

Planning & Zoning Commission Hearing: December 16, 2021

## Timber Lark Annexation (ANX210003), and Zoning

### Summary of Request

This is a request for annexation and zoning of parcel 860740003 on 35.17 acres. In accordance with the City’s Structure Plan Map and the Fossil Creek Reservoir Area Plan, the requested zoning for this annexation is Low Density Mixed Use Neighborhood (LMN), subject to a (Type 2) Review and public hearing by the Planning & Zoning Commission and recommendation to City Council. A specific project development plan proposal is not included with this annexation application.

### Zoning Map



### Next Steps

The Planning and Zoning Commission’s zoning recommendation and any comments related to the annexation will be forwarded to City Council for their consideration.

### Staff Recommendation

Approval of the annexation, and the request to place the property within the Low Density Mixed-Use Neighborhood (L-M-N) zone district. Staff recommends that this property be included in the Residential Neighborhood Sign District.

### Site Location

The site is located approximately 600 feet northwest of the intersection of S. Timberline Road and E. Trilby Road.

### Zoning

Low Density Mixed-Use Neighborhood (L-M-N)

### Property Owner

AADT Land Holdings LLC  
 Alexander Aigner  
 13005 Lowell Blvd.  
 Broomfield, CO 80020

### Applicant/Representative

Schroyer Resources  
 Steve Schroyer  
 900 Greenfields Court  
 Fort Collins, CO 80524

### Staff

Pete Wray, Senior Planner  
 p. (970) 221.6754 e. [pwray@fcgov.com](mailto:pwray@fcgov.com)

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# 1. Project Introduction

## A. PROJECT DESCRIPTION

This is a request to annex and zone the Timber Lark property (35.17-acres), located at 6363 S Timberline Road.

1. The annexation of this area is consistent with the policies and agreements between Larimer County and the City of Fort Collins as contained in the Intergovernmental Agreement for the Fort Collins Growth Management Area.
2. The area meets all criteria included in Colorado Revised Statutes for voluntary annexation to the City of Fort Collins.
3. The requested Low Density Mixed-Use Neighborhood (L-M-N) zone district is in conformance with the policies of *City Plan*, *Structure Plan* and *Fossil Creek Reservoir Area Plan Land-Use Framework Maps*.

On December 7<sup>th</sup>, 2021, the City Council is scheduled to consider a resolution to accept the annexation petition and determine that the petition is in compliance with State law. The resolution would also initiate the annexation process for the property by establishing the date, time, and place when a public hearing would be held regarding the readings of the Ordinances annexing and zoning the area.

## B. ANALYSIS

The requested annexation does not create an enclave.

### 1. Surrounding Zoning and Land Use

	North	South	East	West
<b>Zoning</b>	Low Density Mixed-Use (L-M-N)	Larimer County FA-1 – Residential	Larimer County FA-1 - Residential	Residential Low Density (R-L)
<b>Land Use</b>	Existing Linden Park neighborhood	Vacant	Existing home	Union Pacific RR and Power Trail

The Timber Lark annexation property achieves required contiguity (Minimum 16%) described below:

The Timber Lark Annexation has a total contiguous perimeter of 3,417.55 feet of the total perimeter of 6,360.22 feet (54%), which satisfies the one-sixth (1/6) area required (16%) of its perimeter boundary contiguous with existing City limits to the west, north, and east, established by the Union Pacific South (4<sup>th</sup> Annexation), Keating Annexation No. 2, and the Westchase Annexation No. 1.

The requested zoning for this annexation is Low Density Mixed-Use Neighborhood (L-M-N). The requested zoning is based on the future land use policy direction in the City of Fort Collins *Structure Plan* and the *Fossil Creek Reservoir Area Plan* Framework map.

### City of Fort Collins Structure Plan

Mixed Neighborhoods:

*Principal Land Use: Single-family detached homes, duplexes, triplexes, and townhomes. Supporting Land Use ADUs, small scale multifamily buildings, small-scale retail, restaurants/cafes, community and public facilities, parks and recreational facilities, schools, places of worship. Density Between five and 20 principal dwelling units per acre (typically equates to an average of seven to 12 dwelling units per acre).*

*Opportunity to provide alternatives to the more typical single-family detached homes or apartments available in Fort Collins, such as duplexes, townhomes and ADUs. Higher densities are more likely to support higher-frequency transit service and additional neighborhood services in adjoining districts. Specific opportunities should be explored as part of future subarea and neighborhood planning. Where greenfield opportunities remain, new Mixed-Neighborhoods should be required to provide a mix of housing options.*

*Mixed-use districts provide opportunities for a range of retail and commercial services, office and employment, multifamily residential, civic, and other complementary uses in a compact, pedestrian and transit-supportive setting. Suburban Mixed-Use Districts help meet the needs of surrounding neighborhoods and populations beyond. Although largely auto-oriented today, the integration of higher-density residential and a broader mix of retail/ restaurants, office and entertainment uses is encouraged to help reinvigorate underutilized centers, expand housing options where transit exists or is planned, and improve access to services and amenities in both existing and new districts.*

The Structure Plan map shows the area within the Timber Lark property as mixed-neighborhoods designation (see attached Structure Plan map). The proposed zoning includes Low Density Mixed-Use Neighborhoods zone area. The Structure Plan future land use designation represent general citywide policy guidance. The Land Use Code does not include zoning to reflect these new designations in *City Plan*. The *Fossil Creek Reservoir Area Plan* (FCP) reflects more detailed and specific land use policy guidance than *City Plan*. The proposed Timber Lark zoning is based on the future land use designations in the FCP Framework Plan map.

### **Fossil Creek Reservoir Area Plan**

*The Fort Collins City Plan supports the development of new neighborhoods that are conducive to walking, bicycling and transit use, and that provide an internal mix of uses and housing types. Consistent with City Plan policies, the Land Use Framework Plan promotes these community design objectives and provides for a mix of residential neighborhoods. Proposed neighborhoods are arranged on a street network that enables pedestrian and bicycle connections, and each is focused on a neighborhood center combining elements such as a park, school, community facility, or small-scale neighborhood-oriented commercial facilities.*

The FCP includes a future land use designation within the Timber Lark property of Low Density Mixed-Use Neighborhood (L-M-N). This designation reflects the policy direction of the plan for a higher density mixed-use neighborhood within walking distance to the neighborhood commercial center located approximately ¼ mile to the north of this property (see attached FCP map).

