AGENDA
Timnath Planning Commission Meeting
6:00 PM - Tuesday, October 1, 2019
4750 Signal Tree Drive, Timnath, Colorado

1. CALL TO ORDER AND ROLL CALL
   Chairperson Phil Goldstein
   Vice Chairperson Marty Jost
   Commissioner Scott Roys
   Commissioner Don Risden
   Commissioner Don Nohavec
   Alternate Lisa Bard
   Alternate Eric Westlind

2. AMENDMENTS TO THE AGENDA

3. ADMINISTRATIVE
   Determination of Alternate Voting (if necessary)

4. PUBLIC COMMENT
   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
   Approval of the August 6th Meeting Minutes
   5.a. 2019-8-6 Minutes

6. BUSINESS
   6.a. Land Use Code Amendment No. 9
        Staff Report - Pdf
        Table 4.1 Standard Table of Permitted Uses
        Table 5.1 Dimensional Standards
        Presented by: Kevin Koelbel

7. REPORTS
   Commissioner Reports
   Town Manager
   Town Planner
   Town Engineer
   7.a. Community Development Report
        Staff Report - Pdf
        Presented by: Matt Blakely

8. ADJOURNMENT

DISCLAIMER
ADA Disclaimer: The Town of Timnath will make reasonable
accommodations for access to Town services, programs, and activities and will make special communication arrangements for persons with disabilities. If you need reasonable accommodation please notify us 24 hours in advance of the service, program or activity. Please call 970-224-3211 (TTY: Dial 711 or 800-659-3656 for Relay Colorado assistance).
1. **Regular Meeting Call to Order:**
Chairperson Goldstein called to order the meeting of the Planning Commission on Tuesday, August 6, 2019 at 6:00 p.m.

**Present:**
Chairperson Phil Goldstein  
Vice Chairperson Marty Jost  
Commissioner Don Risden  
Commissioner Scott Roys  
Commissioner Don Nohavec  
Alternate Lisa Bard

**Staff in Attendance:**
April Getchius, Town Manager  
Matt Blakely, Community Development Director  
Kevin Koelbel, Town Planner  
Brian Williamson, Town Planner  
Don Taranto, Public Works Director

**Others in Attendance:**
Landon Hoover, WW Development  
Hunter Donaldson, WW Development  
Kristin Turner, TB Group  
Lee Lowrey, Kitchel Lake, LLC  
Ken Mitchell, Mosaic Real Estate LLC  
Jim Hebbeln, Fort Collins Resident  
Kathy Simpson, Timnath Resident  
Rhonda Figone, Timnath Resident  
Jesslyn Dennis, Timnath Resident  
Colleen Jones, Timnath Resident  
Raymond Lucas, Timnath Resident  
Brent Dennis, Timnath Resident  
Beth Biehl, Timnath Resident  
Jennifer Swilling, Timnath Resident  
Jenny Billiard, Timnath Resident  
Don Simpson, Timnath Resident  
William Grush, Timnath Resident  
Jon Weiss, Timnath Resident  
Pat Webb, Timnath Resident
2. Amendments to the Agenda:
   a. None

3. Administrative:
   a. Determination of Alternate Voting:
      i. None

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 June 4, 2019 Planning Commission Meeting Minutes.
   b. Chairperson Goldstein seeks a motion to approve the June 4, 2019 Meeting Minutes.
   c. Vice Chairperson Jost makes a motion to approve.
   d. Commissioner Roys seconds the motion.
   e. Motion passes unanimously by 5-0 vote.

6. Business and Discussion Items:
   a. Wildwing Subdivision 4th Filing Final Plat
      i. Kevin Koelbel introduces the item as the Wildwing Subdivision 4th Filing Final Plat development as detailed in the staff report.
      ii. Chairperson Goldstein opens the public hearing.
      iii. Chairperson Goldstein closes the public hearing.
      iv. Vice Chairperson Jost inquires if any changes were made since the preliminary plat.
      v. Mr. Koelbel states that no modifications were made since the preliminary plat and that the final plat conforms with the approved preliminary plat.
      vi. Chairperson Goldstein seeks a motion to approve the Wildwing Subdivision 4th Filing Final Plat.
      vii. Commissioner Nohavec makes a motion to approve.
      viii. Commissioner Nohavec makes a motion to approve.
      ix. Motion passes unanimously by 5-0 vote.

   b. Serratoga Falls Amended Sketch Plan
      i. Kevin Koelbel introduces the item as the Serratoga Amended Sketch Plan as detailed in the staff report.
      ii. Kristin Turner introduces the sketch plan amendment and outlines the changes from the previously approved sketch plan from 2014. This amended sketch plan includes 346 dwelling units, 96 more than the approved sketch plan.
      iii. Chairperson Goldstein opens the public hearing.
      iv. Jesslyn Dennis reads from her letter submitted to the Planning Commission in advance of the meeting. Her statement includes one of the vision statements in the Town’s draft Comprehensive Plan update regarding open space. She states that the addition of 96 new lots will reduce the green space within Serratoga Falls. She also states that the school site should not be included in the green space calculation and that the green space was previously approved and should
not be modified since the residents came to a compromise with the Town on that agreement.

v. Colleen Jones states that she wants to go on record to oppose the new sketch plan and would like the 2014 sketch plan upheld.

vi. Raymond Lucas states that the proposed development and proposed open space will create traffic issues. Most of the proposed subdivision growth will put pressure on the existing road system. He states that Prospect Road is currently an issue where traffic jams are possible. The main arterial road will also have traffic issues since it connects to Prospect Road and will get congested at certain points in the day. He inquires if Prospect Road will be widened to adjust to the new traffic associated with the proposed development.

vii. Brent Dennis states that he is pleased with the current (Serratoga Falls 2nd Filing) development but wants to speak against the proposed sketch plan amendment. He wants the Town to adhere to the agreement from five years ago. Especially concerning the density within the development. He states that the previous Comprehensive Plan was agreed upon by the Town and the residents of Serratoga Falls to contain less density.

viii. Beth Biehl states that she wants to go on record to oppose this proposed development and to adhere to the 2014 agreement and the plan that was approved.

ix. Jennifer Swilling states that she wants to go on record to oppose this proposed agreement and to adhere to previously approved sketch plan.

