



Planning Commission Staff Report

April 23, 2012

Agenda #: **Consent Agenda - 1**

Title: Rocky Mountain Village Eleventh Subdivision PDP/FDP Amendment

Applicant: Loveland Fire and Rescue Authority

Request: **Preliminary & Final Development Plan Amendment**

Location: 4325 McWhinney Boulevard, located at the northeast corner of McWhinney Boulevard and Piney River Drive

Existing Zoning: Planned Unit Development

Staff Planner: Kerri Burchett

Staff Recommendation

Subject to additional evidence presented at the public hearing, City staff recommends the following motion:

Recommended Motions:

1. *Move to make the findings listed in Section VIII of the Planning Commission staff report dated April 23, 2012 and, based on those findings, approve the Rocky Mountain Village Eleventh Subdivision Preliminary and Final Development Plan First Amendment, subject to the condition of approval as recommended in said report and as amended on the record.*

Summary

This is a public hearing to consider an amendment to the Preliminary and Final Development Plan for Fire Station #6. The amendment would allow the construction of a 2,070 square foot expansion to the existing fire station. The expansion would provide additional space for increased personnel in the truck and engine companies that are currently operating out of the station along with additional space for apparatus/equipment. The expansion would accommodate additional sleeping quarters, relocate and enlarge the offices to allow quicker response access to the apparatus bays and add an overhead door to the existing apparatus bay to provide a safer drive-thru ability with the existing garage bay.

Comments from the public received at the neighborhood meeting were positive and supportive of the fire station expansion. City staff has reviewed the proposed amendment and believes that all required findings contained in Section VIII of the staff report can be made.

I. ATTACHMENTS

1. Resolution
2. Narrative description of the requested amendment provided by applicant
3. Amended Preliminary/Final Development Plan

II. PROJECT DESCRIPTION

A. Project Summary

The application proposes an amendment to the combined preliminary and final development plan for Fire Station #6. The station is located at the northeast corner of the intersection of Piney River Drive and McWhinney Boulevard within the Rocky Mountain Village II Planned Unit Development. The amendment proposes the construction of a 2,070 square foot expansion to the existing fire station. The fire station is currently 9,700 square feet and houses 2 crews, called companies, along with volunteer firefighters. The expansion of the facility would provide additional space to accommodate an increase in personnel within each company and are for apparatus/equipment. Both companies currently operate with 2 fire personnel, which is below recommended fire safety measures. The engine company personnel will be increased by one additional firefighter for a total of 3 fire personnel and a fire inspection technician. The truck company will be increased by two additional firefighters for a total of 4 fire personnel. Both fire companies work a 24-hour rotating shift.

The expansion of the fire station would accommodate the following:

- Additional sleeping quarters and bath facilities,
- A relocation and enlargement of the offices to allow quicker response access to the apparatus bays; and
- An addition of an overhead door to the existing apparatus bay to provide a safer drive-thru motion with the garage bay.

The building addition will match the existing building façade both architecturally and through the use of similar building materials. The public entrance into the fire station will remain on the east side of the building and will be accessible by a sidewalk connection from the parking lot. Additional parking spaces and landscaping will be provided in compliance with the standards contained in the Municipal Code. The site, landscape and architectural plans for the building expansion are included as **Attachment 3** to this staff report.

B. Review Requirement

Fire Station #6 is located within the Rocky Mountain Village II Planned Unit Development. Development within the PUD requires approval of preliminary and final development plans. A combined preliminary and final development plan for the fire station was approved by the Planning Commission in November of 2003. The Municipal Code requires that a preliminary development plan be amended in the same manner as it was approved with the exception that the city's chief planner may approve minor amendments without the review of the Planning Commission. An increase in development density by more than 10% is considered a major amendment in the Code. The building addition proposed at the fire station constitutes a 21% increase to the gross building square footage and therefore requires Planning Commission approval.

III. VICINITY MAP



IV. SITE DATA

ACREAGE OF SITE - GROSS..... 1.81 AC

ACREAGE OF SITE - NET..... 1.81 AC

ACREAGE OF SITE - RIGHT-OF-WAY 0

EXISTING ZONING..... **PLANNED UNIT DEVELOPMENT**

EXISTING USE FIRE STATION #6

PROPOSED USE FIRE STATION EXPANSION

BLDG AREA(SF) PROPOSED 2,070 SQUARE FOOT EXPANSION

EXIST ADJ ZONING & USE - NORTH PUD, ROCKY MOUNTAIN VILLAGE II /SINGLE FAMILY RESIDENTIAL

EXIST ADJ ZONING & USE - SOUTH..... PUD, ROCKY MOUNTAIN VILLAGE II /MULTI FAMILY/COMMERCIAL

EXIST ADJ ZONING & USE - WEST PUD, ROCKY MOUNTAIN VILLAGE II /DAY CARE & RESIDENTIAL

EXIST ADJ ZONING & USE – EAST.....PUD, ROCKY MOUNTAIN VILLAGE II, /DOG PARK/RESIDENTIAL

UTILITY SERVICE - SEWER, ELECTRIC, WATER..... CITY OF LOVELAND

V. KEY ISSUES

City staff believes that there are no key issues associated with the PDP/FDP Amendment request.