Staff finds that the proposed Timber Lark L-M-N zoning is consistent with the *City Structure Plan* and *Fossil Creek Reservoir Area Plan* future land use policy direction.

### **Sign District**

Staff recommends that the property located in the L-M-N zone district would be placed within the Residential Neighborhood Sign District. The Sign Districts are established for the purpose of regulating signs for non-residential uses in areas of the community where the predominant character of the neighborhood is residential.

## **2. Public Outreach**

### **A. NEIGHBORHOOD MEETING**

A neighborhood meeting was held on August 23, 2021, for the proposed annexation. Meeting attendees inquired about timing of annexation, future street connections in area, and what type of development can occur here, with no observed concerns or opposition to the annexation.

All other notification requirements as required by state and local law have been met.

### 3. Article 2 – Applicable Standards

#### A. BACKGROUND

This project was submitted on September 10, 2021, for annexation and zoning. A specific Project Development Plan has not been submitted.

The project is in compliance with Section 2.12 Annexation requirements.

#### B. PROJECT DEVELOPMENT PLAN PROCEDURAL OVERVIEW

##### 1. Conceptual Design Review # CDR200021 (March 20, 2020)

A conceptual design review meeting was held on March 20, 2020. The original proposal consisted of information on the proposed annexation and preliminary zoning concept plan.

##### 2. First Submittal (ANX210003)

As previously mentioned, the first submittal of this project was completed on September 10, 2021.

##### 3. Neighborhood Meeting (August 23, 2021)

A neighborhood meeting was held remotely on August 23, 2021. There were approximately 9 attendees at the remote meeting. Most comments received related to the future development, not specifically on the annexation.

The second submittal was received on October 8, 2021.

##### 4. Notice (Posted, Written and Published)

Posted Notice (ANX210003): August 11, 2021 (Sign #702)

Written notice: December 2, 2021, 578 letters sent.

Published Notice: December 5, 2021.

### 4. Article 4 – Division 4.5 – Low Density Mixed-Use Neighborhoods (L-M-N) Applicable Standards

#### A. PURPOSE

The requested zoning for this annexation is Low Density Mixed-Use Neighborhood (L-M-N), which is consistent with the City of Fort Collins *Structure Plan* and the *Fossil Creek Reservoir Area Plan*. The Land Use Code describes the Low Density Mixed-Use Neighborhood zone district as follows:

**Purpose.** *The Low Density Mixed-Use Neighborhood District is intended to be a setting for a predominance of low density housing combined with complementary and supporting land uses that serve a neighborhood and are developed and operated in harmony with the residential characteristics of a neighborhood. The main purpose of the district is to meet a wide range of needs of everyday living in neighborhoods that include a variety of housing choices, that invite walking to gathering places, services, and conveniences, and that are fully integrated into the larger community by the pattern of streets, blocks, and other linkages.*

#### B. LAND USE

A project development plan has not been submitted. The future land uses are subject to the list of permitted land uses in Division 4.5 – Low Density Mixed-Use Neighborhood.

## 5. Findings of Fact/Conclusion

In evaluating the request for the Timber Lark Annexation, ANX210003, staff makes the following findings of fact:

1. The property meets the State law eligibility requirements to qualify for a voluntary annexation to the City of Fort Collins.
2. The requested placement into the Low Density Mixed-Use Neighborhood (L-M-N) zone district is consistent with the City of Fort Collins *Structure Plan Map* and the *Fossil Creek Reservoir Area Plan*.
3. The annexation of this area is consistent with the policies and agreements between Larimer County and the City of Fort Collins contained in the Intergovernmental Agreement - Growth Management Area.
4. On December 7<sup>th</sup>, 2021, the City Council will consider adopted of a resolution to accept the annexation petition and determine that the petition is in compliance with State law. The resolution also initiates the annexation process for the property by establishing the date, time, and place when a public hearing would be held regarding the readings of the Ordinances annexing and zoning the area.

## 6. Recommendation

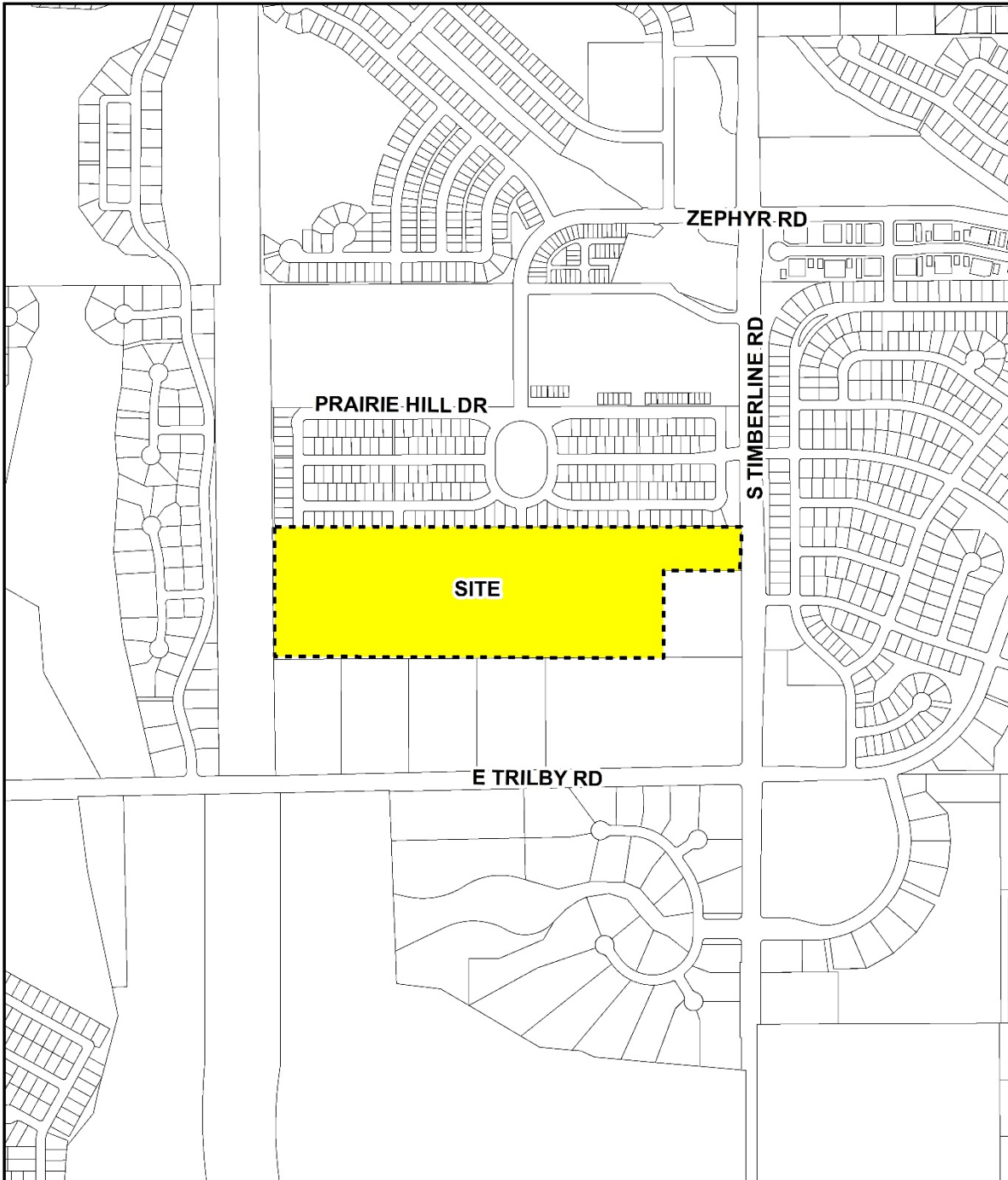
Staff recommends approval of the annexation, and the requested zoning of Low Density Mixed-Use Neighborhood (L-M-N), consistent with the Structure Plan and Fossil Creek Reservoir Area Plan.

