commercial area.
      iv. Chairperson Goldstein opens public comment.
      v. Nancy Pallaoro has a question about a road being shown going to the south of the property?
      vi. Brian Williamson states that the road is shown as conceptual for future connectivity.
      vii. Mrs. Pallaoro also has a question about lot sizes and lot separation on lots of the south of the property?
      viii. Mr. Thorpe mentions the lot sizes will be about 6,000 square feet.
      ix. Mr. Blakely states that homes will need to meet a 10-foot separation.
      x. Mrs. Pallaoro asks about the trail along the sewer easement and what will happen with the ditches in the area?
      xi. Mr. Hoover states that the Poudre River Trail has been contemplated in that area but not finalized.
      xii. Chairperson Goldstein closes public comment.
      xiii. Commissioner Jost has a question about lots backing to each other and will there be any concern about those lots?
      xiv. Mr. Blakely states that Council has looked at this plan already and they did not voice concern about the lots backing to each other at this time. Since the project offers a plethora of different housing types and is not a standard single-family community, Council may not have concern with that.
      xv. Commissioner Jost has a question about the alley loaded product and if people will be parking on the street instead of the alley?
      xvi. Mr. Hoover mentions that the goal is to provide an additional parking space in the alley along with garages to reduce from parking on the street.
xvii. Mr. Blakely mentions that there will be parallel on-street parking along the collector road.

xviii. Commissioner Risden has a question about trails, and if there are will be a continuous trail that will go around the whole community?

xix. Mr. Hoover states there is not one designated loop trail, but there are ways to make a loop through the different trail systems within the community.

xx. Vice Chairperson Seidel has a question about PD Overlays and zoning changes and if we are changing the character of the Town and if we are changing the intent of the Comprehensive Plan?

xxi. Mr. Blakely mentions that those concerns were contemplated at the beginning of the project. This project is along the Harmony Corridor which is a higher intensity area and the idea is to have the higher density along that corridor and have the lower density further away.

xxii. Commissioner Risden has a question if the townhomes will be zoned and platted to be available for a VA loan?

xxiii. Mr. Hoover states they will be fee simple so they will be available for all types of financing.

7. Reports (if available)
   a. Commissioner Reports
      i. Chairperson Goldstein states that there are 18 applications for the open Alternate Position and we are in the process of selecting the ones to interview.
   b. Town Manager
      i. None
   c. Town Planner
      i. Mr. Blakely mentions that the Planning Commissioner opening closed last Friday and had 18 applications.
      ii. Mr. Williamson mentions that Thursday the 17th will be the last concert series for the summer.
   d. Town Engineer
      i. None

8. Adjournment
   a. Chairperson Goldstein seeks a motion to adjourn.
   b. Alternate Nohavec moved to adjourn the meeting.
   c. Commissioner Risden seconded the motion.
   d. Motion passed unanimously by 5-0 voice vote.

Chairperson Goldstein adjourned the August 15, 2017, Planning Commission meeting at 7:05 p.m.

TOWN OF TIMNATH
PLANNING COMMISSION
Philip Goldstein, Chair

ATTEST:

Kevin Koelbel, Town Planner
PLANNING COMMISSION COMMUNICATION

Meeting Date: September 5, 2017
Item: Planned Development Overlay District for the Harmony Subdivision

Presented by:
Matt Blakely
Community Development Director

EXECUTIVE SUMMARY: This action is to amend the current PD Overlay to add uses that will be permitted or conditional to the CMU zoning. All previously approved PD Overlay modifications will remain/unchanged.

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

KEY POINTS/SUPPORTING INFORMATION:
Owner: Harmony, LLC
Applicant: Mark Tingey
Application Type: Rezoning

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

Existing Zoning: R-E, R-3, CMU with PD Overlay
Proposed Zoning: R-E, R-3, CMU 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

Adjacent Zoning/Land Uses:

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<th>Direction</th>
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<tbody>
<tr>
<td>North</td>
<td>FA-1 (Larimer County)</td>
<td>Vacant Land</td>
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<tr>
<td>South</td>
<td>C-2 &amp; MU</td>
<td>Vacant Land (Timnath Ranch Subdivision)</td>
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<tr>
<td>East</td>
<td>RMU (Town of Windsor)</td>
<td>Ridge at Harmony Subdivision</td>
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<tr>
<td>West</td>
<td>R-3, R-2, MU</td>
<td>Vacant Land (Timnath Landing Subdivision)</td>
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USES BEING ADDED AS PERMITTED OR CONDITIONAL:

Permitted:
1. Multiple Family Dwellings
2. Senior Housing
3. Single Family Detached
4. Single Family Attached on small lots
5. Two Family Dwellings
6. Community Facilities
7. Membership clubs
8. Mixed Use Dwelling
9. Grocery Store
10. Tourist Facility
11. Veterinary Facility, Small animal

