Ladera Subdivision Project Timnath, CO Page 1

November 13, 2023 Connell LLC 7785 Highland Meadows Pkwy, Ste 100 Fort Collins, CO 80528

Neighborhood Meeting Notice

You are invited to attend a Neighborhood Meeting regarding the Ladera Rezoning Application and Ladera PD Overlay 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:
Tuesday November 28th, 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: 188.5 acres

Current Zoning: RR2 (Rural Residential)

Legal Description: Lot 2A and Lot 3 of the Amended Plat of Tract A, John W. Swets Farm Corp. Exemption Plat and

CWH Properties LLC Boundary Line Adjustment File #21-Land4085

Application File #: RZ-2023-0002; RZ-2023-0003

Parcel #: 8603106002, 8603406003

General Description: This Rezoning Application and PD Overlay Application are to establish Regional Commercial Zoning

with a PD Overlay across 188.5 acres that is currently under review for Annexation into the Town

of Timnath.

The affected parcels are currently zoned RR2 (Rural Residential) and located within Larimer County. These parcels are part of the Town of Timnath's Growth Management Area. The accompanying PD Overlay Application intends to establish zoning to accommodate the

recommended land uses to carry out the vision of the Town's Comprehensive Plan, which includes

large retail establishments that will become destination shopping areas as well as provide

complementary uses such as other types of commercial, multifamily residential, fitness and open

space.

In regards to the PD Overlay Application (RZ-2023-0003), the applicant has proposed a number of code changes to allow for greater flexibility within the Ladera project and incorporate various uses within one consolidated development. The proposed code changes, as well as developer's rationale for why each change is requested, are included as an exhibit to this notice.

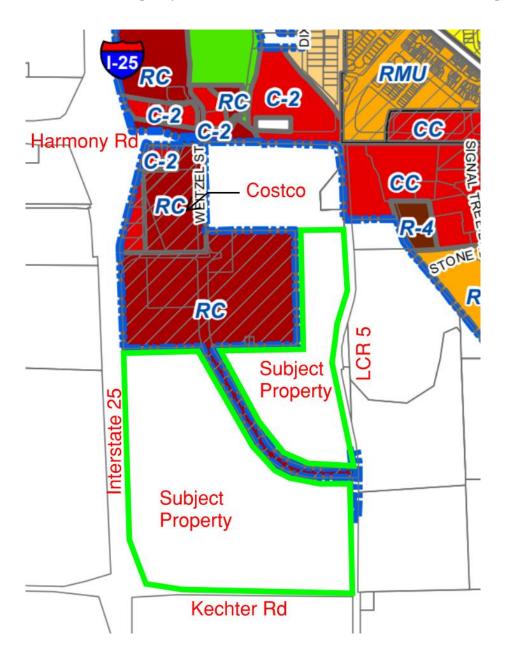
Ladera Subdivision Project Timnath, CO Page 2

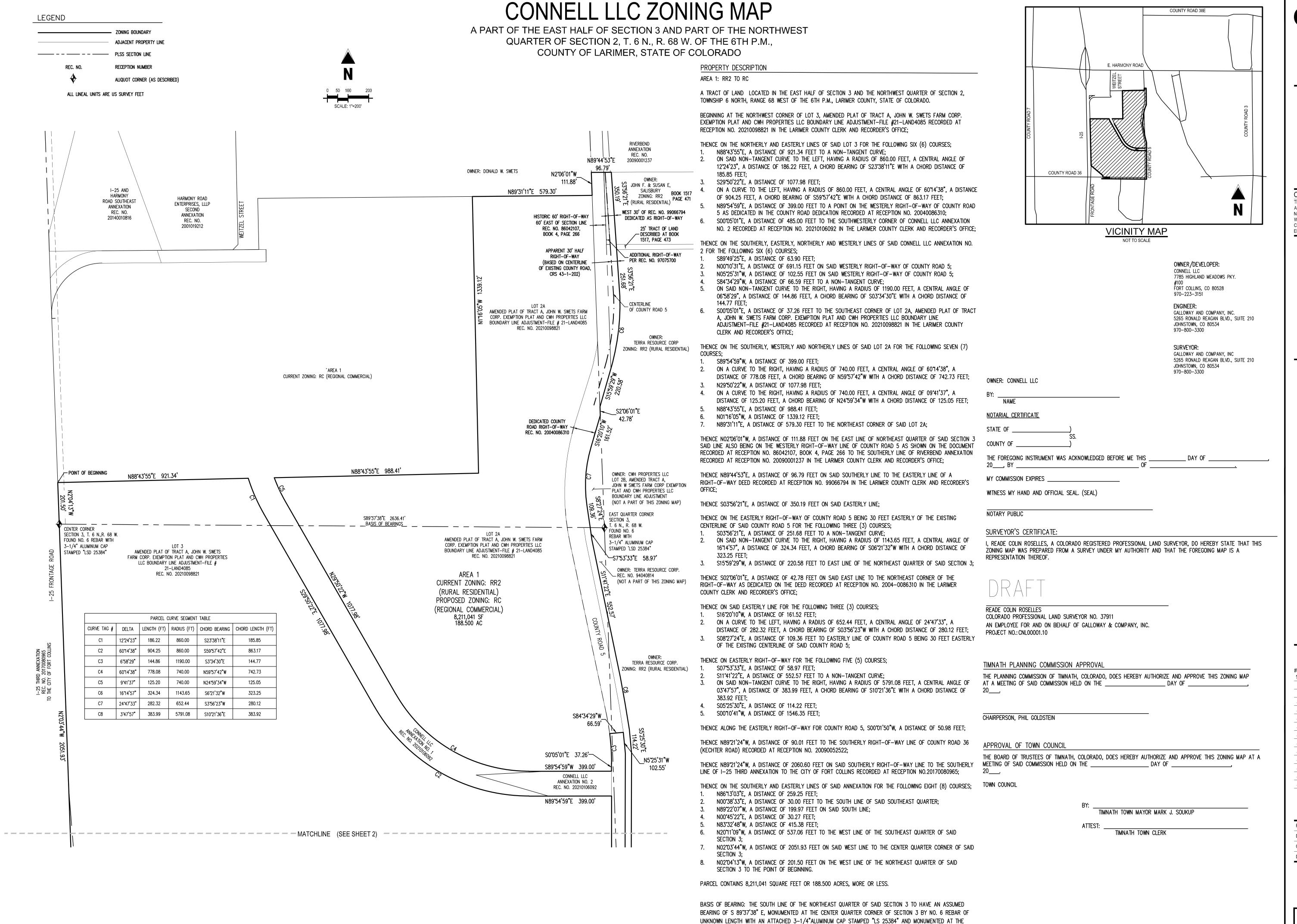
If you are unable to attend the meeting and would like a copy of the presentation, please see contact below. Requests for a copy of the presentation must be made by November 22nd, 2023.