Staff recommends that the property located in the L-M-N zone district would be placed within the Residential Neighborhood Sign District.

## 7. Attachments

1. Vicinity Map
2. Annexation Petition
3. Annexation Map
4. Statement of Principles & Policies
5. Neighborhood Meeting Summary
6. Staff Presentation

# Timber Lark Annexation – Vicinity Map



TIMBER LARK ANNEXATION





## PETITION FOR ANNEXATION

THE UNDERSIGNED (hereinafter referred to as the "Petitioners") hereby petition the Council of the City of Fort Collins, Colorado for the annexation of an area, to be referred to as the TIMBERCREEK RESIDENTIAL Annexation to the City of Fort Collins. Said area, consisting of approximately thirty five point 17 (35.17) acres, is more particularly described on Attachment "A," attached hereto.

The Petitioners allege:

1. That it is desirable and necessary that such area be annexed to the City of Fort Collins.
2. That the requirements of Sections 31-12-104 and 31-12-105, C.R.S., exist or have been met.
3. That not less than one-sixth (1/6) of the perimeter of the area proposed to be annexed is contiguous with the boundaries of the City of Fort Collins.
4. That a community of interest exists between the area proposed to be annexed and the City of Fort Collins.
5. That the area to be annexed is urban or will be urbanized in the near future.
6. That the area proposed to be annexed is integrated with or capable of being integrated with the City of Fort Collins.
7. That the Petitioners herein comprise more than fifty percent (50%) of the landowners in the area and own more than fifty percent (50%) of the area to be annexed, excluding public streets, alleys and lands owned by the City of Fort Collins.
8. That the City of Fort Collins shall not be required to assume any obligations respecting the construction of water mains, sewer lines, gas mains, electric service lines, streets or any other services or utilities in connection with the property proposed to be annexed except as may be provided by the ordinance of the City of Fort Collins.

Further, as an express condition of annexation, Petitioners consent to the inclusion into the Municipal Subdistrict, Northern Colorado Water Conservancy District (the "Subdistrict") pursuant to §37-45-136(3.6) C.R.S., Petitioners acknowledge that, upon inclusion into the Subdistrict, Petitioners' property will be subject to the same mill levies and special assessments as are levied or will be levied on other similarly situated property in the Subdistrict at the time of inclusion of Petitioners' lands. Petitioners agree to waive any right to an election which may exist pursuant to Article X, §20 of the Colorado Constitution before the Subdistrict can impose such mill levies and special assessments as it has the authority to impose. Petitioners also agree to waive, upon inclusion, any right which may exist to a refund pursuant to Article X, §20 of the Colorado Constitution.

WHEREFORE, said Petitioners request that the Council of the City of Fort Collins approve the annexation of the area described on Attachment "A." Furthermore, the Petitioners request that said area be placed in the LMN Zone District pursuant to the Land Use Code of the City of Fort Collins.

(Check box if applicable). The Petitioners reserve the right to withdraw this petition and their signatures therefrom at any time prior to the commencement of the roll call of the City Council for the vote upon the second reading of the annexation ordinance.

Individual Petitioners signing this Petition represent that they own the portion(s) of the area described on Attachment "A" as more particularly described below:

A tract of land situate in the County of Larimer, State of Colorado, to-wit:

**INSTRUCTIONS: INSERT HERE the legal description of individual parcels, or if only ownership, type "See Legal Description on Attachment 'A'."**

IN WITNESS WHEREOF, I/we have executed this Petition for Annexation this 27<sup>th</sup> day of

JULY, 2021.  
AAPT LANDHOLDING, LLC  


\_\_\_\_\_  
Petitioner's/Owner's Signature

\_\_\_\_\_  
Petitioner's/Owner's Signature

13005 Lowell Blvd  
\_\_\_\_\_  
Address

\_\_\_\_\_  
Address

Broomfield      CO      80020  
\_\_\_\_\_  
City                      State                      Zip

\_\_\_\_\_  
City                      State                      Zip



## **ATTACHMENT "A"**

### **LEGAL DESCRIPTION OF THE ANNEXATION**

A tract of land situate in the SE  $\frac{1}{4}$  of Section 7, Township 6 North, Range 68 West of the 6th P.M., Larimer County, Colorado, which considering the East line of the said SE  $\frac{1}{4}$  as bearing North and South and with all bearings contained herein relative thereto is contained within the boundary lines which begin at a point which bears N 624.80 feet, and again West 473.48 feet from the SE corner of said Section 7 and run thence West 2059.56 feet to a point on the East line of the Union Pacific Railroad; thence along said East line N 0°25' W 695.01 feet; thence East 2538.16 feet to a point on the East line of the said SE  $\frac{1}{4}$ ; thence S 235.00 feet along the said East line; thence West 473.48 feet; thence South 460.00 feet to the Point of Beginning, County of Larimer, State of Colorado

EXCEPT that portion dedicated as a public highway in Deed of Dedication recorded May 27, 1981 in Book 2117 at Page 226, Larimer County records.

ATTACHMENT "B"

STATE OF COLORADO )  
 )ss.  
COUNTY OF LARIMER )

The undersigned, being first duly sworn upon his oath states:

That he was the circulator of the attached Petition for Annexation and that each signature therein is the signature of the person whose name it purports to be.


  
Circulator's Signature

Subscribed and sworn to before me this 27<sup>th</sup> day of July, 2021,  
by Steve Schroyer.

WITNESS my hand and official seal.

BETHANY T GEISERT  
NOTARY PUBLIC - STATE OF COLORADO  
Notary ID #20184021547  
My Commission Expires 5/21/2022

5/21/2022  
Commission Expiration

  
Notary Public

**ATTACHMENT "C"**

**ATTORNEY CERTIFICATION**

I, ZYAN S. THORSON, an attorney licensed to practice in the State of Colorado, hereby certify that, as of the date of this certificate, the signers of this Annexation Petition for the area referred to as the TIMBERLARK RESIDENTIAL Annexation to the City of Fort Collins are the owners of real property in the area proposed for annexation. Furthermore, I certify that said owners constitute more than 50% of the landowners in the area proposed for annexation, as said area is described on Attachment "A" of said Annexation Petition, and own more than 50% of the land in said area, exclusive of streets and alleys.

9/8/2021  
Date

ZST 39387  
Signature Attorney Reg. No.

## ATTACHMENT "D"

### TIMBER LARK RESIDENTIAL ANNEXATION NARRATIVE

**4(g) A statement as to why it is necessary and desirable for the City of Fort Collins to annex the area.**

The property is located approximately 600 feet northwest of the Timberline Road and Trilby Road intersection. The property is adjacent to the Linden Park subdivision to the north, the Union Pacific Railway to the west, large estate lots to the south, and Timberline Road and another large estate lot to the east. The entire north and west boundaries of the property, as well as the portion of the east property boundary that is adjacent to Timberline Road, are contiguous with the boundaries of the City of Fort Collins.

The owner of the property described in the Timber Lark Residential Annexation requests to be annexed into the City of Fort Collins in order to develop their property. The historical use of the property has been rural and undeveloped, but now that other recent developments have occurred in the vicinity, the owner recognizes that the development of this property, consistent with Low Density Residential is the best use of the land.

The property is located within the City's Growth Management Area (GMA) and therefore, is subject to the Intergovernmental Agreement (IGA) between the City of Fort Collins and Larimer County. The IGA requires that before urban development of the property can occur it must be annexed into the City. The boundary of the GMA, together with the IGA, verifies that the City and County agree that the property should be annexed prior to development. The applicant agrees that this is both appropriate and desirable.

**4(h) A description of the zoning classification being requested and any condition requested for that zone district classification.**

The Applicant is requesting a zone district classification of Low-Density Mixed Use (LMN), in accordance with the Structure Plan. There are no conditions requested at this time.

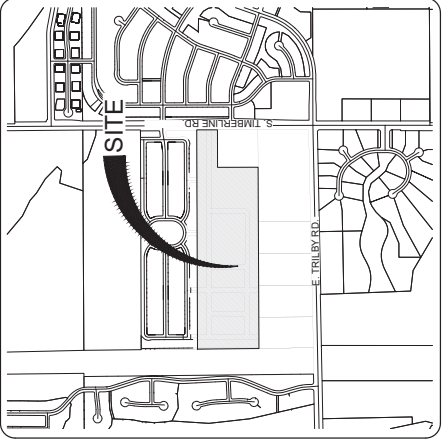
**4(i) A statement of consistency of the requested zoning to the Structure Plan.**

The Structure Plan identifies the Timber Lark property as a Mixed Neighborhood place type. Characteristics of a Mixed Neighborhood includes a variety of housing types such as single-family detached homes, duplexes, triplexes, and townhomes with a density between five and 20 dwelling units per acre. The supported housing types and density proposed in the Structure Plan is indicative of a Low Density Mixed-Use (LMN) zoning designation, where the purpose statement suggests that *the main purpose of the District is to meet a wide range of needs of everyday living in neighborhoods that include a variety of housing choices, that invite walking to gathering places, services and conveniences, and that are*

*fully integrated into the larger community by the pattern of streets, blocks, and other linkages.* The LMN district requires a minimum average density of three (3) dwelling units per net acre for properties over 20 acres and a maximum density of nine (9) dwelling units per gross acre, which is consistent with the requirements of the Structure Plan.

# TIMBER LARK ANNEXATION

TO THE CITY OF FORT COLLINS  
 A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 NORTH,  
 RANGE 68 WEST OF THE 6TH P.M., COUNTY OF LARIMER, STATE OF COLORADO



**DESCRIPTION:**

A tract of land situate in the SE 1/4 of Section 7, Township 6 North, Range 68 West of the 6th P.M., Larimer County, Colorado, which considering the East line of the said SE 1/4 as bearing North and South and with all bearings contained herein relative thereto is contained within the boundary lines which begin at a point which bears N 62°48'00" East, and again West 473.48 feet from the SE corner of said Section 7 and run thence West 239.56 feet to a point on the East line of said Section 7, thence South 59.01 feet, thence East 178.78 feet, thence South 460.00 feet to the Point of Beginning, County of Larimer, State of Colorado

EXCEPT that portion dedicated as a public highway in Deed of Dedication recorded May 27, 1981 in Book 2117 at Page 226, Larimer County records.

The above described tract of land contains 1,532.128 square feet or 35.173 acres, more or less, and is subject to all easements and rights-of-way now on record or existing.

**ANNEXATION:**

Total Perimeter..... 6340.22 feet

Contiguous Boundary..... 3417.55 feet

Minimum Contiguous Feet Required..... 1060.04 feet

INDICATES CURRENT CITY OF FORT COLLINS BOUNDARY LINE = //

**NOTES:**

- 1) This plat and description show the boundary of the area to be annexed to the City of Fort Collins. The plat and description were prepared using existing Annexation Maps, Deeds and the City of Fort Collins section corner database. The section corner database is based upon the City of Fort Collins coordinate base. The existing bearings and distances as shown on the previously recorded Annexation Plats and Deeds have been changed to facilitate closure with the current city section corner database.
- 2) The Basis of Bearings is the East line of the Southeast Quarter of Section 7, Township 6 North, Range 68 West of the 6th P.M. as bearing North 09°36'07" East, and monumented as shown on drawing.
- 3) The linear unit of measure for this survey is U.S. Survey Feet.

