

**TOWN OF TIMNATH, COLORADO
RESOLUTION NO. 48, SERIES 2022**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF TIMNATH
APPROVING THE AMENDED SKETCH PLAN FOR THE TIMNATH SOUTH
PROPERTY, GENERALLY LOCATED SOUTH OF SUMMERFIELDS PARKWAY
AND EAST OF THREE BELL PARKWAY.**

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, Overland Trail Farm, LLC (the “Developer”) has submitted a Sketch Plan for the Timnath South Property, more particularly described in Exhibit A (legal description) and Exhibit B (Sketch Plan) and attached hereto and incorporated herein by this reference (the “Property”); and

WHEREAS, a properly noticed public hearing was held on September 20, 2022, and the above described Sketch Plan was recommended for approval to the Town Council by the Town of Timnath Planning Commission with the following conditions:

1. Allow staff to continue to work with applicant to address all unresolved non-substantive technical comments to the satisfaction of Town Staff and Referral Agencies

WHEREAS, a properly noticed public hearing with the Town Council was held on October 11, 2022 and upon hearing the statements of staff, the applicant(s) and giving consideration to the recommendations, the Town Council determines as provided below.

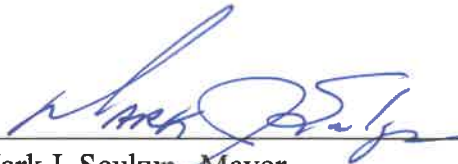
NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF TIMNATH, COLORADO AS FOLLOW:

Section 1. Approval

The Sketch Plan is hereby approved in substantially the form as attached hereto, 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, with the condition that the north property located at Three Bell Parkway and River Pass Road be removed from consideration.


INTRODUCED, MOVED, AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF TIMNATH, ON OCTOBER 11, 2022.

TOWN OF TIMNATH, COLORADO



Mark J. Soukup, Mayor

ATTEST:



Milissa Peters-Garcia, CMC
Town Clerk



EXHIBIT A

Legal Description of Property Proposed for Sketch Plan

A PORTION OF THE SOUTH HALF OF SECTION 12 AND A PORTION OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 12 AND A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11 AND A PORTION OF THE NORTH HALF OF SECTION 12, TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF TIMNATH, COUNTY OF LARIMER, STATE OF COLORADO.

EXHIBIT B

Sketch Plan

[attached]

Timnath South Amended Sketch Plan

Timnath, Colorado



Legal Description:

A PORTION OF THE SOUTH HALF OF SECTION 12 AND A PORTION OF THE SOUTH HALF OF THE WEST HALF OF SECTION 13, TOWNSHIP 9 NORTH, RANGE 69 WEST OF THE 6TH PAID, TOWNSHIP 9 NORTH, RANGE 69 WEST OF THE 6TH PAID, TOWNSHIP 9 NORTH, RANGE 69 WEST OF THE 6TH PAID, TOWNSHIP 9 NORTH, RANGE 69 WEST OF THE 6TH PAID, TOWNSHIP 9 NORTH, RANGE 69 WEST OF THE 6TH PAID, COUNTY OF LINCOLN, STATE OF COLORADO.

ZONING	APPROXIMATE ACRES	ESTIMATED UNIT COUNT	DENSITY * FLOOR AREA RATIO	PERCENTAGE
TIMNATH SOUTH				
RESIDENTIAL R2 - SINGLE FAMILY RESIDENTIAL	89.28 AC	± 147	MAX. 4 DU/AC	50.8%
RESIDENTIAL R2 - PATIO HOMES	± 28	± 28	MAX. 4 DU/AC	
RESIDENTIAL R3 - TOWNHOMES	± 178	± 178	MAX. 8 DU/AC	
ESTATE LOTS	± 25	± 25	MAX. 4 DU/AC	
PUBLIC PARK / OPEN SPACE	26.02 AC			16.5%
	41.8 AC			20.6%
TOTAL	157.18 AC	± 338-376	MAX DENSITY: 578*	100%

*NOTE: THE MAXIMUM ALLOWABLE DENSITY SHALL NOT EXCEED 578 PER THE DESIGNATED SEWER CAPACITY.