Steve Wiens Stacklot, LLC steve@stacklot.com

Vicinity Map

Annotated Partial Map, Official Zoning Map, Town of Timnath, CO dated July 8, 2023
Official Zoning Map, Town of Timnath available at: www.Timnath.org





EAST BY A NO. 6 REBAR OF UNKNOWN LENGTH WITH A 3-1/4" ALUMINUM CAP, STAMPED LS 25384, AND WITH ALL

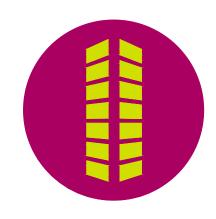
OTHER BEARINGS RELATIVE THERETO

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' HALF OF SECTION 3 AND PART OF THE RTER OF SECTION 2, T. 6 N., R. 68 W. OF THI NTY OF LARIMER, STATE OF COLORADO

Date Issue / Description Init.
1 7/18/2023 2nd TOWN SUBMITTAL AN

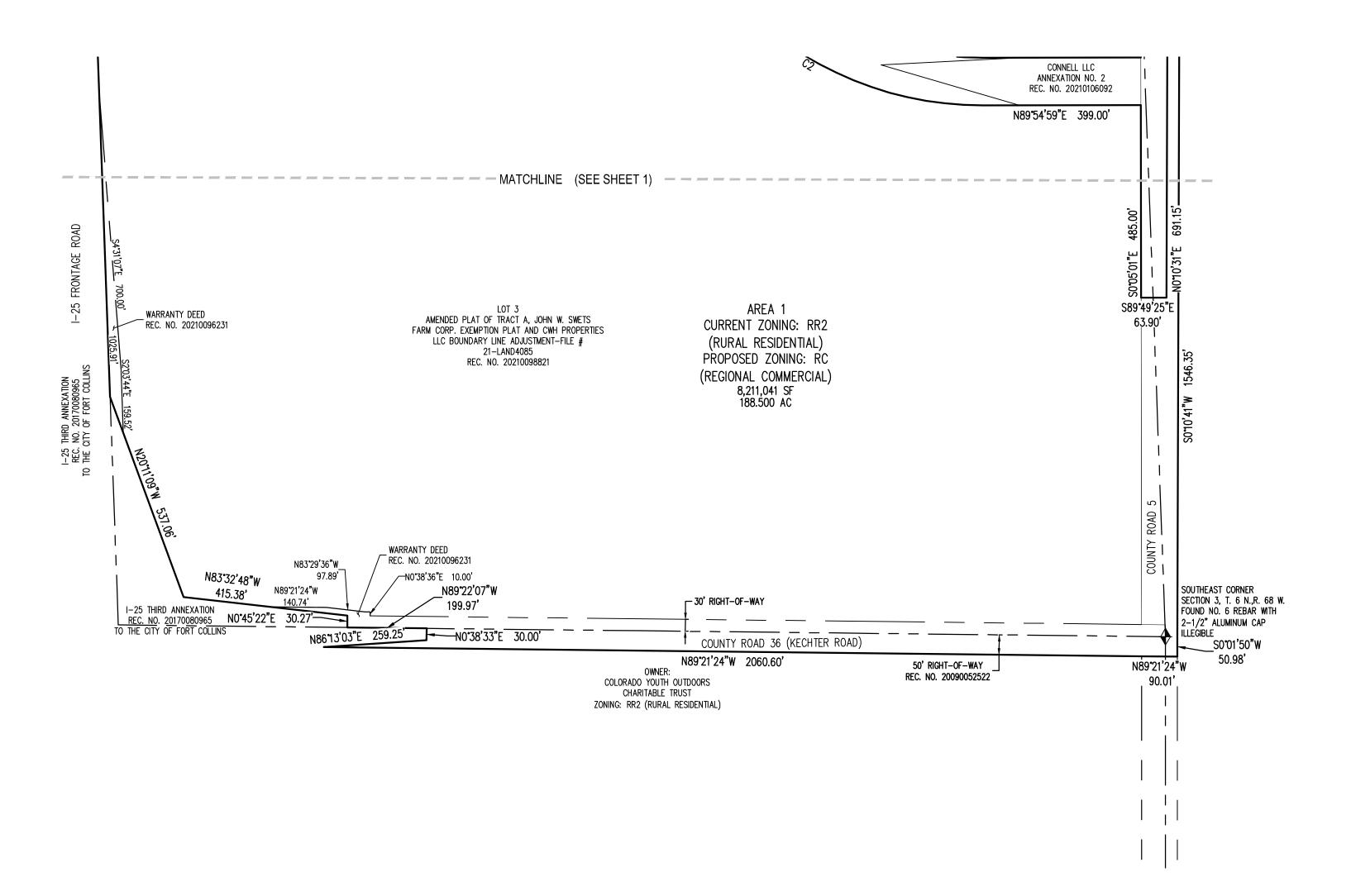
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Nwn By: AN
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SHEET 1 OF 2

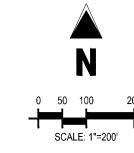
CONNELL LLC ZONING MAP

A PART OF THE EAST HALF OF SECTION 3 AND PART OF THE NORTHWEST QUARTER OF SECTION 2, T. 6 N., R. 68 W. OF THE 6TH P.M., COUNTY OF LARIMER, STATE OF COLORADO



GENERAL NOTES

- 1. ALL REFERENCES HEREON TO BOOKS. PAGES, MAPS AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS FILED IN THE RECORDS OF LARIMER COUNTY. COLORADO.
- 2. ALL LINEAL MEASUREMENTS SHOWN ARE GROUND DISTANCES AND U.S. SURVEY FEET.
- 3. CAUTION: THE SURVEYOR PREPARING THIS MAP WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THIS MAP. ALL CHANGES TO THIS ANNEXATION MAP MUST BE APPROVED IN WRITING BY THE SURVEYOR IN CHARGE.
- 4. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCE MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON. C.R.S. 13-80-105(3)(A).



LEGEND	
	ZONING BOUNDARY ADJACENT PROPERTY LINE
	PLSS SECTION LINE
REC. NO.	RECEPTION NUMBER
◆	ALIQUOT CORNER (AS DESCRIBED)

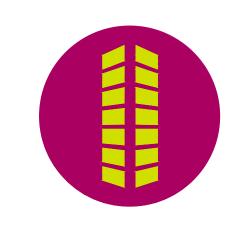
ALL LINEAL UNITS ARE US SURVEY FEET



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#	Date 7/18/2023	Issue / Description	ln
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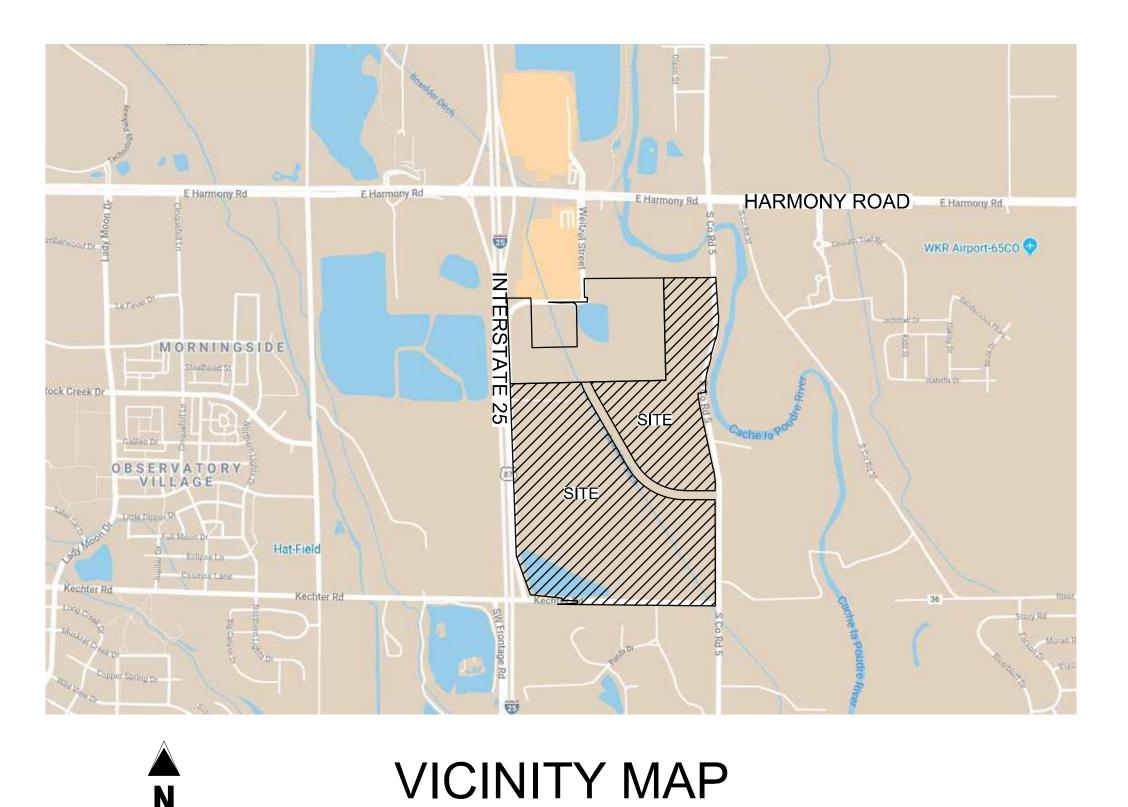
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Project No:	CNL00001.10
Drawn By:	AN
Checked By:	RCR

PLANNED DEVELOPMENT OVERLAY FOR: LADERA SUBDIVISION PHASE 2

LOCATED IN THE EAST HALF OF SECTION 3, TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE 6TH P.M. COUNTY OF LARIMER, STATE OF COLORADO

SEPTEMBER, 2023



N.T.S.

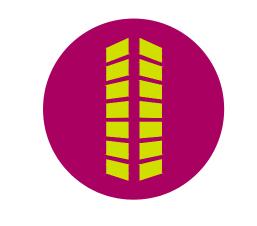
SHEET INDEX

1 COVER SHEET
2 PLANNED DEVELOPMENT OVERLAY
3 PLANNED DEVELOPMENT OVERLAY
4 PLANNED DEVELOPMENT OVERLAY
5 SITE DESIGN GUIDELINES



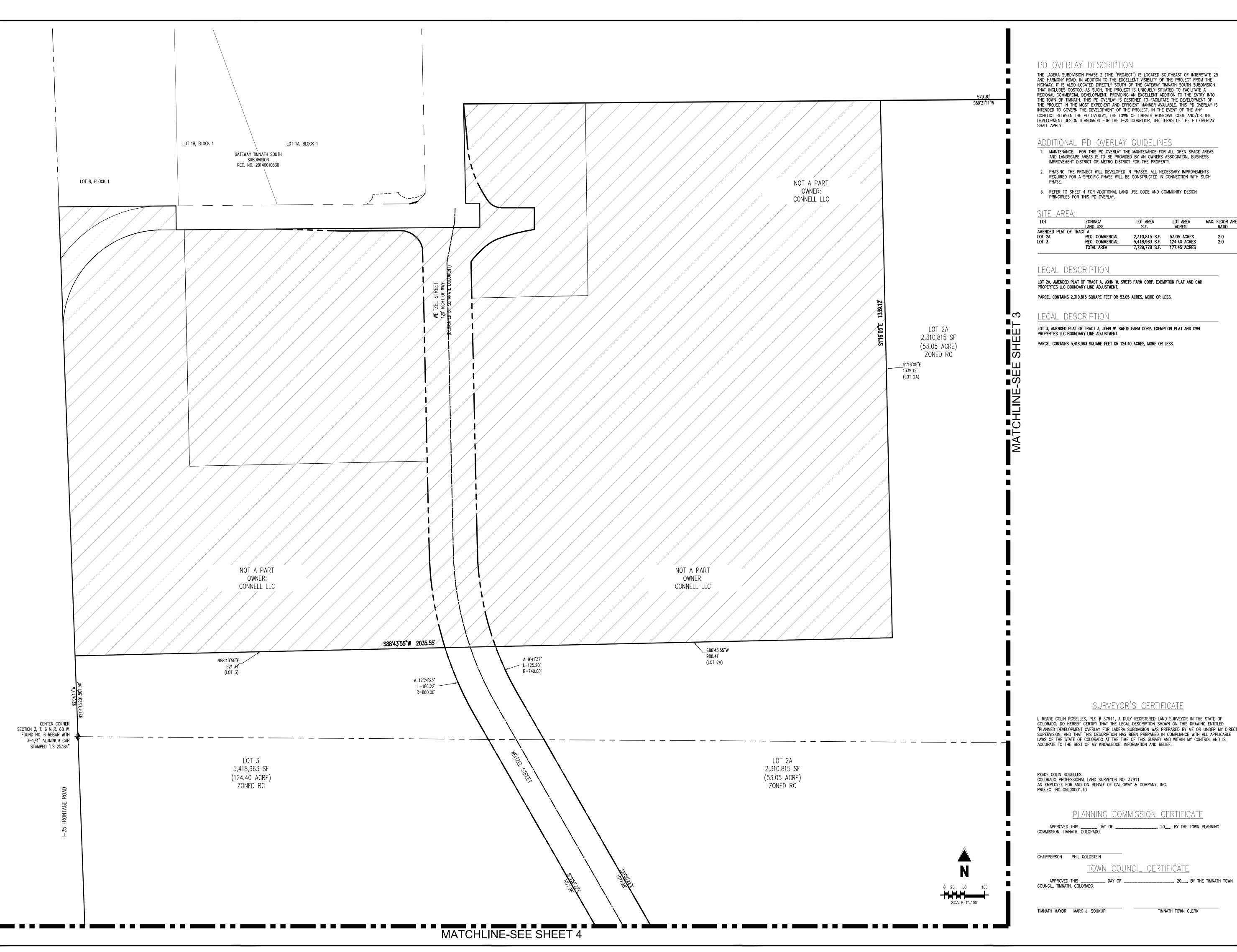
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LADERA SUBDIVISION PHASE 2 PLANNED DEVELOPMENT OVERLAY

Project No:	CNL000001.00
Drawn By:	ALS
Checked By:	JRR
Date:	07.18.2023



THE LADERA SUBDIVISION PHASE 2 (THE "PROJECT") IS LOCATED SOUTHEAST OF INTERSTATE 25 AND HARMONY ROAD. IN ADDITION TO THE EXCELLENT VISIBILITY OF THE PROJECT FROM THE HIGHWAY, IT IS ALSO LOCATED DIRECTLY SOUTH OF THE GATEWAY TIMNATH SOUTH SUBDIVISION THAT INCLUDES COSTCO. AS SUCH, THE PROJECT IS UNIQUELY SITUATED TO FACILITATE A REGIONAL COMMERCIAL DEVELOPMENT, PROVIDING AN EXCELLENT ADDITION TO THE ENTRY INTO THE TOWN OF TIMNATH. THIS PD OVERLAY IS DESIGNED TO FACILITATE THE DEVELOPMENT OF THE PROJECT IN THE MOST EXPEDIENT AND EFFICIENT MANNER AVAILABLE. THIS PD OVERLAY IS INTENDED TO GOVERN THE DEVELOPMENT OF THE PROJECT. IN THE EVENT OF THE ANY CONFLICT BETWEEN THE PD OVERLAY, THE TOWN OF TIMNATH MUNICIPAL CODE AND/OR THE DEVELOPMENT DESIGN STANDARDS FOR THE I-25 CORRIDOR, THE TERMS OF THE PD OVERLAY

ADDITIONAL PD OVERLAY GUIDELINES

1. MAINTENANCE. FOR THIS PD OVERLAY THE MAINTENANCE FOR ALL OPEN SPACE AREAS AND LANDSCAPE AREAS IS TO BE PROVIDED BY AN OWNERS ASSOCIATION, BUSINESS IMPROVEMENT DISTRICT OR METRO DISTRICT FOR THE PROPERTY.