Conditional:
1. Golf Course
2. Public facilities with business offices, repair, and storage
3. Family child care homes
4. Child care center
5. Entertainment facilities and theaters
6. Limited indoor recreation facility
7. Limited outdoor recreation facility
8. Plan nurseries and greenhouses

REVIEW CRITERIA:
From Section 2.9.14.9 of the Land Use Code:

Final PD Development Plan Review Criteria:

1. The proposed Planned Development District shall have a unified character throughout the district. The Planned Development District shall have no more adverse effects on health, safety, or welfare of the surrounding properties, or shall be no more injurious to property or improvements in the area than would any other use generally permitted in the same district. In making such a determination, consideration shall be given to:
   a. The location, type, and height of buildings or structures;
   b. The type and extent of landscaping and screening on the site; and
   c. Whether the proposed use is consistent with any policy of the comprehensive plan that encourages mixed uses and/or densities

Response: This PD Overlay does not have more adverse effects on health, safety or welfare of the surrounding properties as it is only adding certain specific uses to be permitted or conditional in the Commercial Mixed Use (CMU) zone. This will actually encourage a larger range of mixed uses and/or densities. These uses were previously approved with the MU district.
2. Adequate utilities shall be provided  
   Response: The adequate utilities have been provided through previous platting and development.

3. The proposed Planned Development District will not substantially impair the appropriate use or development of adjacent property.  
   Response: This PD Overlay will not impair the appropriate use or development of adjacent property since it is only adding new uses to the Harmony Subdivision.

4. No significant traffic issues are created.  
   Response: This PD Overlay does not create traffic issues. A traffic study was done for the entire Harmony Subdivision. If a use is proposed that exceeds the original traffic study, a memo update will be required to address any additional impacts.

5. The Planned Development District results in a more efficient development.  
   Response: This PD Overlay is a more efficient development with the addition of more uses to give a larger range of mixed uses to the community. The future development will require site plan review and approval that complies with the Town’s Land Use Code.

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. Existing PD Overlay (For Reference)
**EXECUTIVE SUMMARY:** This application is a Comprehensive Plan Amendment to change the Land Use Designation of VLR (Very Low Density Residential) to LDR (Low Density Residential) for the development area referred to as Ranchview Estates Subdivision located south of and adjacent to Buss Grove and west of Harmony Subdivision. This action does not entitle the property to an increase in density. A further zoning amendment approval would be required to modify the zoning from RE –Estate Residential to R-2 – Single Family Residential. Additionally, any increase in density to the property will be subject to adequate utilities to serve the property. This proposal will also need to comply with the Goals and Objectives of the Comprehensive Plan.

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

**KEY POINTS/SUPPORTING INFORMATION:**
- **Owner:** Mary McMorris
- **Applicant:** Josh Shelby
- **Application Type:** Comprehensive Plan Amendment
- **Case Number:** CP-2017-001
- **Legal Description/Address:** Two parcels of land located south of and adjacent to Buss Grove and west of and adjacent to Harmony Subdivision.
- **Parcel Size (Acres):** 48 +/- total acres
- **Existing Land Use acreage:**
  - VLR = +/- 48 acres
  - VLR is defined in the Comprehensive Plan as: This is the lowest residential density that occurs within the Town limits. Intended for single family estate size lots, smaller lots could occur if developed as part of a large master planned development under a Planned Development overlay. Residential densities are equal to or less than one dwelling unit per acre.
- **Proposed Land Use acreage:**
  - LDR = +/- 48 acres
  - LDR is defined in the Comprehensive Plan as: At a density of one to three dwelling units per acre, this designation allows more flexibility that the lower density designations with a small range of densities allowing varying lot sizes within a single development. Smaller lots and a higher net density could occur for large master planned developments using a Planned Development overlay.

**Existing Land Use Designations:** VLR (Very Low Residential)
Proposed Land Use Designations: LDR (Low 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

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<td>R-E (Harmony Subdivision)</td>
<td>Single-Family Residential</td>
</tr>
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<td>West</td>
<td>R-2 (Timnath Landing Subdivision)</td>
<td>Vacant Land</td>
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Adjacent Zoning/Land Uses:

This Property will also be subject to the following processes:
1. Comprehensive Plan Amendment – this application.
2. Rezoning – currently under review
3. Sketch Plan
4. Preliminary Plat
5. Final Plat

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 changes 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: This amendment will promote the public good by incorporating trails and open space connections within and between existing and proposed developments as per the PROST Plan. It is in compliance with many of the Comprehensive Plan’s goals and objectives as outlined in the attached narrative. The amendment will allow for slightly higher densities adjacent to existing and proposed developments with similar densities.
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
adjacent Timnath Landing Subdivision to the south.