x. Jenny Billiard states that she loves the open and country feel of Serratoga Falls and firmly believes that this amended sketch plan would take away from that openness. She would like the 2014 sketch plan adhered to.

xi. Don Simpson states that he moved to Serratoga Falls 4.5 years ago and states that he loves the open space feel of this development. He understands that there was a density issue back in 2014 and that the Town and the developer reached a compromise on density. He states that 96 homes is a 40% density increase. He has five items that he wants the Planning Commission to consider: 1) density and open space issue; 2) increased traffic and its dispersal; 3) the open space and density calculations include the lake and school; 4) is the school being considered as open space and it will take 20 years for it to develop; and, 5) if this is allowed to develop, the area around Kitchel Lake will be lost due to houses crowding the lake front. The 2014 agreement was well thought out and approved. The previous sketch plan should be adhered to.

xii. William Grush states that he has lived in Serratoga Falls 1st Filing for 11 years. He attended the 2014 meeting that included residents from different subdivisions, not just Serratoga Falls, due to the impacts to other neighboring subdivisions such as Wildwing and others. More input should be acquired from the Town’s residents and he wants to keep with the 2014 compromise.

xiii. Jon Weiss states that he would like to see correspondence from the School District as to their interest in a future elementary school at this location. There are too many assumptions without proper information, such as the need for a traffic study. There was no Traffic Impact Analysis in the meeting packet. He states that before this gets approved, a traffic study is needed. Stormwater quality ponds are not shown on the sketch plan, although they are included in the staff
report. He has not seen anything from the developer justifying the financial need to increase density.

xiv. Pat Webb states that he made comments five years ago regarding the previous sketch plan that was approved through a compromise. The Town Council made an agreement with the residents and it should be adhered to. If you subtract the dwelling units from Filing 1, the density would be way over 2.0 dwelling units per acre.

xv. Chairperson Goldstein closes the public hearing.

xvi. Chairperson Goldstein requests input from Matt Blakely regarding the 2014 agreement.

xvii. Matt Blakely reminds the Planning Commission to review the application according to the Comprehensive Plan and Land Use Code and the criteria outlined in the Land Use Code. He then states that in 2005, the initial sketch plan was brought forward with large lots; unfortunately, the development went bankrupt after 1st Filing was completed. Other developers have attempted to bring plans forward, but have been unsuccessful. In 2014, 590 units were proposed in a sketch plan for the remainder of the Serratoga Falls property. The Town Council and the developer settled on a compromise of 500 dwelling units (250 on the east side of the ditch and 250 to the west).

xviii. Chairperson Goldstein asks the applicant to address the public comments.

xix. Ms. Turner response to the comments are as follows:

1. Access to Kitchel Lake: Access to Kitchel Lake is included in this proposed development, where currently no public lake access exists. You can see it, but you can’t really get to it.

2. Loss of green space: There is a reduction of overall open space and green space; however, the green belts will be maintained. There are 42 acres of land dedicated to open space.

3. Traffic study: A previous traffic study was done as part of the plan for Filings 1, 2, and 3. She states that an updated traffic study will also be completed for this plan. The previous traffic analysis allowed for the inclusion of the 96 additional lots. Traffic Engineer evaluations will be completed later in the planning process. This is the preliminary review and does not include that level of detail.

4. Stormwater quality ponds: Detention and stormwater ponds will be reviewed and analyzed at the platting level. This will be determined later in the planning process.

5. Density: The school and the lake were not included in the density calculations. If you remove the 1st Filing, the density would be between 1.7/1.75 units per acre.

xx. Chairperson Goldstein requests staff comments.

xxi. Mr. Blakely states that the lake is excluded from density calculations. The transportation master plan is used during the planning process to evaluate road classifications and that a traffic study will be included with the Preliminary Plat and will be reviewed at that time.

xxii. Don Taranto states that the arterial road right-of-ways have been dedicated to the Town for those portions of Main Street and Prospect fronting Serratoga Falls 2nd Filing and are adequate for the width of roadway required to serve the community.
Mr. Taranto states that this proposed development is less dense than other developments with this same zoning designation.

Mr. Blakely states that during the preliminary plat process and review, geotechnical, drainage and traffic impact reports will be required for submittal by the developer.

Mr. Blakely states if you subtract Serratoga Falls Filing 1 from the overall project. The remaining project density is 1.78 units per acre. According to the Land Use Code, the R-2 Zoning designation for this property allows up to 4 dwelling units per acre.

Chairperson Goldstein asks for additional information on the School District site.

Mr. Blakely states that the Town staff holds quarterly meetings with the Poudre School District staff regarding development proposals and potential school sites in response to those developments. Two projects have been identified as potential elementary school sites within the Town. The need for an elementary school site in this area of Timnath is clear, however, the location could be either at Serratoga Falls or at the Fisher Farms subdivision located south of Prospect and west of Main Street. The Fisher Farm subdivision is planned for 730 dwelling units on 280 acres. The school district has not given a formal letter for either site, but has been in discussions with both of the development teams about the need for an approximate 11-acre elementary school site.

Chairperson Goldstein asks for comments from the Commissioners.

Commissioner Nohavec asks how the school factors in to the density calculation.

Mr. Koelbel states that schools can’t be included in the calculation.

Commissioner Roys wants to see the 2014 approved sketch plan and the proposed sketch plan for comparison.

Vice Chairperson Jost asks who controls the Kitchel Lake water and who owns the Kitchel Lake access.

Ken Mitchell states that the Kitchel Lake Partners own about 14 of the 22 shares in the lake. The balance of the lake is owned by property owners on the north and east side of the lake. The lake has a seepage rights, 4.5 cfs. The lake has water rights, the existing well was tested at 800 gallons per minute. The well is a long-term reliable source for the development of a non-potable irrigation system. As seepage rights dry up, the lake could fluctuate in elevation. He notes that there are surface and recreational rights. There is a use agreement with the Metropolitan District No. 1 that allows them to use the surface water.

Commission Roys inquires about the park and school site as well as the acreage.

Mr. Blakely responds that the acreage for the park is 10.4 acres and 12 to 14 acres is needed for the potential school site.

Commission Roys inquires about the right of way of Prospect Road on the sketch plan.

