

**TOWN OF TIMNATH, COLORADO
RESOLUTION NO. 69, SERIES 2023**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF TIMNATH
APPROVING THE SKETCH PLAN FOR THE WILLIS FARM SUBDIVISION
GENERALLY LOCATED WEST OF AND ADJACENT TO MAIN STREET (CR-5) AND
NORTH OF AND ADJACENT TO CR-42E**

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, Willis Estates LLC, (the “Developer”) has submitted a Sketch Plan for the Willis Farm Subdivision, 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 October 17, 2023, and the above described Sketch Plan was recommended for approval to the Town Council by the Town of Timnath Planning Commission by unanimous (5-0) vote; and

WHEREAS, a properly noticed public hearing with the Town Council was held on November 14, 2023 and upon hearing the statements of staff, the applicant(s), the public, and giving consideration to the recommendations from Planning Commission, 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.

INTRODUCED, MOVED, AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF TIMNATH, ON NOVEMBER 17, 2023.

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 REPLAT OF WILLIS FARM M.L.D., SITUATE IN THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF TIMNATH, COUNTY OF LARIMER, STATE OF COLORADO

EXHIBIT B

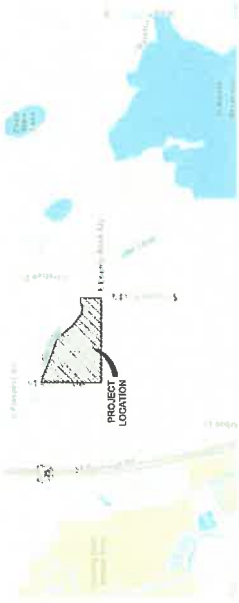
Sketch Plan

[attached]

Willis Farm Sketch Plan Submittal

Timnath, Colorado

Locality Map:



Legal Description:

A RELAY OF WILLIS FARM LOTS, SITUATE IN THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 58 WEST OF THE 6TH P.M., TOWN OF TIMNATH, COUNTY OF LAMAR, STATE OF COLORADO

Land Use Table:

ZONING	APPROXIMATE ACREAGE	MAXIMUM DENSITY	PERCENTAGE
WILLIS FARM			
(I-1) INDUSTRIAL LOTS	66.94 AC		70.3%
(RE) ESTATE RESIDENTIAL LOTS	3.29 AC	1 UNIT / ACRE	4.1%
ROW / PUBLIC ACCESS EASEMENT	4.44 AC		5.6%
OPEN SPACE	16.82 AC		20.0%
TOTAL	78.55 AC		100%

Town Council Certificate:

Approved this _____ day of _____, 20____, by the Town Council, Timnath, Colorado.

By: Town Council Timnath Town Clerk

Planning Commission Certificate:

Approved this _____ day of _____, 20____, by the Town Planning Commission, Timnath, Colorado.

By: Planning Commission Timnath Town Clerk

Preparer's Certificate:

I certify that this sketch plan was prepared by me or under my direct supervision.

By: _____

Certificate of Ownership:

We certify that _____ are the owners of the property.

By: _____

Notary Public: _____

Sketch Plan



Legend



WILLIS FARM
SKETCH PLAN

Timnath, CO

OWNER:
HILLSIDE
COMMERCIAL
GROUP

8020 S CO RD 5, #6029
Fort Collins, CO 80525

STEP COMMENTS DATE

April 26, 2023

Sketch Plan

Sheet Number: **1**

Of 3

WILLIS FARM SKETCH PLAN

Timnath, CO

OWNER:
HILLSIDE
COMMERCIAL
GROUP

6529 S CO RD 5, #200
Fort Collins, CO 80525

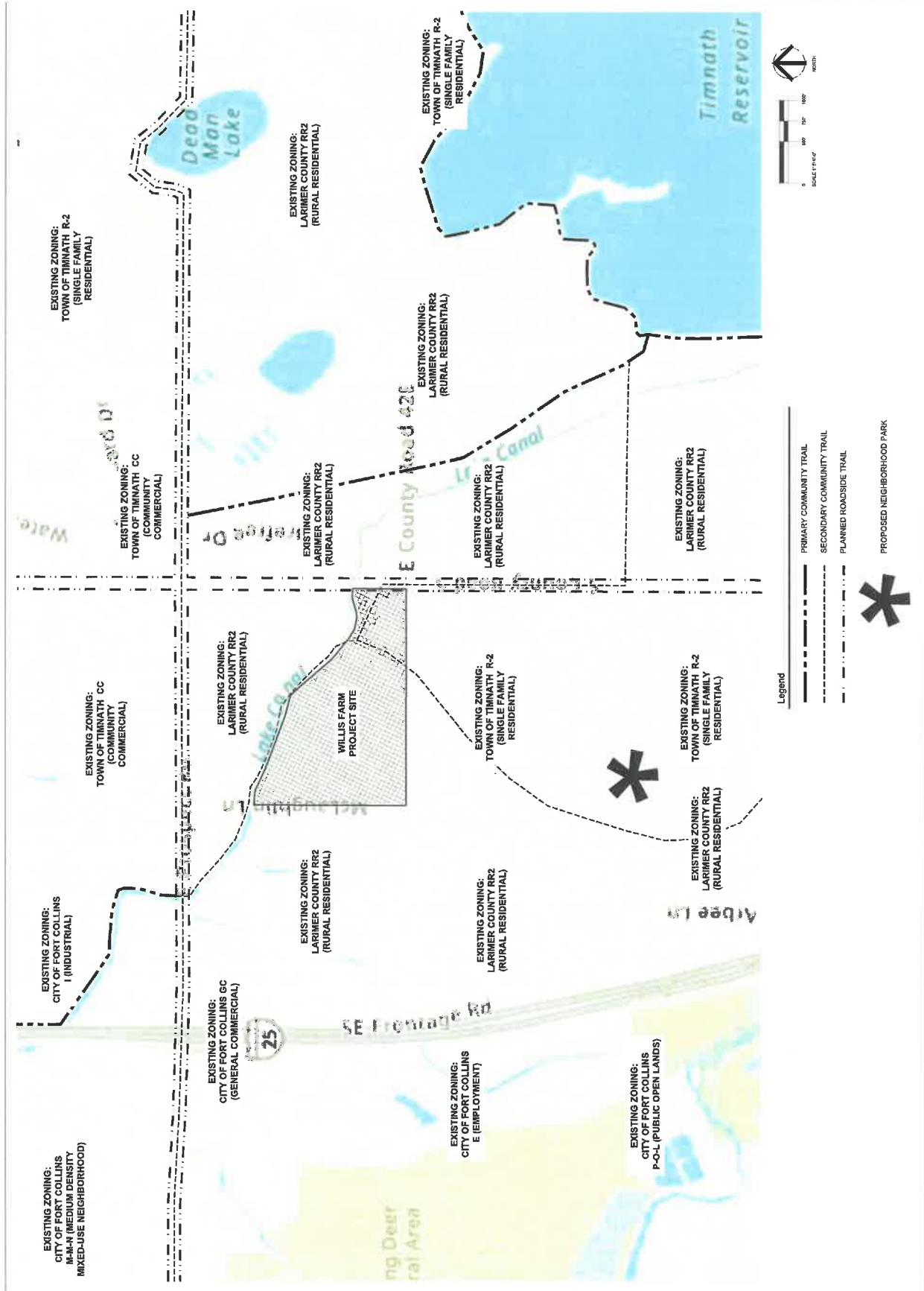
STATE COMMENTS 01-14-23

NO.	DATE	REVISIONS

April 25, 2023

Context Map

Sheet Number: **2**
of 3



EXISTING ZONING:
TOWN OF TIMNATH R-2
(SINGLE FAMILY
RESIDENTIAL)

EXISTING ZONING:
TOWN OF TIMNATH CC
(COMMUNITY
COMMERCIAL)

EXISTING ZONING:
TOWN OF TIMNATH CC
(COMMUNITY
COMMERCIAL)