- 2. PHASING. THE PROJECT WILL DEVELOPED IN PHASES. ALL NECESSARY IMPROVEMENTS REQUIRED FOR A SPECIFIC PHASE WILL BE CONSTRUCTED IN CONNECTION WITH SUCH
- 3. REFER TO SHEET 4 FOR ADDITIONAL LAND USE CODE AND COMMUNITY DESIGN PRINCIPLES FOR THIS PD OVERLAY.

ZONING/	lot area	lot area	MAX. FLOOR A
land úse	S.F.	ACRES	RATIO
OF TRACT A			
REG. COMMERCIAL	2,310,815 S.F.	53.05 ACRES	2.0
REG. COMMERCIAL	5,418,963 S.F.	124.40 ACRES	2.0
TOTAL AREA	7,729,778 S.F.	177.45 ACRES	
	LAND ÚSE DF TRACT A REG. COMMERCIAL REG. COMMERCIAL	LAND ÚSE S.F. OF TRACT A REG. COMMERCIAL 2,310,815 S.F. REG. COMMERCIAL 5,418,963 S.F.	LAND ÚSE S.F. ACRES DF TRACT A REG. COMMERCIAL 2,310,815 S.F. 53.05 ACRES REG. COMMERCIAL 5,418,963 S.F. 124.40 ACRES

LOT 2A, AMENDED PLAT OF TRACT A, JOHN W. SWETS FARM CORP. EXEMPTION PLAT AND CWH PROPERTIES LLC BOUNDARY LINE ADJUSTMENT.

PARCEL CONTAINS 2,310,815 SQUARE FEET OR 53.05 ACRES, MORE OR LESS.

LOT 3, AMENDED PLAT OF TRACT A, JOHN W. SWETS FARM CORP. EXEMPTION PLAT AND CWH PROPERTIES LLC BOUNDARY LINE ADJUSTMENT.

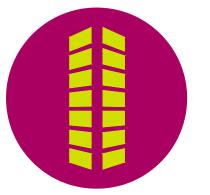
PARCEL CONTAINS 5,418,963 SQUARE FEET OR 124.40 ACRES, MORE OR LESS.

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LADERA SUBDIVISION PHASI PLANNED DEVELOPMENT OV

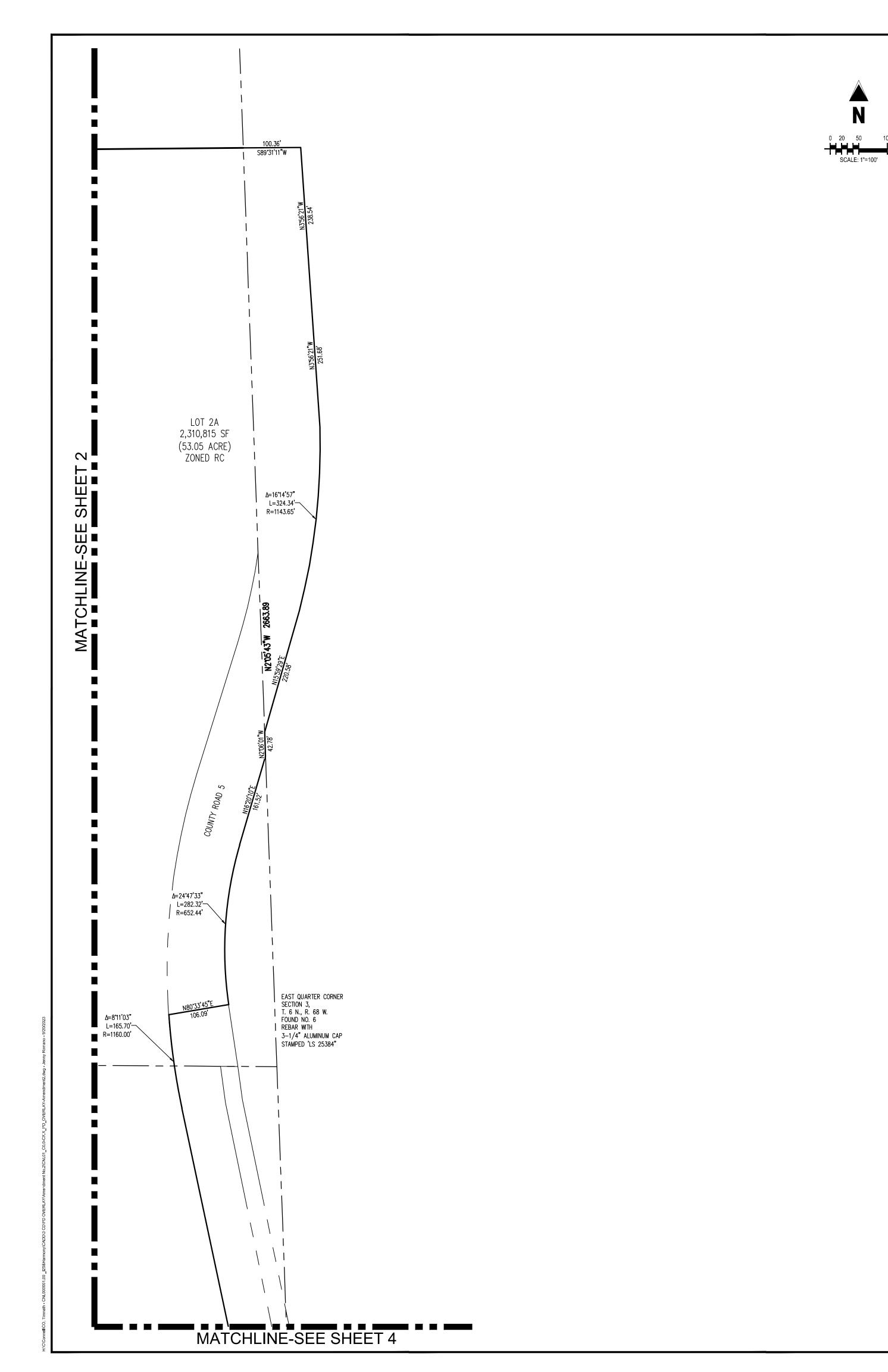
1 7.18.2023 2ND TOWN SUBMITTAL 2 9.20.2023 3RD TOWN SUBMITTAL

Project No:	CNL000001.00
Drawn By:	ALS
Checked By:	JRR
Date:	07.18.2023
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PLANNED DEVELOPMENT OVERLAY

2 OF 5

TIMNATH TOWN CLERK

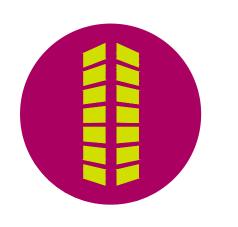




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LADERA SUBDIVISION PHASE 2 PLANNED DEVELOPMENT OVERLAY

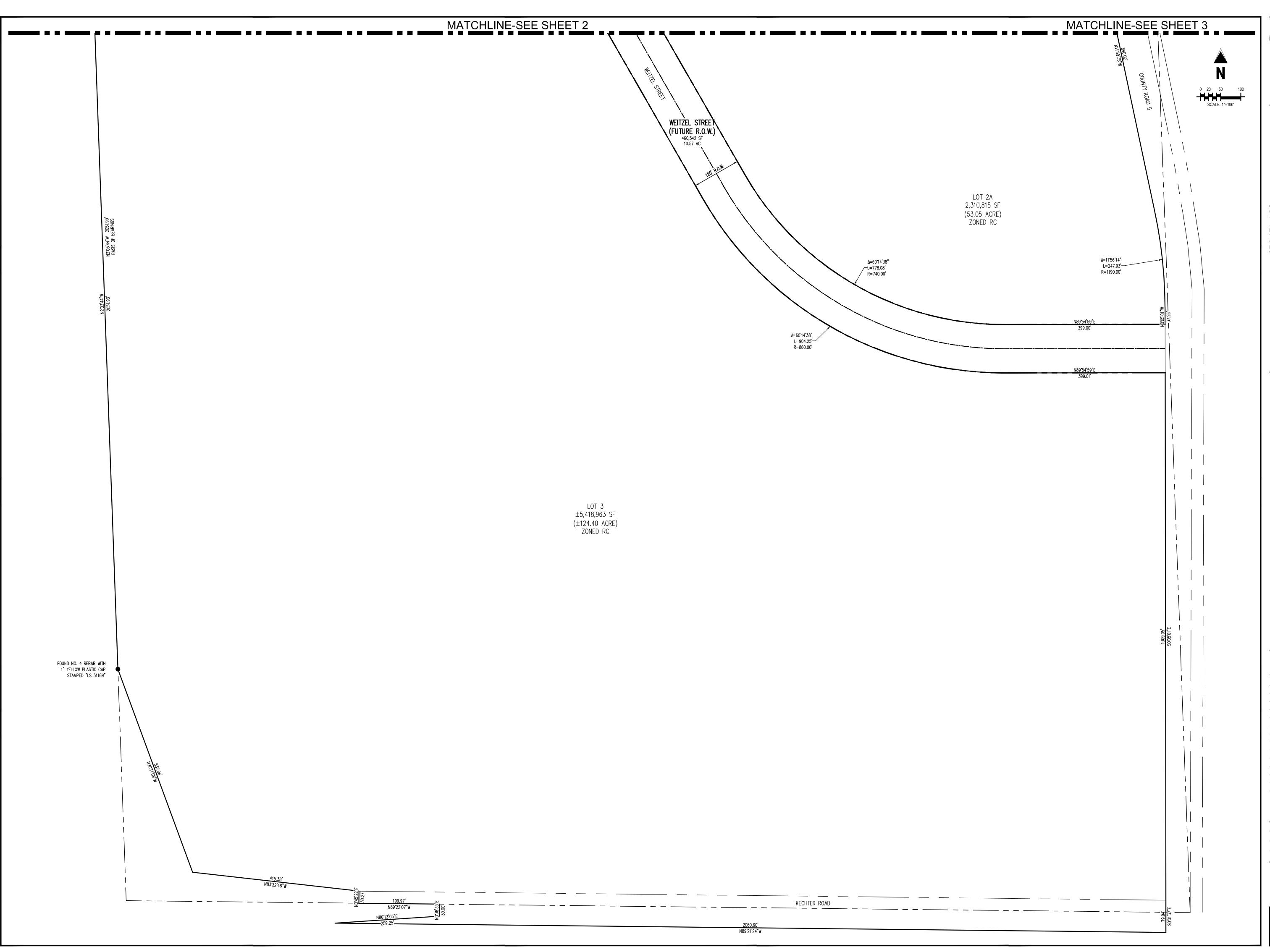
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 Checked By:
 JRR

 Date:
 07.18.2023

PLANNED DEVELOPMENT OVERLAY

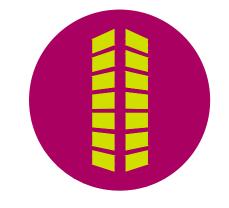
3 OF 5



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LADERA SUBDIVISION PHASE 2 PLANNED DEVELOPMENT OVERLAY

Project No:	CNL000001.00
Drawn By:	ALS
Checked By:	JRR
Date:	07.18.2023

PLANNED DEVELOPMENT OVERLAY

4 OF 5

		LADERA PD OVERLAY		9/20/2023
i.d.	code section:	existing land use:		adopted land use code:
	article 4: use regulations and conditions table 4:1 standard district table of permitt	ted uses		
1	dwelling, attached single family	not allowed		permitted with conditions set for by R3 standards identified in current Timnath Land Use Code
2	4.4.15.3.A	Buildings shall be sited with front entrances and porches oriente streets, drives, and plazas, rather than clustered around parking	ed toward lots.	Buildings shall be sited with front entrances or porches oriented toward streets, drives, open space, and plazas, rather than only clustered around parking lots.
3	4.4.15.3.B	An internal vehicular circulation system for private streets, when shall be reflective of a single-family residential street system.	n included,	Condition eliminated
4	4.4.15.3.C	Parking lots shall be located behind buildings, except where it is appropriate to use a parking lot as a buffer from an arterial stresuch parking area will directly abut a property line exterior to the site when located in or adjacent to a residential district.	deemed et, or where e development	Parking lots generally should be located behind buildings, except where it is deemed appropriate to use a parking lot as a buffer from an arterial street, or where such parking area will directly abu a property line exterior to the development site when located in or adjacent to a residential district
5	4.4.15.3.E	Plazas, clubhouses, pools, and recreational facilities shall be cen when provided.	trally located,	Condition eliminated
6	4.4.15.4.E	Garages shall be designed to be integrated with the building des as to avoid long monotonous rows of garage doors and building shall be oriented so that they do not visually dominate the build the streetscape.	walls. Garages	Condition Eliminated
7	rehabilitation centers, nursing care, assisted living, congregate care, palliative care, hospice care	not allowed		Permitted meeting current conditions
8	bars, taverns and nightclubs	Music, loud speakers, and similar noise devices shall not be perroutdoors. Noise emanating from the bar or tavern shall not exclude noise levels in the surrounding area at a distance of more than 1 any point of the property containing the use.	nitted eed ambient LOO feet from	Music, loud speakers, and similar noise devices shall be permitted outdoors. Noise emanating from the bar or tavern shall not exceed ambient noise levels in the surrounding area at a distance o more than 200 feet from any point of the property containing the use.
9	kennel	not allowed		permitted with conditions identified in current Town of Timnath Land Use Code
10	wireless telecommunication facilities 4.4.32 recreational facilities, indoor and of	not allowed		permitted with conditions - wireless communication facilities permitted on roof tops
11	4.4.23.2 rc - regional commercial	the lodging establishment shall serve breakfast only to registere establishment. far.5		the lodging establishment shall only be able to serve free breakfast to registered guest. An FAR of 1.5 shall be allowed for buildings located adjacent to the south reservoir. Use within building should contain ground floor commercial and residential or office uses above.
	article 5: table 5.2 dimensional standards	-setbacks and heights		
	front yard setback		20' 20'	front yard setback 5' side yard setback 5'
	side yard setback rear yard setback principal building		20' 20'	rear yard setback principal
13	height			A building height of 75 feet shall be allowed for buildings located adjacent to the south reservoir. Use within building should contain ground floor commercial / parking and residential or office uses above.
14	5.3.1.3 interior design of parking lots k.	a landscape island not less than eight feet wide and 20 feet in le measured from back of curb, shall be installed for 10 spaces of p	ength,	a landscape island not less than eight feet wide and 20 feet in length, measured from back of curb shall be installed for 15 spaces of parking.
15	l.	loading docks, overhead doors and truck parking shall be positio completely screened in such a way as to not be visible from the		loading docks, overhead doors and truck parking shall be positioned, or screened from a public street with landscape or screen walls and/or a combination of both. landscape installations shall consist of predominantly evergreen trees. screening measures shall achieve a 60% opacity standard.
16	5.3.3.3 mounting B.	poles in multi-family and commercial developments whether mounted upon a building or independently upon a light standard, shall not exceed 20 feet in height.		poles in multi-family and commercial developments, whether mounted upon a building or independently upon a light standard, shall not exceed 30 feet in height in the regional commercial zone district.
17	5.3.4.1 forms b.	building facades shall be primarily oriented parallel to the street main entrances shall be visible as a means of creating continuou	ts they face. Is streetscapes.	building facades should be primarily oriented parallel to the streets they face. Buildings placed adjacent to Weitzel Street may be orientated with rear or sides of building facing Weitzel Street.
18	e.	the maximum, unbroken facade plane shall be 50 feet. the faca be interrupted by projections, recesses, portals, courtyards, plaz appropriate architectural design. facade plane breaks shall have depth of 2'.	de plane shall cas, or other e a minimum	large format retail: the maximum, unbroken facade plane shall be 75 feet. the facade plane shall be interrupted through changes in material and color. small format retail (10,000 square feet or less): the maximum, unbroken facade plane shall be 50 feet. the facade plane shall be interrupted by projections, recesses, portals, courtyards, plazas, o other appropriate architectural design. facade plane breaks shall have a minimum depth of 2'.
19	f.	no metal surfaces (except industrial) or flat faced cement block upon the exterior of any building as primary surface material.	chall ha vicibla	eliminated