Mr. Taranto states that the right of way at Prospect is 120 feet, 30 additional feet dedicated on both sides of the roadway.
xli. Commission Roys states that he is not happy with the direction of this proposed sketch plan amendment. The new proposed sketch plan has 96 additional units and that is a significant increase over the previously approved sketch plan.

xlii. Ms. Turner states that the 96 housing units are patio homes which are smaller homes on smaller lots and are located on the east side of the property.

xlili. Commission Roys questions the reasoning for an increase of 40%.

xliv. Ms. Turner states that since these are patio homes it provides another opportunity for another type of home buyer and more can be developed.

xlv. Commissioner Goldstein states that this will go to the Town Council and inquired what compromises could be offered.

xlvi. Commissioner Bard was not here in 2014 and asks when would the agreement expire?

xlvii. Ms. Turner states that anyone can bring any development forward. Things change over time, markets change, economy changes, etc.

xlviii. Commissioner Bard asks if the new owner bought the development under the old agreement of the previous sketch plan?

xlix. Ms. Turner states yes, that is correct.

l. Commissioner Risden asks if comments could be made to the Town Council with conditions.

li. Mr. Blakely states that comments can be made to the Town Council, but to base those comments on Land Use Code and Comprehensive Plan requirements.

lii. Vice Chairperson Jost asks if the future residents south of the realigned Prospect Road would need to cross Prospect to get to the amenities with Serratoga Falls.

liii. Ms. Turner states that folks south of Prospect Road would need to cross Prospect to access the amenities.

lv. Chairperson Goldstein asks what compromises the developer is prepared to make if this proposed development has conditions.

lv. Lee Lowrey states that the land was purchased in 2017 in various take downs. Kitchel Partners has already compromised by including the amenities, which are envisioned to be developed and constructed by the developer but will be for the benefit of all the residents of Serratoga Falls. As a compromise, they are offering full membership to the pool and clubhouse, and only a maintenance charge to the homeowners would be required. He states the increase of density was to offset cost of the clubhouse, pool, pier, and other amenities.

lvi. Chairperson Goldstein states that an e-mail was received from Diane Caldwell about the recreational facilities. How does Town Staff monitor that these will be completed?

lvii. Mr. Blakely states that open spaces and amenities must be included during the preliminary plat and final plat process.

lviii. Ms. Getchius restates that any Planning Commission conditions should be based on findings of fact as per the staff report and Land Use Code criteria.

lix. Commissioner Nohavec has no conditions because the plan meets the criteria. However, Commissioner Nohavec states that he has two problems:

1. Understands that there are complexities associated with a new developer; however, there was an agreement that was previously approved and that agreement should be honored; and,

2. This proposed development does not meet the spirit of the comprehensive plan.
Chairperson Goldstein wants to know how the Town Council will be notified about comments and concerns from the Planning Commissioners.

Ms. Getchius states that if a vote is placed by the Planning Commissioners that it should be tied to a recommendation to a criterion and to make comments as you vote, so they can be recorded.

Commissioner Risden states that the plan meets the requirements of the Land Use Code, but he believes Town Council should look at this proposal in more depth and in relation to the compromise established in 2014.

Chairperson Goldstein spoke to the residents that they should attend the Town Council meeting on the August 27, 2019.

Chairperson Goldstein seeks a motion to approve the Serratoga Falls Amended Sketch Plan.

Vice Chairperson Jost makes a motion to approve.

Commission Risden and Commissioner Nohavec seconded the motion.

Chairperson Goldstein seeks individual vote and comment from each Planning Commissioner to be recorded.

Commissioner Nohavec votes “Yes”; however, the 2014 agreement should be revisited, and compromise should be made. He also states that this proposed sketch plan does not meet the spirit of the Timnath Comprehensive Plan.

Commissioner Risden votes “Yes” with the stipulation that the Town Council revisit and review the 2014 sketch plan as well as look at the spirit of the Vision Statement in the Comprehensive Plan.

Commissioner Roys votes to “Not Approve” based on the added density and increased traffic and states that just because we can doesn’t mean we should.

Vice Chairperson Jost votes “Yes” because it does meet the Town’s Land Use Code criteria.

Chairperson Goldstein votes “Yes” but with the hope that the Town Council will reach a compromise between the residents and the developer as they did before. He also thinks the recreational areas are beneficial to the residents and the Town will ensure that they are completed.

Motion passes 4-1 by voice vote.

7. Reports (if available):
   a. Commissioner Reports
      i. Chairperson Goldstein inquires about the progress of Harmony Road.
      ii. Mr. Taranto states that Harmony Road timeline is being extended due to additional grading and the anticipated completion will be near the end of September 2019.
      iii. Chairperson Goldstein inquires about the Swetsville area.
      iv. Ms. Getchius states that Swetsville is for sale but most of it is in a floodway/floodplain area and the property is in unincorporated Larimer County.
   b. Town Manager
      i. None
   c. Town Planner
      i. None
   d. Town Engineer
      i. None
8. Adjournment:
   a. Chairperson Goldstein seeks a motion to adjourn.
   b. Commissioner Roys moves to adjourn the meeting.
   c. Commissioner Risden seconded the motion.
   d. Motion passes unanimously by 5-0 voice vote.

Chairperson Goldstein adjourned the August 6, 2019 Planning Commission meeting at 8:10 p.m.

TOWN OF TIMNATH
PLANNING COMMISSION

Philip Goldstein, Chair

ATTEST:

Kevin Koelbel, Town Planner
DESCRIPTION
Land Use Code Amendment No. 9

SUMMARY
This action is to amend various portions of the Land Use Code. There are two changes relative to the Harmony Corridor Standards; one in regard to acknowledging existing Planned Development Overlay districts and prior agreements; and the second updates several uses in the Harmony Corridor to be either permitted, prohibited, or permitted with conditions.

Another change will provide clarity on Site Plan approvals and dimensional standards that are to be used for developments in the RMU (Residential Mixed Use) district.

This action will also clean up repetitive language related to vehicle stacking for uses that utilize a drive-thru window.

This amendment adds a new use to the land use table for short term medical care and urgent care.

Finally, it will also change waivers allowable from the code from being approved administratively to being approved by Town Council.

RECOMMENDATION
Staff recommends approval the Land Use Code Amendments to Town Council.
KEY POINTS

Recommended amendment (Deletion or Addition):

2.9.15. Administrative Town Council Waivers. The Town Planner Council, in certain circumstances, may waive any of the dimensional and parking standards contained in this Code. A waiver permits specified minor deviations from the Code while staying consistent with the intent. A waiver cannot be granted if it would create conflicts with other Town requirements.

