

**TOWN OF TIMNATH, COLORADO  
RESOLUTION NO. 96 , SERIES 2015**

**A RESOLUTION APPROVING A COMPREHENSIVE PLAN AMENDMENT FOR THE  
TIMNATH RANCH SUBDIVISION LOCATED EAST OF SCHOOL HOUSE DRIVE  
AND NORTH OF WHEATFIELD LANE TO MAKE MODIFICATIONS TO THE  
FUTURE LAND USE MAP FROM MIXED USE TO HIGH DENSITY RESIDENTIAL.**

**WHEREAS**, the Town Council of the Town of Timnath (“Town”) pursuant to C.R.S. § 31-15-103, has the power to pass resolutions; and

**WHEREAS**, the Town of Timnath, Colorado, acting through its Planning Commission and Town Council is empowered pursuant to C.R.S. § 31-23-201, *et seq.*, to make and adopt a comprehensive plan; and

**WHEREAS**, public notice has been posted that the Planning Commission will be considering the Comprehensive Plan Amendment at a Public Hearing at the December 1, 2015 meeting; and

**WHEREAS**, the Planning Commission of the Town of Timnath has conducted a public hearing on December 1, 2015 and has recommended approval of the Comprehensive Plan Amendment to the Town Council by passing vote of 5-0; and

**WHEREAS**, public notice has been posted that the Town Council of the Town of Timnath will be considering the Comprehensive Plan Amendment at a Public Hearing at the December 8, 2015 meeting; and

**WHEREAS**, the Town Council of the Town of Timnath has determined it is in the best interest of the citizens and the Town of Timnath to amend the Future Land Use Map within the Town’s adopted Comprehensive Plan.

**NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF TIMNATH, COLORADO as follows:**

**Section 1. Approval**

The Comprehensive Plan Amendment is hereby approved in substantially the form as attached hereto **Exhibit A**, subject to technical or otherwise non-substantive modifications, as deemed necessary by the Town Manager in consultation with the Town Planner, Engineer, Legal Counsel, and other applicable staff or consultants.

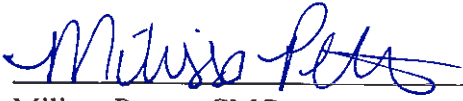
**INTRODUCED, MOVED, AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF TIMNATH, ON DECEMBER 8, 2015.**

**TOWN OF TIMNATH, COLORADO**



Jill Grossman-Belisle, Mayor

**ATTEST:**



Milissa Peters, CMC  
Town Clerk



**EXHIBIT A**

Amended Future Land Use Plan Map



## Timnath Ranch Seventh Filing Comprehensive Plan Amendment 10.9.15 (REVISED 11.5.15)

The Timnath Ranch Seventh Filing Comprehensive Plan Amendment is intended to accompany the Timnath Ranch Seventh Filing Rezoning. The property will be subdivided into 84 or fewer attached single-family lots (townhomes). The maximum overall gross density is 9.8 dwelling units per acre. The project has densities that are consistent with the R-3 Zone District Standards and the Land Use Map of the Comprehensive Plan 2013, which is currently designated as Mixed-Use. We are requesting a revision to the Comprehensive Plan Amendment from Mixed-Use (MU) to High Density Residential (HDR).

The 8.53-acre site is located south of Sugar Creek Road, west of School House Drive and north of Wheatfield Drive. The east side of the property is adjacent to Timnath Ranch 6<sup>th</sup> Filing. This is a simple comprehensive plan 'clean-up'. The approved Timnath Ranch Sketch Plan and Preliminary Plat has, from the inception of the project, shown Townhomes as the proposed land use for this parcel.

The Timnath Ranch Seventh Filing Comprehensive Plan Amendment is consistent with the following Goals and Objectives of the *Comprehensive Plan 2013*:

### Land Use

**Goal:** Develop land within Timnath by targeting non-residential development and allowing housing to develop based on market demand and the ability of the Town to provide services.

**Objective:** New development, redevelopment, and infrastructure investment 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. The Timnath Ranch Seventh Filing will ultimately create a desirable product for future homeowners who want to move to the area and live in a smaller product type than currently available in Timnath Ranch (attached townhomes). The community will encourage the use of pedestrian and bicycling by utilizing the local street, sidewalk and trail networks. The property is within walking distance to Bethke Elementary, Town parks and future planned employment and commercial adjacent to Harmony Road.

### Transportation and Infrastructure

**Goal:** Develop a well-balanced transportation system that supports automobile, pedestrian and bicycle movement.

**Objective:** Provide on- and off-street bicycle lanes as well as sidewalks along urban streets throughout the community.

The proposed subdivision will have a street pattern of private internal streets, providing connections within the development and to the adjacent existing streets. All of the

perimeter sidewalks are detached to encourage walkability and internal streets have attached walks.

### Parks, Recreation and Open Space

**Goal:** The Town will build upon its natural assets in providing a connected, balanced system of parks, trails, open space and recreation facilities that is equitably distributed and accessible to all residents.

**Objective:** Rely on private development to provide pocket parks within 0.25 mile of every resident in new subdivisions, and to meet a level of service of .5 acres per 1,000

population.  
**Objective:** Locate neighborhood parks within 0.5 mile of the neighbors they are intended to serve, and in locations that are comfortably and safely accessible by pedestrians and bicyclists.

While the park space is not included within this Filing of the development, it is within walking distance of the future Town park, located in the boundaries of the subdivision. In addition, the development is within in close proximity to the Bethke Elementary School playground and a future community park/recreation center in Timath Ranch Subdivision. The residents will be able to take advantage of existing and future recreation facilities.

