



TIMNATH LAKES (FORMERLY TIMNATH LANDING) NEIGHBORHOOD MEETING NOTICE

DATE: Monday, November 18, 2024
TIME: 6:00 p.m. to 7:00 p.m.
PLACE: Town of Timnath Community Room
4750 Signal Tree Dr
Timnath, CO 80547

The Timnath Lakes Development team will be conducting a neighborhood meeting regarding a land use application that is located near a property you own; and, currently under review with the Town of Timnath. The meeting is an opportunity for you to hear about the land use application; and, to ask any questions you may have for the Timnath Lakes team.

PROJECTS: SP-2024-0002, RZ-2024-0002, PP-2024-0001
PROPERTY SIZE: 251.9 Acres
CURRENT ZONING: PD Overlay (R-2, R-3, RMU, CMU, CC, MU)
APPLICATION TYPE: Sketch Plan Amendment, PD Overlay Amendment and Preliminary Plat Amendment 4
PROJECT NAME: Timnath Lakes (Formerly Timnath Landing)
PROJECT LOCATION: North of Harmony Rd and East of Timnath Parkway
OWNER: CAC Timnath, LLC
CONTACT: Nick Montalbano
Email: nmontalbano@catellus.com
Phone: 720-582-0927
Address: 2000 Powell St, Ste 500
Emeryville, CA 94608



PROJECT DESCRIPTION:

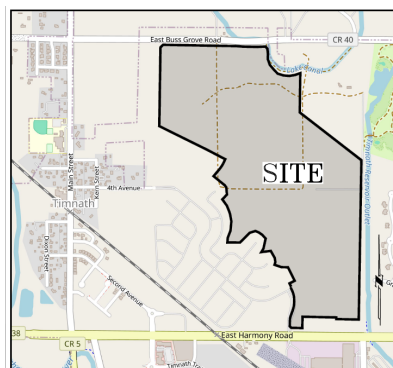
Timnath Lakes is a thoughtfully planned community designed around a series of lakes, with an interconnected network of trails, parks and open spaces that ties into the existing fabric of the Town of Timnath. Much of the approved Sketch Plan from 2015 was successfully designed, platted, and is now under construction or built. The development applications currently under review by Town staff seek to define the plans for the area northeast of the existing lakes, an area of approximately 250 acres. The applications currently under review include:

1. Sketch Plan Amendment
2. Preliminary Plat
3. PD Overlay Amendment

A majority of the planned area is zoned R-2 (Single-Family Residential), with smaller areas of R-3 (Mixed Residential) and MU (Mixed-Use) towards the southeast. No change to the underlying zoning is being proposed. However, the boundaries of the currently approved PD Overlay, which governs dimensional standards for specific sub-areas of the plan, will need to be updated to align with the currently proposed development. The PD Overlay Amendment outlines a 15' minimum front yard setback, a 20' minimum setback to a garage, and a 15' minimum rear yard setback for all three overlay districts. Standards for the R-2 Overlay have been revised to allow smaller lot sizes so long as the overall density remains less than the maximum permitted by code within the R-2 zone district. In turn, within the R-3 and MU zoned portions of the site, dimensional standards are being revised to limit density below what is permitted within the underlying zoning. Effectively, this PD Overlay Amendment shifts higher density product away from existing communities and sensitive areas to other areas within the site where smaller product is more appropriate. This amendment also memorializes a 0' side setback for attached product in this zone district, which is not currently defined by Timnath Land Use Code. R-3 standards remain the same as the underlying zoning, except as noted above. No changes are requested to the MU standards of the originally approved PD Overlay either, except as noted above.

We have created a separate Buffer Overlay for the PD Overlay, which identifies areas that are required to be single family detached homes and have a minimum 7' side setback, regardless of the underlying zoning. This was incorporated to provide appropriate buffers to adjacent development.

The combined maximum density permitted by current zoning allows for up to 954 dwellings within this phase. However, the Preliminary Plat currently proposes 688 Single-Family Detached Lots, which represents a significant reduction from what is permitted by zoning. The proposed density for this development is approximately 3.3 dwelling units/acre, less than what is permitted at 4.6 du/ac. In addition to a reduced lot count, this phase will also feature a 13-acre Neighborhood Park, 2 Pocket Parks, 2.5 miles of trails and over 40 acres of open space.

