



**Town of Timnath
Public Hearing Notice
May 4, 2023**

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.

Tue, May 16, 2023	6:00 P.M.	Planning Commission Public Hearing
Tue, Jun 13, 2023	6:00 P.M.	Town Council Public Hearing

These meetings will be held 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, for more information.

Project:	Ladera Sketch Plan
Location:	Property located South of Swetsville Zoo Road, East & West of Weitzel Road.
Property Size:	64.753 acres
Current Zoning:	Regional Commercial (RC)
Proposed Zoning:	Regional Commercial (RC)
Case #	SP-2023-0001
Property Owner:	Connell LLC
Summary:	Sketch Plan for a major subdivision for Ladera, to create commercial lots for future development.

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 Kevin Koelbel, Town Planner, at (970) 224-3211 or contact him by e-mail at kkoelbel@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

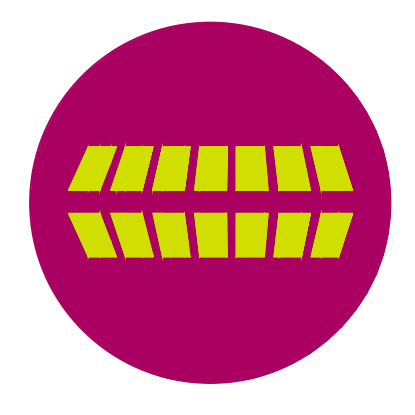
Kevin Koelbel, BSP, APA
Town Planner
Attached:

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

<p>Town of Timnath Phone: (970) 224-3211 Fax: (970) 224-3217 www.timnath.org 4750 Signal Tree Drive, Timnath, CO 80547</p>