**APPROVED:**

This plat to be known as TIMBER LARK ANNEXATION to the City of Fort Collins, County of Larimer, State of Colorado by Ordinance No. \_\_\_\_\_, passed and adopted on final reading at a regular meeting of the City Council of Fort Collins, Colorado held on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

City Clerk

**APPROVED AS TO FORM:**

City Engineer

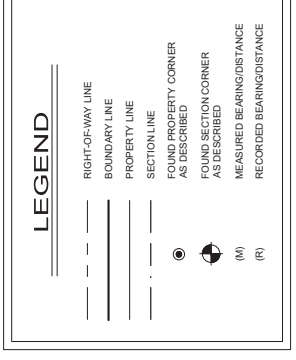
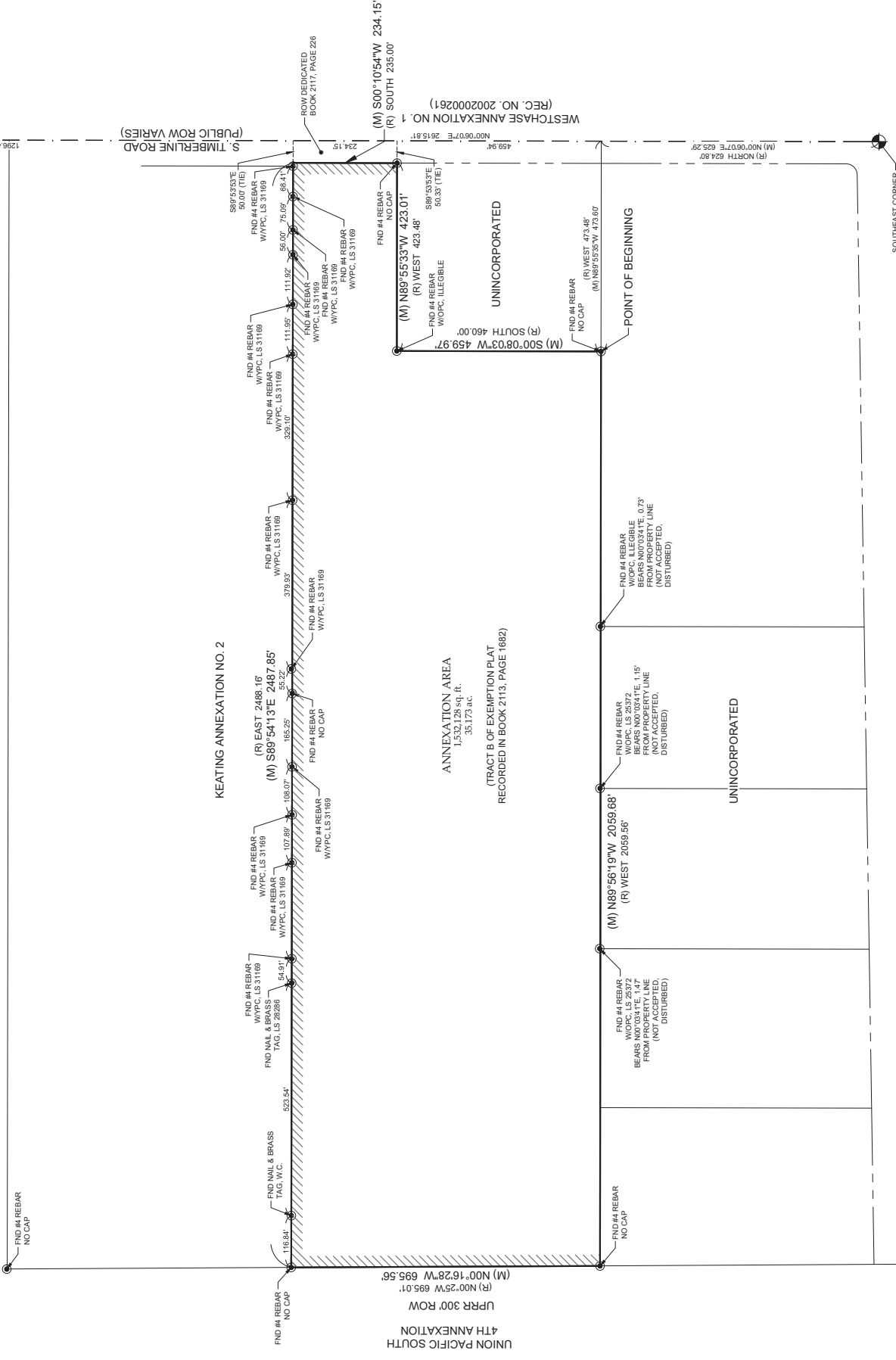
**SURVEYOR'S STATEMENT**

I, Robert C. Tessey, a Colorado Registered Professional Land Surveyor do hereby state that this map of land proposed to be Annexed to the City of Fort Collins, County of Larimer, State of Colorado was prepared under my direct supervision from existing documents of record, and that the same is true and correct to the best of my knowledge, information and belief.

If further state that not less than one-sixth of the perimeter of the area proposed to be annexed is contiguous to the boundary line of the City of Fort Collins, County of Larimer, State of Colorado

**DRAFT**  
 11-3-21

Robert C. Tessey  
 Colorado Registered Professional  
 Land Surveyor No. 38470  
 For and on behalf of Northern Engineering Services, Inc.



**NOTICE:**  
 According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years after the date of the certificate shown hereon.

SECTION: 7  
 TOWNSHIP: 6 N  
 RANGE: 68 W of the 6th P.M.

**NORTHERN ENGINEERING**  
 972.222.1138  
 nort@northerneng.com

PROJECT: 698-004  
 DATE: 11/3/21  
 SCALE: 1" = 150'  
 CLIENT: LAND HOLDINGS  
 REVIEWED BY: R. Tessey  
 DRAWN BY: L. Smith

TIMBER LARK ANNEXATION  
 S7-T6N-R68W  
 LARIMER COUNTY, COLORADO

Sheet 1  
 Of 1 Sheet



# TIMBER LARK RESIDENTIAL ANNEXATION

## PRINCIPLES AND POLICIES STATEMENT

### CITY PLAN

**Principle LIV 1: City development will be contained by well-defined boundaries that will be managed using various tools including utilization of a Growth Management Area, community coordination, and Intergovernmental Agreements.**

#### **Policy LIV 1.1 – Utilize a Growth Management Area**

**Collaborate with the County and other jurisdictions in utilizing a Growth Management Area (GMA) surrounding Fort Collins to guide and manage growth outside of the City’s limits and delineate the extent of urban development in Fort Collins.**

**Principle LIV 3: The City will coordinate facilities and services with the timing and location of development and ensure that development only occurs where it can be adequately served.**

The property is located within the City’s Growth Management Area (GMA) boundary. The proposed annexation is consistent with the Intergovernmental Agreement between the City and the County that governs this area.

