

Town of Timnath Public Hearing Notice January 5, 2024

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.

-	Гие, Jan 16, 2024	6:00 P.M.	Planning Commission Public Hearing
ŀ	Tue, Jan 23, 2024	6:00 P.M.	Town Council - 1st Reading, Setting the Public Hearing
-	Гue, Feb 13, 2024	6:00 P.M.	Town Council - 2nd Reading & 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.

Location: Property located southeast and southwest of Weitzel Street and Swetsville Zoo Road.

Property Size: 188 acres
Current Zoning: Larimer County

Proposed Zoning: Regional Commercial (RC) w/ PDO

Connell LLC

Case # RZ-2023-0003

Property Owner:

Summary: Planned Development Overlay (PDO) for the additional 184 acres proposed for annexation into

the Town of Timnath.

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

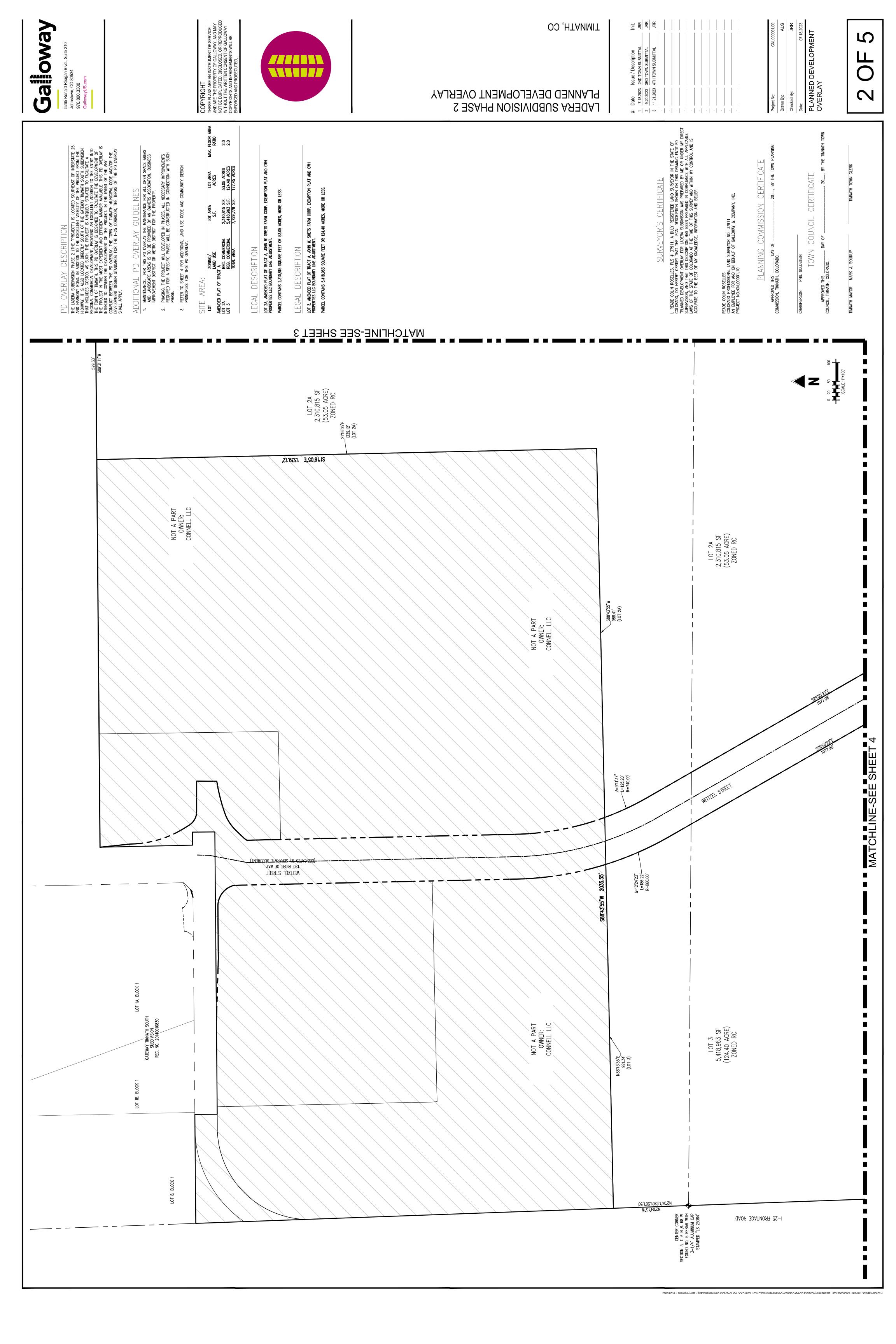
Kevin Koelbel, BSP, APA

Town Planner Attached:

For a PDF version of this mailing, please go to https://timnath.org/neighborhoodmeetings/

Town of Timnath
Phone: (970) 224-3211 Fax: (970) 224-3217
www.timnath.org

4750 Signal Tree Drive, Timnath, CO 80547



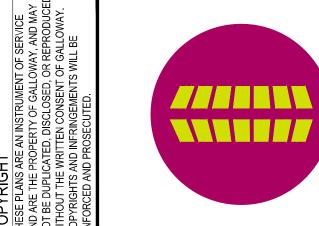
2 5

TIMNATH, CO

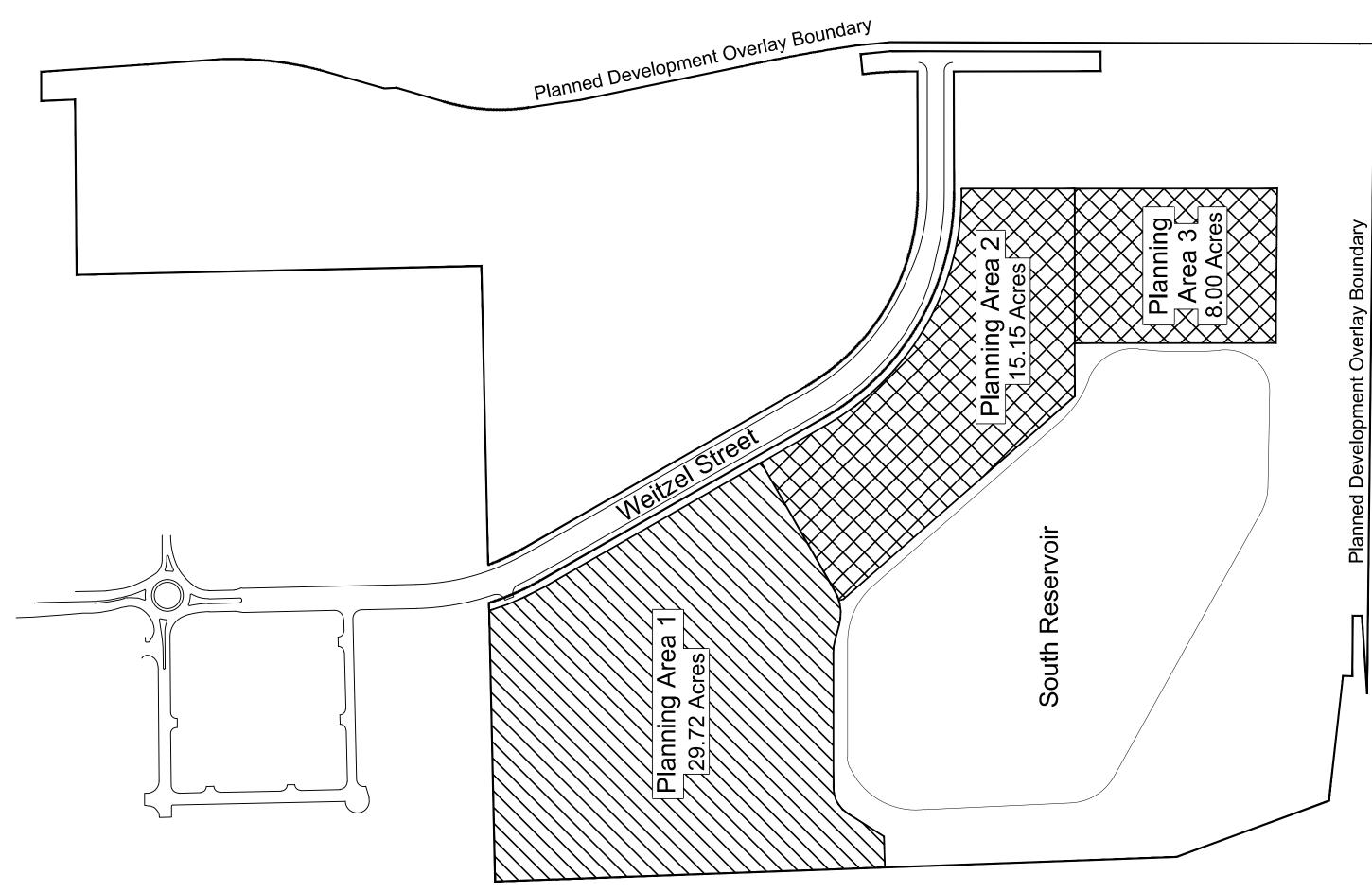
Date: VALUES
SITE DESIGN GUIDELINES

PLANNED DEVELOPMENT OVERLAY





Gailloway



j.d.	code section:	existing land use:		adopted land use code:	
50	5.3.6 landscaping a. 5.7.6.4 open space requirements	There shall be a minimum of 20 square feet of interior landscaped area provided within each parking lot for each parking space provided exclusive landscape islands.	oed area ed exclusive of	There shall be a minimum of 20 square feet of interior landscaped area provided within each parking lot for each parking space provided inclusive of landscape islands.	20 square feet of rided within each pace provided
21	Corrections about condende and buffere	For regional commercial, office and industrial developments generally corresponding to the uses listed in cc: community 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	nerally and rc: regional Id being trails,	For regional commercial, office and industrial developments generally corresponding to the uses listed in cc: community commercial and rc: regional commercial zoning districts: a minimum of 20% 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 parking lot islands. functional open space is defined as all pervious areas.	ce and industrial esponding to the uses nercial and rc: regional a minimum of 20% of ed as functional open zas, trails, landscape r public / civic areas; ional open space is
22	1.a.3.a.1	Appropriate turf selection to minimize the use of bluegrass, use of mulch to maintain soil moisture 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 moisture 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	maintain soil moisture ng of plant materials ttic needs and water ient of soil with tuse Texas hybrid
23	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 make u more than 40% of the total non-grass plant materials on site.	variety of species to species may make up on-grass plant
		number of trees on site	20%	number of trees on site 10 to 19	20%
24	1.a.3.d	20 to 39		20 to 39	40%
		40 to 59	25%	40 to 59	40%
	table 5.4 plant standards, installation and	60 or more	15%	60 or more	40%
25	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.	ree and one-half be two to two	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.	eciduous trees shall be es in caliper. Iall be two inches in s trees shall be one et planting.