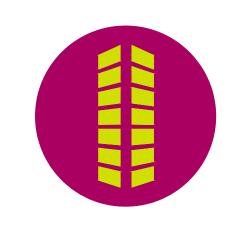
	5.3.4.2 materials	LADERA PD OVERLAY			
i.d.	code section:	building materials shall suit the architectural style of a building consistent or complementary throughout. exterior surface may selected from among the following: brick, cementitious stucco,	aterials shall be	adopted land use code: of a building and be consiste throughout. exterior surface selected from among the following	e materials shall be lowing: brick,
20	a.	board and batten, wood or cementitious siding and approved a concrete masonry unit (metal siding is allowed in industrial dist dryvit, smooth faced concrete block, or efis may only be used in decorator strips, cornice lines and wall capping.	architectural trict only).	cementitious stucco, stone, v batten, wood or cementitiou concrete, tilt-up concrete pa veneer, smooth faced concre and approved architectural c and metal siding	is siding, pre-cast nels, thin set brick ete block, dryvit or ef
	5.3.4.3 design detail				
21	b.	at least 50% of the horizontal distance of any building front shawith arcades, windows, entrances, awnings or similar features.	_	at least 15% of the horizonta format commercial building t with arcades, windows, entra similar features.	front shall be design
		with dreades, williams, entrainees, awillings of similar reduces.		at least 25% of the horizonta format commercial building less) front shall be designed windows, entrances, awning	(10,000 square feet with arcades,
22	c.	retail facades shall be glazed with clear glass no less than 30% other uses may provide the authentic appearance of such trans		eliminated from requiremen	ts.
	5.3.6 landscaping				
23	a.	there shall be a minimum of 20 square feet of interior landscap provided within each parking lot for each parking space provide landscape islands.		there shall be a minimum of interior landscaped area pro- parking lot for each parking s inclusive of landscape islands	vided within each space provided
	5.7.6.4 open space requirements				
24	c.2.a	for regional commercial, office and industrial developments ge corresponding to the uses listed in cc: community commercial commercial zoning districts: a minimum of 25% of the gross lar subdivided as functional open space which may include: plazas landscape areas, natural areas and other public / civic areas; and	and rc: regional nd being , trails,	for regional commercial, offic developments generally corr listed in cc: community commercial zoning districts: the gross land being subdivic space which may include: pla areas, natural areas and othe and parking lot islands. func defined as all pervious areas.	esponding to the us mercial and rc: regio a minimum of 20% o led as functional ope azas, trails, landscap er public / civic areas tional open space is
	5.7.7 landscaping, plant standards and b	uffers			
25	1.a.3.a.1	appropriate turf selection to minimize the use of bluegrass, use maintain soil moisture and reduce evaporation, zoning of plant according to their microclimatic needs and water requirements improvement of soil with organic matter if needed	materials	appropriate use of mulch to and reduce evaporation, zon according to their microclima requirements, and improven organic matter if needed, the bluegrass is allowed	ing of plant materia atic needs and wate nent of soil with
26	1.a.3.c	landscapes shall consist of a variety of species to enhance biod species may make up more than 35% of the total non-grass plasite.	-	landscapes shall consist of a enhance biodiversity. no one more than 40% of the total n materials on site.	e species may make
		number of trees on site 10 to 19	50%	number of trees on site	5
27	1.a.3.d	20 to 39	33%	20 to 39	4
		40 to 59	25%	40 to 59	4
		60 or more	15%	60 or more	4
	table 5.4 plant standards, installation an	d maintenance			
28	trees	at initial plantings: "large" deciduous trees shall be three to th inches in caliper. "medium" and "small" deciduous trees shall and on-half inches in caliper at planting.		at initial plantings: "large" do two to two and one-half inch "medium" deciduous trees sl caliper and "small" deciduou and one-half inches in calipe	nes in caliper. hall be two inches in s trees shall be one
	5.7.8 landscape design standards			T	
29	5.7.8.2.c.1	site trees - plant a minimum of 1 tree per 1,000 square feet of along roadways, alleys, and within parking areas. in open spac canopy shall provide shade for 25% of the gross open areas at	e areas, the tree		ea along roadways, eas. in open space orovide shade for 15
30	5.7.8.2.c.2	shrubs - plant a minimum of 1 shrub per 150 square feet of lan group shrubs and distribute throughout the site. trees may be up to 1/2 of the required shrubs at the rate of 1 tree per 6 shru	substituted for	shrubs - plant a minimum of square feet of landscaped ar distribute throughout the sit substituted for up to 1/2 of t the rate of 1 tree per 6 shrub	ea.group shrubs ar e.trees may be he required shrubs
31	5.7.8.2.c.4	landscape setback to parking lots - 30 feet from arterials or 25 streets. this setback may be reduced to 15 feet if used in comb three to four foot masonry or stone decorative wall. signage m in this setback.	oination with a	landscapes setback to parkin arterials or 15 feet from othe	_
32	5.8 parking requirements 5.8.2.3	provision of additional parking spaces up to 125% of what is re permitted by the town planner in compelling purpose is served		provision of additional parkir of what is required is permiti	
33	5.8.8.2 5.6 table of parking requirements	paving when maximum exceeded. parking that exceeds maxim spaces or more must be paved with pervious pavers or paveme	-	eliminated from requiremen	ts.
	use health and membership		7 / 1000 sf	use health and membership	4 / 1000 sf
	restaurants/standard & fast food without	: drive-thru	1 / 100 sf plus 1 / 200 for	restaurants/standard & fast	7.5 / 1000 sf.
34	restaurants with drive-thru		outdoor seating 1 / 125 sf plus 1 / 200 for outdoor	food without drive-thru restaurants with drive-thru	7.5 / 1000 sf.
			seating	business / commercial /	
	business / commercial / retail uses		I	Louiniercial / Committercial	3 / 1,000 sf

LADERA PD OVERLAY			
i.d.	code section:	existing land use:	adopted land use code:
35	7.6.1 Flashing, rotating, bli	nking or moving signs, animated signs, signs with moving, rotating or flas ment, except as otherwise provided by this Article.	shing lights or signs that LED display shall be permitted on project monument sign
36	Table 7.10.10 Sign Regulati	ons - Free Standing Pole or Monument Signs. Max Area - 48 sq.ft. per fa	A single Free Standing Pole or Monument LED si face. Max ht 8' feet. shall be allowed with a Max Area - 180 sq. ft. pe side and a Max ht 30' feet.



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LADERA SUBDIVISION PHASE 2 PLANNED DEVELOPMENT OVERLAY

JR
JR
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Project No:	CNL000001.00			
Drawn By:	ALS			
Checked By:	JRR			
Date:	07.18.2023			

SITE DESIGN GUIDELINES

LADERA PD OVERLAY

i.d.	code section:	existing land use:	adopted land use code:		
	article 4: use regulations and conditions				
	table 4:1 standard district table of permit	ted uses			
1	dwelling, attached single family	not allowed	permitted with conditions set for by R3 standards identified in current Timnath Land Use Code		
2	4.4.15.3.A	Buildings shall be sited with front entrances and porches oriented toward streets, drives, and plazas, rather than clustered around parking lots.	Buildings shall be sited with front entrances or porches oriented toward streets, drives, open space, and plazas, rather than only clustered around parking lots.		
3	4.4.15.3.B	An internal vehicular circulation system for private streets, when included, shall be reflective of a single-family residential street system.	Condition eliminated		
4	4.4.15.3.C	Parking lots shall be located behind buildings, except where it is deemed appropriate to use a parking lot as a buffer from an arterial street, or where such parking area will directly abut a property line exterior to the development site when located in or adjacent to a residential district.	Parking lots generally should be located behind buildings, except where it is deemed appropriate to use a parking lot as a buffer from an arterial street, or where such parking area will directly abut a property line exterior to the development site when located in or adjacent to a residential district.		
5	4.4.15.3.E	Plazas, clubhouses, pools, and recreational facilities shall be centrally located, when provided.	Condition eliminated		
6	4.4.15.4.E	Garages shall be designed to be integrated with the building design or sited so as to avoid long monotonous rows of garage doors and building walls. Garages shall be oriented so that they do not visually dominate the building façade or the streetscape.	Condition Eliminated		
7	rehabilitation centers, nursing care, assisted living, congregate care, palliative care, hospice care	not allowed	Permitted meeting current conditions		

LADERA PD OVERLAY						
i.d.	code section: existing land use:			adopted land use code:		
8	bars, taverns and nightclubs	Music, loud speakers, and similar noise devices shall not be permitted outdoors. Noise emanating from the bar or tavern shall not exceed ambient noise levels in				
9	kennel	not allowed		l'	permitted with conditions identified in current Fown of Timnath Land Use Code	
10	wireless telecommunication facilities	not allowed		permitted with conditions - wireless communication facilities permitted on roof tops		
	4.4.32 recreational facilities, indoor and o					
11	4.4.23.2	the lodging establishment shall serve breakfast only to registered establishment.	d guests of the	sts of the the lodging establishment shall only be able to serve free breakfast to registered guest.		
	article 5: table 5.1 dimensional standards - lot area, width and coverage					
	rc- regional commercial maximum impervious surface lot coverage - 70% rc - regional commercial far.5			maximum impervious surface	e lot coverage - 80%	
12				An FAR of 1.5 shall be allowed for buildings located adjacent to the south reservoir. Use within building should contain ground floor commercial and residential or office uses above.		
	article 5: table 5.2 dimensional standards	-setbacks and heights				
	front yard setback		20'	front yard setback	5'	
	side yard setback		20'	side yard setback	5'	
	rear yard setback principal building		20'	rear yard setback principal building	5'	
13	height		40'	A building height of 75 feet shall be allowed buildings located adjacent to the south rese Use within building should contain ground f commercial / parking and residential or offiabove.		
	5.3.1.3 interior design of parking lots					
14	k.	a landscape island not less than eight feet wide and 20 feet in length, measured from back of curb, shall be installed for 10 spaces of parking.		a landscape island not less than eight feet wide an 20 feet in length, measured from back of curb, sha be installed for 15 spaces of parking.		

9/20/2023 LADERA PD OVERLAY						
i.d.	code section:	existing land use:	adopted land use code:			
15	I.	loading docks, overhead doors and truck parking shall be positioned, or completely screened in such a way as to not be visible from the public street.	loading docks, overhead doors and truck parking shall be positioned, or screened from a public street with landscape or screen walls and/or a combination of both. landscape installations shall consist of predominantly evergreen trees. screening measures shall achieve a 60% opacity standard.			
	5.3.3.3 mounting					
16	В.	poles in multi-family and commercial developments whether mounted upon a building or independently upon a light standard, shall not exceed 20 feet in height.	poles in multi-family and commercial developments, whether mounted upon a building or independently upon a light standard, shall not exceed 30 feet in height in the regional commercial zone district.			
	5.3.4.1 forms		<u>, </u>			
17	b.	building facades shall be primarily oriented parallel to the streets they face. main entrances shall be visible as a means of creating continuous streetscapes.	building facades should be primarily oriented parallel to the streets they face. Buildings placed adjacent to Weitzel Street may be orientated with rear or sides of building facing Weitzel Street.			
	e.	the maximum, unbroken facade plane shall be 50 feet. the facade plane shall be interrupted by projections, recesses, portals, courtyards, plazas, or other appropriate architectural design. facade plane breaks shall have a minimum depth of 2'.	large format retail: the maximum, unbroken facade plane shall be 75 feet. the facade plane shall be interrupted through changes in material and color.			
18			small format retail (10,000 square feet or less): the maximum, unbroken facade plane shall be 50 feet. the facade plane shall be interrupted by projections, recesses, portals, courtyards, plazas, or other appropriate architectural design. facade plane breaks shall have a minimum depth of 2'.			
19	f.	no metal surfaces (except industrial) or flat faced cement block shall be visible upon the exterior of any building as primary surface material.	eliminated			
	5.3.4.2 materials					