Annexation of the property will ensure a compact land use pattern within a well-defined boundary, with adequate public facilities and infrastructure available to serve future residents.

**Principle LIV 2: The City will consider the annexation of new territory into the City limits when the annexation of such property conforms to the vision, goals, and policies of *City Plan*.**

#### **Policy LIV 2.1 – Follow Annexation Policies**

**Principle LIV 3: The City will coordinate facilities and services with the timing and location of development and ensure that development only occurs where it can be adequately served.**

The property is located within the GMA and meets the statutory requirements for annexation. Public infrastructure is available at the site and proposed future development will not exceed the capacity of the infrastructure. The site can be adequately served by critical public facilities and services such as water, sewer, police, transportation, fire, stormwater management, and parks, in accordance with adopted levels of service for public facilities and services. An elementary school is 0.3 miles from the site, a middle school is within 2.5 miles from the site, and a high school is 2 miles away. Approximately 2 miles north is the Harmony Road corridor, where there are several restaurants, shopping areas, a movie theatre, and an urgent care.

**Principle LIV 25: The City will require and assist with coordinated neighborhood design efforts among separate development parcels.**

**Policy LIV 25.2 – Require Overall Coordination**

The Applicant recognizes and shares the City’s desire to coordinate planning efforts between neighborhoods. The proposed annexation will allow for interconnecting streets, access to schools, parks, open space and trail systems.

**Principle LIV 28: Low Density Mixed-Use Neighborhoods will provide opportunities for a mix of low density housing types in a setting that is conducive to walking and in close proximity to a range of neighborhood serving uses.**

The proposed annexation and zoning will allow for the development of a low-density mixed-use neighborhood. It is anticipated that the applicant will provide other housing types in the area. The elementary school is less than a quarter mile walk from the property along established street sidewalks, and bike lanes exist along Timberline Road to allow for multi-modal transportation options to the variety of neighborhood services which exist in close proximity to the area.

**Principle T 3: Land use planning decisions, management strategies, and incentives will support and be coordinated with the City's transportation vision.**

The proposed annexation and zoning will facilitate the City’s transportation goals and objectives. The proposed development will establish land uses and activities that will maximize the potential for pedestrian mobility throughout the community and minimize the distance traveled. The property’s proximity to shopping and schools will encourage walking and bicycling for transportation and transit use.

**FOSSIL CREEK RESERVOIR AREA PLAN**

**2.1. Land Use Framework Plan Objectives**

- a. Build a self-supporting group of neighborhoods with a full complement of parks, schools and community facilities, linked by open space systems, consistent with the County’s Master Plan and Fort Collins’ City Plan, Principles and Policies.**

The Timber Lark community will incorporate a park which meets the standards of the Land Use code, offering open space and recreational amenities to the neighborhood.

- d. Link the area to other districts and neighborhoods, encourage walking and bicycling, and accommodate transit service to the Neighborhood Commercial Center and other neighborhood centers.**

A trail connection will likely be provided along the west boundary of the site to connect into the existing trail system established by the Linden Park subdivision to the north.

- e. Complement, but do not compete with, development in the Harmony Corridor.**

The Timber Lark property will be developed as a residential subdivision which will support the existing and proposed uses along the Harmony Corridor.

- g. Achieve higher densities where they are appropriate and feather to lower densities as development nears Fossil Creek Reservoir.**

The density within the Timber Lark subdivision will be consistent with the land use code requirements for LMN zone districts.



## Timber Lark Annexation and Zoning Neighborhood Meeting Summary (8-24-21)

### Overview

#### City Staff:

Alyssa Stephens, Development Review Liaison  
Pete Wray, Senior City Planner and Project Planner

#### Owner/Applicant Team:

Neighborhood Meeting Date: Monday August 23, 2021

### Proposed Project Review Process

- Purpose of meeting is to share conceptual plans at an early stage in process and gather feedback from neighbors for inclusion in record.
- A formal application of the project has not been submitted to the City.
- A petition for the annexation and zoning submittal will start a formal review by staff, with each round of review comprising three weeks.
- Staff will determine when the project is ready for hearing.
- Type 2 review and hearing, with the Planning and Zoning Commission with a recommendation to City Council acting as decision maker.
- Residents who receive this meeting notice will also receive a letter for the Planning and Zoning Commission Hearing.
- The proposed project is within the Fossil Creek Reservoir Area Plan.

### Applicant Presentation

- The petition for annexation includes a request to annex parcel 860740003 on 35.17 acres
- Property located at 6363 S. Timberline Road, approximately 1000 feet north of East Trilby Road and west of S. Timberline Road
- The requested zoning is Low Density Mixed-Use Neighborhoods (LMN), consistent with the City Structure Plan and Fossil Creek Reservoir Area Plan maps.
- A specific project development plan application is not part of this annexation

### Primary Issues

- No project information from a formal development plan application
- Impacts on traffic with future development project
- Street connections to existing neighborhoods

## Questions/Comments and Answers

### General

Question: When will the annexation be complete?

Answer: City Council will hold annexation hearings in January/February 2022.

Question: What is the timing of the development project?

Answer: A specific project development plan application is not part of this annexation. The Timber Lark project is anticipated to go to hearing in the 2<sup>nd</sup> quarter of 2022. If approved, the anticipated start of construction is late 2022.

Question: What will be included in the future development project?

Answer: The Timber Lark conceptual plans include 221 dwelling units (70 single-family detached lots, 92 two-family lots, and 59 single-family attached townhome lots), and private park and connecting trail on west border of site.

Question: How will the development project connect to adjacent neighborhood and Trilby Road?

Answer: The project is required to provide street connections to the north to Linden Park, 4 connections to existing street stub outs, and 3 street stub outs to the south vacant property. These streets will not connect to Trilby Road until those existing properties develop.

Question: What is the timing for the Timberline Road widening?

Answer: The city is scheduled to begin the project in 2022.

Question: Will there be a traffic signal at Timberline Rd./Zephyr Rd. intersection?