Town Council Certificate: Approved this _____ day of _____, 20____, by the Town Council, Timnath, Colorado, and the members of the majority _____.

BY: _____ Timnath Town Clerk

Planning Commission Certificate: Approved this _____ day of _____, 20____, by the Town Planning Commission, Timnath, Colorado, and the members of the majority _____.

BY: _____

Presenter's Certificate: I hereby certify that this Sketch Plan was prepared by me or under my direct supervision.

BY: _____

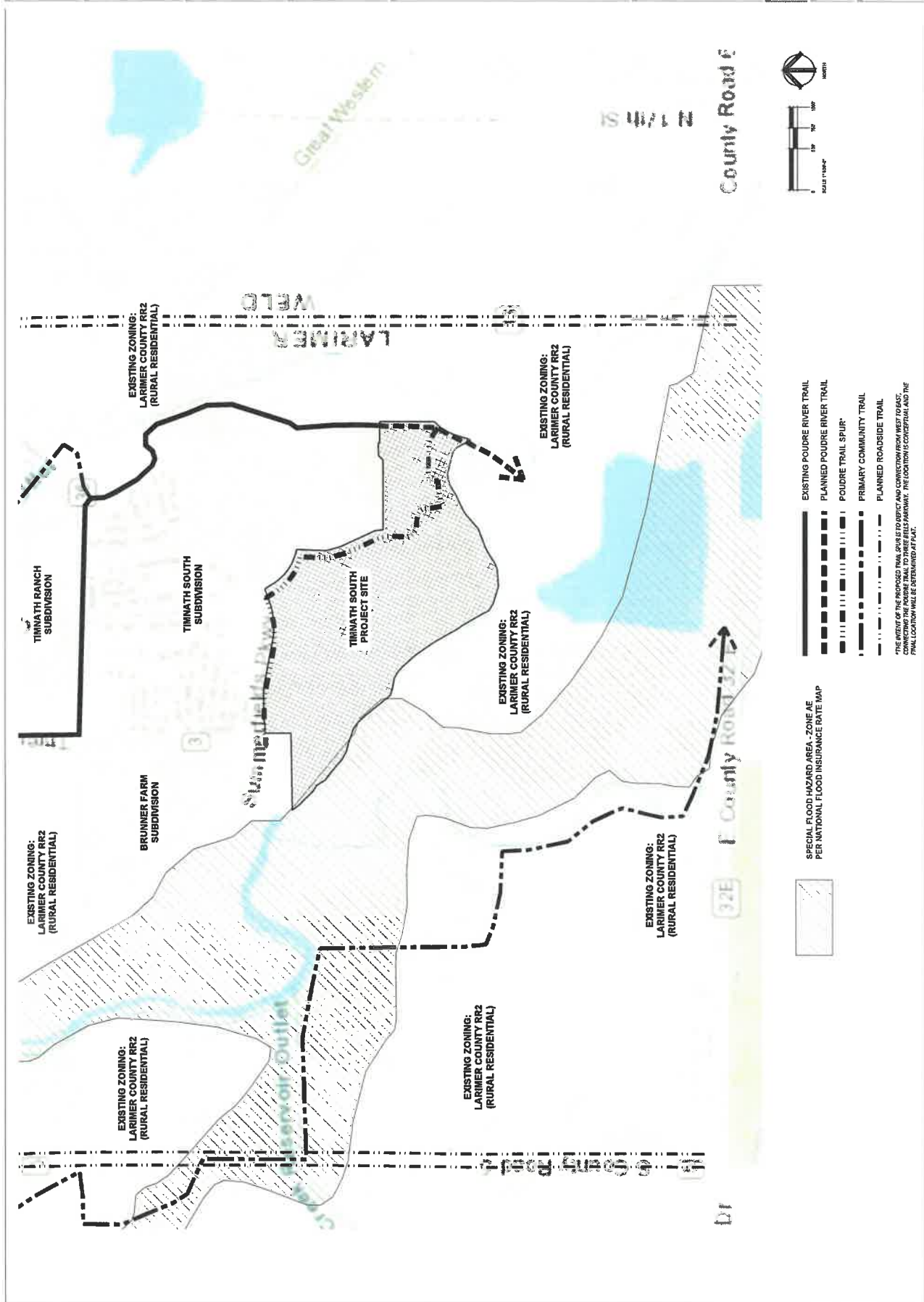


Sketch Plan



- EXISTING POUDRE RIVER TRAIL
- PLANNED POUDRE RIVER TRAIL
- POUDRE TRAIL SPUR
- ZONE BOUNDARY

*THE WIDTH OF THE PROPOSED TRAIL SPUR IS TO BE DETERMINED BY THE TOWN ENGINEER AND THE TOWN ENGINEER'S OFFICE. THE LOCATION OF THE TRAIL SPUR IS TO BE DETERMINED AT THE DISCRETION OF THE TOWN ENGINEER AND THE TOWN ENGINEER'S OFFICE.



Sheet Comments	Date
	9.18.22



- EXISTING POUDDRE RIVER TRAIL
- PLANNED POUDDRE RIVER TRAIL
- POUDDRE TRAIL SPIUR
- PRIMARY COMMUNITY TRAIL
- PLANNED ROADSIDE TRAIL

SPECIAL FLOOD HAZARD AREA - ZONE AE
PER NATIONAL FLOOD INSURANCE RATE MAP



*THE AVENUE OF THE PROPOSED TRAIL SPIUR IS TO BE LOCATED WEST TO EAST. CONNECTING THE POUDDRE TRAIL TO THESE FIELDS PARALLEL. THE LOCATION IS CONCEPTUAL AND THE FINAL LOCATION WILL BE DETERMINED AT FURTHER STAGES.

Sheet Count/Total	9/16/22



Conceptual Landscape and Open Space Plan

Legend:

- EXISTING POUDRE RIVER TRAIL