building materials shall suit the architectural style of a building and be consistent or complementary throughout. exterior surface materials shall be selected from among the following: brick, cementitious stucco, stone, vertical board and batten, wood or cementitious siding and approved architectural concrete masonry unit (metal siding is allowed in industrial district only). dryvit, smooth faced concrete block, or efis may only be used in banding, decorator strips, cornice lines and wall capping. 5.3.4.3 design detail b. at least 50% of the horizontal distance of any building front shall be designed with arcades, windows, entrances, awnings or similar features. adopted land use code: building materials shall suit the architectural style of a building and be consistent or complement throughout. exterior surface materials shall be designed throughout. exterior surface materials shall be designed with arcades, windows, entrances, awnings or similar features. adopted land use code: building materials shall suit the architectural style of a building and be consistent or complement throughout. exterior surface materials shall be designed and underly surface materials shall be designed with arcades, windows, entrances, awnings or similar features.		i.d. co
building materials shall suit the architectural style of a building and be consistent or complementary throughout. exterior surface materials shall be selected from among the following: brick, cementitious stucco, stone, vertical board and batten, wood or cementitious siding and approved architectural concrete masonry unit (metal siding is allowed in industrial district only). dryvit, smooth faced concrete block, or efis may only be used in banding, decorator strips, cornice lines and wall capping. 5.3.4.3 design detail 21 b. at least 50% of the horizontal distance of any building front shall be designed with arcades, windows, entrances, awnings or similar features. at least 25% of the horizontal distance of any similar features. at least 25% of the horizontal distance of any similar features.	20 a.	
at least 15% of the horizontal distance of any la format commercial building front shall be designed with arcades, windows, entrances, awnings or similar features. at least 50% of the horizontal distance of any building front shall be designed with arcades, windows, entrances, awnings or similar features. at least 25% of the horizontal distance of any similar features.		20 a.
b. at least 50% of the horizontal distance of any building front shall be designed with arcades, windows, entrances, awnings or similar features. at least 50% of the horizontal distance of any building front shall be designed with arcades, windows, entrances, awnings or similar features. at least 25% of the horizontal distance of any s	5.3.4.3 design detail	5.3
at least 25% of the horizontal distance of any s	21 b.	21 b.
format commercial building (10,000 square fee less) front shall be designed with arcades, wind entrances, awnings or similar features.		
c. retail facades shall be glazed with clear glass no less than 30% of the first story. other uses may provide the authentic appearance of such transparency. eliminated from requirements.	22 c.	22 c.
5.3.6 landscaping	5.3.6 landscaping	5.3
there shall be a minimum of 20 square feet of interior landscaped area provided within each parking lot for each parking space provided exclusive of landscape islands. there shall be a minimum of 20 square feet of interior landscaped area provided within each parking space provided exclusive of landscape islands.	23 a.	23 a.
5.7.6.4 open space requirements	5.7.6.4 open space requirements	5.7
for regional commercial, office and industrial developments generally corresponding to the uses listed in cc: community commercial and rc: regional commercial and rc: regional commercial zoning districts: a minimum of 25% of the gross land being subdivided as functional open space which may include: plazas, trails, landscape areas, natural areas and other public / civic areas; and for regional commercial, office and industrial developments generally corresponding to the training developments generally corresponding to the listed in cc: community commercial and rc: regional commercial industrial developments generally corresponding to the listed in cc: community commercial and rc: regional com	24 c.2.a	24 c.2
5.7.7 landscaping, plant standards and buffers	5.7.7 landscaping, plant standards a	5.7

LADERA PD OVERLAY						
i.d.	code section:	existing land use:	adopted land use code:			
25	1.a.3.a.1	appropriate turf selection to minimize the use of bluegrass, use of mulch to maintain soil moist and reduce evaporation, zoning of plant materials according to their microclimatic needs and water requirements, and improvement of soil with organic matter if needed appropriate use of mulch to maintain soil moist and reduce evaporation, zoning of plant materials according to their microclimatic needs and water requirements, and improvement of soil with organic matter if needed, the use Texas hybrid bluegrass is allowed			ing of plant materials atic needs and water ent of soil with	
26	1.a.3.c	landscapes shall consist of a variety of species to enhance biodiversity. no one species may make up more than 35% of the total non-grass plant materials on site. landscapes shall consist of a variety of species to enhance biodiversity. no one species may mak more than 40% of the total non-grass plant materials on site.			species may make up	
	1.a.3.d	number of trees on site		number of trees on site		
		10 to 19	50%	10 to 19	50%	
26		20 to 39	33%	20 to 39	40%	
		40 to 59	25%	40 to 59	40%	
		60 or more 15%		60 or more	40%	
	table 5.4 plant standards, installation and maintenance					
27	trees	at initial plantings: "large" deciduous trees shall be three to three and one-half inches in caliper. "medium" and "small" deciduous trees shall be two to two and on-half inches in caliper at planting.		at initial plantings: "large" deciduous trees shall be two to two and one-half inches in caliper. "medium" deciduous trees shall be two inches in caliper and "small" deciduous trees shall be one and one-half inches in caliper at planting.		
	5.7.8 landscape design standards					
28	5.7.8.2.c.1	site trees - plant a minimum of 1 tree per 1,000 square feet of landscaped area along roadways, alleys, and within parking areas. in open space areas, the tree canopy shall provide shade for 25% of the gross open areas at maturity. site trees - plant a minimum of 1 tree per 1,000 square feet of landscaped area along roadways, alleys, and within parking areas. in open space areas, the tree canopy shall provide shade for 1! of the gross open areas at maturity.		ea along roadways, las. in open space provide shade for 15%		

LADERA PD OVERLAY					
i.d.	code section:	existing land use:		adopted land use code:	
29	shrubs - plant a minimum of 1 shrub per 150 square feet of landscaped area. 5.7.8.2.c.2 group shrubs and distribute throughout the site. trees may be substituted for up to 1/2 of the required shrubs at the rate of 1 tree per 6 shrubs.			shrubs - plant a minimum of 1 shrub per 200 square feet of landscaped area. group shrubs and distribute throughout the site. trees may be substituted for up to 1/2 of the required shrubs at the rate of 1 tree per 6 shrubs.	
30	5.7.8.2.c.4	,		landscapes setback to parking lots - 15 feet from arterials or 15 feet from other streets	
	5.8 parking requirements				
31	15.8.7.3			provision of additional parking spaces up to 150% of what is required is permitted.	
32	5.8.8.2	paving when maximum exceeded. parking that exceeds maximums by 5 spaces or more must be paved with pervious pavers or pavement.		eliminated from requirements.	
	5.6 table of parking requirements		•	1	т
	use			use	
	health and membership restaurants/standard & fast food without drive-thru		7 / 1000 sf 1 / 100 sf plus 1 / 200 for outdoor seating	health and membership restaurants/standard & fast food without drive-thru	4 / 1000 sf 7.5 / 1000 sf.
33			1 / 125 sf plus 1 / 200 for outdoor seating	restaurants with drive-thru	7.5 / 1000 sf.
	business / commercial / retail uses			business / commercial / retail uses	3 / 1,000 sf
	article 7: signs				
34	7.6.1 Flashing, rotating, blinking or moving signs, animated signs, signs with moving, rotating or flashing lights or signs that create the illusion of movement, except as otherwise provided by this Article.			LED display shall be permitted on project monument sign	
35				A single Free Standing Pole or Monument LED sign shall be allowed with a Max Area - 180 sq. ft. per side and a Max ht 30' feet.	