



**Town of Timnath
Public Hearing Notice
December 7, 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, Dec 19, 2023	6:00 P.M.	Planning Commission Public Hearing
Tue, Jan 9, 2024	6:00 P.M.	Town Council - 1st Reading Setting the Public Hearing
Tue, Jan 23, 2024	6:00 P.M.	Town Council - 2nd Reading and Public Hearing

These meetings will be held in a hybrid format both 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:	McMorris Planned Development Overlay
Location:	Property located south of Bus Grove Road, immediately west of the Harmony subdivision.
Property Size:	46.7 acres
Current Zoning:	Estate Residential (RE)
Proposed Zoning:	RE w/ PDO
Case #	RZ-2023-0007
Property Owner:	SC Land Estates, LLC; Post Modern Development Inc., Timnath Estates LLC, Harmony LLC
Summary:	Planned Development Overlay (PDO) application to modify dimensional criteria for the Land Use Code for Estate Residential (RE).

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 contact the Planning Department at (970) 224-3211 ext. 5 or contact us by e-mail at planning@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

Chad Kemper, BUP, APA
Town Planner

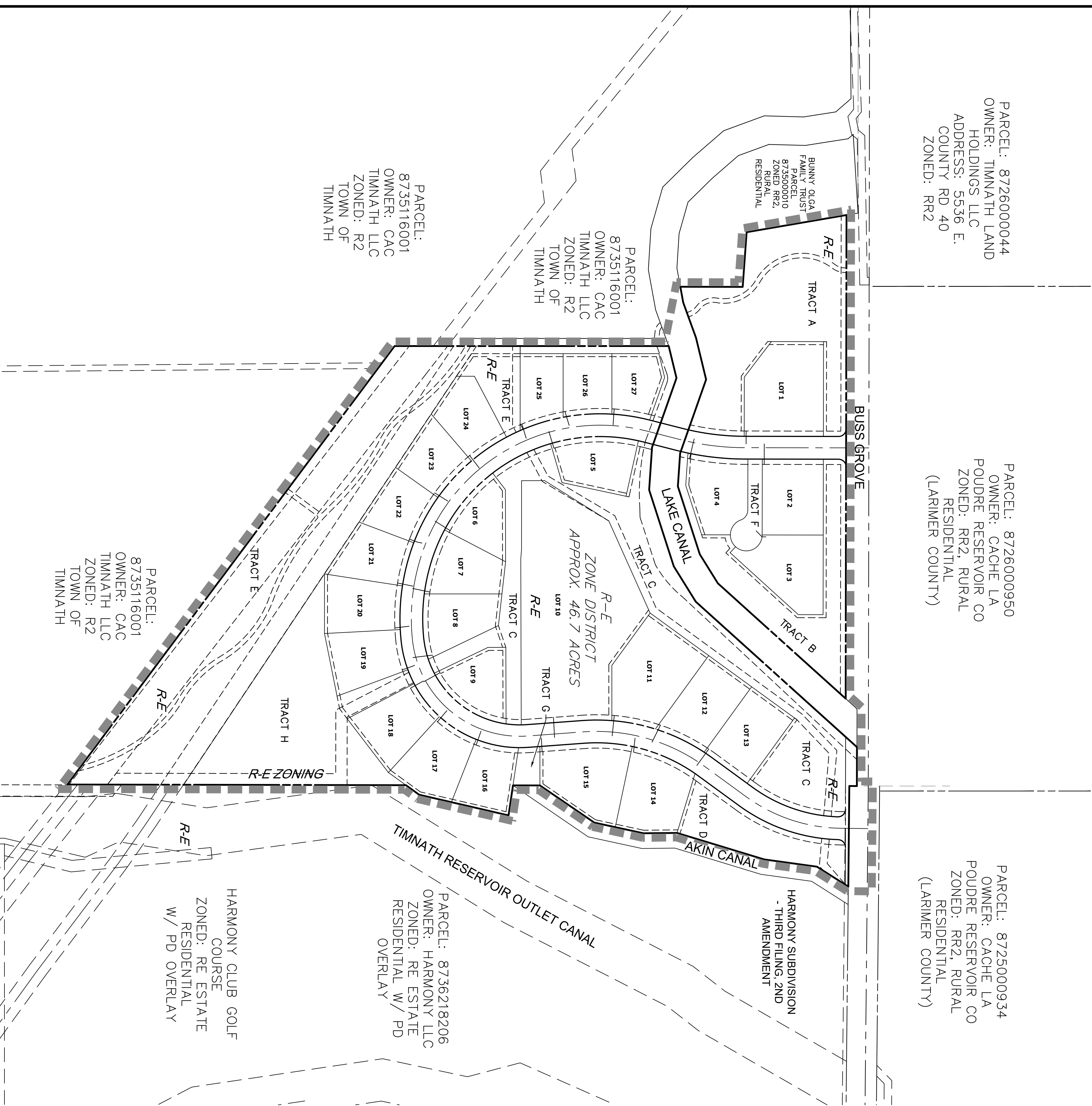
Attached:

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>

MCMORRIS SUBDIVISION - PD OVERLAY EXCEPTIONS

A TRACT OF LAND LOCATED IN SECTION 36, TOWNSHIP 7 NORTH,
RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF LARIMER, STATE OF COLORADO



PARCEL: 8726000044
OWNER: TIMNATH LAND HOLDINGS, LLC
ADDRESS: 5536 E. COUNTY RD 40
COUNTY: RR2
ZONED: RR2

PARCEL: 8726000950
OWNER: CACHÉ LA Poudre RESERVOIR CO
ZONED: RR2, RURAL RESIDENTIAL (LARIMER COUNTY)

PARCEL: 8725000934
OWNER: CACHÉ LA Poudre RESERVOIR CO
ZONED: RR2, RURAL RESIDENTIAL (LARIMER COUNTY)

PARCEL: 8735116001
OWNER: CAC TIMNATH LLC
ZONED: R2
TOWN OF TIMNATH

PARCEL: 8735116001
OWNER: CAC TIMNATH LLC
ZONED: R2
TOWN OF TIMNATH

PARCEL: 8735116001
OWNER: CAC TIMNATH LLC
ZONED: R2
TOWN OF TIMNATH

PARCEL: 8736218206
OWNER: HARMONY LLC
ZONED: RE ESTATE RESIDENTIAL W/ PD OVERLAY

HARMONY CLUB GOLF COURSE
ZONED: RE ESTATE RESIDENTIAL W/ PD OVERLAY

MCMORRIS SUBDIVISION PD OVERLAY DEVELOPMENT STANDARDS						
SETBACK, DENSITY & DIMENSIONAL STANDARDS TABLE						
Current Standard Per R-E (Estate) Zoning	Minimum Front Yard Setback	Minimum Side Yard Setback	Minimum Rear Yard Setback	Corner Side Yard Setback Which shall R.O.W.	Minimum Lot Area Per Dwelling	Minimum Lot Width*
30'	25'	7'	25'	14'	0.5 Acres	140'
McMorris Subdivision Lots 25-27						
25'	25'	7'	25'	14'	0.5 Acres	100'
						25%
						59%
						59%

LEGAL DESCRIPTION

NE 1/4 OF SECTION 36, TOWNSHIP 7 NORTH, RANGE 68 WEST, 6TH P.M.
SAID DESCRIBED TRACT CONTAINS 46.7 ACRES MORE OR LESS AND IS SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY NOW ON RECORD OR EXISTING.