4. The proposed amendment will not overburden existing or planned infrastructure systems or will provide measures to mitigate such impacts; and,
   Response: The applicant has contacted the utility service providers and the applicant will be responsible for providing adequate public facilities. There is a concern from the Water and Sewer District about sewer capacity in this area. A master sewer study is currently being prepared to determine the sewer capacity in this area. The property is directly adjacent to Buss Grove, an arterial roadway, that will be able to handle the additional traffic.

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: See the attached narrative from the applicant that describes how the project relates to the Comprehensive Plan.

**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 LDR land use on the Future Land Use Map to the Timnath Town Council.

**ATTACHMENTS:**
1. Ranchview Estates Subdivision Comprehensive Plan Amendment
2. Ranchview Estates Subdivision Comprehensive Plan Amendment Narrative
North Timnath Farms / McMorris Property - COMPREHENSIVE PLAN AMENDMENT
TWO TRACTS OF LAND LOCATED IN NE1/4 OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN; TOWN OF TIMNATH, COUNTY OF LARIMER, STATE OF COLORADO

LEGEND

Existing

Proposed

ENLARGED AREA

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN; TOWN OF TIMNATH, COUNTY OF LARIMER, STATE OF COLORADO, MORE特别是:

TWO TRACTS OF LAND LOCATED IN NE1/4 OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN; TOWN OF TIMNATH, COUNTY OF LARIMER, STATE OF COLORADO

LEGAL DESCRIPTION

S AIDED DESCRIBED TRACTS CONTAIN 48.60 ACRES (2,117,162 SQUARE FEET), MORE OR LESS, AND ARE SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY HEREIN UNDESCRIBED OR EXISTING.

PLANNING COMMISSION CERTIFICATE

TOWN COUNCIL CERTIFICATE

CHAIRPERSON: PHIL GOLDSTEIN
MAYOR: JILL GROSSMAN-BELISLE
TOWN CLERK

7200 E. Hampden Avenue
Denver, Colorado 80224
NARRATIVE FOR PROPOSED AMENDMENT TO THE COMPREHENSIVE PLAN

This application is being submitted to request an amendment to the Timnath Comprehensive Plan to change the recommended Future Land Use Category of two parcels from Very Low Density Residential (VLR) to Low Density Residential (LDR), as the first step toward the development of the two incorporated parcels into 6,000+ square foot single-family residential lots. The parcels, which amount to 48.6 acres, are adjacent to, and south of, Buss Grove (CR 40), and west of the Harmony Meadows Subdivision. They were annexed into Timnath as part of the larger North Timnath Farms Annexation in late 2004. The Future Land Use Map within the Timnath Comprehensive Plan designates these two parcels as Very Low Density Residential (VLR) and the parcels are currently zoned Estate Residential District (R-E) which is consistent with the Comp Plan designation but would not allow for the subdivision of the land into residential lots as the applicant intends (see attached exhibit map).

The intent of the R-E District is “a very low-density residential district intended for no more than one single-family dwelling per acre and one or more accessory buildings. This district has been developed to provide for large lot single-family development in areas more characteristically rural and on the outskirts of the planning area” (ref. Sec. 16.3.4(C)(1), Town of Timnath Land Use Code).

In order for these two parcels to be platted into the proposed subdivision, the zoning district of the parcels would need to be changed from R-E to R-2 (Single-Family Residential District). However, the R-2 District is not consistent with the VLR designation currently recommended by the Comp Plan and before any rezoning request that is inconsistent with the Plan can be considered, a Comp Plan amendment must first be approved. Thus, the application presented here which requests an amendment to change the category of recommended future land use for these parcels from VLR to LDR. The R-2 District would be consistent with the LDR designation. Should this amendment be approved, the applicant would submit a rezoning application to request a change from R-E to R-2.

The applicant believes that the LDR designation for these parcels can be supported when evaluated using the criteria outlined in Appendix A3 of the Comprehensive Plan (Plan Revisions and Amendments), as discussed below:

- Development factors have substantially changed in ways that support the amendment (e.g., new transportation improvements, utility extensions, substantial changes in land use character in the area or physical changes in the environment that render previous uses or restrictions out of date)
Not only is the area increasing in population through new arrivals to the State, many residents who may have in past decades moved to warmer climes now prefer to remain in the area near family and friends. Timnath has contemplated certain growth scenarios and realizes and embraces that northern Colorado is a desirable place to live and has stated it wants to accommodate and be proactive in spurring this growth according to the goals, objectives, and action steps as laid out in the 2013 Comprehensive Plan.

Planning for and encouraging a variety of housing types and opportunities is a crucial component in efforts to ensure and maintain solid economic development in Timnath and this is expressed in the Comprehensive Plan. Variety allows for housing to develop based on market demand, which means that housing type and density will reflect the demands of new and existing residents. Ranch View Estates proposes to meet the expressed demand for smaller lot subdivisions within established Town limits, which will only expand outward in future years.

