



**Town of Timnath  
Public Hearing Notice  
May 26, 2022**

Dear Resident/Property Owner:

The Town of Timnath would like to notify you of two Public Hearings on a proposed development project in your neighborhood. The Timnath Planning Commission and Town Council will hold public hearings on the development action as indicated below.

<b>Tue, Jun 07, 2022</b>	<b>6:00 P.M.</b>	<b>Planning Commission Public Hearing</b>
<b>Tue, Jun 14, 2022</b>	<b>6:00 P.M.</b>	<b>Town Council Public Hearing - 1st Reading</b>
<b>Tue, Jun 28, 2022</b>	<b>6:00 P.M.</b>	<b>Town Council Public Hearing - 2nd Reading</b>

These meetings will be held in a hybrid format both at the Timnath Town Center located at 4750 Signal Tree Drive, Timnath, Colorado, 80547 and live streamed on our website. Please visit our website, [www.timnath.org](http://www.timnath.org), for more information.

<b>Project:</b>	<b>Drehle PD Overlay</b>
<b>Location:</b>	<b>5409 S County Road 3, Fort Collins, CO 80528</b>
<b>Property Size:</b>	<b>35.1</b>
<b>Current Zoning:</b>	<b>Rural Residential</b>
<b>Proposed Zoning:</b>	<b>R-2</b>
<b>Case #</b>	<b>RZ-2022-0001</b>
<b>Property Owner:</b>	<b>Drehle James R Trust</b>
<b>Summary:</b>	<b>Application to create a Planned Development Overlay, with the intent to develop the property in compliance with the underlying zoning designation with proposed changes to dimensional standards.</b>

The Town of Timnath considers your interest and input in this matter, as well as your neighbor's input, an important part of the Town's review of this proposal. If you are unable to attend either public hearing, but would like to provide input, written comments are welcome. You may call Chad Kemper, Town Planner, at (970) 224-3211 or contact him by e-mail at [ckemper@timnathgov.com](mailto:ckemper@timnathgov.com).

The list of affected property owners for this public notice is derived from official records of the Larimer County Assessor. Because of the lag time between occupancy and record keeping, or because of rental situations, a few affected property owners may have been missed. Please feel free to notify your neighbor of these pending meetings so all neighbors may have the opportunity to attend.

Cordially,  
TOWN OF TIMNATH

Chad Kemper BUP, APA  
Town Planner

Attached:

For a PDF version of this mailing,  
please go to  
<https://timnath.org/neighborhood-meetings/>

<b>Town of Timnath</b> <b>Phone: (970) 224-3211 Fax: (970) 224-3217</b> <b><a href="http://www.timnath.org">www.timnath.org</a></b> <b>4750 Signal Tree Drive, Timnath, CO 80547</b>
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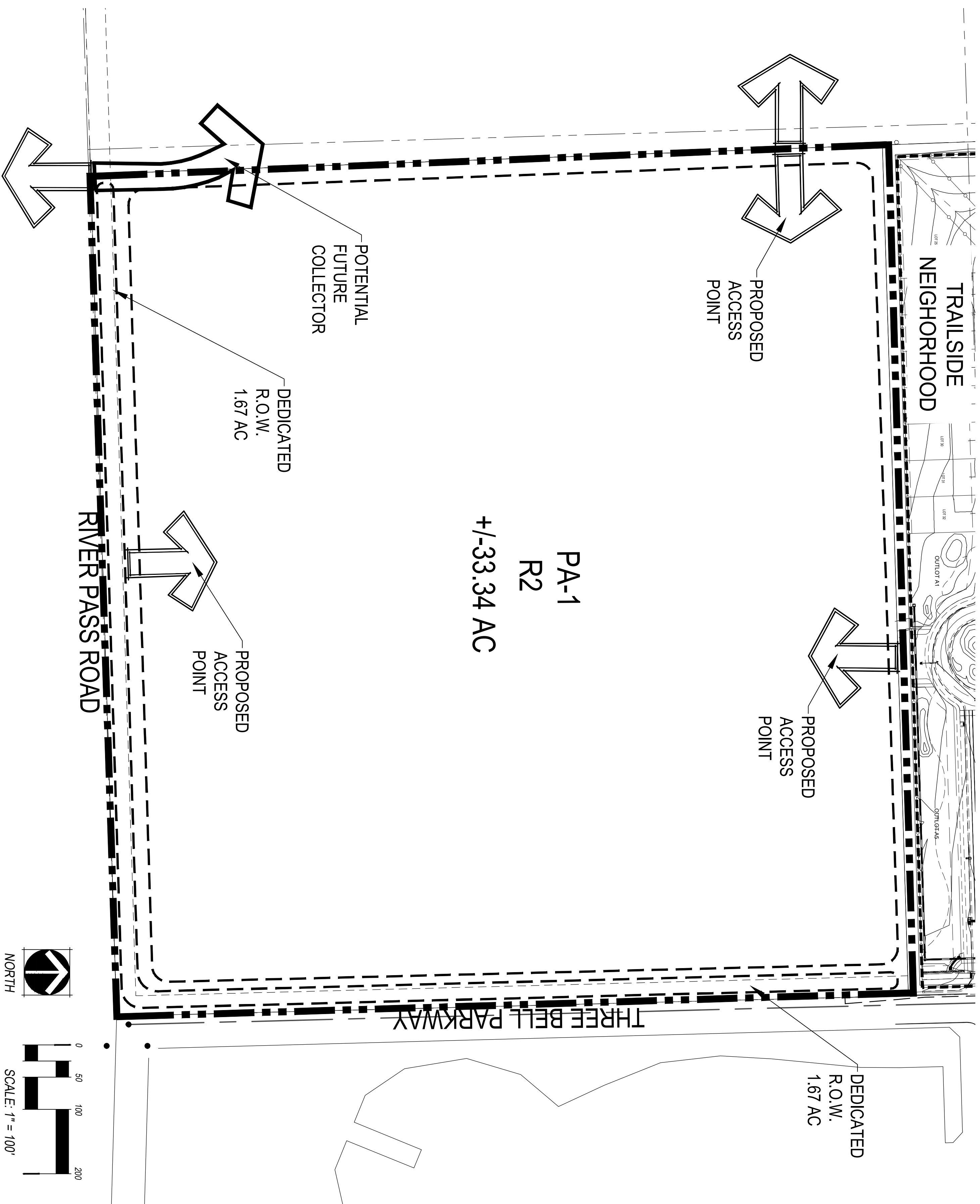
**LAND USE DENSITY TABLE**

