



PLANNING COMMISSION COMMUNICATION

Meeting Date: 9/17/2013	Item: Timnath Gateway South Subdivision / COSTCO Public Meeting
Presented by: Matt Blakely Town Planner	

KEY POINTS/SUPPORTING INFORMATION:

Sketch Plan Process Schedule

Task	Description	Date
<i>Pre Application Conference</i>	Applicant Meets with Town Staff to review Project	9/5/13
<i>Planning Commission Public Meeting</i>	Applicant presents Sketch Plan Concept to Planning Commission and the Public	9/17/13
<i>Sketch Plan Application</i>	Applicant Submits application per Section 16.4.5.3 of the Timnath Land Use Code	9/19/13
<i>Application Certification</i>	Staff Certifies the application is complete and in compliance with all submittal requirements	TBD
<i>Notice to Neighboring Property Owners</i>	Notification to all adjacent property owners within 500' of the property	TBD
<i>Planning Commission Review</i>	Planning Commission Review of the Sketch Plan Application and recommendation to the Council	TBD
<i>Town Council Action</i>	Town Council to Review the application and Approve, Conditionally Approve or Deny Application	TBD

Legal Description/Address: Parcel of Land south of and adjacent to Harmony Road and east of and adjacent to Weitzel Rd

Parcel Size (Acres): +/-31 Total Acres

Number of Lots: 6 Pad sites and the Costco Lot

Existing Zoning: C-2 with PDO overlay	Proposed Zoning: No Change
Existing Land Use: Vacant	Proposed Land Use: Commercial and Retail

SERVICES:

<i>Water:</i>	Fort Collins – Loveland Water District
<i>Sewer:</i>	South Fort Collins Sanitation District
<i>Fire:</i>	Poudre Fire Authority
<i>Special Districts:</i>	Timnath Gateway South PD Overlay



Adjacent Zoning/Land Uses:

<i>Direction</i>	<i>Zoning</i>	<i>Land Use</i>
<i>North</i>	C-2	Walmart
<i>South</i>	FA-1 Unincorporated Larimer County	Mining Operation
<i>West</i>	I-25 ROW and City of Fort Collins	Highway and Vacant Land
<i>East</i>	FA-1 Unincorporated Larimer County	Swetzville Zoo

This Property is also undergoing the following processes:

- Annexation Application - The Western part of this property needs to be annexed to the Town
- Zoning - For the New Annexed area, Proposed zoning will match adjacent C-2 and PDO overlay
- Preliminary Plat - Submittal Pending (9-19-2013)
- Final Plat - Submittal Pending (9-19-2013)
- Site Plan - Submittal Pending (9-19-2013)

Reference Timnath Land Use Code Section 16.4.5 Sketch Plan for details on the Sketch Plan Process

ATTACHMENTS:

1. Costco Site Plan



PROJECT INFORMATION

SITE AREA:

COSTCO WAREHOUSE	13.16 ACRES
PAD A COSTCO GAS STATION	1.31 ACRES
PAD B	1.11 ACRES
PAD C	1.26 ACRES
PAD D	1.95 ACRES
PAD E	1.10 ACRES
PAD F	1.25 ACRES
CONNELL TRIANGLE	0.23 ACRES
TOTAL AREA	21.37 ACRES

BUILDING AREA:

COSTCO BUILDING	148,000 S.F.
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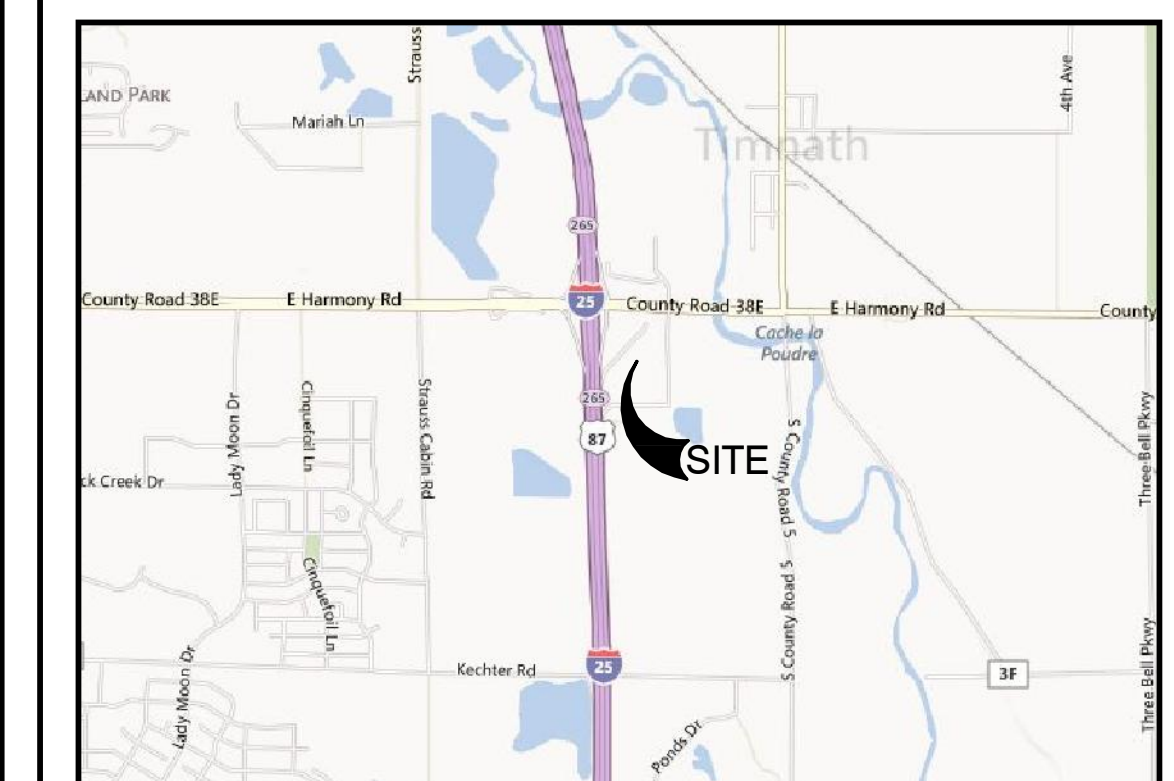
PARKING:

STANDARD SPACES	723 SPACES
ACCESSIBLE SPACES	17 SPACES
TOTAL PARKING:	740 SPACES
PROVIDED RATIO:	5.00/1,000 S.F.
CITY REQUIRED RATIO:	1 SPACE / 300 SF = 494 SPACES

ZONING: CLASSIFICATION:

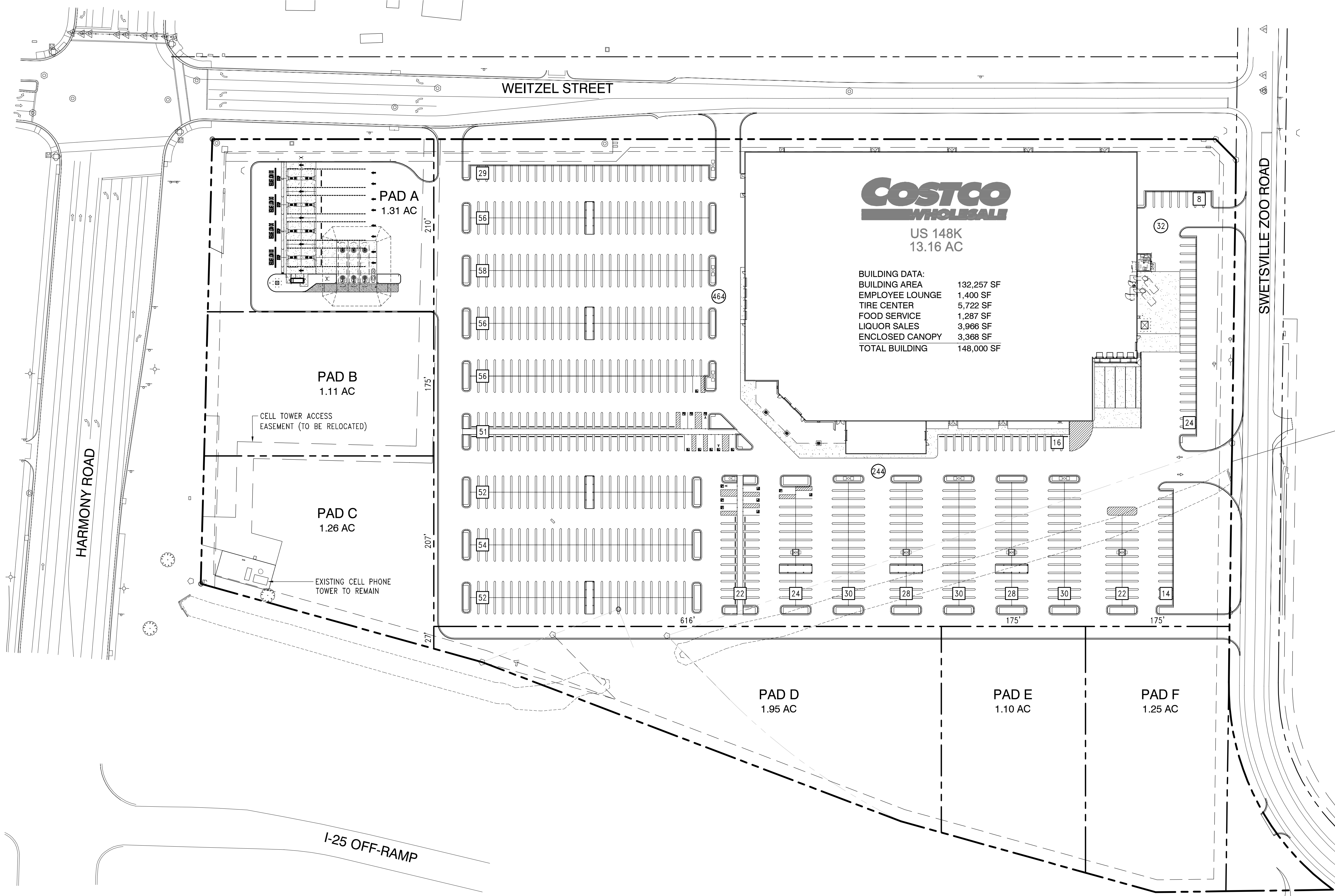
JURISDICTION	CITY OF TIMNATH
EXISTING ZONING	C-2 - COMMUNITY COMMERCIAL DISTRICT PD OVERLAY - PLANNED DEVELOPMENT
REQUIRED ZONING	C-2 - COMMUNITY COMMERCIAL DISTRICT PD OVERLAY - PLANNED DEVELOPMENT

VICINITY MAP



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LEGEND:
 - - - - - PROPERTY LINE
 - - - - - RIGHT OF WAY LINE
 - - - - - EASEMENT LINE

Ⓣ 233 PARKING COUNT BY LOT
Ⓣ 6 PARKING COUNT BY ROW