26	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.	landscaped area e areas, the tree maturity.	Site trees - plant a minimum of 1 tree per 1,000 square feet of landscaped area along roadways, a alleys, and within parking areas. in open space areas, the tree canopy shall provide shade for 15% of the gross open areas at maturity.	of 1 tree per 1,000 sa along roadways, sas. in open space rrovide shade for 15% sturity.
27	5.7.8.2.c.2	Shrubs - plant a minimum of 1 shrub per 150 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.		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.	1 shrub per 200 ea. group shrubs and e. trees may be ne required shrubs at s.
28	5.7.8.2.c.4	Landscape setback to parking lots - 30 feet from arterials or 25 feet from other streets. this setback may be reduced to 15 feet if used in combination with a three to four foot masonry or stone decorative wall. signage may be included in this setback.	feet from other ination with a iay be included	Landscapes setback to parking lots - 15 feet from arterials or 15 feet from other streets	g lots - 15 feet from r streets
59	5.8 parking requirements 5.8.2.3	Provision of additional parking spaces up to 125% of what is required may be permitted by the town planner in compelling purpose is served.	quired may be	Provision of additional parking s of what is required is permitted.	g spaces up to 150% ed.
30	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.	ıums by 5 spaces	Eliminated from requirements.	.S.
	5.6 table of parking requirements use			nse	
	health and membership		7 / 1000 sf	health and membership	4 / 1000 sf - Allowed in Planning Area 3
2	restaurants/standard & fast food without drive-thru		1/100 sf plus 1/200 for outdoor seating	restaurants/standard & fast food without drive-thru = Planning Area 1	7.5 / 1000 sf Allowed in Planning Area 1 and 2
1	restaurants with drive-thru	p p c c c c c c c c c c c c c c c c c c	1/125 sf plus 1/200 for outdoor seating	restaurants with drive-thru	7.5 / 1000 sf Allowed in Planning Area 1 and 2
	business / commercial / retail uses			business / commercial / retail uses	3 / 1,000 sf
32	article 7: signs 7: 5.1 Flashing, rotating, blinking or moving signs, animated signs, signs with movement, except as otherwise provided by this Article.	signs, animated signs, signs with moving, rotating or flashing lights or signs that otherwise provided by this Article.	hts or signs that	LED display shall be permitted on a single monument sign	d on a single project
33	Table 7.10.10 Sign Regulations - Free Standing Pole or Monument Signs.	ling Pole or Monument Signs. Max Area - 48 sq.ft. per face. Max ht 8' feet.	100	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.	r Monument LED sign Area - 180 sq. ft. per
				אומה מווע מי ויאמי ויאי	