Planning Area	Acres	Maximum Residential	
		Anticipated Uses	Underlying Zoning
PA-1	+/- 33.34	4	SFD
DEDICATED ROW	1.67		R2
Total	35.0		

Residential Units  
 Maximum Number of Dwelling Units: 111

- PERMITTED USES**
- THE ALLOWED USES FOR THE DREHLE PLANNED DEVELOPMENT OVERLAY WILL FOLLOW THE ALLOWED USES OF THE UNDERLYING R2 ZONING DISTRICT, WITH ADDITION OF THE FOLLOWING USES:
1. FOOD TRUCKS - ALLOWED AS A PERMITTED USE WITH CONDITIONS
  2. OPEN AIR FARMERS MARKETS - ALLOWED AS A PERMITTED USE WITH CONDITIONS

**OVERALL PLAN**



**NOTES**

1. SFD-SINGLE FAMILY DETACHED, RI-REAR LOADED, ALL DEVELOPED AREAS MAY INCLUDE A VARIETY OF OTHER LAND USES, INCLUDING OPEN SPACE. OPEN SPACE MAY INCLUDE BUT IS NOT LIMITED TO PARKS, RECREATION IMPROVEMENTS, AND TRAILS.
2. THE DREHLE PLANNED DEVELOPMENT OVERLAY PLAN ILLUSTRATES ZONING BEER PLANNING AREA, LAND ACRES ARE APPROXIMATE. THE PLAN IS INTENDED TO ALLOW FOR CHANGES AND REFINEMENT DURING THE SUBDIVISION PROCESS.
3. ALL RESIDENTIAL USES SHALL FOLLOW THE MAXIMUM DENSITY ALLOWED IN THE TABLE.
4. PLANNING AREAS WILL HAVE AN UNDERLYING BASE ZONE OF MIXED RESIDENTIAL (R2).
5. COMMUNITY GARDENS ARE AN ALLOWED USE IN OPEN SPACE AREAS WITHIN THE DREHLE DEVELOPMENT.
6. THE ACREAGE AND DELINEATION FOR INDIVIDUAL PLANNING AREAS MAY CHANGE BY UP TO 20% WITHOUT A PLANNED DEVELOPMENT OVERLAY AMENDMENT.
7. AS PERMITTED IN THE LAND USE CODE, ALL PLANNING AREAS LOCATED IN THE DREHLE PLANNED DEVELOPMENT PERMIT SINGLE FAMILY RESIDENTIAL USES, AS WELL AS NON-RESIDENTIAL USES, INCLUDING BUT NOT LIMITED TO, ELEMENTARY SCHOOLS, PARKS, TRAILS, RECREATION IMPROVEMENTS, AND OPEN SPACE.
8. THE R2 PORTION OF THE PLANNED DEVELOPMENT WILL CONTAIN, AT A MINIMUM, 20% OPEN SPACE PER TOWN STANDARDS.
9. MAXIMUM DENSITY IS SUBJECT TO THE OVERALL GROSS DENSITY ESTABLISHED FOR DREHLE OF 111 RESIDENTIAL DWELLING UNITS.
10. ALL PROPOSED ROAD ALIGNMENTS ARE CONCEPTUAL AND SUBJECT TO CHANGE.