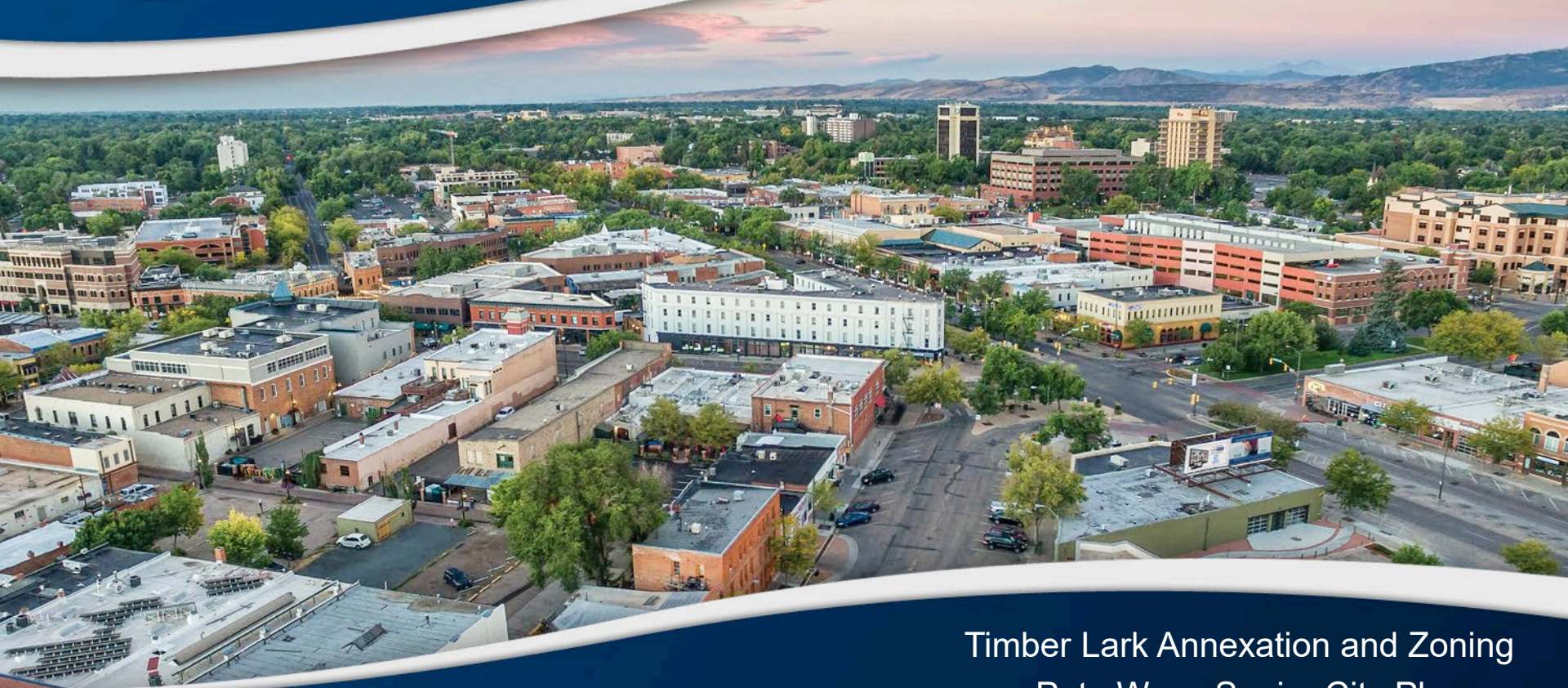
Answer: A signal is planned for that intersection and will be coordinated with the arterial street widening project.

### Process/Next Steps

Staff: Thanks for attending tonight. The conversation will be summarized and available as public record. Residents that received notice of this meeting will also be notified of hearing. The next step in the development review process is for the applicant to consider a formal project submittal and review by City staff.



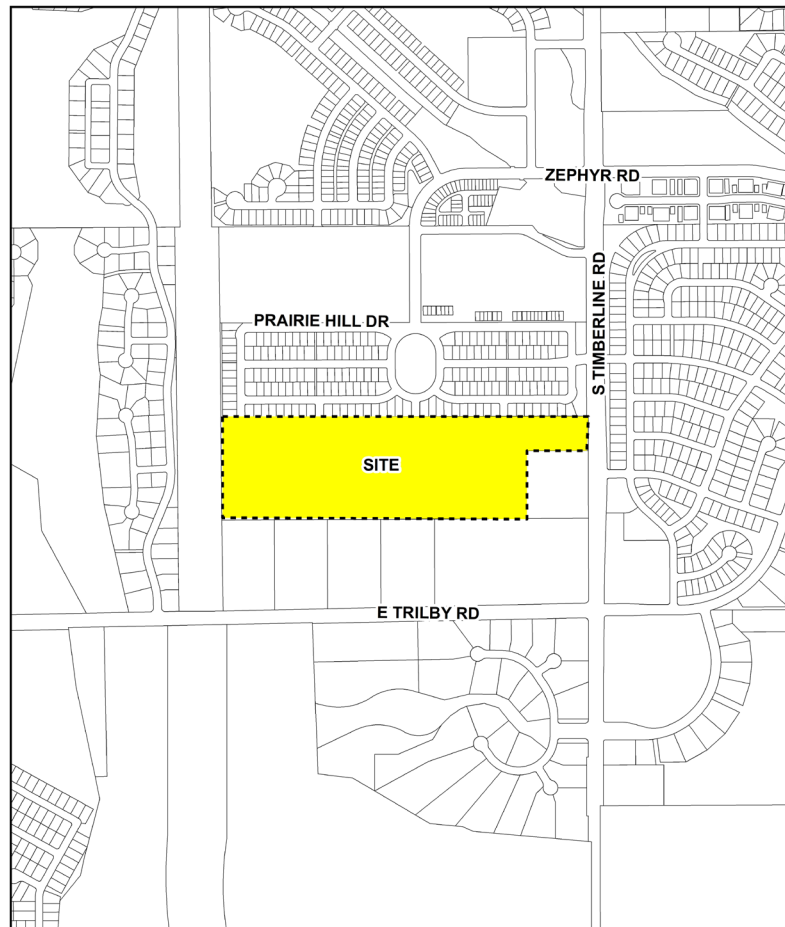
# Planning and Zoning Commission Hearing - 2/16/2021