2.9.15.1. Administrative Town Council waiver submittal. The applicant shall submit one copy of the Waiver Request Form to the Town Planner. All waiver requests shall include:
   A. The specific standard for which a waiver is desired;
   B. Reason(s) for the request including a statement as to why the standard cannot be met, if that is the case;
   C. The consequences if the standard is not waived.

2.9.15.4. Staff review. Staff will complete a review of the waiver request and make a recommendation to Town Council based on the intent of the Code requirements. The Town Planner Council may:
   A. Approve the waiver and/or reduction of development standard; or
   B. Deny the waiver and/or reduction in development standard; or
   C. Approve one or more waivers and/or reductions and deny one or more other waivers and/or reductions, if more than one waiver or reduction is described in the request.

2.9.9. Development Site Plan Review. Development site plan review is an administrative review procedure for certain proposed developments where standards apply, and providing for the modification of regulations in response to specific site conditions. Development site plans that consist of one building are reviewed and approved by the Planning Commission. Development site plans that contain two or more buildings shall require Town Council Approval in addition to the Planning Commission review.

See the attached Table 4.1 Standard Table of Permitted Uses for changes in uses to the Harmony Corridor and additional uses to the table. The following uses were changed in the Harmony Corridor:

- Dwelling, senior housing went from prohibited to conditional use permit.
- Rehab Centers, Nursing Care, Assisted Living, Congregate Care, Palliative Care, and Hospice Care went from prohibited to conditional use permit.
- Car Wash went from conditional use permit to permitted with conditions.
- Equipment rental establishments without outdoor storage went from conditional
use permit to prohibited.
- Motor vehicle repair, minor went from conditional use permit to prohibited.
- Recreation facility, indoor went from permitted with conditions to conditional use permit.
- Tourist facilities went from prohibited to conditional use permit.

4.4.7. Car Wash

4.4.7.3 In the Harmony Corridor, a car wash may not front Harmony Road.

See the attached Table 5.1 Dimensional Standards - Lot Area, Width and Coverage for changes to the RMU standards. When residential development is proposed within the RMU district, the dimensional standards for the type of use being proposed will be used. For example, single family detached lots will be reviewed against the dimensional standards of the R-2 zoning district.

5.10. Description – Harmony Road is a primary commuter route between Fort Collins, Timnath and communities to the east. The Harmony Corridor planning area covers roughly 2.2 miles of Harmony Road from the west side of the Cache La Poudre River Bridge to the eastern Timnath boundary at Latham Parkway (LCR-1/WCR-13) and extends roughly approximately 1000’ north and south of Harmony Road. The properties subject to these standards include those located in Community Commercial or Mixed-Use zoning districts. Any existing vested rights on a property through a Planned Development (PD) Overlay shall still govern that property’s development. All Standards in the Harmony Corridor, that are not specified in a PD Overlay specifically or other preexisting agreement shall dictate the remaining aspects of the development.

5.8.16.1. Number of spaces required. In addition to required parking spaces, drive–thru facilities shall provide a minimum of five stacking spaces per drive–thru facility, window, or bay, with the following exceptions. The space directly in front of the facility, window or bay shall not count towards meeting the stacking requirements.

A. Fast food restaurants shall have an additional five stacking spaces. a minimum of five of the total stacking spaces shall be located at or prior to the ordering station.

Table 5.6 Table of Parking Requirements

<table>
<thead>
<tr>
<th>Use</th>
<th>Minimum Spaces Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>Acute Care</td>
<td>1.75 per 1,000 square feet</td>
</tr>
<tr>
<td>Urgent Care</td>
<td>3 per 1,000 square feet</td>
</tr>
</tbody>
</table>
11.2. Definitions.

**Acute Care:** Is a facility where a patient receives active but short-term treatment for a severe injury or episode of illness, an urgent medical condition, or during recovery from surgery.

**ADVANTAGES**

- Allows for the Town Council to review and decide on waiver requests.
- Refines use permissions in the Harmony Corridor.
- Allows Town Staff to review residential proposal in the RMU Zoning District.
- Provides clarity on vehicle stacking for drive-thru establishments.
- Adds a new type of medical use that was not contemplated.

**DISADVANTAGES**

- None

**FINANCIAL IMPLICATIONS**

- No financial impact to the Town.

**RECOMMENDED MOTION**

- I move to recommend approval of Land Use Code Amendment 9 to the Timnath Town Council.

**ATTACHMENTS**

1. Table 4.1 Standard Table of Permitted Uses
2. Table 5.1 Dimensional Standards
Table 4.1 Standard District Table of Permitted Uses

<table>
<thead>
<tr>
<th>P</th>
<th>Permitted without conditions</th>
</tr>
</thead>
<tbody>
<tr>
<td>PC</td>
<td>Permitted with conditions</td>
</tr>
<tr>
<td>C</td>
<td>Conditional use</td>
</tr>
<tr>
<td>*</td>
<td>Not allowed</td>
</tr>
</tbody>
</table>

### Agricultural

| A | RE | R1 | R2 | R3 | R4 | RMI | CMU | B | NC | CC | RC | I | HC |

### Residential

- **Accessory buildings and accessory uses**:
  - PC PC PC PC PC PC PC PC PC PC PC PC PC PC
- **Dwelling, accessory**:
  - PC PC PC PC PC PC PC PC PC PC PC PC PC PC
- **Dwelling, attached single-family**:
  - * * P P P P P P PC * * * * *
- **Dwelling, group home**:
  - * PC PC PC PC PC PC PC PC PC PC PC PC PC
- **Dwelling, manufactured home**:
  - * PC PC PC PC PC PC PC PC PC PC PC PC PC
- **Dwelling, mixed-use**:
  - * * * * * * P P P P P P * * *
- **Dwelling, mobile home**:
  - * * * * * * * * * * * * * *
- **Dwelling, multi-family**:
  - * * * * PC PC PC PC PC PC PC PC PC PC
- **Dwelling, senior housing and life care communities**:
  - * C * * * * * * * * * * * * *
- **Dwelling, single-family detached**:
  - P P P P P P PC P P PC * * * * *
- **Dwelling, two-family**:
  - * * * * P P P PC P P PC * * * * *