EXISTING ZONING:
CITY OF FORT COLLINS
I (INDUSTRIAL)

EXISTING ZONING:
CITY OF FORT COLLINS
MHA-2 (MEDIUM DENSITY
MIXED-USE NEIGHBORHOOD)

EXISTING ZONING:
LARIMER COUNTY RR2
(RURAL RESIDENTIAL)

EXISTING ZONING:
CITY OF FORT COLLINS GC
(GENERAL COMMERCIAL)

EXISTING ZONING:
LARIMER COUNTY RR2
(RURAL RESIDENTIAL)

EXISTING ZONING:
LARIMER COUNTY RR2
(RURAL RESIDENTIAL)

EXISTING ZONING:
LARIMER COUNTY RR2
(RURAL RESIDENTIAL)

EXISTING ZONING:
CITY OF FORT COLLINS
E (EMPLOYMENT)

EXISTING ZONING:
LARIMER COUNTY RR2
(RURAL RESIDENTIAL)

EXISTING ZONING:
TOWN OF TIMNATH R-2
(SINGLE FAMILY
RESIDENTIAL)

EXISTING ZONING:
LARIMER COUNTY RR2
(RURAL RESIDENTIAL)

EXISTING ZONING:
TOWN OF TIMNATH R-2
(SINGLE FAMILY
RESIDENTIAL)

EXISTING ZONING:
LARIMER COUNTY RR2
(RURAL RESIDENTIAL)

EXISTING ZONING:
CITY OF FORT COLLINS
P-O-L (PUBLIC OPEN LANDS)

EXISTING ZONING:
LARIMER COUNTY RR2
(RURAL RESIDENTIAL)

EXISTING ZONING:
TOWN OF TIMNATH R-2
(SINGLE FAMILY
RESIDENTIAL)

EXISTING ZONING:
LARIMER COUNTY RR2
(RURAL RESIDENTIAL)



Legend

——	PRIMARY COMMUNITY TRAIL
- - - -	SECONDARY COMMUNITY TRAIL
- . - . - .	PLANNED ROADSIDE TRAIL



PROPOSED NEIGHBORHOOD PARK

**WILLIS FARM
 SKETCH PLAN**

Trimeth, CO

OWNER:
**HILLSIDE
 COMMERCIAL
 GROUP**

8020 S CD RD S, #6020
 Fort Collins, CO 80528

REVISION	DATE	DESCRIPTION

April 26, 2023

**CONCEPTUAL
 LANDSCAPE / OPEN
 SPACE PLAN**

Sheet Number: **3**
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Conceptual Landscape and Open Space Plan



Legend



LANDSCAPE / OPEN SPACE WRITTEN DESCRIPTION

THE DESIGN INTENT FOR WILLIS FARM IS TO PROVIDE LANDSCAPE STRUCTURE AROUND THE PERIMETER OF THE SITE AND ALONG THE INTERNAL ROAD NETWORK. THE ROAD NETWORK WILL INCLUDE TREE LAWNS AND STREET TREES. A BUFFER ALONG THE NORTHERN PROPERTY BOUNDARY AND IRRIGATION DITCH WILL ALLOW FOR A NATURAL TRANSITION BETWEEN EXISTING AND PROPOSED DEVELOPMENT.

LANDSCAPE AND OPEN SPACE

A LANDSCAPE BUFFER IS PROVIDED ALONG THE NORTHERN PROPERTY BOUNDARY WHICH INCORPORATES THE IRRIGATION DITCH. ADDITIONAL LANDSCAPING WILL BE PROVIDED WITHIN EACH LOT, IN ACCORDANCE WITH THE LAND USE CODE, AS PART OF FUTURE SITE PLAN APPLICATIONS.

TRAILS

THERE IS A PROPOSED 50' TRAIL EASEMENT ON THE SOUTH SIDE OF THE IRRIGATION DITCH. THIS EASEMENT WILL CONTAIN THE ENVISIONED PROST TRAIL CONNECTING PEDESTRIANS SAFELY FROM THE NORTH SIDE OF THE SITE TO THE SOUTH SIDE.