# 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

<table>
<thead>
<tr>
<th>Task</th>
<th>Description</th>
<th>Date</th>
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</thead>
<tbody>
<tr>
<td><strong>Pre Application Conference</strong></td>
<td>Applicant Meets with Town Staff to review Project</td>
<td>9/5/13</td>
</tr>
<tr>
<td><strong>Planning Commission Public Meeting</strong></td>
<td>Applicant presents Sketch Plan Concept to Planning Commission and the Public</td>
<td>9/17/13</td>
</tr>
<tr>
<td><strong>Sketch Plan Application</strong></td>
<td>Applicant Submits application per Section 16.4.5.3 of the Timnath Land Use Code</td>
<td>9/19/13</td>
</tr>
<tr>
<td><strong>Application Certification</strong></td>
<td>Staff Certifies the application is complete and in compliance with all submittal requirements</td>
<td>TBD</td>
</tr>
<tr>
<td><strong>Notice to Neighboring Property Owners</strong></td>
<td>Notification to all adjacent property owners within 500’ of the property</td>
<td>TBD</td>
</tr>
<tr>
<td><strong>Planning Commission Review</strong></td>
<td>Planning Commission Review of the Sketch Plan Application and recommendation to the Council</td>
<td>TBD</td>
</tr>
<tr>
<td><strong>Town Council Action</strong></td>
<td>Town Council to Review the application and Approve, Conditionally Approve or Deny Application</td>
<td>TBD</td>
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- **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 PDOverlay  
**Proposed Zoning:** No Change  
**Existing Land Use:** Vacant  
**Proposed Land Use:** Commercial and Retail

**SERVICES:**  
- **Water:** Fort Collins – Loveland Water District  
- **Sewer:** South Fort Collins Sanitation District  
- **Fire:** Poudre Fire Authority  
- **Special Districts:** Timnath Gateway South PD Overlay
Adjacent Zoning/Land Uses:

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

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 PDOverlay
- 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
SITE PLAN

PROJECT INFORMATION

SITE AREA:
- COSTCO WAREHOUSE 13.16 ACRES
- PAD A COSTCO GAS STATION 1.31 ACRES
- PAD C EMPLOYEE GARAGE 1.00 SF
- PAD D TIRE CENTER 1.00 SF
- PAD E LIQUOR SALES 1.00 SF
- PAD F ENCLOSED CANTINA 1.00 SF
- TOTAL SITE 21.37 ACRES

BUILDING AREA:
- COSTCO BUILDING 148,000 SF

PARKING:
- STANDARD SPACES 723 SPACES
- ACCESSIBLE SPACES 17 SPACES
- TOTAL PARKING: 740 SPACES
- PROVIDED RATIO: 0.05/1,000 SF
- 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

BUILDING DATA:
- BUILDING AREA 132,257 SF
- EMPLOYEE LOUNGE 1,400 SF
- TIRE CENTER 5,722 SF
- FOOD SERVICE 1,287 SF
- LIQUOR SALES 3,966 SF
- ENCLOSED CANOPY 3,368 SF
- TOTAL BUILDING 148,000 SF