Timber Lark Annexation and Zoning  
Pete Wray, Senior City Planner



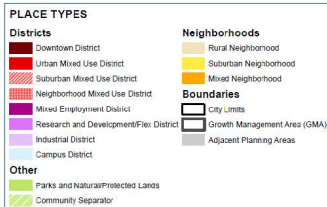
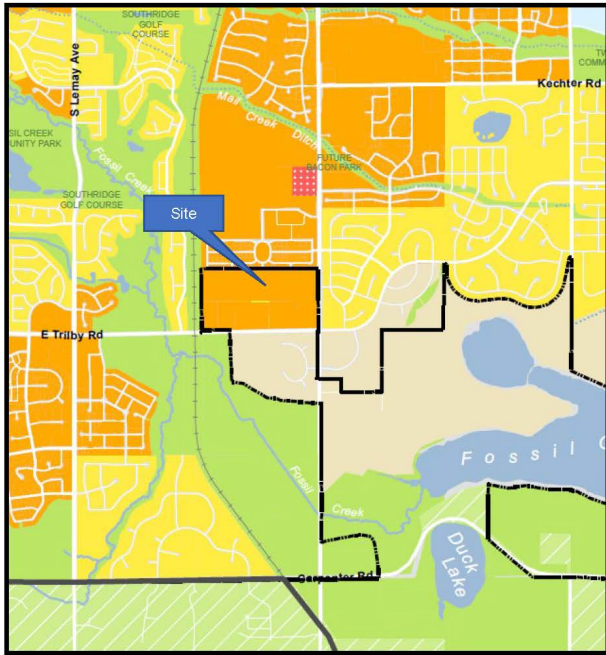
- Request for voluntary annexation/zoning for the Timber Lark parcel #8607400003, to include a total of 35.17-acres
- Annexation is contiguous to municipal boundaries
- Proposed zoning –Low Density Mixed-Use Neighborhood (L-M-N), consistent with Structure Plan and Fossil Creek Reservoir Area Plan land use maps
- City Council Initiating Resolution Hearing (12/7/21)
- City Council Hearing 1<sup>st</sup> Reading (1/18/22)



TIMBER LARK ANNEXATION





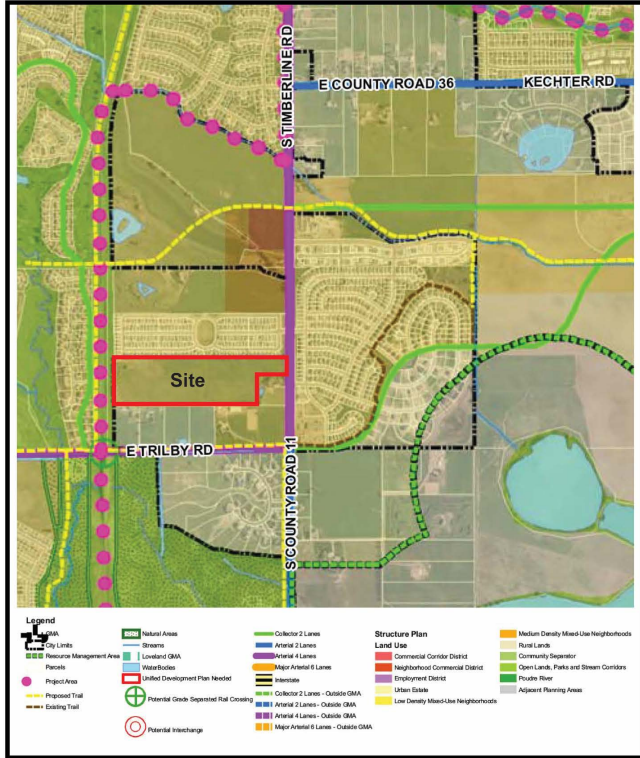


# Timber Lark Annexation and Zoning

## City Structure Plan –

### Mixed Neighborhood Land Use Designation

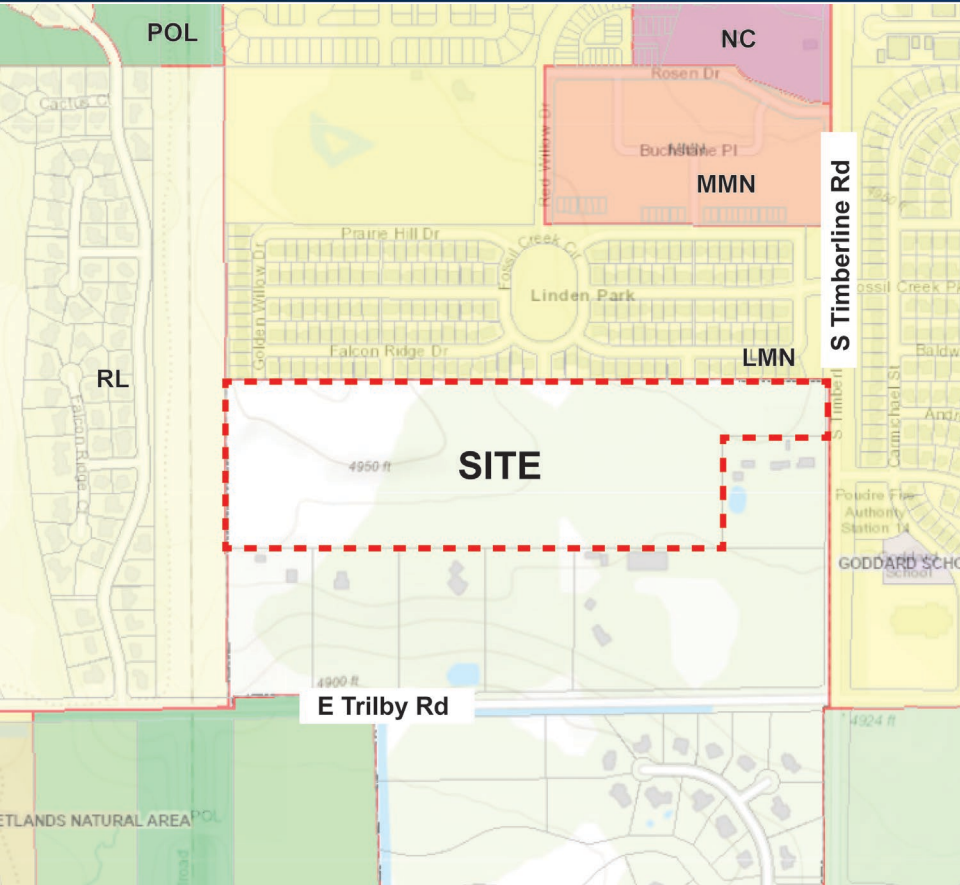




# Timber Lark Annexation and Zoning

## Fossil Creek Reservoir Area Plan

Low Density Mixed-Use Neighborhoods  
Land Use Designation (LMN)



## Existing Zoning