### Institutional/Civic/Public Uses

- **Cemeteries**:
  - C C * * * * * * * * * * * * *
- **Community facilities**:
  - * C C C C C C C C C PC C PC PC *
- **Golf courses**:
  - P C * C * * C * C C C * C *
- **Museums**:
  - P P P P P P P P P P P P P P PC
- **Parks and open space**:
  - P P P P P P P P P P P P P P
- **Places of worship and assembly including community centers**:
  - * C C C C C C C C C C PC C PC *
- **Public and private colleges, vocational training and technical training**:
  - * * * * C C C C PC C PC P C
- **Private schools for elementary, intermediate and high school education**:
  - * C C C C C C C C PC C PC * C
- **Public facilities**:
  - PC PC PC PC PC PC PC PC PC PC PC PC PC PC
- **Rehabilitation Centers, Nursing Care, Assisted Living, Congregate Care, Palliative Care, and Hospice Care**:
  - * * * * PC PC PC PC PC PC PC PC PC PC
- **Acute Care, Urgent Care**:
  - * * * * * * C C * C C C * C
- **Sports and/or entertainment arena or stadium**:
  - * * * * * * * * C C C C P P *
- **Transit facilities without repair or storage**:
  - * * * * * * C C C C C C C C

### Business/Commercial/Retail Uses

- **Adult establishments**:
  - * * * * * * * * * * * * * * C *
- **Artisan and photography studios and galleries**:
  - * * * * * * P P P P P P P P
- **Bars, taverns and nightclubs**:
  - * * * * * * * * C C C C C PC C C
- **Bed and breakfast inns**:
  - * * * * C C PC PC PC C PC * C *
- **Boarding and rooming houses**:
  - * * * * * * PC PC PC PC PC PC * * * *
# Timnath Land Use Code

## Article 4 - Zoning Districts Established

<table>
<thead>
<tr>
<th>AGRICULTURAL</th>
<th>RESIDENTIAL</th>
<th>MIXED-USE</th>
<th>BUSINESS / COMMERCIAL</th>
<th>INDUSTRIAL</th>
<th>HARMONY CORRIDOR</th>
</tr>
</thead>
</table>

**P** = Permitted without conditions  
**PC** = Permitted with conditions  
**C** = Conditional use  
**= Not allowed

### Permitted without conditions

#### AGRICULTURAL

- **Car wash**: PC PC PC P PC
- **Care centers**: PC PC PC PC PC PC PC PC
- **Care homes**: PC PC PC PC PC PC PC PC PC PC PC PC PC
- **Clubs and lodges**: PC PC PC PC PC PC PC PC PC PC PC PC PC
- **Convenience shopping and retail establishments**: P P P P P P P PC
- **Distillery**: C C C C P P P PC
- **Entertainment facilities and theaters**: P C C P P C C
- **Equipment rental establishments without outdoor storage**: P P P P P PC
- **Equipment, truck and trailer rental establishments with outdoor storage**: P P P P P P P PC
- **Event Facility: Wedding or group type events, with or without lodging**: C C C C C C C C C C C C C C
- **Fairgrounds and stadiums, public or private**: C C C C C C C C C C C C C C
- **Food catering**: P P P P P P P PC
- **Food Truck**: PC PC PC PC PC PC PC PC PC
- **Funeral homes**: P P P P P P P PC
- **Grocery stores and supermarkets**: P P P P P P P PC
- **Health clubs**: PC PC PC PC PC PC PC PC PC PC PC PC PC
- **Hospitals**: P P P P P P P P
- **Kennels (small animal boarding)**: C C C C C C C C
- **Liquor sales with drive-thru**: P P P P P P P PC
- **Lodging establishments**: C P P P P P PC
- **Medical and dental offices and clinics**: P P P P P P P PC
- **Micro-breweries**: C C C C PC * C
- **Motor vehicle repair, major**: P P P P P P P PC
- **Motor vehicle repair, minor**: C C C C C C C
- **Motor vehicle, recreational vehicle, boat and truck sales and leasing**: P P P P P P P PC
- **Motor vehicle, recreational vehicle, boat and truck storage**: P P P P P P P PC
- **Open-air farmers’ markets**: P P P P P P P PC
- **Parking lots and parking garages (as a principal use)**: C C C C C C C P
- **Personal and business service shops**: P P P P P P P PC
- **Pharmacy with drive-through**: C C C PC
- **Plant nurseries & greenhouses**: P P P P P P P PC
- **Print shops**: P P P P P P P PC