**Goal:** Develop and maintain parks, trails and recreational facilities in an environmentally sensitive manner.

**Objective:** Preserve areas of high quality natural vegetation.  
The majority of the project will be irrigated with drought-tolerant turf and high quality vegetation that will be consistent with the surrounding neighborhoods in the area.

**MASTER PLAN**

JULY 17, 2006

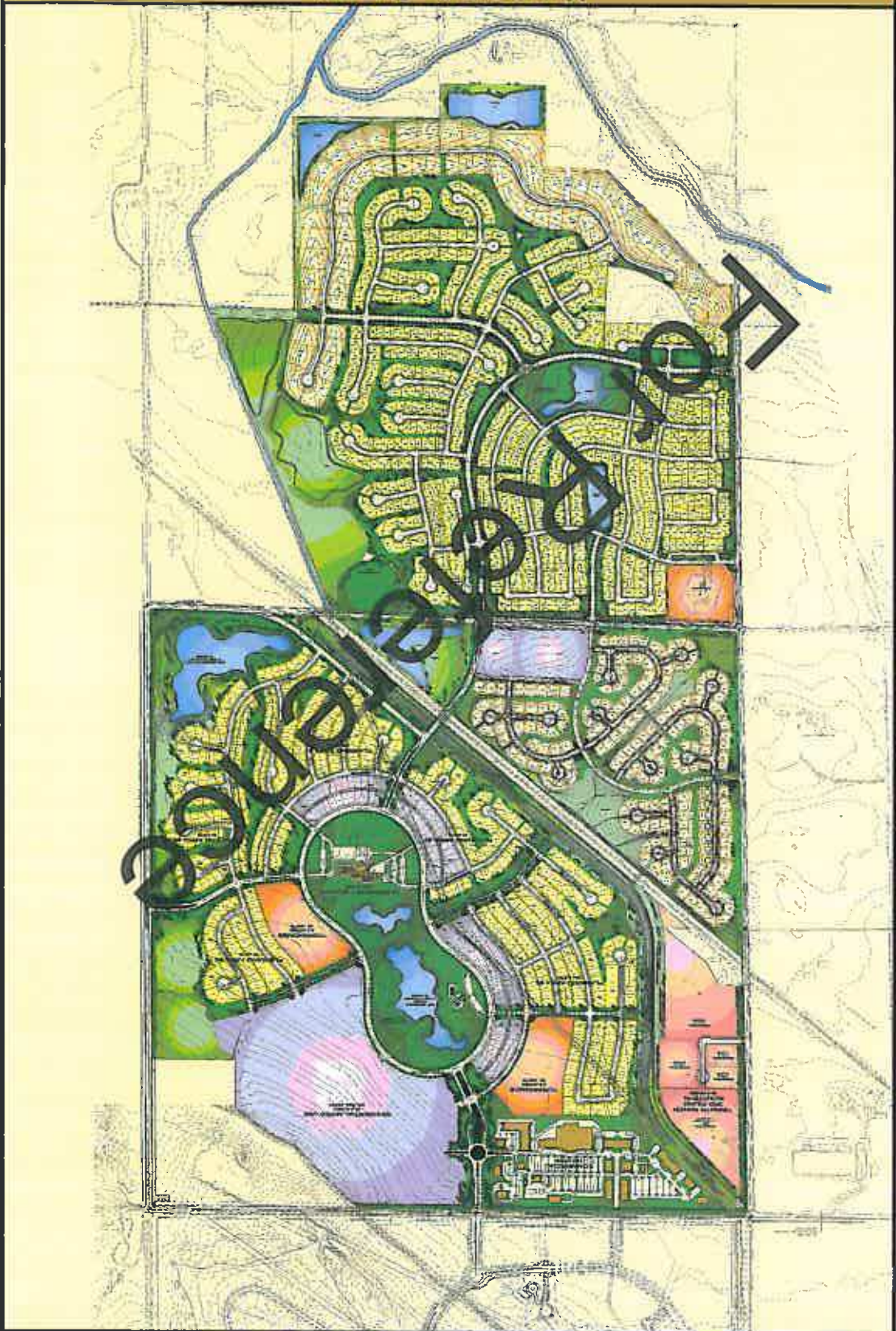
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LAND USE SUMMARY

	1.5% RESIDENTIAL
	2.0% RESIDENTIAL
	3.0% RESIDENTIAL
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	6.0% RESIDENTIAL
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LANDSCAPE LEGEND:

- Medium Green Swatch: Medium Green Swatch
- Light Green Swatch: Light Green Swatch
- Dark Green Swatch: Dark Green Swatch
- Light Blue Swatch: Light Blue Swatch
- Light Orange Swatch: Light Orange Swatch
- Light Purple Swatch: Light Purple Swatch
- Light Yellow Swatch: Light Yellow Swatch
- Light Cyan Swatch: Light Cyan Swatch
- Light Magenta Swatch: Light Magenta Swatch
- Light Red Swatch: Light Red Swatch
- Light Blue Swatch: Light Blue Swatch
- Light Orange Swatch: Light Orange Swatch
- Light Purple Swatch: Light Purple Swatch
- Light Yellow Swatch: Light Yellow Swatch
- Light Cyan Swatch: Light Cyan Swatch
- Light Magenta Swatch: Light Magenta Swatch
- Light Red Swatch: Light Red Swatch



**TOWN RANCH**