VI. BACKGROUND

The Rocky Mountain Village II GDP was approved in April of 1998. The GDP established the development of residential and commercial uses north of the intersection of East Eisenhower and McWhinney Boulevard. The GDP narrative stated that a location for a fire station would be agreed upon by the developer and the city. A combined preliminary and final development for Fire Station #6 was approved by the Planning Commission in November of 2003. The fire station is currently operating on the site.

VII. STAFF, APPLICANT, AND NEIGHBORHOOD INTERACTION

A. Notification

An affidavit was received from the Belford Watkins Group that certifies that the surrounding property owners within 500 feet of the PDP/FDP boundaries were notified on March 8, 2012 of a neighborhood meeting held on March 28, 2012. The notice also included the date and time of the Planning Commission hearing. The affidavit also certifies that notices were posted on McWhinney Boulevard and Piney River Drive on March 9, 2012 for the neighborhood meeting and on April 6, 2012 for the Planning Commission hearing. In addition, a notice was published in the Reporter Herald on April 7, 2012. All notices stated that the Planning Commission will hold a public hearing on April 23, 2012 to consider the matter.

B. Neighborhood Response

A neighborhood meeting was held on March 28, 2012 in the community room at the fire station. There were 3 neighbors, along with the applicant and city staff, in attendance. Neighbors in attendance were very positive and supportive of the fire station expansion., stating that they were very pleased to have the fire station as a neighbor. No concerns regarding the expansion were voiced. After the neighborhood meeting, City staff has not received any further inquiries from residents in the neighborhood.

VIII. FINDINGS AND ANALYSIS

Section 18.41.050.E(2) of the Loveland Municipal Code requires that the Current Planning Division make findings that accompany its recommendation and that address the issues listed below. With respect to issues 3, 4, and 5 below, *Section 18.41.050.D(4)(b) of the Loveland Municipal Code* requires that if such impacts exist, the Current Planning Division must recommend either disapproval of the Amendment to the Preliminary/Final Development Plan or reasonable conditions designed to mitigate the negative impacts. The findings listed below include findings required pursuant to the ACF ordinance.

1. *Whether the preliminary development plan amendment conforms to the general development plan on file with the City of Loveland where the property is being developed in phases.*

Current Planning: Staff believes that this finding can be met due to the following:

- The expansion of the fire station complies with the land use designation, setbacks, and design standards contained in the Rocky Mountain Village II GDP.
- The fire station is an existing, approved use and the expansion will be architecturally integrated with the existing structure in terms of building design, scale and materials.

2. *Whether the preliminary development plan amendment meets the intent and objectives of Chapter 18.41.*

Current Planning: Staff believes that this finding can be met due to the following:

- The fire station is an existing, approved use. The expansion of the station encourages the efficient use of the land and will not create additional burdens on the surrounding street network.
- The building addition incorporates features of modern design and will visually be compatible with the architectural style of the existing facility.
- The design and placement of the building addition on the east side of the existing building is the most efficient location for the expansion based on utility locations and access.

3. *Whether: (i) the proposed development will negatively impact traffic in the area and; (ii) a determination of adequacy with regard to transportation facilities has been made pursuant to Section 16.41.110*

Transportation: Staff believes that this finding can be met, due to the following:

- The proposed improvements to Fire Station #6 are estimated to generate less additional traffic than 200 ADT and 20 peak hour trips. Therefore, per the Larimer County Urban Area Street Standards, a traffic impact study was not required. In conclusion, the development of the subject property pursuant to any of the uses permitted by right under the zoning district will not adversely impact any existing City infrastructure. A positive determination of adequacy for transportation facilities for the proposed PDP has been made.

4. *Whether: (i) the proposed development will negatively impact City utilities and; (ii) a determination of adequacy with regard to transportation facilities has been made pursuant to Section 16.41.100 for fire protection and emergency rescue services, Section 16.41.120 for water facilities and services, Section 16.41.130 for wastewater facilities and services, Section 16.41.140 for stormwater facilities, and Section 16.41.150 for power:*

Power: Staff believes that this finding can be met, due to the following:

- The existing electric facilities are adequate and available to accommodate the building addition. The proposed development meets the criteria for level of service as outlined in the ACF ordinance.

- Existing three phase power comes from a 150 Kva pad mounted transformer that is located near the northwest corner of the existing building. The addition will not interfere with the existing transformer location.