**TOC**

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<table>
<thead>
<tr>
<th>Timnath Land Use Code</th>
<th>Article 4 - Zoning Districts Established</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>P= Permitted without conditions</strong></td>
<td></td>
</tr>
<tr>
<td><strong>PC= Permitted with conditions</strong></td>
<td></td>
</tr>
<tr>
<td><strong>C= Conditional use</strong></td>
<td></td>
</tr>
<tr>
<td><em><em>=</em> Not allowed</em>*</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>AGRICULTURAL</strong></th>
<th><strong>RESIDENTIAL</strong></th>
<th><strong>MIXED-USE</strong></th>
<th><strong>BUSINESS / COMMERCIAL</strong></th>
<th><strong>INDUSTRIAL</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Professional offices, financial services</strong></td>
<td>*</td>
<td>*</td>
<td>*</td>
<td>*</td>
</tr>
<tr>
<td><strong>Recreation facility, indoor</strong></td>
<td>*</td>
<td>*</td>
<td>*</td>
<td>*</td>
</tr>
<tr>
<td><strong>Recreation facility, outdoor</strong></td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>C</td>
</tr>
<tr>
<td><strong>Restaurants with drive-through Service</strong></td>
<td>*</td>
<td>*</td>
<td>*</td>
<td>*</td>
</tr>
<tr>
<td><strong>Restaurants/standard &amp; fast food without drive-through Service</strong></td>
<td>*</td>
<td>*</td>
<td>*</td>
<td>*</td>
</tr>
<tr>
<td><strong>Retail and supply yard establishments with outdoor storage</strong></td>
<td>*</td>
<td>*</td>
<td>*</td>
<td>*</td>
</tr>
<tr>
<td><strong>Retail establishment not otherwise listed</strong></td>
<td>*</td>
<td>*</td>
<td>*</td>
<td>*</td>
</tr>
<tr>
<td><strong>Retail fuel stations</strong></td>
<td>*</td>
<td>*</td>
<td>*</td>
<td>*</td>
</tr>
<tr>
<td><strong>Retail marijuana, commercial cultivation, or manufacturing of marijuana products</strong></td>
<td>*</td>
<td>*</td>
<td>*</td>
<td>*</td>
</tr>
<tr>
<td><strong>Riding stables; boarding</strong></td>
<td>P</td>
<td>*</td>
<td>*</td>
<td>*</td>
</tr>
<tr>
<td><strong>Safe house for battered or abused adults or children of up to eight (8) families</strong></td>
<td>*</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td><strong>Sales and leasing of farm implements, heavy equipment sales, and heavy excavation equipment</strong></td>
<td>*</td>
<td>*</td>
<td>*</td>
<td>*</td>
</tr>
<tr>
<td><strong>Short Term Rental</strong></td>
<td>*</td>
<td>PC</td>
<td>PC</td>
<td>PC</td>
</tr>
<tr>
<td><strong>Tattoo parlors</strong></td>
<td>*</td>
<td>*</td>
<td>*</td>
<td>*</td>
</tr>
<tr>
<td><strong>Temporary Building</strong></td>
<td>PC</td>
<td>PC</td>
<td>PC</td>
<td>PC</td>
</tr>
<tr>
<td><strong>Temporary uses</strong></td>
<td>PC</td>
<td>*</td>
<td>*</td>
<td>*</td>
</tr>
<tr>
<td><strong>Tourist facilities</strong></td>
<td>*</td>
<td>*</td>
<td>*</td>
<td>*</td>
</tr>
<tr>
<td><strong>Veterinary facilities, large animal clinics</strong></td>
<td>P</td>
<td>*</td>
<td>*</td>
<td>*</td>
</tr>
<tr>
<td><strong>Veterinary facilities, small animal clinics</strong></td>
<td>P</td>
<td>*</td>
<td>*</td>
<td>*</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Industrial Uses</strong></th>
<th><strong>AGRICULTURAL</strong></th>
<th><strong>RESIDENTIAL</strong></th>
<th><strong>MIXED-USE</strong></th>
<th><strong>BUSINESS / COMMERCIAL</strong></th>
<th><strong>INDUSTRIAL</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Gas, oil and other hydrocarbon well drilling and production (as permitted by state and local regulations)</strong></td>
<td>C</td>
<td>C</td>
<td>*</td>
<td>*</td>
<td>*</td>
</tr>
<tr>
<td><strong>Manufacturing and preparation of food products</strong></td>
<td>*</td>
<td>*</td>
<td>*</td>
<td>*</td>
<td>*</td>
</tr>
<tr>
<td><strong>Manufacturing of electric or electronic instruments and devices</strong></td>
<td>*</td>
<td>*</td>
<td>*</td>
<td>*</td>
<td>*</td>
</tr>
<tr>
<td><strong>Manufacturing, assembly or packaging of products from previously prepared materials</strong></td>
<td>*</td>
<td>*</td>
<td>*</td>
<td>*</td>
<td>*</td>
</tr>
<tr>
<td><strong>Mini-warehouses and self-storage facilities</strong></td>
<td>*</td>
<td>*</td>
<td>*</td>
<td>*</td>
<td>*</td>
</tr>
<tr>
<td><strong>Outside storage</strong></td>
<td>*</td>
<td>*</td>
<td>*</td>
<td>*</td>
<td>*</td>
</tr>
<tr>
<td><strong>Plumbing, electrical and carpenter shops</strong></td>
<td>*</td>
<td>*</td>
<td>*</td>
<td>*</td>
<td>*</td>
</tr>
<tr>
<td><strong>Recycling facilities</strong></td>
<td>*</td>
<td>*</td>
<td>*</td>
<td>*</td>
<td>*</td>
</tr>
<tr>
<td><strong>Research, experimental or testing laboratories</strong></td>
<td>*</td>
<td>*</td>
<td>*</td>
<td>*</td>
<td>*</td>
</tr>
</tbody>
</table>
### 4.4 Conditions for Uses Permitted with Conditions.

Uses noted in the Table of Uses as uses permitted with conditions must meet certain conditions in addition to any other requirements imposed by this Code in order to be permitted within the Town of Timnath. These uses along with their applicable conditions are listed below. The Town Council may also use these criteria in granting a conditional use request.

#### 4.4.1 Accessory Buildings and Accessory Uses Including Accessory Dwellings.

- **4.4.1.1** In no event shall “accessory use” or “accessory structure” be construed to authorize a use or structure not otherwise permitted in the district in which the principal use is located.

- **4.4.1.2** Accessory uses and structures that are clearly related to and incidental to the permitted principal use or structure on the lot are permitted in all districts. Accessory dwellings shall also meet the requirements of Section 4.4.1.6.

- **4.4.1.3** All accessory uses and structures shall require the issuance of a zoning permit except for uses and structures accessory to agricultural uses.

- **4.4.1.4** The gross floor area used by all accessory uses, except a private garage, shall not exceed 10% of the total floor area of the principal use which is active and operational. The maximum square footage of the portion of a lot used for an
accessory use shall be determined based on the above criteria; however, in no event shall the square footage of the portion of the lot used for the accessory use exceed 25% of the square footage of the principal use which is active and operated at the same time as the accessory use. Uses accessory to agricultural are excluded from these requirements.

4.4.1.5 Accessory buildings may not house medical marijuana centers, medical marijuana optional premises cultivation operations, or medical marijuana-infused products manufacturers.

4.4.1.6 Accessory dwellings.

D. Accessory dwellings shall be limited to 850 square feet in total floor area.

E. An accessory dwelling may be attached, within, or separate from the principal dwelling.

F. The principal use of the lot shall be residential and the principal structure on the lot shall be a single-family residential building.

G. No more than one accessory dwelling shall be permitted on a single lot of record in conjunction with the principal dwelling unit.

H. The accessory dwelling shall be owned by the same person as the principal dwelling.

I. The accessory dwelling shall not be served by a driveway separate from that serving the principal dwelling unless the accessory dwelling is accessed from a rear alley and the principal dwelling is accessed from a street.

J. A detached accessory dwelling may be a dwelling only or may combine a dwelling with garage, workshop, studio, or similar customary accessory structure/use.

K. A detached accessory dwelling shall be located in the rear yard.

L. The owner of the accessory dwelling shall live on the parcel containing the accessory dwelling.

4.4.1.7 Uses accessory to residential uses. It is the intent of the Town to allow in-home commercial activities in selected residential areas when the nature and operation of the in-home business is not evident or detrimental to the peace, enjoyment and quality of life in the neighborhood, and the use meets the following standards:

A. Offices or studios within an enclosed building and used by an occupant of a residence located on the same lot as such building to carry on administrative or artistic activities of a commercial nature, so long as such activities do not fall within the definition of a home occupation which are regulated separately in this Code, and provided that such use does not generate additional traffic to the location.

B. Hobbies or recreational activities of a noncommercial nature, limited to the premises.

C. Yard sales or garage sales, so long as such sales are not conducted on the same lot for more than three days (whether consecutive or not) during any
### Table 5.1 Dimensional Standards – Lot Area, Width and Coverage

<table>
<thead>
<tr>
<th>Zoning District</th>
<th>Minimum Lot Area</th>
<th>Minimum Lot Width</th>
<th>Minimum Lot Frontage</th>
<th>Maximum Impervious Surface Lot Coverage</th>
<th>Maximum Density (per Gross Acre)</th>
</tr>
</thead>
<tbody>
<tr>
<td>A - Agriculture</td>
<td>10 acres</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>1 Unit per Acre</td>
</tr>
<tr>
<td>RE – Estate Residential</td>
<td>1 acre</td>
<td>140’</td>
<td>50’</td>
<td>25%</td>
<td>1 Unit per Acre</td>
</tr>
<tr>
<td>R1 – Old Town Residential</td>
<td>2,500 sf</td>
<td>25’</td>
<td>25’</td>
<td>70%</td>
<td>N/A</td>
</tr>
<tr>
<td>R2 – Single-Family Residential</td>
<td>6,000 sf</td>
<td>54’</td>
<td>35’</td>
<td>60%</td>
<td>4 DU/AC</td>
</tr>
<tr>
<td>R3 – Mixed Residential</td>
<td>1,800 sf</td>
<td>Attached SF 20’ Multifamily 60’</td>
<td>18’</td>
<td>75%</td>
<td>8 DU/AC</td>
</tr>
<tr>
<td>R4 – Multi-Family Residential</td>
<td>Attached SF 1,800 sf</td>
<td>Attached SF 20’ Multifamily 60’</td>
<td>35’</td>
<td>75%</td>
<td>24 DU/AC</td>
</tr>
<tr>
<td>RMU – Residential Mixed-Use</td>
<td>12,000 sf****</td>
<td>100’****</td>
<td>80’****</td>
<td>60%****</td>
<td>FAR 1.5 16 DU/AC</td>
</tr>
<tr>
<td>CMU – Commercial Mixed-Use</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>80%</td>
<td>FAR 2 16 DU/AC</td>
</tr>
<tr>
<td>B – Business</td>
<td>NA</td>
<td>25 NA</td>
<td>NA</td>
<td>100%</td>
<td>FAR 2</td>
</tr>
<tr>
<td>NC – Neighborhood Commercial</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>75%</td>
<td>FAR .5</td>
</tr>
<tr>
<td>CC – Community Commercial</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>80%</td>
<td>FAR 1</td>
</tr>
<tr>
<td>RC – Regional Commercial</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>70%</td>
<td>FAR .5</td>
</tr>
<tr>
<td>I – Industrial</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>80%</td>
<td>FAR .25</td>
</tr>
</tbody>
</table>

### Table 5.2 Dimensional Standards – Setbacks and Height

<table>
<thead>
<tr>
<th>Zoning District</th>
<th>Front Yard Setback</th>
<th>Garage Front Yard Setback</th>
<th>Maximum Front Yard Setback</th>
<th>Side Yard Setback</th>
<th>Rear Yard Setback Principal Building</th>
<th>Rear Yard Setback Accessory Structure</th>
<th>Height</th>
</tr>
</thead>
<tbody>
<tr>
<td>A - Agriculture</td>
<td>35’</td>
<td>NA</td>
<td>NA</td>
<td>20’</td>
<td>20’</td>
<td>20’</td>
<td>Residence 35’ Agricultural building 50’</td>
</tr>
<tr>
<td>RE – Estate Residential</td>
<td>30’</td>
<td>NA</td>
<td>NA</td>
<td>20’</td>
<td>20’</td>
<td>5’</td>
<td>35’</td>
</tr>
<tr>
<td>Zoning District</td>
<td>Front Yard Setback</td>
<td>Garage Front Yard Setback</td>
<td>Maximum Front Yard Setback</td>
<td>Side Yard Setback</td>
<td>Rear Yard Setback Principal Building</td>
<td>Rear Yard Setback Accessory Structure</td>
<td>Height</td>
</tr>
<tr>
<td>--------------------------------</td>
<td>--------------------</td>
<td>---------------------------</td>
<td>----------------------------</td>
<td>-------------------</td>
<td>--------------------------------------</td>
<td>---------------------------------------</td>
<td>--------</td>
</tr>
<tr>
<td>R1 – Old Town Residential</td>
<td>15’</td>
<td>22’</td>
<td>NA</td>
<td>5’/0’**</td>
<td>20’</td>
<td>5’</td>
<td>35’</td>
</tr>
<tr>
<td>R2 – Single-Family Residential</td>
<td>15’</td>
<td>22’</td>
<td>NA</td>
<td>7’</td>
<td>20’</td>
<td>5’</td>
<td>35’</td>
</tr>
<tr>
<td>R3 – Mixed Residential</td>
<td>15’</td>
<td>22’</td>
<td>NA</td>
<td>5’/0’**</td>
<td>15’</td>
<td>5’</td>
<td>35’***</td>
</tr>
<tr>
<td>R4 – Multi-Family Residential</td>
<td>15’</td>
<td>22’</td>
<td>NA</td>
<td>5’/0’**</td>
<td>15’</td>
<td>5’</td>
<td>35’***</td>
</tr>
<tr>
<td>RMU – Residential Mixed-Use</td>
<td>15’****</td>
<td>NA****</td>
<td>NA****</td>
<td>10’****</td>
<td>5’****</td>
<td>25’ adjacent to RE and R2</td>
<td>40’****</td>
</tr>
<tr>
<td>CMU – Commercial Mixed-Use</td>
<td>0’</td>
<td>NA</td>
<td>10’</td>
<td>10’</td>
<td>5’</td>
<td>35’ adjacent to RE, R1, R2, and R3</td>
<td>50’</td>
</tr>
<tr>
<td>B – Business</td>
<td>0’ *</td>
<td>NA</td>
<td>10’</td>
<td>0’</td>
<td>5’</td>
<td>35’ adjacent to existing Single Family</td>
<td>40’</td>
</tr>
<tr>
<td>NC – Neighborhood Commercial</td>
<td>20’</td>
<td>NA</td>
<td>NA</td>
<td>20’</td>
<td>20’</td>
<td>35’ adjacent to RE, R1, R2, and R3</td>
<td>30’</td>
</tr>
<tr>
<td>CC – Community Commercial</td>
<td>20’</td>
<td>NA</td>
<td>NA</td>
<td>7’</td>
<td>5’</td>
<td>25’ adjacent to RE, R1, and R2</td>
<td>35’***</td>
</tr>
<tr>
<td>RC – Regional Commercial</td>
<td>20’</td>
<td>NA</td>
<td>NA</td>
<td>20’</td>
<td>20’</td>
<td>35’ adjacent to RE, R1, R2, and R3</td>
<td>40’***</td>
</tr>
<tr>
<td>I – Industrial</td>
<td>25’</td>
<td>NA</td>
<td>NA</td>
<td>20’</td>
<td>20’</td>
<td>35’ adjacent to RE, R1, R2, R3, R4, and RMU</td>
<td>50’</td>
</tr>
</tbody>
</table>

*If setbacks are provided, these areas shall only be used for landscaping and active pedestrian areas (e.g., plazas, outdoor dining)

** Attached residential units and zero lot line development are permitted.

*** A height exception can be applied for at site plan per section 2.9.9.10

**** In the RMU District, for Single Family Detached, refer to the R-2 Dimensional Standards. For Single-Family Attached, refer to the R-3 Dimensional Standards. For Multi-Family refer to the R-4 Dimensional Standards

5.2.1 Additional Dimensional Standards Requirements for Standard Districts.
KEY POINTS

1. **Issued Building Permits:**

   **Single Family Residential:**
   - 2017 Single-Family Residential Total = 278 (Budget 274)
   - 2018 Single-Family Residential Total = 214 (Budget 227)
   - 2019 Single-Family Residential Budget Original = 213
   - 2019 Single-Family Residential August = 19 (Budget 18)
   - 2019 Single-Family Residential September = 20 (Budget 18)
   - 2019 Single-Family Residential ready to be issued = 24
   - 2019 Single-Family Residential under review = 20
   - **2019 Single-Family Residential YTD (1/1/19 to 9/27/19) = 264**
   - 2019 Updated Budget through July = 162

   **Two Family/Multi-Family Residential**
   - 2018 Two Family/Multi-Family Residential Total = 195 (Budget 195)
   - 2019 Two Family/Multi-Family Residential Budget Original = 48
   - 2019 Two Family/Multi-Family Residential August = 2 (Budget 4)
   - **2019 Two Family/Multi-Family Residential September = 6 (Budget 4)**
   - 2019 Two Family/Multi-Family ready to be issued = 7
   - 2019 Two Family/Multi-Family under review = 0
   - **2019 Two Family/Multi-Family Residential YTD (1/1/19 to 8/27/19) = 25**
2019 Updated Budget through September = 36

2. Current Development Actions:
   a. **Wildwing Subdivision 4th Filing Final Plat**: This is a Final Plat application of 20 single-family residential lots on 2 development tracts in the Wildwing Subdivision. 18 of the lots are at the northwest portion of the subdivision at Majestic View Drive and Wildwing Drive with the remaining 2 lots being at the southeast portion of the subdivision at the intersection of Latham Parkway and Wildshore Drive. The Planning Commission held a public hearing on the Final Plat on 8/6/2019 and recommended approval to the Timnath Town Council by 5-0 vote. The Town Council held a public hearing on the Final Plat on 8/27/2019 and approved the Final Plat by a 3-0 vote.
   b. **Serratoga Falls Amended Sketch Plan**: This is a Sketch Plan application to amend the previously approved Sketch Plan for the Serratoga Falls Subdivision. The application is for 323 lots in the 3rd filing area along Prospect Road and Three Bell Parkway, which is an increase from 250 lots from the previously approved Sketch Plan. The application also includes parks, trails, open space, and potential elementary school site. This project is in the review process. The Planning Commission held a public hearing on the Sketch Plan on 8/6/2019 and recommended approval to the Timnath Town Council by 4-1 vote, with the commissioners who voted yes expressed concern that the proposed density exceeded what was agreed to in 2014. The Town Council public hearing on the amended sketch plan has been postponed to November 12, 2019.
   c. **Timnath Ranch 8th Filing Preliminary Plat**: This is a Preliminary Plat application for townhome lots and future development building envelopes in the 8th Filing of the Timnath Ranch Subdivision. The 8th Filing is located at the northeast portion of the subdivision north of Sugar Creek Road and east of School House Drive. This project is in the review process.
   d. **Timnath Ranch Comprehensive Plan Amendment**: This is a Comprehensive Plan Amendment application to modify the Low Density Residential, Mixed Use, and Commercial areas on the west side of School House Drive and Club Drive to Commercial and High Density Residential. This project is in the review process.
   e. **Timnath Ranch Rezone**: This is a Rezoning application to change the Residential Mixed Use and R-2 Single-Family Residential to R-3 Two Family & Multi-Family Residential and R-4 Multi-Family Residential, and to increase the CC (Community Commercial). These areas are west of School House Drive and Club Drive. This project is in the review process.
   f. **Timnath Ranch Amended Sketch Plan**: This is a Sketch Plan application for the Timnath Ranch Subdivision to change single-family residential along the west side of School House Drive to multi-family residential. This project is in the review process.
   g. **Timnath Estates Minor Subdivision**: This is a Minor Subdivision application for 6 lots and 1 outlot knows as the Timnath Estates Subdivision. The Timnath Estates subdivision is located south of Buss Grove and west of the Harmony Subdivision. This project is in the review process.

2. Comprehensive Plan Update:
   Town Staff and the Town's consultant team (Logan Simpson) are in the process of the 3rd phase (Framework & Implementation) of the comprehensive plan update process.