BLOCK DIVERSITY, GARAGE ORIENTATION AND DRIVEWAY ACCESS STANDARDS

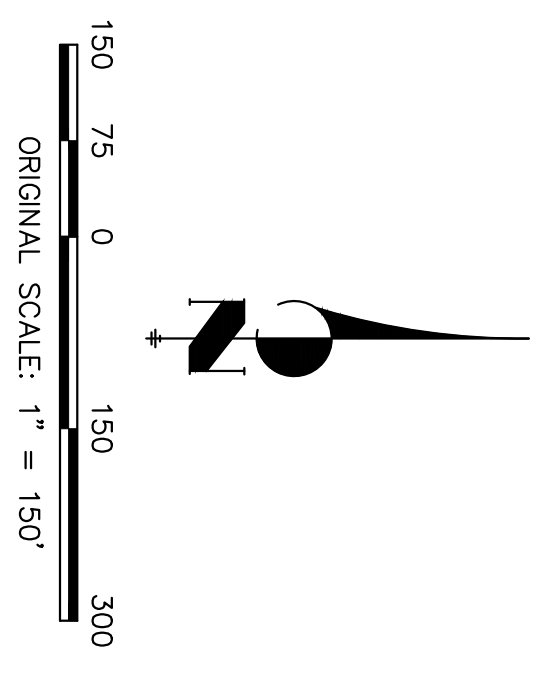
1. ALL SINGLE-FAMILY ESTATE LOTS WITHIN THE MCMORRIS SUBDIVISION SHALL BE EXEMPT FROM THE LAND USE CODE REQUIREMENTS IN SECTION 5.3.1.2.B WHICH REQUIRES A MAXIMUM DRIVEWAY ACCESS OF NO GREATER THAN 20 FEET IN WIDTH. THE MAXIMUM PERMITTED DRIVEWAY ACCESS WIDTH FOR THE MCMORRIS SUBDIVISION SHALL BE NO GREATER THAN 30 FEET AND A SITE PLAN FOR EACH LOT SHALL BE REVIEWED AND APPROVED BY THE HARMONY DDC PRIOR TO SUBMISSION OF A BUILDING PERMIT APPLICATION TO THE TOWN OF TIMNATH.
2. THE HARMONY SUBDIVISION SHALL MAINTAIN THE INTENT AND DESIGN OF THE OVERLAY COMMUNITY. THESE COVENANTS ORIGINATE ARCHITECTURAL CONTROL WHILE PROVIDING THE MOST FLEXIBILITY TO THE HOMEOWNER. HOMES WITHIN MCMORRIS SHALL INCLUDE A VARIETY OF DESIGN ELEMENTS INCLUDING THE USE OF BUILDING PROJECTIONS, EXTERIOR BUILDING MATERIALS, GARAGE INTEGRATION AND ORIENTATION, WALL ARTICULATION, RECESSES, TIERED BUILDING MASSES, AS WELL AS THE USE OF COLUMNS AND POSTS, DECKS, PATIOS, AND TERRACES.
3. IN ORDER TO ENSURE A CONSISTENT, HIGH QUALITY AND INTEGRATED DESIGN THROUGHOUT ALL OF THE MCMORRIS COMMUNITY, THE HARMONY SUBDIVISION ARCHITECTURAL CONTROL & DESIGN COVENANTS & DESIGN REVIEW PROCESS WILL BE UTILIZED TO REVIEW SITE PLANNING, ARCHITECTURE, AND LANDSCAPE DESIGN FOR CONFORMANCE WITH THE HARMONY GUIDELINES. THE HARMONY DESIGN REVIEW COMMITTEE (DRC) SHALL REVIEW AND APPROVE ALL PROPOSED HOUSE PLANS AND SUBMITTAL DOCUMENTS PRIOR TO THE SUBMISSION OF A BUILDING PERMIT APPLICATION TO THE TOWN OF TIMNATH. ANY EXCEPTIONS TO THIS MUST BE GRANTED IN WRITING FROM THE HARMONY DDC.

PLANNING COMMISSION CERTIFICATE

APPROVED THIS _____ DAY OF _____ 20____ BY THE TOWN PLANNING COMMISSION, TIMNATH, COLORADO.
PLANNING COMMISSION CHAIRPERSON
PHILIP GOLDSTEIN

TOWN COUNCIL CERTIFICATE

APPROVED THIS _____ DAY OF _____ 20____ BY THE TIMNATH TOWN COUNCIL, TIMNATH, COLORADO.
THIS RESOLUTION IS CONDITIONED UPON ALL EXPENSES INVOLVED WITH THE NECESSARY PREPARATION OF PERMITS AND CONSTRUCTION SERVICES, PAVING, GRADING, LANDSCAPING, CURBS, CUTTERS, STREET LIGHTS, STREET SIGNS, AND SIDEWALKS SHALL BE FINANCED BY OTHERS AND NOT THE TOWN.
MAYOR MARK J. SOUKUP
TIMNATH TOWN CLERK



MCMORRIS SUBDIVISION
PD OVERLAY EXCEPTIONS
39718.03
08/31/2023
SHEET 1 OF 1



Central 303-740-4383 • Colorado Springs 719-593-2839
Fort Collins 970-491-8888 • www.jrengineering.com