- PLANNED POUDRE RIVER TRAIL
- POUDRE TRAIL SPUR
- CONCEPTUAL NEIGHBORHOOD TRAIL LOCATIONS

THE INTENT OF THE PROPOSED TRAIL SPUR IS TO ASSIST WITH CONNECTION FROM WEST TO EAST, CONNECTING THE POUDRE TRAIL TO THESE BELLS PARKWAY. THE LOCATION IS CONCEPTUAL AND THE FINAL LOCATION WILL BE DETERMINED AT PLAN.

LANDSCAPE / OPEN SPACE WRITTEN DESCRIPTION

THE DESIGN INTENT PROVIDES FOCAL POINTS OF LANDSCAPE AT ENTRY AND KEY LOCATIONS THROUGHOUT THE SITE. PERIMETER AREAS SHALL BE LANDSCAPED TO CREATE NATURAL TRANSITIONS TO SURROUNDING OPEN SPACE.

INTERNAL STREETS WILL HOST TREE LAWNS WITH IRRIGATED TURF AND ONE TREE PER 40 LINEAR FEET. HIGH VISIBILITY AREAS WILL CONTAIN CLUSTERS OF TREES.

LANDSCAPE AND OPEN SPACE

LARGE LANDSCAPE AND OPEN SPACE AREAS ARE PROVIDED THROUGHOUT THE DEVELOPMENT BETWEEN DIFFERENT RESIDENTIAL USES, TRANSITIONS TO TRAIL CONNECTIONS, SUMMERFIELD PARKWAY, AND DRAINAGE CONVEYANCE AND DETENTION.

PARK

A PARK IS DESIGNED IN THE SOUTHERN CENTER OF THE PROJECT, SERVING AS A FOCAL POINT AND TRANSITION FROM THE LOWEST DENSITY AREA TO A HIGHER DENSITY RESIDENTIAL LAND USE. THE LOCATION OF THE PARK ALSO ALLOWS FOR GOOD CONNECTIONS TO THE POUDRE RIVER TRAIL.

TRAILS

A PEDESTRIAN CORRIDOR IS ENVISIONED THROUGH THE OPEN SPACE CORRIDORS AND LEADING TO THE PARK. IN ADDITION, CONNECTIONS TO THE POUDRE RIVER TRAIL SYSTEM ARE PROPOSED. DETACHED SIDEWALKS ALONG ALL INTERNAL ROADS WILL PROVIDE ADDITIONAL OPTIONS FOR PEDESTRIANS AND BICYCLES.