11. INTERSECTIONS AND ACCESS POINTS SHOWN AS ARROWS INDICATE ACCESS WILL BE PROVIDED TO THE ADJACENT DEVELOPMENT AREAS. THE EXACT NUMBER AND LOCATIONS OF ACCESS POINTS ARE TO BE ESTABLISHED AT THE TIME OF FINAL PLAT. SOME ACCESS POINTS MAY BE REMOVED AND OTHERS MAY BE ADDED. INTERSECTION AND ROADWAY DESIGN WILL BE CONSISTENT WITH THE DREHLE PLANNED DEVELOPMENT OVERLAY OR OTHER APPLICABLE TOWN STANDARDS.
12. CLASSIFICATION OF ALL ROADS INTERNAL TO THIS PLANNED DEVELOPMENT WILL BE DETERMINED DURING THE PLATTING OF THE PROPERTY, BASED ON TRAFFIC STUDIES, AS APPROPRIATE.
13. IT IS ANTICIPATED THAT THIS PROJECT WILL BE COMPLETED IN ONE PHASE.
14. LAND USES IN THE STANDARD DISTRICT TABLE OF PERMITTED USES ABOVE ARE DESIGNATED AS "P" (PERMITTED), "C" (CONDITIONAL), \* OR "PC" (PERMITTED WITH CONDITIONS). CONDITIONS FOR USES PERMITTED WITH CONDITIONS CAN BE FOUND ON SHEET 9.

**TOWN OF TIMNATH LAND USE CODE ADDENDUM**

**5.7.8.1 LANDSCAPE WITHIN THE RIGHT OF WAY AND REQUIRED COMMON OPEN SPACE**

TREE LAWNS - AN AVERAGE OF AT LEAST 1 DECIDUOUS OR ORNAMENTAL TREE FOR EVERY 40 LINEAR FEET OF BLOCK FRONTAGE OR PORTION THEREOF. TREES SHALL BE PLANTED WITHIN THE TREE LAWN WITH ADEQUATE SPACING TO ALLOW FOR THE MATURE SPREAD OF THE TREES. AT TOWN DISCRETION, GROUPINGS OF TREES MAY BE ALLOWED AS APPROPRIATE. FOR FRONT LOADED SINGLE FAMILY RESIDENTIAL LOTS BELOW 75 IN STREET FRONTAGE WIDTH, A MINIMUM OF ONE (1) STREET TREE PER LOT FRONTAGE MAY BE SUBSTITUTED FOR THE ONE (1) TREE PER FORTY (40) LINEAR FEET REQUIREMENT.

**CRUSHER FINES**

THE USE OF CRUSHER FINES TRAILS ARE PERMITTED TO BE USED AS AN ADDED AMENITY TO THE OVERALL TRAIL NETWORK WITHIN THE DEVELOPMENT. THESE TRAILS WILL BE A SECONDARY CONNECTION BETWEEN CONCRETE TRAILS / WALKS AND MAY BE LOCATED IN PARKS, POCKET PARKS AND NATURALIZED OPEN SPACES.

**FENCES WALLS AND HEDGES**

IN ADDITION TO THE PERMITTED FENCE MATERIALS SPECIFIED IN SECTION 5.3.5.1, COMPOSITE AND VINYL MATERIALS MAY ALSO BE USED WITHIN THE DEVELOPMENT.

DEVELOPER:  
 HARTFORD INVESTMENTS LLC  
 4801 GOODMAN RD  
 TIMNATH, CO 80547  
 (970)674-1109

**DREHLE**  
 PLANNED DEVELOPMENT OVERLAY  
 TIMNATH, COLORADO

NOT FOR  
 CONSTRUCTION

DATE:  
 01/26/2022 SUBMITTAL  
 04/06/2022 2ND SUB  
 05/20/2022 3RD SUB  
**DRAFT**

SHEET TITLE:  
 OVERALL PLAN  
 AND LUC AMENDMENTS