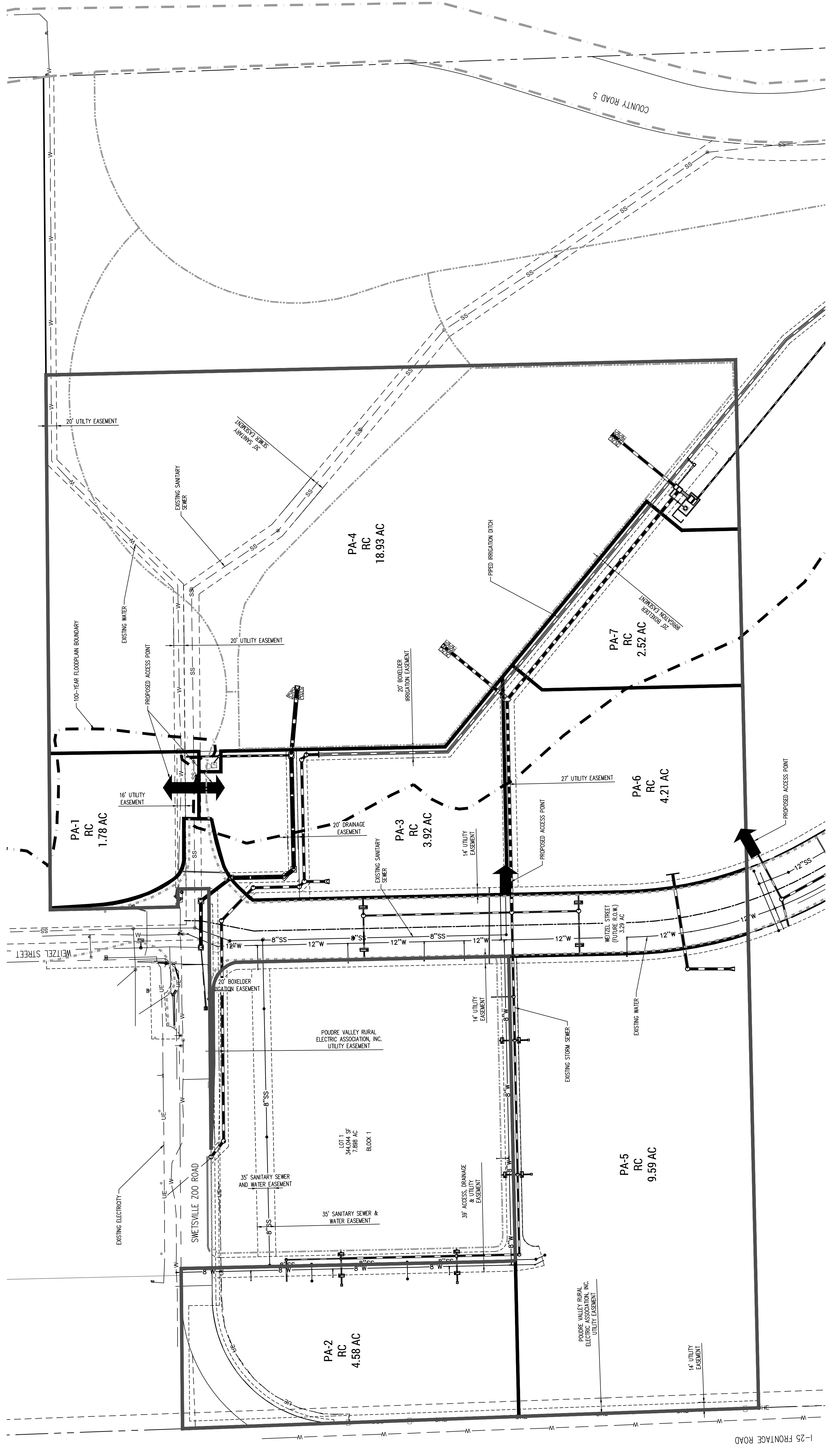
PRELIMINARY
NOT FOR CONSTRUCTION

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LADERA Sketch Plan

SITUATED IN THE EAST HALF OF SECTION 3, T6N, R68W OF THE 6TH P.M.
COUNTY OF LARIMER, STATE OF COLORADO



LAND USE SUMMARY	EXISTING ZONING	PROPOSED ZONING	PRINCIPLE USE	LAND AREA - AC.	PERCENT PAR	PAR
PA-1	REGIONAL COMMERCIAL	REGIONAL COMMERCIAL	INDUSTRIAL	1.78	3.64%	1.60
PA-2	REGIONAL COMMERCIAL	REGIONAL COMMERCIAL	BUSINESS / COMMERCIAL / RETAIL	4.58	9.38%	0.28
PA-3	REGIONAL COMMERCIAL	REGIONAL COMMERCIAL	BUSINESS / COMMERCIAL / RETAIL	3.92	8.02%	0.70
PA-4	REGIONAL COMMERCIAL	REGIONAL COMMERCIAL	OPEN SPACE	18.93	38.75%	-
PA-5	REGIONAL COMMERCIAL	REGIONAL COMMERCIAL	BUSINESS / COMMERCIAL / RETAIL	9.59	19.83%	0.25
PA-6	REGIONAL COMMERCIAL	REGIONAL COMMERCIAL	BUSINESS / COMMERCIAL / RETAIL	4.21	8.62%	0.40
PA-7	REGIONAL COMMERCIAL	REGIONAL COMMERCIAL	BUSINESS / COMMERCIAL / RETAIL	2.52	5.16%	0.25
WEITZEL STREET	REGIONAL COMMERCIAL	REGIONAL COMMERCIAL	-	3.32	6.79%	-
				48.84	100%	-

- SKETCH PLAN EXHIBIT NOTES:**
- TOPOGRAPHIC DATA FOR THIS SKETCH PLAN WAS OBTAINED BY SITE BOUNDARIES IN PLACE OF EXISTING TOPOGRAPHIC CONTOURS. THERE ARE NO KNOWN HAZARDS PRESENT DUE TO TOPOGRAPHY, GEOLGY, OR HYDROLOGY. NOR ARE THERE ANY KNOWN ENVIRONMENTAL ISSUES.
 - EXISTING AND PROPOSED TRAIL NETWORKS ARE REPRESENTATIONS OF ANTICIPATED LAND USE AND ARE SUBJECT TO CHANGE DURING ENVIRONMENTAL ISSUES.
 - RECREATION, OPEN SPACE AND TRAILS MASTER PLAN.
 - FINAL DENSITY AND FAR WILL BE DETERMINED AT THE TIME OF FINAL PLAT, BASED ON PROPOSED NUMBER OF UNITS. MINIMUM LOT SIZE WILL COMPLY WITH THE LADERA PLANNED UNIT DEVELOPMENT OVERLAY OR CURRENT ZONING.
 - EXISTING AND PROPOSED TRAIL NETWORKS ARE REPRESENTATIONS OF ANTICIPATED LAND USE AND ARE SUBJECT TO CHANGE DURING ENVIRONMENTAL ISSUES.
 - WORKING WATER WILL BE PROVIDED BY THE FORT COLLINS-LOVELAND WATER DISTRICT SANITARY SEWER WILL BE PROVIDED BY THE SOUTH FORT COLLINS SANITATION DISTRICT, AND ELECTRICITY WILL BE PROVIDED BY Poudre Valley REA.
 - NO SWER LIFT STATIONS ARE CURRENTLY PLANNED.
 - PROPERTY IS ZONED REGIONAL COMMERCIAL (RC), WHILE THE REST OF THE SURROUNDING PROPERTIES ARE ZONED LARIMER COUNTY RURAL RESIDENTIAL (RR).
 - PROPOSED ZONING WILL REMAIN REGIONAL COMMERCIAL.

LEGEND

POURCE PIERCE TRAIL NETWORK (PER COMPREHENSIVE PLAN AND THE TOWN PARKS, RECREATION, OPEN SPACE AND TRAILS MASTER PLAN)

DEVELOPMENT TRAIL NETWORK

PRIMARY COMMUNITY TRAIL NETWORK (PER COMPREHENSIVE PLAN AND THE TOWN PARKS, RECREATION, OPEN SPACE AND TRAILS MASTER PLAN)

POUDRE VALLEY RURAL TRAIL NETWORK (PER COMPREHENSIVE PLAN AND THE TOWN PARKS, RECREATION, OPEN SPACE AND TRAILS MASTER PLAN)

PROPOSED ACCESS POINT

LADERA

SCALE: 1"=100'

0, 50, 100

POUDRE VALLEY RURAL ELECTRIC ASSOCIATION, INC. UTILITY EASEMENT

SNITSVILLE ZOO ROAD

WEITZEL STREET (FOUR (4) LANE)

LADERA SKETCH PLAN
TIMMATH, CO

#	Date	Issue / Description	Int.
1.	2.28.2023	PRELIMINARY AND SUBMITTAL	JRR
2.	4.4.2023	REV SUBMITTAL	JRR

Project No: DN000001
Drawn By: ALS
Checked By: JRR
Date: 01-11-2023

C:\Users\jrt\OneDrive\Documents\Projects\2023\23-0111\23-0111-01-SNITSVILLE_ZOO_ROAD_PUDRA\DWG\23-0111-01-SNITSVILLE_ZOO_ROAD_PUDRA_S1.dwg (5/26/2023 10:30:15 AM) Plot: 23-0111-01-SNITSVILLE_ZOO_ROAD_PUDRA_S1.dwg (5/26/2023 10:30:15 AM)