

October 16, 2023



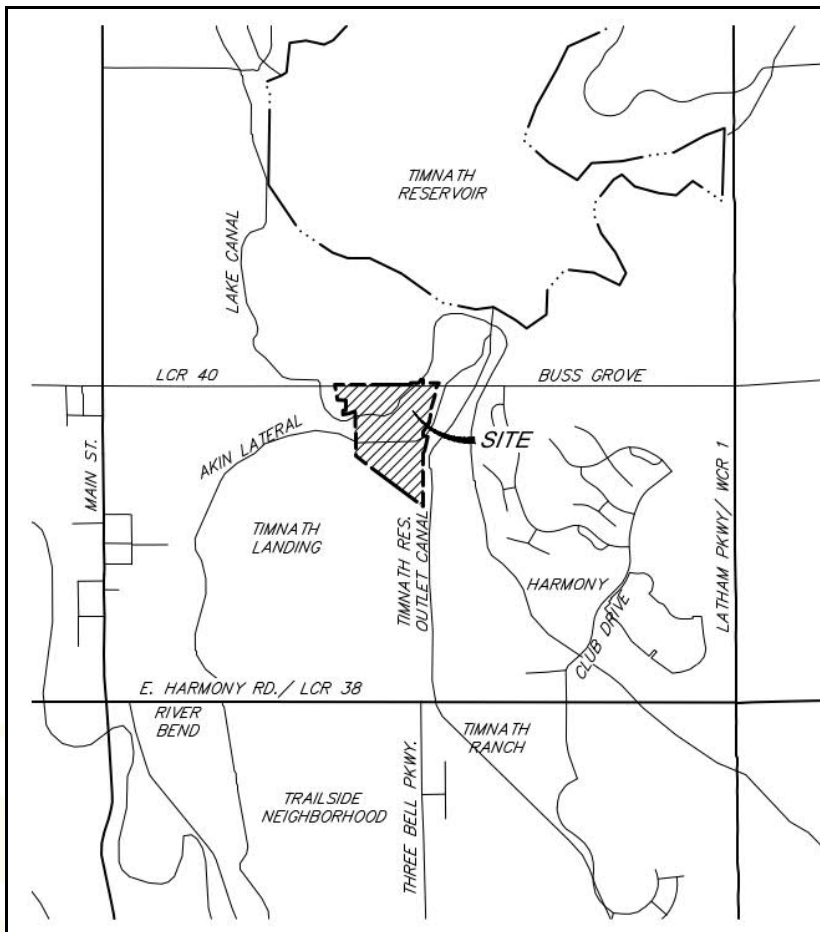
SC Land Estates, LLC  
6432 Grand Tree Blvd.  
Timnath, CO 80547

### **Notice of Neighborhood Meeting**

The meeting for the McMorris Subdivision has been scheduled for  
Wednesday November 1, 2023 - 5:30 to 6:30pm

You are invited to attend a neighborhood meeting and to comment on a presentation for a Preliminary Plat & PD Overlay Application, which has been filed with the Town of Timnath. The proposed McMorris Subdivision is located to the south of Timnath Reservoir and is bordered by Buss Grove Road (Larimer County Road 40) to the north, Harmony Subdivision to the east, and Timnath Landing Subdivision to the south and west.

**The Neighborhood Meeting will be held on  
Wednesday November 1, 2023 - 5:30 to 6:30pm  
At The Harmony Club located at  
6432 Grand Tree Blvd  
Timnath, Colorado 80547**



**Name of Proposal:** McMorris Subdivision – Preliminary Plat

**Owner:** SC Land Estates, LLC  
6432 Grand Tree Blvd.  
Timnath, CO 80547

**Property Size:** 46.71 Acres

**Current Zoning:** (RE) – Estate Residential & RE with PD Overlay (Harmony)

**Legal Description:**

**Parcel 1:** Lots 1,2 and 3, Olde Timnath Estates, Town of Timnath, County of Larimer, State of Colorado.

**Parcel 2:** A Parcel of land being all of lot 206, block 10, Harmony Subdivision-Second Filing recorded under reception No. 20070020818 in the records of the Larimer County clerk and recorder, a portion of Tract B, Harmony Subdivision-Third Filing, first amendment recorded under reception No. 20160048302, a portion of the property described in the special warranty deed recorded under reception No. 20170076597, and the property described in the quit claim deed recorded under reception No. 20220030350, located in the northeast quarter of section 35 and the northwest quarter of section 36, township 7 north, range 68 west of the 6<sup>th</sup> principal meridian, County of Larimer, State of Colorado.

**Application File #:** PP-2023-0002

**General Description**

The proposed McMorris Property Subdivision encompasses an approximate area of 46.71 acres, primarily characterized by native grasses and vegetation. Additionally, there is an existing home and barn located within the subdivision area. The Preliminary Plat is requesting the establishment of 27 SFD dwelling units. The proposed development's overall density is calculated to be 0.58 dwelling units per acre. Access to the property will be available from two separate locations along Buss Grove Road, each approximately 1000 feet apart. For internal access to the lots, the planned roadway will consist of a 58-foot wide public right-of-way, a 34-foot wide Local Road with detached five-foot sidewalks, and six-foot tree lawns on either side. The current plan designates approximately 45% of the site area as open space and reserves around 9% of the site area as right-of-way. The current plan proposes a 0.83 Acre Pocket Park with connectivity to Buss Grove. The site is also proposing regional trail through the open space to connect to the Town of Timnath regional Trail system.

To obtain a copy of the presentation for remote participation via phone, please contact: Ken Merritt [kmerritt@jrengineering.com](mailto:kmerritt@jrengineering.com). A copy of the presentation can be provided for those unable to attend. Requests for a copy of the presentation must be made by October 25, 2023.

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

**Name of Proposal:** McMorris Subdivision – PD Overlay

**Owner:** SC Land Estates, LLC  
6432 Grand Tree Blvd.  
Timnath, CO 80547

**Property Size:** 46.71 Acres

**Current Zoning:** (RE) – Estate Residential & RE with PD Overlay

**Legal Description:**

**Parcel 1:** Lots 1,2 and 3, Olde Timnath Estates, Town of Timnath, County of Larimer, State of Colorado.

**Parcel 2:** A Parcel of land being all of lot 206, block 10, Harmony Subdivision-Second Filing recorded under reception No. 20070020818 in the records of the Larimer County clerk and recorder, a portion of Tract B, Harmony Subdivision-Third Filing, first amendment recorded under reception No. 20160048302, a portion of the property described in the special warranty deed recorded under reception No. 20170076597, and the property described in the quit claim deed recorded under reception No. 20220030350, located in the northeast quarter of section 35 and the northwest quarter of section 36, township 7 north, range 68 west of the 6<sup>th</sup> principal meridian, County of Larimer, State of Colorado.

**Application File #:** RZ-2023-0007

**General Description**

The purpose of the McMorris Subdivision PD Overlay is to provide the necessary development standards for the proposed McMorris Subdivision. The PD Overlay Exceptions proposed provide Lot Numbering, Setback, and Dimensional Standards for the future McMorris Subdivision located within the RE – Estate Residential Zone District. The proposed McMorris Subdivision PD Overlay intends to utilize many of the existing residential standards of the overall Harmony Subdivision while providing greater housing diversity and maintaining a consistent and “High Quality” community identity. The proposed lot numbering, setbacks and dimensional Standards are related to the entire proposed 46.7 acre RE – Estate Residential Zone District as depicted in the McMorris Subdivision – Preliminary Plat. The McMorris Subdivision - Preliminary Plat proposes 27 high quality Residential Lots with over 21 AC of open space (45 % of site area).