	code sertion.	LADERA PD OVERLAY	adonted land use code:
	table 4:1 standard district table of permiti	ted uses Not allowed	Permitted with conditions set for identified in current Timoath Land
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.	uld be sited vited toward sazas. Building
	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 lo buildings, except where it is deem use a parking lot as a buffer from or where such parking area will diproperty line exterior to the deve when located in or adjacent to a r
4	4.4.15.3.E	Plazas, clubhouses, pools, and recreational facilities shall be centrally located, when provided.	Plazas, clubhouses, pools, and rec should be centrally located, wher
	rehabilitation centers, nursing care, assisted living, congregate care, palliative care, hospice care	not allowed	Permitted meeting current condit
10	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 the surrounding area at a distance of more than 100 feet from any point of the property containing the use.	Music, loud speakers, and similar shall be permitted outdoors. Noi from the bar or tavern shall not en noise levels in the surrounding are more than 200 feet from any poin containing the use, in Planning Ar
	kennel	not allowed	with conditions ic
	wireless telecommunication facilities	not allowed	Permitted with conditions - wirele communication facilities permitte
	article 5: table 5.1 dimensional standards - lot area, width and coverage		
	rc- regional commercial	maximum impervious surface lot coverage - 70%	Maximum impervious surface lot
0	rc - regional commercial	far.5	A FAR of 1.5 shall be allowed for k in Planning Area 2. Use within b contain ground floor commercial. office uses above.
	article 5: table 5.2 dimensional standards front yard setback	-setbacks and heights 20'	
	side yard setback rear yard setback principal building		side yard setback 5' rear yard setback principal 5' huilding
0	height	40'	75 feet Plannin tain gro tial or o
1	5.3.1.3 interior design of parking lots 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 e
2		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 ar shall be positioned, or screened fi street with landscape or screen w combination of both. landscape ir consist of predominantly evergree screening measures shall achieve standard.
· ·	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 commer developments, whether mounted or independently upon a light stan exceed 30 feet in height in the reg zone district.
4	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 primar parallel to the streets they face. adjacent to Weitzel Street may be rear or sides of building facing We
5	ú	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 maximun facade plane shall be 75 feet. the shall be interrupted through chan and color. Small format retail (10,000 square maximum, unbroken facade plane the facade plane shall be interrup projections, recesses, portals, cou other appropriate architectural de plane breaks shall have a minimu
ي و	f.	No metal surfaces (except industrial) or flat faced cement block shall be visible upon the exterior of any building as primary surface material.	No metal surfaces (except in inducement block shall be visible upor any building as a primary surface However, architectural metal wall roofing materials are encouraged accent materials to enhance archi elements and curb appeal. Weath corrosion resistant steel, and fact finishes are allowed, but may not the visible exterior enclosure or ro
	a.	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.	Building materials shall suit the ar of a building and be consistent or throughout. exterior surface mat selected from among the followin cementitious stucco, stone, vertic batten, wood or cementitious sidi concrete, tilt-up concrete panels, veneer, smooth faced concrete bl and approved architectural concrand metal siding