- **THE PROPOSED AMENDMENT WILL PROMOTE THE PUBLIC GOOD AND IS IN COMPLIANCE WITH THE OVERALL PURPOSE, INTENT, GOALS AND OBJECTIVES OF THE PLAN**

The stated intent of the Comp Plan “is to preserve and enhance the existing Town and its identity while encouraging growth in a manner that recognizes the values of the Town’s residents”. This subdivision intends to provide single-family, smaller lot options for people that may want to transition from large lots that can be difficult to maintain individually.

As infill development, this proposed subdivision would help to ensure efficient provision of services by developing where services are already provided or are located nearby. Infill also helps to “establish a strong community identity providing old and new residents and businesses a connection to the original Timnath regardless of how fast it grows in the future.”

The proposed subdivision would also dovetail with many objectives outlined in the Comprehensive Plan, a few of which are noted here:

**Land Use Objectives**

- New development... should strive to promote healthy communities and active lifestyles by providing or encouraging enhanced bicycle and pedestrian circulation, access, and safety along roads near areas of employment, schools, and parks.
- Ensure that zoning changes conform to the Comprehensive Plan.
- Require necessary transportation improvements needed to address the impact of new development to occur concurrent with or prior to development.

The proposed subdivision would incorporate multi-use paths and connectivity as an integral element of subdivision design. Pedestrian and bicycle connectivity through this area is contemplated in many planning documents, such as Figure 37 in the 2015 Transportation Plan.
(Pedestrian and Trails Plan). Buss Grove (CR 40) is north of and adjacent to the parcels and would be improved proportionately to County and/or Town design standards as this subdivision would use CR 40 for access.

**Economy Objectives**

- Create a schedule for ongoing improvements to Timnath’s pathway system, including acquisition of rights-of-way for future development, agreements with private developers for path and trail construction, and other approaches.

Timnath’s dedication to a connected trail system will benefit this development. The development team will work with staff in constructing those portions of the trail system planned for on this site.

**Transportation Objectives**

- Provide on- and off-street bicycle lanes as well as sidewalks along urban streets throughout the community.
- Develop a continuous system of bicycle lanes and trails that connect the Downtown Core, NewTown Center, activity centers and developing neighborhoods.
- Require adequate infrastructure concurrent with development.

The street sections in the proposed subdivision will be constructed according to Town Standards, will include sidewalks on all streets as required. This subdivision would Incorporate bicycle lanes and trails as recommended in the Parks Recreation Open Space and Trails Plan into the development review process and require trails to be constructed or the right-of-way provided as new developments are approved.

**Community Facilities and Services Objectives**

- Require new developments to connect to existing water and sewer systems and prohibit the proliferation of small private water and sewer systems.

**Parks, Recreation and Open Space Objective**

- Connect neighborhood parks and neighborhood schools to a community-wide trail system with neighborhood connector (local) trails that are provided for and maintained by private development (where feasible and appropriate in the context of the neighborhood design).
- Establish standards for open space corridors associated with various types of trails, and locate trails to provide pleasant and safe experiences.
• Place emphasis on the use of non-irrigated landscapes, native species and low water plant materials.

The intent of the proposal is to make lots and internal open spaces as low-maintenance as possible with respect to water provision while still maintaining an appropriate aesthetic for neighborhoods. Any information on preferred methods of xeriscaping that staff or other stakeholder groups have will be appreciated moving forward in the proposal.

- **THE PROPOSED AMENDMENT WILL BE COMPATIBLE WITH EXISTING AND PLANNED SURROUNDING LAND USES**

The amendment will allow for a higher and better use of the parcel and will allow for development that is compatible with the surrounding existing and recommended land uses, including the approved but as yet unbuilt proposal for the remarkable Timnath Landing project to the south. Furthermore, it would act as a good transition between Harmony Meadows and the more dense uses anticipated and recommended for property to the west and south as the area around downtown redevelops and the new Town Center continues to take form.

- **THE PROPOSED AMENDMENT WILL NOT OVERBURDEN EXISTING OR PLANNED INFRASTRUCTURE SYSTEMS OR WILL PROVIDE MEASURES TO MITIGATE SUCH IMPACTS**

The site is centrally located within the Town so it is unexpected to overburden planned infrastructure systems. Any negative impacts would be mitigated through measures determined during the development review process. Detailed traffic and drainage studies will be submitted with subsequent development applications, should this amendment be approved, as well as other engineering documents that will help determine required mitigation measures, if any.

Thank you for your time and consideration of this request to amend the Town of Timnath Comprehensive Plan 2013. The applicant is very excited for the opportunity to provide a unique product that maintains and contributes to the overall character of the community. We look forward to working with you as we move forward on this proposal.

Respectfully,

Brett Walker, AICP  
Land Development Project Manager