Neighborhood Meeting Notice

You are invited to attend a Neighborhood Meeting regarding the Ladera Planned Development Overlay (PD Overlay) Amendment No. 1 Application that has been submitted to the Town of Timnath. Following a presentation by the development team, the public may engage in the development review process by making comments focused on this Application. This property is generally located south of CostCo on both the east and west sides of Weitzel Street. See the vicinity map included below for more location information.

This Neighborhood Meeting will be held:
Wednesday June 14th, 2023 – 6:00 pm to 7:00 pm
Timnath Town Center
1st Floor Community Room
4750 Signal Tree Drive
Timnath, CO 80547

Owner:
Connell LLC
7785 Highland Meadows Pkwy, Ste 100
Fort Collins, CO 80528

Property Size:
48.84 acres

Current Zoning:
RC – Regional Commercial including existing PD Overlay

Legal Description:
Lot 1, Block 1; Lot 1, Block 2; Lot 1B, Amended Tract A; Tract A, Tract B, Tract C of the Ladera Subdivision

Application File #:
RZ-2023-0001

Parcel #:
8603109002, 8603107001, 860319003, 8603108001

General Description:
This PD Overlay Amendment No. 1 proposal is to amend the existing PD Overlay approved by the Town of Timnath in 2021. for the initial phase of the Ladera masterplan development. The proposal includes adjustments to the existing Regional Commercial Zoning and PD Overlay to allow for specific uses identified in the project. General descriptions of the adjustments are:

A. Increase the allowable Regional Commercial Zoning height to 65’ from 40’. This proposal is limited to one specific lot to allow for a proposed 4-story hospitality use.

B. Increase the Regional Commercial Zoning allowable Floor Area Ratio (FAR) to 0.60 for a proposed hospitality use on one specific lot; and to 1.55 for a proposed multi-story self-storage use another specific lot, from 0.50.

C. Adjustment of the Regional Commercial Zoning to allow for a proposed Care Center facility to provide custodial care for a period less than 14 consecutive days.

D. Establish north property line buffer yard requirement to be 10 feet.

E. Adjustment of certain Landscaping, Plant Standards and Buffers regarding preservation of existing trees per direction from the Town of Timnath

F. Adjustment of Plant Standards, Installation and Maintenance requirements to include specific tree caliper requirements.
If you are unable to attend the meeting and would like a copy of the presentation, please contact:

Jenny Romano  
Galloway & Associates  
jennyromano@GallowayUS.com

Requests for a copy of the presentation must be made by June 11th, 2023.

Vicinity Map
Annotated Partial Map, Official Zoning Map, Town of Timnath, CO dated July 8, 2022

Official Zoning Map, Town of Timnath available at: www.Timnath.org
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