Water/Wastewater: Staff believes that this finding can be met, due to the following:

- The proposed development will not negatively impact City water and wastewater facilities;
- The proposed amendment is in compliance with the previously approved development plan;
- Public facilities and services are adequate and consistent with the City's utility planning and provides for efficient and cost-effective delivery of City water and wastewater service.

Stormwater: Staff believes that this finding can be met, due to the following:

- The Loveland Fire Station #6 is located within the Outlet Mall Basin as defined by the City of Loveland Master Drainage Plan.
- This project complies with the Adequate Community Services ordinance outlined in the Loveland Municipal Code, Section 16.41.140.

Fire Prevention: Staff believes that this finding can be met due to the following:

- The application is for an expansion to the existing Fire Station #6. The site will comply with the requirements in the ACF Ordinance for response distance requirements from the first due Engine Company (Station 6).
- The proposed development will enhance fire protection safety measures for the fire department and the neighboring developments.

Parks and Recreation: Staff believes that this finding can be met due to the following:

- The Parks and Recreation Department maintains all public grounds for civic buildings, including Fire Station #6 within the City. In order to maintain consistency and the ability to manage these facilities effectively, standards for irrigation and landscaping are required. The Parks and Recreation Department is recommending a condition requiring submittal of an irrigation plan with the building permit to ensure the long term health of plant material and the maintenance of the irrigation system.

5. *Whether the proposed development will have detrimental impacts on property that is sufficient in proximity to the proposed development to be affected by it:*

Current Planning: Staff believes that this finding can be met. The expansion of the fire station will provide additional sleeping quarters, a relocation and enlargement of the offices and add an overhead garage bay door. The expansion addresses a need for increased safety measures for the fire station. The PDP/FDP Amendment incorporates adequate landscape buffering and parking lot screening, and provide high quality architecture that should result in a project that is compatible with surrounding properties. No concerns or objections to the expansion were voiced at the neighborhood meeting.

6. Whether the proposed development will be complimentary to and in harmony with existing development and future development plans for the area in which the proposed development will take place by:

a. Incorporating natural physical features into the development design and providing sufficient open spaces considering the type of intensity of use.

Current Planning: Staff believes that this finding can be met due to the following:

- There are no physical features that need to be incorporated into the development design of the expansion;
- Any landscaped areas on the site that will be disturbed through the construction of the building addition will be replaced; and
- Sufficient open space on the site exists in compliance with the provisions of the Rocky Mountain Village II GDP.

b. Incorporating site planning techniques that will foster the implementation of the City's Master Plans, and encourages a land use pattern that will support a balanced transportation system, including auto, bike and pedestrian traffic, public mass transit, and the cost effective delivery of other municipal services consistent with adopted plans, policies and regulations of the City.

Current Planning: Staff believes that this finding can be met due to the following:

- The building addition will not negatively affect the transportation system or cost effective delivery of other municipal services.
- Incorporating physical design features in the development that will provide a transition between the project and adjacent land uses through the provisions of an attractive entryway, edges along public streets, architectural design, and appropriate height and bulk restrictions.

Current Planning: Staff believes that this finding can be met due to the following:

- The lot is framed by McWhinney Boulevard on the south and Piney River Drive on the west. The landscaping along the perimeter of the site, adjacent to these roadways will not be altered with the expansion of the fire station.
- Incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the project design.

Current Planning: Staff believes that this finding can be met due to the following:

- No environmentally sensitive areas are impacted by the building addition.
- Incorporating public facilities or infrastructure, or cash-in-lieu, that are reasonably related to the proposed development so that the proposed development will not negatively impact the levels of service of the City's service facilities.

Current Planning: Staff believes that this finding can be met due to the following:

- The PDP/FDP amendment has been reviewed by all City agencies including Power, Fire, Water/Wastewater, Stormwater, Engineering and the Planning Division to determine if the proposed development would negatively impact the levels of service of the City's facilities. All reporting agencies have indicated that the development would not have a negative impact on the City's levels of service.
- f. *Incorporating an overall plan for the design of the streetscape within the project. Including landscaping, auto parking, bicycle and pedestrian circulation, architecture, placement of buildings and street furniture.*

Current Planning: Staff believes that this finding can be met due to the following:

- The streetscape along McWhinney Boulevard and Piney River Drive will not be modified with the building expansion; and
- Adequate parking in compliance with the Municipal Code is provided on the site.

7. *Whether the preliminary development plan complies with applicable land use and development regulations in effect as of the date that the General Development Plan was approved.*

Current Planning: Staff believes that this finding can be met due to the following:

- The submitted amendment to the preliminary/final development plan complies with the development regulations in the Rocky Mountain Village II GDP.

IX. RECOMMENDED CONDITIONS

Parks and Recreation

1. Irrigation specifications and plans for the property shall be submitted with the building permit application. This will allow Parks and Recreation staff the opportunity to confirm that the design and materials specified will be compatible with the current system.