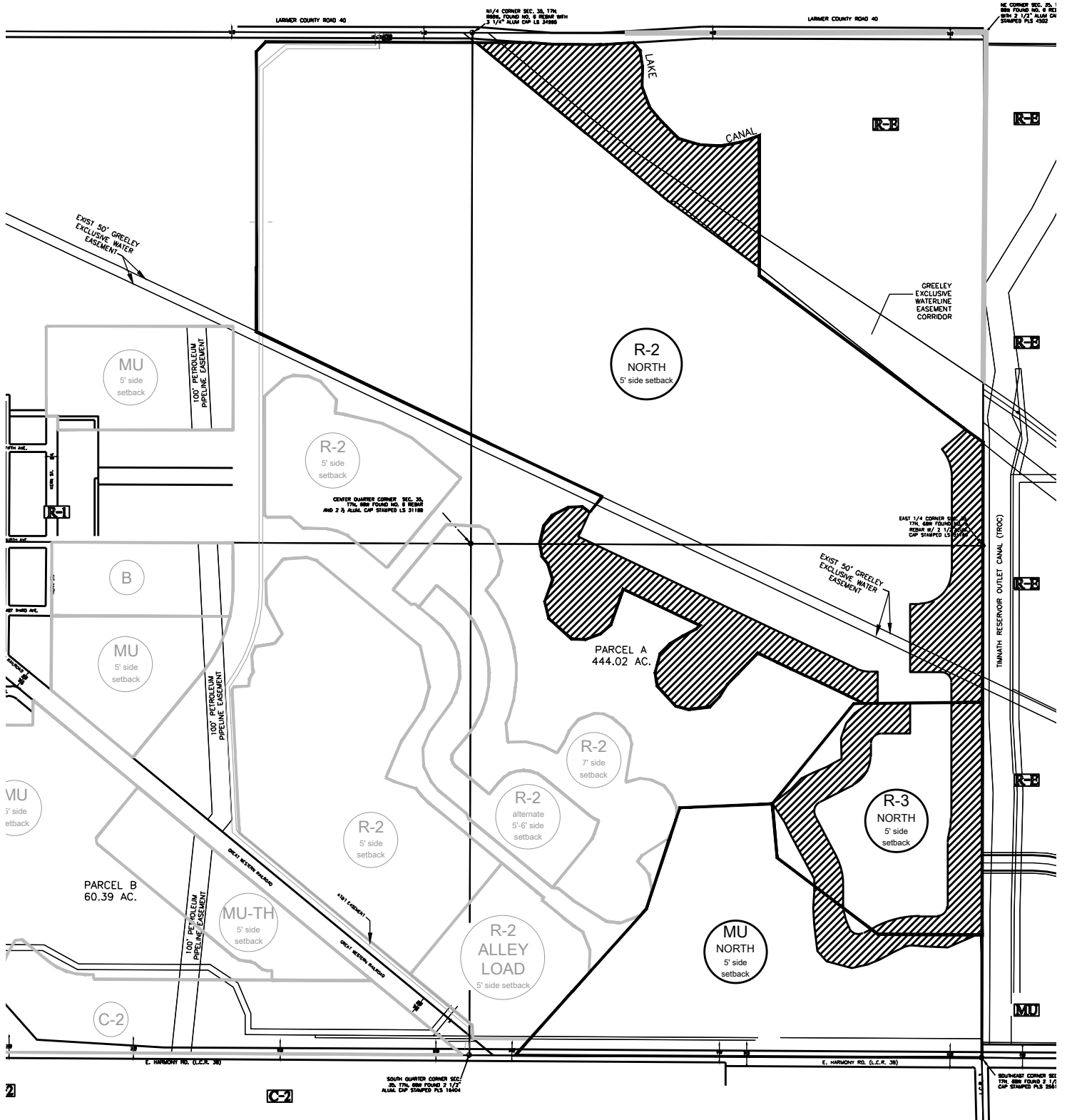


VICINITY MAP:

Previously Approved Sketch Plan for the Area:



Proposed PD Overlay Map Amendment for the Area:



Proposed Site Plan for the Area, Currently Under Review:

