

Planning Commission Staff Report September 10, 2012

Agenda #:	Regular Agenda - 1
Title:	GDP Amendment for Mirasol Community PUD
Applicant:	Housing Authority of the City of Loveland
Request:	General Development Plan Amendment
Location:	East of S. St. Louis Avenue, west of S. Madison Avenue, and south of 4 th Street SE
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 motions:
Recommended Motions:	1. Move to make the findings listed in Section VIII of the Planning Commission staff report dated September 10, 2012 and, based on those findings, recommend that City Council approve the Mirasol Community PUD General Development Plan Second Amendment, subject to the conditions listed in said report, as amended on the record.

Summary of Analysis

This is a public hearing to consider an amendment to the general development plan for the Mirasol Community PUD. The PUD was approved as an affordable senior housing development consisting of single family, duplex and independent living apartments. The GDP amendment requests the following:

- Modify the maximum number of permitted units in Phase III to add 4 additional units. The total number of units requested for parcels D and E is 60 units;
- Adjust the parking ratio for group assisted living homes or "greenhouse" homes to 0.6 parking spaces per unit. A greenhouse home is a specific skilled nursing model that allows residents to live in a home environment. The residents do not drive and the parking ratio is proposed to be adjusted to accommodate only staff and guests.

Staff believes that all key issues have been resolved based on City Code and standards. The neighborhood did not voice objections concerning the amendment request at the neighborhood meeting. A preliminary development plan for the actual site planning and development of the greenhouse homes will require a subsequent neighborhood meeting and approval of the Planning Commission at a future date.

I. SUMMARY

This proposal is the second amendment to the Mirasol Community Planned Unit Development (PUD) west of S. St. Louis Avenue and contains approximately 24 acres. The PUD was developed by the Housing Authority of the City of Loveland and was designed as an affordable senior housing community providing a variety of for-sale and for-rent single family, duplex and independent living apartments. Phase I of the development has been completed, which included a 48 unit apartment complex, 55 single family/duplex units and a centralized community building. Phase II, which consisted of a 60-unit independent living apartment complex, is currently under construction.

The GDP Amendment is applicable to Phase III of the PUD, which is the final phase of the development. Phase III consists of 2 parcels: D and E, located at the southeast corner of the intersection of South Saint Louis Avenue and Finch Street (see vicinity map on page 3). The GDP Amendment is the first step in the planning process for the development of a skilled nursing project on these parcels. The applicant is currently preparing plans to develop a "greenhouse" model of skilled nursing that creates a home environment for residents. The "greenhouse" concept is an innovative new approach that has recently been developed. Planning for the project is in a conceptual stage and would consist of 6 separate one-story buildings with each building containing 10 beds. Additional information on the greenhouse skilled nursing concept is include as **Attachment #1** to this report and a conceptual rendering of the development is provided in **Attachment #2**. The specific site planning and development for the parcels will require a neighborhood meeting and Planning Commission approval of a preliminary development plan in the future.

The following modifications are requested to the GDP:

1. Increase in the maximum number of units and density: The GDP permitted a total of 56 units within parcels D and E. In anticipation of the greenhouse development, the applicant is requesting to increase the number of units to 60 to accommodate 10 units within 6 one-story buildings. The density in the GDP would increase from 9.1 to 9.3 units per acre with the additional 4 units. The property is designated as Medium Density Residential (MDR) in the City's Comprehensive Master Plan. The proposed density is within the targeted density range of 4 to 10 units per acre in the MDR residential category.
2. Modify the off-street parking ratio: The off-street parking ratio required in the GDP is 1 space per unit for independent living apartments. Assisted living facilities and group homes require 1 space for every unit plus 1 space for every staff member. The applicant is requesting a new parking ratio of 0.6 spaces per unit specific to group assisted living/greenhouse homes. In a group assisted living/greenhouse homes, the residents will not drive. The parking demand primarily comes from the staff and visitors. The applicant has researched parking demands for similar facilities in the country and has indicated that the 0.6 parking spaces per unit has proven to be adequate to accommodate both staff and visitors during the peak times of the day. The GDP narrative provided by the applicant contains additional information on the projects that were included in the comparison (**Attachment #1**).

The following table is a summary of a comparison between the standards contained in the approved GDP and the standards requested in the GDP amendment.

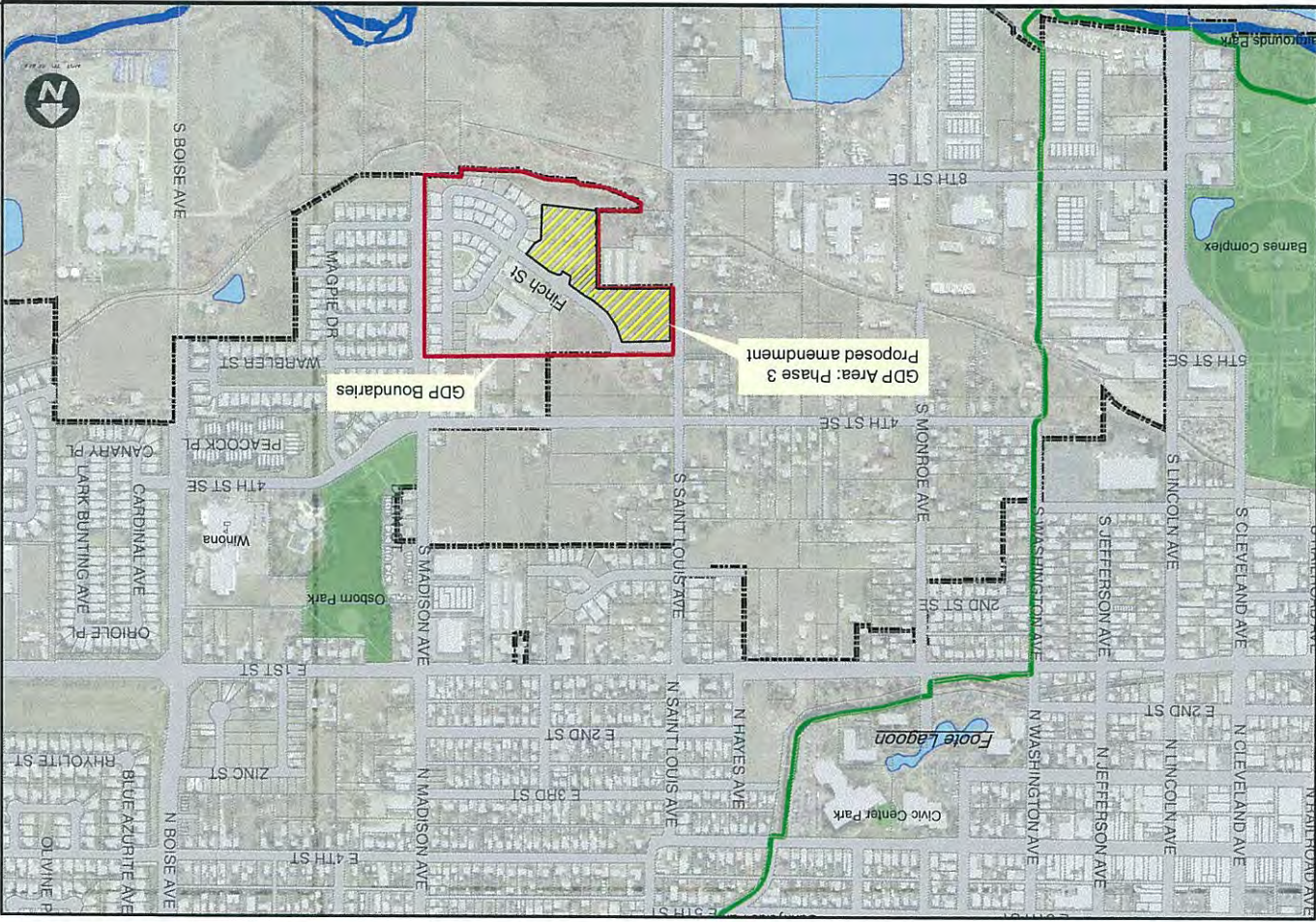
Table 1. GDP Amendment Comparison Summary

	Existing GDP Standard		Proposed GDP Standard	
Density	9.1		9.3	
Maximum Units	220		224	
Parking	Independent living: 1 space per unit; assisted living/group homes: 1 space per unit plus 1 space per staff member		Group assisted living/greenhouse homes: 0.6 spaces per unit	

II. ATTACHMENTS

1. Applicant's Narrative
2. Conceptual Rendering of Phase III
3. General Development Plan Amendment

III. VICINITY MAP



IV. SITE DATA

A. GENERAL DEVELOPMENT PLAN AMENDMENT

ACREAGE OF GDP-GROSS/NET	24.2 AC / 21 AC
MASTER PLAN DESIGNATION	MEDIUM DENSITY RESIDENTIAL
EXISTING ZONING	MIRASOL COMMUNITY PUD
EXISTING USE	MIXED USE RESIDENTIAL & VACANT
ACREAGE OF OPEN SPACE	4.84 AC (20% OF SITE)
NUMBER OF DWELLING UNITS APPROVED	220
NUMBER OF DWELLING UNITS PROPOSED	224
GROSS DENSITY (DU/A) APPROVED	9.1 DU/AC
GROSS DENSITY (DU/A) PROPOSED	9.3 DU/AC
EXIST ADJ ZONING & USE - NORTH	COUNTY FA FARMING & DR DEVELOPING
EXIST ADJ ZONING & USE - SOUTH	RESOURC - RESIDENTIAL
EXIST ADJ ZONING & USE - WEST	COUNTY FA FARMING - VACANT
EXIST ADJ ZONING & USE - EAST	COUNTY FA FARMING - RES & MINI STORAGE
UTILITY SERVICE - WATER, SEWER & ELECTRIC	ARBOR MEADOWS PUD - SF RESIDENTIAL
	CITY OF LOVELAND

V. KEY ISSUES

City staff believes that all key issues have been addressed in the development proposal. At the neighborhood meeting, no concerns were voiced regarding the increase in the number of units or requested modification to the parking ratio.

VI. BACKGROUND

The following represents a timeline for the background of the development:

April 5, 2005	City Council approval of the annexation and zoning for the Mirasol Community PUD. The PUD established zoning for a maximum of 200 residential units. The GDP created development standards designed for a senior housing community for individuals 55 years of age or older and offered a variety of qualified affordable for-sale and for-rent single family, duplex and independent living apartments.
August 22, 2005	Planning Commission approval of the Preliminary Development Plan and Plat for Mirasol First Subdivision (Phase I of the PUD).
February 17, 2006	City approval of the Final Development Plan and Plat for Mirasol First Subdivision. Phase I of the development included forty-nine independent living apartment units, along with 11 single family homes and 44 duplex units. To date, the apartment units, community building and 37 of the single family/duplex homes have been constructed.

August 9, 2010 Planning Commission approval of a Preliminary Development Plan for Phase II of the development, which permitted the construction of a 60 unit independent living apartment building.

September 7, 2010 City Council approval of the first amendment to the GDP to increase the number of units, adjust parking ratios, modify building heights for Phase II of the development.

VII. STAFF, APPLICANT, AND NEIGHBORHOOD INTERACTION

A. Notification: An affidavit was received from Jeff Shera with Lantz-Boggio Architects certifying that written notice was mailed to all property owners within 1,000 feet of the property on August 23, 2012 and notices were posted in prominent locations on the perimeter of the site at least 15 days prior to the date of the Planning Commission hearing. In addition, a notice was published in the Reporter Herald on August 25, 2012.

B. Neighborhood Response: A neighborhood meeting was held at 4:00 p.m. on August 2, 2012 in the Mirasol Community Room. The meeting was attended by 18 residents of the development and neighbors along with City staff and consultants. There were no objections voiced to the GDP Amendment requests and overall the residents seemed excited about the prospect of the greenhouse development. Questions at the meeting primarily focused on the specifics of the greenhouse project including: anticipated traffic, construction traffic route, project timing, preference for Mirasol residents at the new facility, costs, level of care, availability for spouses to be in the rooms, and location for snow removal. As the project is still in the conceptual stage, some of the specific questions could not be answered at the meeting. The neighbors and residents were informed that there would be another neighborhood meeting for the actual development of the site in the future, at the preliminary development plan process.

VIII. FINDINGS AND ANALYSIS

The Chapters and sections cited below are from the Loveland Municipal Code pertaining to PUD General Development Plans.

A. Land Use
1. Loveland Municipal Code
a. Section 18.41.050.D.4: Whether the general development plan conforms to the requirements of this Chapter 18.41, to the City's master plans and to any applicable area plan.

Planning: Staff believes that this finding can be met, based on the following facts:

- The density requested in the GDP amendment is consistent with the Comprehensive Master Plan, which designates the entire site as medium density residential (MDR). The MDR designation targets a gross density of 4 to 10 units per acre. The gross density in the GDP amendment proposes 9.3 units per acre.

- The GDP amendment is consistent with the intent of the master plan to promote a variety of housing types at a moderate density compatible with MDR character.

b. Section 18.41.050.D.4(c): *Whether development permitted under the GDP amendment will be complementary to and in harmony with existing development and future development plans for the area in which the GDP is located by:*

(i) *Incorporating natural physical features into the GDP design and providing sufficient open spaces considering the type and intensity of proposed land uses.*

(ii) *Incorporating site planning techniques that will foster the implementation of the Loveland Comprehensive Master Plan.*

(iii) *Incorporating physical design features that will provide a transition between the project and adjacent land and uses through the provisions of an attractive entryway, edges along public streets, architectural design, and appropriate height and bulk restrictions on structures.*

(iv) *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.*

Planning: Staff believes that this finding can be met, based on the following facts:

- Passive open space is provided through-out the development, including walking trails connecting to a community gathering center. No changes to open space are proposed in the GDP amendment; and
- Site planning techniques have been incorporated into the approved GDP standards to target the senior community and promote safety for pedestrians. This includes traffic calming devices and neck-downs to lessen the amount of pavement that a pedestrian must cross at an intersection. These techniques promote the philosophies of the City's master plan;
- The streetscape design within the development has incorporated detached sidewalks, tree lawns, landscaping and pedestrian lighting features in an overall comprehensive manner.

B. City Utilities and Services

1. Loveland Municipal Code

a. Section 18.41.050.D.4

(i) *Development permitted under the zoning established by the GDP will not have negative impacts on City utilities. If such impacts exist, Section 18.41.050.D.4(b) of the Loveland Municipal Code requires City staff to recommend either disapproval of the GDP or reasonable conditions designed to mitigate the negative impacts.*

(ii) *Whether development permitted under the GDP will be complementary to and in harmony with existing development and future development plans for the area in which the GDP is located by 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 services and facilities.*

Transportation: Staff believes that this finding can be met, based on the following facts:

- The proposed GDP Amendment will result in a density of 30 senior living dwelling units each on Parcel D and Parcel E for a total of 60 dwelling units. The previously approved GDP densities of 14 units for Parcel D and 42 units for Parcel E result in a total of 56 dwelling units.
- Due to the lower trip generation rates associated with elderly housing, the total proposed increase of 4 senior dwelling units is negligible and it does not change the recommendations contained within the previously approved Master Traffic Impact Study for the GDP.
- A detailed Traffic Impact Study demonstrating ACF and LCUASS compliance will be required at time of the PDP submittal. Therefore the Transportation Development Review Division has no objections to the proposed GDP Amendment.

Fire: Staff believes that this finding can be met, based on the following facts:

- The site will comply with the requirements in the ACF Ordinance for response distance requirements from the first due Engine Company (Station 1).
- The amendment requests will not negatively impact fire protection for the subject development.

Water/Wastewater: Staff believes that this finding can be met, based on the following facts:

- This development is situated within the boundaries of and accommodated by the City's water and wastewater master plans. It is also within the City's current service area for both water and wastewater;
- The proposed GDP amendment request is consistent with the Department's Water and Wastewater master plan and will not negatively impact City water and wastewater facilities;
- A condition was added to require that prior to issuance of any building permits within Block 2, Lot 1 of the development, the Developer must install that portion of the 24-inch waterline located in South St. Louis Avenue.
- The proposed development is in harmony with existing and future development and incorporates public infrastructure designed so that the proposed development will not negatively impact the levels of service of the City utilities adjacent to the development; and

Power: Staff believes that this finding can be met, based on the following facts:

- Three-phase 200-amp underground vaults are located at the northeast corner of the roundabout of Finch Street and Finch Place and the southeast corner of South St. Louis Avenue and Bunting Place. Three-phase power can be extended through the proposed development at the developer's expense from these two vaults, per City Municipal Code.
- The existing use is a current customer of the City of Loveland electric system and the existing electric facilities are sufficient for the current use.

Stormwater: Staff believes that this finding can be met, based on the following facts:

- Proposed stormwater facilities will adequately detain and release stormwater runoff in

- a manner that will eliminate off-site impacts.
- When designed and constructed, the development will not negatively affect City storm drainage utilities.

IX. RECOMMENDED CONDITIONS

The following conditions are recommended by City Staff.

Transportation Development Review

1. Prior to the issuance of any building permits within the GDP, pursuant to the provisions in Section 16.40.010.B of the Loveland Municipal Code, the Developer shall design and construct the ultimate adjacent improvements to Saint Louis Avenue, unless designed and constructed by others.
2. All public improvements shall comply with the Larimer County Urban Area Street Standards (LCUASS).

Water/Wastewater

3. St. Louis Avenue Improvements: Prior to issuance of any building permits within Block 2, Lot 1 of the Property, the Developer shall install that portion of the 24-inch waterline located in South St. Louis Avenue.

GDP AMENDMENT NARRATIVE
REVISED 8/10/2012

This request for an amendment to the current GDP for the Mirasol Senior Living Community is being made in support of the proposed use for the final phase of this housing development. That use is a skilled nursing project consisting of six separate one-story buildings containing 10 beds each. With each building sized at 7,894 s.f. the total area of this phase of the development will be 47,364 s.f.

This method of providing skilled nursing housing and services is known as the Green House model, which is a de-institutionalization effort that restores individuals to a home in the community. It combines small homes with the full range of personal care and clinical services expected in high-quality nursing homes. The Green House model of elder care is a total re-envisioning of a skilled nursing home – it cannot be overlaid on an existing large facility. The program creates an intentional community to support the most positive elder hood and work life possible. To achieve these goals, the model changes the philosophy of care, staffing assumptions, organizational configuration and architecture.

The Green House home is a self-contained residence, designed like a private home, housing 10 elders, each with his/her own bedroom and full bathroom. The physical space is not meant to be “homelike”, but to be a home. Specially trained certified nursing assistants called “Shahbazim” staff each residence and provide a wide range of assistance, including: personal care, activities, meal preparation and service, light housekeeping, and laundry. Through this close partnership between staff and elders, personal relationships are formed that become the basis for person-directed care, which is the key to creating the culture inherent in the Green House concept. Each Green House home is supported by a clinical support team that includes nurses, social workers, activities experts, therapists, nutritionists, a medical director and a pharmacist.

The request amendments to the GDP are as follows:

- 1) Density. The proposed Green House project will result in a density of 30 dwelling units each on Parcel D and Parcel E. This would be a change from the current GDP densities of 14 units for Parcel D and 42 Units for Parcel E.
- 2) Parking. Since residents of the Green House project will not drive, the actual parking demand will result from staff and visitors. In Green House projects in other parts of the country, the actual demand has shown to be .6 parking spaces per unit. This number of spaces is sufficient to accommodate the staff and visitors during the peak demand times of day.

This proposed GDP parking ratio is less than the current GDP ratio of one space per unit and one space per staff member for assisted living.

In support of this request, data has been obtained directly from existing Green House projects in other parts of the country. These projects are:

- The Village of Redford
Redford, MI
- Life Stream
Youngtown, AZ
- St. Martin's in the Pines
Birmingham, AL

Each of these Green House projects has a quantity of parking spaces approximately equal to .6 spaces per resident unit. Staff members at these communities report that there is adequate parking to meet the demand for visitors and staff.



SITE PLAN

July 2012



MIRASOL COMMUNITY
Loveland, Colorado

Lantz - Boggio Architects, P.C.

MIRASOL COMMUNITY GENERAL DEVELOPMENT PLAN SECOND AMENDMENT

ALL THAT PORTION OF THE SE 1/4 OF SECTION 24, TOWNSHIP 5
NORTH, RANGE 69 WEST OF THE 6TH P.M., COUNTY OF LARIMER,
STATE OF COLORADO

CONDITIONS OF APPROVAL

POWER

1. FOR THE INSTALLATION OF ELECTRIC, CABLE AND TELEPHONE UTILITIES, ALL SUBDIVISIONS SHALL HAVE A 14'-0" FRONT LOT UTILITY EASEMENT WITH A 5'-0" REAR LOT UTILITY EASEMENT. IF THE DEVELOPMENT DESIGN DOES NOT ALLOW FOR THESE EASEMENTS, SPECIFIC UTILITY EASEMENTS SHALL BE GRANTED FOR THE INSTALLATION OF ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION UTILITIES. THESE SPECIFIC EASEMENTS SHALL BE SHOWN ON THE PRELIMINARY PLAN. A MEETING WITH ALL INVOLVED UTILITIES WILL BE REQUIRED TO RESOLVE ANY EASEMENT ISSUE PRIOR TO THE SUBMITTAL AND ACCEPTANCE OF THE PRELIMINARY PLAN AND PRELIMINARY CONSTRUCTION DRAWINGS BY THE POWER DIVISION.

CURRENT PLANNING

2. IF DEVELOPMENT REQUIRES THE REMOVAL OF THE COTTONWOOD TREES, THE LOSS OF THESE TWO TREES SHALL BE MITIGATED WITH A MINIMUM OF FOUR 2" CALIPER TREES LOCATED WITHIN THE LANDSCAPE BUFFERYARD ALONG THE FARMERS DITCH.

TRANSPORTATION ENGINEERING

3. NOTWITHSTANDING ANY CONCEPTUAL INFORMATION PRESENTED IN THE GOP, STREET LAYOUT, STREET ALIGNMENTS, ACCESS LOCATIONS, INTERSECTION CONFIGURATIONS AND INTERSECTION OPERATIONS (TRAFFIC CONTROLS) SHALL BE DETERMINED AT THE TIME OF APPLICATION FOR PDP APPROVAL.

4. NOTWITHSTANDING ANY INFORMATION PRESENTED IN THE MASTER TRAFFIC IMPACT STUDY FOR THE GOP, THE DEVELOPER SHALL PROVIDE ANY ADDITIONAL TRAFFIC INFORMATION, CORRECTIONS, REVISIONS AND ANALYSIS REQUIRED BY THE CITY TO VERIFY COMPLIANCE WITH THE ADEQUATE COMMUNITY FACILITIES ORDINANCE AND OTHER APPLICABLE CODES OR REQUIREMENTS AT THE TIME OF REVIEW OF SITE SPECIFIC DEVELOPMENT PLANS. FUTURE TRAFFIC IMPACT STUDIES FOR SITE SPECIFIC DEVELOPMENT PLANS SHALL USE A STUDY AREA DETERMINED BY CONSIDERING THE CUMULATIVE TRIP GENERATION TRIP WITHIN THE ENTIRE GOP (I.E. TRAFFIC FROM THE PROPOSED USE PLUS TRAFFIC FROM PREVIOUSLY APPROVED SITE SPECIFIC DEVELOPMENT PLANS).

5. UNLESS DESIGNED AND CONSTRUCTED BY OTHERS, THE DEVELOPER SHALL DESIGN AND CONSTRUCT, AT NO COST TO THE CITY, THE EAST 1/2 OF SOUTH SAINT LOUIS AVENUE ADJACENT TO PROPERTY TO MAJOR COLLECTOR STANDARDS, INCLUDING OFF-SITE TAPERS TO MATCH EXISTING ROADWAY, UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER. THE TIMING AND NECESSITY OF THESE IMPROVEMENTS SHALL BE DETERMINED DURING REVIEW AND APPROVAL OF FUTURE SITE SPECIFIC DEVELOPMENT APPLICATIONS WITHIN THIS GOP.

1. DEVELOPMENT PLAN NARRATIVE

1. PURPOSE OF THE PROJECT

THE FOLLOWING GOALS, CONCEPTS, AND DEVELOPMENT STANDARDS APPLY TO THE 24.22 ACRES, WHICH COMPRISE THE MIRASOL COMMUNITY PLANNED UNIT DEVELOPMENT. THE PURPOSE OF THE PROJECT IS TO PROVIDE A VARIETY OF AFFORDABLE HOUSING TYPES AND OPTIONS FOR RESIDENTS OF THE COMMUNITY. THIS DEVELOPMENT WILL PROVIDE VARIETY IN THE TYPE, DESIGN AND LAYOUT OF BUILDINGS, CIRCULATION SYSTEMS AND OPEN SPACES WITHIN THE DEVELOPMENT.

2. LAND USE

a. OVERALL CONCEPT

THE DEVELOPMENT PLAN PROVIDES A MIX OF HOUSING TYPES COMPRISED OF FOR-SALE AND FOR-RENT SINGLE FAMILY HOMES, DUPLEX UNITS AND INDEPENDENT LIVING APARTMENTS, ADULT DAY CARE FACILITY, ASSISTED LIVING FACILITY, GROUP ASSISTED LIVING HOMES, AND MULTI-FAMILY ATTACHED HOMES ALL CENTERED AROUND A "TOWN CENTER" COMPRISED OF A CENTRAL PARK AND COMMUNITY CENTER BUILDING. THE CONCEPT FOR THE DEVELOPMENT IS TO PROVIDE THIS NEOTRADITIONAL HOUSING MIX WITHIN A COHESIVE COMMUNITY, UNIFIED BY A SYSTEM OF LOCAL STREETS, DETACHED SIDEWALKS, OPEN AREAS AND POCKET PARKS, ALL ORIENTED TO AND WITHIN CONVENIENT WALKING DISTANCE OF THE TOWN CENTER. HIGHER DENSITY HOUSING (INDEPENDENT LIVING APARTMENTS) IS LOCATED TOWARD THE INTERIOR OF THE SITE AND SOUTH ST. LOUIS AVENUE. DENSITY HOUSING (SINGLE-FAMILY AND DUPLEX UNITS) LOCATED ON THE REMAINING PARCELS. A NETWORK OF OPEN SPACES AND GREENBELTS ALSO FACILITATES PEDESTRIAN CIRCULATION AND DRAINAGE. SUBSTANTIAL PERIMETER LANDSCAPE BUFFERS ARE PROVIDED ADJACENT TO EXISTING PLANNED DEVELOPMENT, MADISON AVENUE AND ST. LOUIS AVENUE. THE STREET SYSTEM IS DESIGNED TO PROVIDE LINKS TO THE EXISTING NETWORK OF STREETS TO THE EAST AND WEST OF THE SITE.

b. LAND USE CATEGORIES AND DEFINITIONS

THE LAND USE CATEGORIES PROVIDED INCLUDE, BUT ARE NOT LIMITED TO, SINGLE FAMILY DETACHED, DUPLEX UNITS, INDEPENDENT LIVING APARTMENTS AND COMMUNITY ACTIVITIES. THE FOLLOWING DEFINITIONS APPLY TO ALL USES WITHIN THIS PUD:

SINGLE FAMILY DETACHED HOMES - A ONE-FAMILY DWELLING NOT ATTACHED TO ANY OTHER DWELLING, LOCATED ON INDIVIDUAL PLOT - SINGLE LOTS OR IN CLUSTERS.

DUPLEX UNIT - A TWO-FAMILY ATTACHED DWELLING ON ONE OR TWO LOTS SEPARATED BY A COMMON WALL.

INDEPENDENT LIVING APARTMENTS - A STRUCTURE CONTAINING THREE OR MORE DWELLING UNITS EACH OCCUPIED BY AN INDIVIDUAL HOUSEHOLD.

COMMUNITY BUILDING USE - AN AREA OFFERING A MIX OF COMMUNITY ACTIVITIES AND USES INTENDED TO PROVIDE SERVICES TO THE MIRASOL DEVELOPMENT. ACTIVITIES MAY INCLUDE MULTI-PURPOSE, LIBRARY, BUSINESS CENTER AND FITNESS CENTER.

ADULT DAY CARE FACILITY - A COMMERCIAL BUILDING FACILITY OF NO MORE THAN 25,000 S.F. BUILDING FOOTPRINT AND NO MORE THAN 2 STORIES IN HEIGHT WITH DAY-TIME USE SERVICES FOR ELDERLY PATIENTS INCLUDING A CENTRALIZED KITCHEN.

ASSISTED LIVING FACILITY - A COMMERCIAL BUILDING FACILITY OF NO MORE THAN 25,000 S.F. BUILDING FOOTPRINT AND NO MORE THAN 2 STORIES IN HEIGHT WITH FULL-TIME USE SERVICES FOR ELDERLY RESIDENTS INCLUDING A CENTRALIZED KITCHEN.

GROUP ASSISTED LIVING HOME OR "GREENHOUSE" - A BUILDING NO MORE THAN 10,000 S.F. AND NO MORE THAN 1 STORY IN HEIGHT WITH 5-10 DWELLING UNITS WITH 1 FULL-TIME CARE PROVIDER AND A CENTRALIZED KITCHEN.

MULTI-FAMILY ATTACHED HOMES - A 1 OR 2 STORY STRUCTURE SEPARATED BY A COMMON WALL ON 1 LOT WITH NO MORE THAN 4 UNITS IN A SINGLE STRUCTURE AND A MAXIMUM OF 8,000 S.F. BUILDING FOOTPRINT.

c. DISTRIBUTION

THE SITE IS PLANNED AS A SERIES OF SMALL NEIGHBORHOODS CENTERED AROUND A TOWN SQUARE. THE HIGHER DENSITY APARTMENT PORTIONS ARE LOCATED TO THE NORTH AND WEST OF THE TOWN SQUARE, WITH THE LOWER DENSITY SINGLE-FAMILY AND DUPLEX UNITS LOCATED AT THE EAST, WEST AND SOUTH PORTIONS OF THE SITE.

MIRASOL IS PROPOSED FOR CONSTRUCTION IN PHASES AS INDICATED ON THESE PLANS. AS DEVELOPMENT PROGRESSES, MINOR DENSITY TRANSFERS AND OTHER ADJUSTMENTS MAY BE MADE (UP TO 10% BETWEEN LAND USE PARCELS) AS LONG AS THE TOTAL NUMBER OF RESIDENCES DOES NOT EXCEED THE MAXIMUM (INDICATED) AS PER SECTION 18.41 OF THE CITY CODE.

d. INTENSITY

EACH PARCEL ON THIS SITE CONTAINS A DIFFERENT HOUSING TYPE WITH VARYING DENSITIES. WITHIN EACH PARCEL, THE MAXIMUM NUMBER OF DWELLING UNITS (100%) WILL BE ALLOWED AS DESIGNATED ON THE GOP, AND WILL BE DESIGNED IN ACCORDANCE WITH THE DEVELOPMENT STANDARDS OUTLINED ON THIS PLAN.

3. CIRCULATION

a. OVERALL CONCEPT

PRIMARY ACCESS TO THE SITE WILL BE FROM MADISON AVENUE ON THE EAST AND ST. LOUIS AVENUE ON THE WEST. ON-SITE CIRCULATION WILL EMPHASIZE DIRECT PEDESTRIAN AND VEHICULAR ACCESS TO DESTINATIONS WITHIN THE SITE.

b. COMPONENTS

VEHICULAR - A SERIES OF RESIDENTIAL LOCAL LANES AND COLLECTOR STREETS WILL DISTRIBUTE AND COLLECT TRAFFIC TO AND FROM THE PARCELS WITHIN THE MIRASOL SENIOR COMMUNITY NEIGHBORHOOD. LOCAL STREETS, LANES AND PRIVATE ALLEYS WILL BE DESIGNED TO PROVIDE ACCESS WITHIN THE MIRASOL SENIOR COMMUNITY NEIGHBORHOOD. THESE LOCAL AND COLLECTOR STREETS AND LANES MAY VARY IN WIDTH, ACCORDING TO THE AMOUNT OF TRAFFIC TO BE ACCOMMODATED, FIRE AND EMERGENCY NEEDS, AND THE SPECIFIC DESIGN REQUIREMENTS OF EACH PARCEL.

MADISON AVENUE EXISTS TO THE EAST OF AND ADJACENT TO THE SITE. IT IS BUILT AS A TWO-LANE CROSS SECTION WITH CURBS AND GUTTER ON BOTH SIDES. IT IS DESIGNATED AS A MINOR COLLECTOR STREET. A REQUEST TO RE-DESIGNATE MADISON AVENUE, SOUTH OF 4TH STREET SE, AS A LOCAL STREET HAS BEEN SUBMITTED TO THE LOVELAND PUBLIC WORKS DEPARTMENT.

ST. LOUIS AVENUE EXISTS TO THE WEST OF AND ADJACENT TO THE SITE. CURRENTLY, IT HAS A RURAL CROSS SECTION. IT IS DESIGNATED AS A MAJOR COLLECTOR STREET. WITH PHASE 2 OF THIS DEVELOPMENT, ST. LOUIS AVENUE WILL BE IMPROVED ADJACENT TO THE SITE WITH AN ADDITIONAL 15'-0" DEDICATED RIGHT-OF-WAY ALONG THE WESTERN BOUNDARY OF THE MIRASOL SITE.

FINCH STREET WILL BE CONSTRUCTED AS A MINOR COLLECTOR STREET WITH A WIDTH OF 35'-0" FLOWLINE WITHIN THE SITE (SEE CROSS SECTION THIS SHEET). WITH PHASE 2 OF THIS DEVELOPMENT, FINCH STREET WILL BE CONNECTED TO ST. LOUIS AVENUE. DURING PHASE 1 FINCH STREET WILL BE CONSTRUCTED WEST OF THE PHASE 1 IMPROVEMENTS AS AN EMERGENCY-ONLY LOCAL STREET WITH AN ALL WEATHER SURFACE.

EIGHTH STREET SE IS DESIGNATED AS A FUTURE MAJOR COLLECTOR STREET. A REQUEST TO ELIMINATE 8TH STREET SE FROM THE LOVELAND 2020 STREET PLAN HAS BEEN SUBMITTED TO THE LOVELAND PUBLIC WORKS DEPARTMENT.

INTERNAL STREETS BEYOND FINCH STREET WILL BE DESIGNATED AS LANES WITH 34'-0" WIDTHS AND CONCRETE CURB/GUTTER. THERE ARE PLANNED ALLEYS WITHIN THE DEVELOPMENT THAT WILL BE 20'-0" IN WIDTH AND PAVED.

PEDESTRIAN - AN OVERALL SYSTEM OF PEDESTRIAN WAYS WILL BE PROVIDED ALONG MADISON AVENUE WITH PHASE 1 OF THIS DEVELOPMENT. SIDEWALKS (5'-4" WIDE) WILL BE PROVIDED WITHIN THE SITE. THE SIDEWALK SYSTEM WILL BE EXTENDED TO ST. LOUIS AVENUE WITH PHASE 2 OF THIS DEVELOPMENT.

e. PERFORMANCE STANDARDS

MADISON AVENUE AND ST. LOUIS AVENUE, WHICH ABUT THE SITE, ARE CONSTRUCTED. FINCH STREET WILL BE BUILT TO LOCAL STREET STANDARDS. OTHER INTERNAL STREETS WILL BE BUILT TO LANE STANDARDS, SINCE TRAFFIC VOLUMES ARE EXPECTED TO BE LESS THAN 200 VEHICLES PER DAY.

4. PUBLIC AND PRIVATE UTILITIES

a. OVERALL CONCEPT

ALL PUBLIC FACILITIES AND SERVICES ARE AVAILABLE TO THIS SITE. ALL UTILITIES WILL BE INSTALLED UNDERGROUND AND PER THE CITY OF LOVELAND'S CURRENT STANDARDS AND GUIDELINES.

b. WATER

CURRENTLY THERE IS A 24" WATER MAIN RUNNING NORTH AND SOUTH ALONG SOUTH MADISON AVENUE. THE CITY OF LOVELAND HAS REQUESTED THE EXTENSION OF THIS MAIN TO THE WEST CONNECTING WITH A 6" MAIN ALONG ST. LOUIS AVENUE. THE ROUTE FOR THIS 24" WATER MAIN EXTENSION WILL FOLLOW THE PROPOSED STREET EXTENSION OF FINCH STREET FROM MADISON AVENUE WEST TO ST. LOUIS AVENUE, AND WILL BE CONSTRUCTED DURING PHASE 1 OF THE PROJECT. ALL LATERAL MAINS WITHIN THE PROPOSED DEVELOPMENT WILL BE 8" PVC WITH FIRE HYDRANTS SITUATED TO MAINTAIN REQUIRED FIRE PROTECTION. ADDITIONALLY THE 24" WATER MAIN WILL BE EXTENDED IN ST. LOUIS AVENUE TO THE SOUTH PROPERTY LINE WITH PHASE 2 OF THE PROJECT.

c. SEWER

THERE IS A 15" SEWER TRUNK LINE THAT EXISTS ON THIS PROPERTY ALONG THE EASTERN BOUNDARY WEST OF MADISON AVENUE. THE EXISTING TRUNK LINE TO THE EAST IS VERY SHALLOW AND RESTRICTS THE DEPTH AND SLOPE FOR THE DEVELOPER CONSTRUCTING BASEMENTS FOR THE PROPOSED STRUCTURES AND WITHIN THE DEVELOPMENT. A NEW 8" MAIN IS PROPOSED TO SERVE THE DEVELOPMENT AND RUN SOUTH TO CONNECT TO THE EXISTING 30" MAJOR TRUNK LINE SOUTH OF THE SITE ON THE ADJACENT PROPERTY. THIS CONNECTION WOULD INVOLVE A CROSSING SUBSURFACE OF THE FARMER DITCH ALONG THE SOUTHERN BOUNDARY OF THE DEVELOPMENT. ALL LATERALS WILL BE 8" SANITARY SEWER MAINS THROUGHOUT THE SITE, AND CARRY EFFLUENT TO THE 30" LINE AND THEN INTO THE EXISTING SANITARY SYSTEM. ALL SEWER WILL BE A GRAVITY SYSTEM. PHASE 2 OF THE PROJECT WILL EXTEND THE 8" SEWER MAIN TO THE NORTHWEST CORNER OF THE PROPERTY.

d. STORM DRAINAGE

A CONCEPTUAL DRAINAGE REPORT HAS BEEN PREPARED AND SUBMITTED WITH THIS GOP BY CIVIL RESOURCES, LLC. GENERAL LOCATIONS OF DETENTION ARE ILLUSTRATED IN THIS REPORT.

e. ELECTRIC

SERVICE WILL BE PROVIDED BY THE CITY OF LOVELAND LIGHT AND POWER DEPARTMENT. EXISTING ELECTRICAL DISTRIBUTION FEEDERS RUN ALONG SOUTH MADISON AVENUE; FUTURE FEEDER LINES WILL BE CONSTRUCTED FROM MADISON AVENUE WEST TO ST. LOUIS STREET. THE CITY LIGHT AND POWER DEPARTMENT WILL PROVIDE AN ENGINEERED SITE PLAN PRIOR TO FINAL APPROVAL OF THIS PROJECT.

SIGNATURE BLOCK

Owners Certification

KNOWN ALL MEN BY PRESENTS THAT:

being all the lawful record owner of the property shown on this GOP except any existing public streets, roads, or highways, do hereby certify that I accept the conditions and restrictions set forth on said plan and in the conditions of approval by the City of Loveland, dated _____, and that I consent to the recording of any information pertaining thereto.

Samuel G. Batters
Executive Director

STATE OF COLORADO

STATE OF COLORADO

The foregoing instrument was acknowledged before me this _____ day of _____, 2012, by

Witness my hand and official seal,

My commission expires:

Notary Public

City Approvals

Approved this _____ day of _____, 2012, by the current Planning Manager of the City of Loveland, Colorado.

Current Planning Manager

Approved this _____ day of _____, 2012, by the City Engineer of the City of Loveland, Colorado.

City Engineer

Approved this _____ day of _____, 2012, by the City Attorney of the City of Loveland, Colorado.

City Attorney

Approved this _____ day of _____, 2012, by the Planning Commission of the City of Loveland, Colorado.

Chairperson

Approved this _____ day of _____, 2012, by the City Council of the City of Loveland, Colorado.

Mayor

Attest

STATE OF COLORADO

The foregoing instrument was acknowledged before me this _____ day of _____, 2012, by

Witness my hand and official seal,

My commission expires _____

Notary Public

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MIRASOL COMMUNITY - GENERAL DEVELOPMENT PLAN



Lantz-Boggio Architects, P.C.

MIRASOL
COMMUNITY
LOVELAND, COLORADO

GENERAL DEVELOPMENT PLAN

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No.	Date	Description
GDP First Amendment	5, 2010	Increased density and maximum number of units, added product types of adult daycares, assisted living and multifamily attached, modified building height and off-street parking ratio
GDP Second Amendment	March 26, 2012	Adjust parking ratio and increase density and number of units in areas D and E

Issued For:

No.	Date	Description
1	07.10.2012	City of Loveland Review Comments
2	07.26.2012	Water/Wastewater Comments 07.25.2012
3	08.17.2012	Planning Review

Seals:

LBA Project Number:
2357.00

Date:
MARCH 26, 2012

Sheet Title:

GDP NARRATIVE -
SHEET 1

Sheet Number:

1 OF 6

ATTACHMENT 3

MIRASOL COMMUNITY

GENERAL DEVELOPMENT PLAN

SECOND AMENDMENT

ALL THAT PORTION OF THE SE 1/4 OF SECTION 24, TOWNSHIP 5
NORTH, RANGE 69 WEST OF THE 6TH P.M., COUNTY OF LARIMER,
STATE OF COLORADO

DEVELOPMENT PLAN NARRATIVE CONTINUED.

5. PUBLIC FACILITIES PROVIDERS

a. GAS, CABLE TV AND TELEPHONE

SERVICES ARE AVAILABLE FOR THESE UTILITIES AND PLANS FOR INSTALLATION AND ROUTING WILL BE PROVIDED BY THE PROVIDERS.

b. PARKS AND OPEN SPACE

THIS DEVELOPMENT WILL INCORPORATE OPEN AREAS, GREEN SPACES, AND LANDSCAPE BUFFER AREAS. THESE AREAS WILL BE LINKED THROUGHOUT THE PROJECT WITH HARD SURFACED TRAILS AND WALKING PATHS. THE OPEN SPACE WILL BE PASSIVE IN NATURE, WITH THE WALKING PATH SYSTEM CONNECTING SEATING AREAS AND GAZEBOS.

c. SCHOOLS

NO SCHOOL SITE IS INTENDED ON THIS SITE AS THE OVERALL PROJECT IS FOR HOUSING FACILITIES.

d. FIRE AND POLICE

THE DEVELOPMENT WILL BE SERVED BY THE CITY OF LOVELAND AND FIRE AND POLICE DEPARTMENTS.

e. LANDSCAPING AND FENCING

6. OVERALL CONCEPT

LANDSCAPING WILL BE DESIGNED WITH A COMPLETE SITE THEME THAT WILL COMPLEMENT THE ARCHITECTURAL THEME AND FEATURES OF THE PROJECT. ENTRY AND IDENTITY FEATURES WILL COMPLEMENT THE OVERALL SITE DESIGN. COLLECTOR AND LOCAL STREETS WILL BE DESIGNED WITH DETACHED SIDEWALKS AND STREET TREES. OPEN AREAS SHALL BE PLANTED WITH VARIOUS SHADE TREES AND GRASSY AREAS. THE OVERALL CONCEPT IS TO ESTABLISH A SOUTHWESTERN FLAIR TO THE LANDSCAPE BY INCORPORATING XERISCAPE PLANT MATERIALS AND GROUND COVER. THE AMOUNT OF FULLY IRRIGATED LANDSCAPE WILL BE CAREFULLY REGULATED AND DRIP IRRIGATION WILL BE EMPLOYED FOR MOST PLANTS.

8. EDGE TREATMENT

PERIMETER LANDSCAPING AND GRADING HAVE SEVERAL EDGE FUNCTIONS, INCLUDING SEPARATION OF USES, NOISE MITIGATION, AESTHETIC QUALITIES AND STORM DRAINAGE MANAGEMENT. PERIMETER LANDSCAPING WILL BE USED TO CREATE A VISUALLY INTERESTING STREETSCAPE AND ENHANCED VIEWS FROM WITHIN THE SITE AND OF SITE LOOKING IN.

A PERIMETER FENCE WILL BE ADDED ALONG THE SOUTH BOUNDARY AS SEPARATION FROM THE EXISTING IRRIGATION DITCH. OTHER SITE FENCING MAY BE USED TO PROVIDE A VISUAL LANDSCAPING ELEMENT THROUGHOUT THE PROJECT.

c. STREETSCAPE

ALL STREETS AND LANES WITHIN THE DEVELOPMENT WILL BE DESIGNED WITH DETACHED SIDEWALKS, STREET TREES AND TREE LAWNS BETWEEN THE CURBS AND SIDEWALK. THE OVERALL CONCEPT IS TO CREATE TREE-LINED ROADWAYS THAT ACCOMMODATE PEDESTRIAN ACTIVITIES IN A MANNER SIMILAR TO THE DESIGN OF TRADITIONAL COLORADO NEIGHBORHOODS.

7. ARCHITECTURAL STANDARDS

a. TO CREATE AND MAINTAIN A NEIGHBORHOOD WITH THE ARCHITECTURAL CHARACTERISTICS AND QUALITY OF DEVELOPMENT DESIRED FOR THIS COMMUNITY, THE FOLLOWING STANDARDS SHALL BE INCORPORATED INTO THE DESIGN OF ALL STRUCTURES.

1. A SLOPING ROOF WITH AT LEAST ONE BREAK IN THE ROOF LINE.

2. WINDOWS, EXTERIOR WINDOW TREATMENTS AND/OR OTHER SIMILAR ARCHITECTURAL FEATURES ON ALL ELEVATIONS OF THE BUILDING (EXCEPT PAINTED DWELLING UNITS WHERE PRIVACY IS A FACTOR IN THE PLACEMENT OF WINDOWS).

3. EXTERIOR WALLS SHALL CONTAIN OFFSETS AND PROTRUSIONS.

4. EXTERIOR MATERIALS (ROOFING, WALL FINISH MATERIALS AND COLORS, WINDOWS, DOORS) SHALL BE COORDINATED TO ACHIEVE A TOTAL ARCHITECTURAL AFFECT OF COMPATIBLE VARIETY.

5. ALL ROOFING MATERIALS TO BE A MINIMUM OF 20 TO 25 YEAR ASPHALT SHINGLES.

6. ALL BUILDINGS TO HAVE BRICK OR STONE OR STUCCO ON AT LEAST 50% OF THE FIRST FLOOR ELEVATION, EXCLUDING DOORS, WINDOWS AND GARAGE DOORS.

7. ALL ROOF OVERHANG DIMENSIONS TO BE A MINIMUM OF 18".

8. WHERE FLOOR PLANS ARE OFFERED ON A REPEATING BASIS, ALTERNATIVE ELEVATIONS SHALL BE DEVELOPED AND THE SAME ELEVATION SHALL NOT BE REPEATED ADJACENT TO OR ACROSS THE STREET FROM ONE ANOTHER.

9. THE MINIMUM SQUARE FOOTAGES FOR DWELLING UNITS SHALL BE 700 SQ. FT. FOR INDEPENDENT LIVING APARTMENTS AND 800 SQ. FT. FOR SINGLE FAMILY HOMES, DUPLEX UNITS AND ATTACHED MULTIFAMILY HOMES.

10. THE MAXIMUM LOT COVERAGE SHALL BE 70% INCLUDING THE BUILDING FOOTPRINT, GARAGE, PORCH AND PATIO.

11. WOOD STEPS OR STOOPS SHALL NOT BE ALLOWED FOR FRONT ENTRIES.

12. THREE-CAR GARAGES WILL NOT BE ALLOWED. TWO CAR GARAGES WILL BE THE MAXIMUM SIZE ALLOWED.

13. VINYL AND ALUMINUM SIDING WILL NOT BE ALLOWED.

14. ROOFTOP MECHANICAL EQUIPMENT SUCH AS HVAC UNITS SHALL BE SCREENED AND NOT EXPOSED TO VIEW.

15. EXTERIOR BUILDING MATERIALS:
SIDING: STONE OR SYNTHETIC STONE, BRICK, STUCCO OR SYNTHETIC STUCCO, HARDBOARD LAP SIDING.
ROOFING: ASPHALT SHINGLES.

16. SINGLE FAMILY DETACHED

a. ON LOTS GREATER THAN 65'-0" IN WIDTH MEASURED AT THE FRONT BUILDING LINE, GARAGE DOORS VISIBLE AS PART OF FRONT BUILDING ELEVATIONS SHALL NOT EXTEND MORE THAN 8'-0" IN FRONT OF EITHER THE FRONT FACADE OF THE LIVING PORTION OF THE DWELLING OR A COVERED PORCH.

b. GARAGE DOORS SHALL NOT COMPRISE MORE THAN FORTY 40% OF THE GROUND FLOOR STREET-FACING LINEAR BUILDING FRONTAGE (FIGURE 16.53.030-7). IN THE APPLICATION OF STANDARDS IN THIS SECTION, THE GARAGE DOOR SHALL INCLUDE LINEAR FRONTAGE OF THE DOOR, EXCLUDING ANY FRAMING OR TRIM AROUND THE GARAGE DOOR OPENING.

c. ON LOTS LESS THAN 65'-0" WIDE, MEASURED AT THE FRONT BUILDING SETBACK, GARAGE DOORS VISIBLE AS PART OF FRONT BUILDING ELEVATIONS SHALL BE RECESSED BY AT LEAST 4'-0" BEHIND EITHER THE FRONT FACADE OF THE LIVING PORTION OF THE DWELLING OR A COVERED PORCH.

17. DUPLEX UNITS AND MULTIFAMILY ATTACHED HOMES

a. GARAGE DOORS VISIBLE AS PART OF FRONT BUILDING ELEVATIONS SHALL NOT EXTEND MORE THAN 8'-0" IN FRONT OF EITHER THE FACADE OF THE LIVING PORTION OF THE DWELLING OR A COVERED PORCH.

b. GARAGE DOORS FOR DUPLEX UNITS AND MULTIFAMILY ATTACHED HOMES SHALL NOT COMPRISE MORE THAN 60% OF THE GROUND FLOOR STREET-FACING LINEAR BUILDING FRONTAGE (FIGURE 16.53.030-5).

c. ON LOTS LESS THAN 90'-0" WIDE, MEASURED AT THE FRONT BUILDING SETBACK, THE FRONT BUILDING ELEVATION SHALL NOT INCLUDE GARAGE DOORS FOR MORE THAN FOUR (4) CARS AS PART OF THE BUILDING ELEVATION FACING ANY ADJACENT PUBLIC STREET.

18. GARAGES FOR EACH DUPLEX OR MULTIFAMILY ATTACHED HOME UNITS THAT ARE STREET-FACING MAY NOT BE CONTIGUOUS, UNLESS, AT A MINIMUM, ONE GARAGE IS RECESSED BEHIND THE OTHER BY 4'-0".

19. COVERED PORCHES.

COVERED PORCHES SHALL MEASURE AT LEAST 8'-0", MEASURED ACROSS THE FRONT OF THE BUILDING, BY 6'-0" IN DEPTH. FOR THE PURPOSES OF DETERMINING WHETHER A PORCH MEETS THESE DIMENSIONAL REQUIREMENTS, ONLY THAT PORTION OF THE PORCH COVERED BY A ROOF MAY BE INCLUDED.

19. INDEPENDENT LIVING APARTMENTS

a. ROOFS SHALL BE GABLED, HIPPED, GAMBEL, OR OTHER SLOPING FORMS. MINIMUM ROOF PITCH FOR THE PREDOMINANT ROOF MASS SHALL BE 4:12. SLOPED ROOFS OVER PORCHES, DOORS, AND OTHER SUBORDINATE ARCHITECTURAL ELEMENTS MAY HAVE A SLOPE LESS THAN 4:12, PROVIDED THE COMBINED SURFACE AREA OF SUCH ROOFS DOES NOT EXCEED 30% OF THE TOTAL SURFACE AREA OF ALL ROOFS ON THE BUILDING. ROOFS OTHER THAN THOSE SPECIFIED HERE MAY BE PERMITTED UPON A FINDING BY THE DIRECTOR THAT THE PROPOSED ROOF IS CONSISTENT WITH A RECOGNIZED ARCHITECTURAL STYLE OR IN CASES WHERE OTHER ROOF STYLES ARE COMMON IN THE SURROUNDING AREA AND CONSISTENT WITH THE PROPOSED APPLICATION.

3. NO BUILDING WALL THAT FACES A PUBLIC STREET SHALL HAVE A BLANK, UNINTERRUPTED LENGTH EXCEEDING 30'-0" WITHOUT INCLUDING TWO (2) OF THE FOLLOWING: (i) CHANGE IN PLANE; (ii) CHANGE IN TEXTURE OR MASONRY PATTERN; (iii) WINDOWS, OR AN EQUIVALENT ELEMENT THAT SUBVINDS THE WALL.

c. ALL SIDES OF THE BUILDING VISIBLE FROM A PUBLIC RIGHT-OF-WAY OR OTHER PUBLIC PLACE IN THE VICINITY OF THE SITE SHALL INCLUDE MATERIALS AND DESIGN FEATURES CONSISTENT WITH THOSE ON THE FRONT OF THE DWELLING.

d. VARIATION IN ARCHITECTURAL DESIGN, INCLUDING CHANGES IN ROOF LINES, CHANGES IN FACADE PLANE, PROMINENT ENTRY FEATURES, USE OF COLOR IN TRIM AND ACCENT FEATURES AND SIMILAR TECHNIQUES SHALL BE PROVIDED. 3 STOREY BUILDINGS SHALL STEP DOWN TO 2 STOREY IN AT LEAST 2 LOCATIONS OF THE BUILDING AND A MINIMUM AREA OF 10% OF THE TOTAL ROOF AREA TO BREAK UP THE MASSING AND PROVIDE HUMAN SCALE AND COMPATIBILITY TO ADJACENT BUILDINGS AND USES. 3RD STORY EXTERIOR WALLS TO RECEIVE A DIFFERENT WALL COLOR, BUILDING MATERIAL OR OTHER DETAIL THAN THE LOWER 2 STOREY TO ASSIST IN MITIGATING THE BUILDING SCALE.

e. AT LEAST ONE MAIN ENTRANCE TO EACH BUILDING SHALL OPEN ONTO AND CONNECT TO A WALKWAY CONNECTED TO A PUBLIC SIDEWALK.

f. TO THE MAXIMUM EXTENT FEASIBLE, DETACHED GARAGES SHALL BE CONSTRUCTED BACK-TO-BACK TO AVOID CREATING REAR WALLS AND SHALL NOT BE LOCATED ON THE PERIMETER OF THE PROJECT ADJACENT TO A PUBLIC RIGHT-OF-WAY. WHEN A DETACHED GARAGE IS LOCATED WITH ITS REAR WALL ALONG THE PERIMETER OF A DEVELOPMENT AND WITHIN 65'-0" OF A PUBLIC RIGHT-OF-WAY OR THE PROPERTY LINE OF THE DEVELOPMENT SITE, SUCH GARAGE SHALL NOT EXCEED 60'-0" IN LENGTH. A MINIMUM OF 10'-0" OF LANDSCAPING SHALL BE PROVIDED BETWEEN ANY TWO (2) SUCH PERIMETER GARAGES.

g. NO REAR GARAGE WALL THAT FACES A STREET OR ADJACENT DEVELOPMENT SHALL EXCEED 30'-0" IN LENGTH WITHOUT INCLUDING AT LEAST ONE (1) OF THE FOLLOWING IN AT LEAST TWO (2) LOCATIONS: (i) CHANGE IN WALL PLANE OF AT LEAST 9"; (ii) CHANGE IN MATERIAL OR MASONRY PATTERN; (iii) CHANGE IN ROOF PLANE; (iv) WINDOWS; (v) DOORWAYS; OR (vi) A VERTICAL TRIM DETAIL THAT SUBVINDS THE OVERALL SIDING PATTERN INTO INTERVALS NOT TO EXCEED TWO (2) INTERVAL PARKING STALLS, APPROXIMATELY 20'-0" FEET.

8. TYPICAL BUILDING ELEVATIONS

SEE SHEET 4 FOR TYPICAL BUILDING ELEVATIONS.

8. LAND USE INFORMATION

A. SETBACKS

THE FOLLOWING SHALL BE MINIMUM SETBACKS FROM PROPERTY LINES.

SINGLE FAMILY HOMES, DUPLEX UNITS AND ATTACHED MULTIFAMILY HOMES:

FRONT: (FACING A PUBLIC ROW) 15'-0" FROM CURBLINE OF STREET OR 7'-0" FROM THE BACK OF THE SIDEWALK, WHICHEVER IS GREATER. FRONT LOADED GARAGES SHALL BE A MINIMUM OF 20'-0" FROM THE BACK OF THE SIDEWALK.

SIDE: 5'-0", WHERE TWO STRUCTURES ARE ATTACHED IN A DUPLEX UNIT OR MULTIFAMILY HOME, THE SIDE YARD SET BACK SHALL BE 6'-0" ALONG THE COMMON WALL.

REAR: 10'-0", WHERE GARAGES ARE ALLEY LOADED, THE SETBACK SHALL BE EITHER A MINIMUM OF 20'-0" OR A MAXIMUM OF 2'-0".

INDEPENDENT LIVING APARTMENTS:

FRONT: 20'-0" FOR MAIN BUILDING (FROM CURBLINE OF STREET), 5'-0" FOR PORTE-COCHERE, DRIVE UNDER CANOPY) REAR: 30'-0",
SIDE: 20'-0".

COMMUNITY BUILDING:

15'-0" FROM CURBLINE OF STREET.

ASSISTED LIVING FACILITIES, ADULT DAYCARE FACILITIES AND GROUP ASSISTED LIVING HOMES:

FRONT: 15'-0",
SIDE: 15'-0",
REAR: 15'-0".

ENCROACHMENTS: OVERHANGS, FIREPLACES AND CANTILEVERS, INCLUDING STRUCTURAL ELEMENTS MAY ENCRACH INTO REQUIRED SETBACK BY NO MORE THAN 24". ALL APPLICABLE UBC REQUIREMENTS FOR FIRE PROTECTION SHALL APPLY. LENGTH OF CANTILEVERS SHALL NOT EXCEED 7'-0".

PARKING LOTS: ALL PARKING LOTS SHALL BE SETBACK A MINIMUM DISTANCE OF 20'-0" FROM ANY PUBLIC RIGHT-OF-WAY AND SHALL BE SCREENED FROM SURROUNDING PUBLIC VIEWS BY A MINIMUM 3'-0" HIGH BERM AND LANDSCAPING WITH COMPLIANCE WITH LOVELAND SITE DEVELOPMENT PERFORMANCE STANDARDS AND GUIDELINES.

b. HEIGHT LIMIT

NO BUILDING SHALL EXCEED THREE (3) STOREYS AND 37'-0" IN HEIGHT AS MEASURED PER THE MUNICIPAL CODE. ARCHITECTURAL FEATURES SUCH AS CHIMNEYS AND SPIRES SHALL BE ALLOWED TO EXCEED THIS HEIGHT LIMIT. ADULT DAY CARE FACILITIES, ASSISTED LIVING FACILITIES AND MULTIFAMILY ATTACHED HOMES SHALL NOT EXCEED TWO (2) STOREYS AND 35'-0" IN HEIGHT. SINGLE FAMILY HOMES, DUPLEXES AND GROUP ASSISTED LIVING HOMES SHALL NOT EXCEED ONE (1) STORY AND 25'-0" IN HEIGHT.

c. PARKING

SINGLE FAMILY HOMES, DUPLEX UNITS AND MULTIFAMILY ATTACHED HOMES: A MINIMUM OF TWO (2) SPACES PER DWELLING UNIT SHALL BE PROVIDED FOR THE OCCUPANTS OF EACH RESIDENCE BY PROVIDING 2-CAR GARAGES, OR IN THE INSTANCE OF A 1-CAR GARAGE, A SECOND PARKING SPACE WILL BE PROVIDED IN THE DRIVEWAY LEADING TO THE GARAGE. THE STREETS IN THE DEVELOPMENT WILL BE CONSTRUCTED TO CITY OF LOVELAND STANDARDS AND WIDTHS TO ALLOW ON-STREET PARKING ALONG TWO (2) SIDES TO ACCOMMODATE VISITOR PARKING.

INDEPENDENT LIVING APARTMENTS: A MINIMUM OF ONE (1) OFF-STREET PARKING SPACE PER DWELLING UNIT SHALL BE PROVIDED.

COMMUNITY BUILDING: A MINIMUM OF EIGHT (8) OFF-STREET PARKING SPACES NEAR THE COMMUNITY BUILDING SHALL BE PROVIDED.

ASSISTED LIVING FACILITIES AND ADULT DAYCARE FACILITIES: A MINIMUM OF 1 PARKING SPACES PER UNIT AND 1 PER STAFF MEMBER.

GROUP ASSISTED LIVING HOMES/GREENHOUSE BUILDINGS: A MINIMUM OF (4) PARKING SPACES PER UNIT.

ADMINISTRATIVE OFFICES WILL COMPLY WITH THE STANDARDS INCLUDED IN THE LOVELAND MUNICIPAL CODE.

d. LOT AREAS

MINIMUM LOT SIZE: 2500 SQ. FT.

e. SIGNAGE

THE PURPOSE OF THESE REGULATIONS IS TO ENCOURAGE THE EFFECTIVE USE OF SIGNS IN THE DEVELOPMENT, TO IMPROVE PEDESTRIAN AND TRAFFIC SAFETY, TO MINIMIZE THE POTENTIAL FOR ADVERSE IMPACTS OF SIGNS ON PUBLIC AND PRIVATE PROPERTY, AND TO ENCOURAGE THE CREATIVE USE OF SIGNING AND ENVIRONMENTAL GRAPHICS AS A PART OF THE OVERALL DEVELOPMENT IMAGE. THE MONUMENT AND SUPPORT STRUCTURE ARE NOT INCLUDED IN THE SIGN FACE AREA CALCULATION.

PERMITTED SIGNS: SIGNS PERMITTED WITHIN THE MIRASOL COMMUNITY PUD SHALL INCLUDE THE FOLLOWING:

COMMUNITY IDENTIFICATION SIGNS: UP TO TWO (2) SIGNS MAY BE LOCATED AT EACH MAIN ENTRY TO THE SITE. EACH SIGN SHALL NOT EXCEED 35 SQUARE FEET IN SIGN FACE AREA, AND EACH SIGN MAY HAVE TWO FACES (DOUBLE-SIDED SIGN).

NEIGHBORHOOD IDENTIFICATION SIGNS: ONE (1) SIGN MAY BE LOCATED AT EACH OF THE ENTRY POINTS TO SPECIFIC RESIDENTIAL NEIGHBORHOODS OR DEVELOPMENT AREAS, EACH SIGN SHALL NOT EXCEED 24 SQUARE FEET IN SIGN FACE AREA.

DIRECTIONAL AND REGULATORY SIGNS: INCLUDES STREET AND TRAFFIC CONTROL SIGNS.

BUILDING IDENTIFICATION SIGN: THE COMMUNITY BUILDING AND THE MULTIFAMILY HOUSING BUILDING SHALL BE PERMITTED ONE (1) GROUND-MOUNTED OR BUILDING-MOUNTED SIGN TO IDENTIFY THE NAME AND USE OF THE BUILDING.

MATERIALS: SIGN MATERIALS MAY INCLUDE, BUT ARE NOT LIMITED TO, BRICK, STONE, STUCCO OR SYNTHETIC STUCCO, BRASS OR PAINTED METALS. SIGNS MAY BE LIGHTED FROM THE GROUND OR OTHER ACCEPTABLE SOURCE AS ALLOWED BY THE SIGN CODE. INTERNALLY LIT SIGNS SHALL NOT BE ALLOWED. SEE SHEET 4 FOR TYPICAL EXAMPLES OF SIGNS.

APPLICATION: SIGNS SHALL REQUIRE A SEPARATE SIGN PERMIT AND SHALL BE INSTALLED IN ACCORDANCE WITH THE LOVELAND MUNICIPAL CODE WITH REGARD TO SIZE, LOCATION, HEIGHT AND OTHER APPLICABLE STANDARDS.

F. ACCESSORY DWELLINGS AND USES

ACCESSORY DWELLING UNITS SHALL NOT BE PERMITTED. ACCESSORY USES SHALL BE GOVERNED BY THE MUNICIPAL CODE.

8. LANDFORM MODIFICATION

THE EXISTING AREA HAS A VERY GENTLE FALL FROM THE NW TO SE OF APPROXIMATELY 1% SLOPE OR LESS. SIGNIFICANT GRADE MODIFICATIONS ARE NOT ANTICIPATED TO COMPLETE THIS PROJECT. THERE WILL BE THE DEVELOPMENT OF TWO (2) DETENTION PONDS ALONG THE SOUTHERN BOUNDARY. THESE PONDS ARE TO INVOLVE EXCAVATION OF UP TO 5'-0" WITH GENTLE SLOPING SIDES. DETAILED GRADING PLANS WILL BE SHOWN ON SUBSEQUENT PRELIMINARY DEVELOPMENT PLANS AND THE FINAL DEVELOPMENT PLAN.

GRADING WILL BE DESIGNED TO MINIMIZE ANY IMPACT TO THE EXISTING DRAINAGE SWALE ON THE EAST AND THE FARMERS DITCH TO THE SOUTH.

Lantz-Boggio Architects, P.C.

**MIRASOL
COMMUNITY
LOVELAND, COLORADO**

GENERAL DEVELOPMENT PLAN

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2	09.26.2012	Water/Wastewater Comments 07.25.2012
3	08.17.2012	Planning Review

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Date:
MARCH 26, 2012

Sheet Title:

**GDP NARRATIVE -
CONTINUED
SHEET 2**

Sheet Number:

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26 March 2012

MIRASOL COMMUNITY - GENERAL DEVELOPMENT PLAN

MIRASOL COMMUNITY GENERAL DEVELOPMENT PLAN SECOND AMENDMENT

ALL THAT PORTION OF THE SE 1/4 OF SECTION 24, TOWNSHIP 5
NORTH, RANGE 69 WEST OF THE 6TH P.M., COUNTY OF LARIMER,
STATE OF COLORADO

DEVELOPMENT PLAN NARRATIVE CONTINUED

OVERALL GRADING WILL BE MAINLY AS THE NATURAL TERRAIN FALLS OVER THE SITE. THERE IS APPROXIMATELY 8'-0" ACROSS 1,600 FEET OF CONSISTENTLY SPACED CONTOURS. MOST OVERLOT GRADING SHOULD BE MINIMAL AND STORMWATER RUNOFF WILL BE ON THE SURFACE WITH SOME COLLECTION ALONG THE STREETS VIA CURBGUTTER.

10. IMPLEMENTATION

a. OVERALL CONCEPT

THE FOLLOWING REGULATORY PROCEDURES SHALL APPLY TO ALL DEVELOPMENT WITHIN THE MIRASOL COMMUNITY PLANNED UNIT DEVELOPMENT. IN ACCORDANCE WITH CHAPTER 18.41 OF THE LOVELAND MUNICIPAL CODE, IT IS THE INTENT OF THIS PLAN TO PROVIDE A MECHANISM BY WHICH LAND CAN BE DEVELOPED IN A MANNER THAT ENCOURAGES FLEXIBILITY AND INNOVATIVE DESIGN OF A RESIDENTIAL COMMUNITY, IN COMPLIANCE WITH OTHER APPLICABLE LAND USE AND DEVELOPMENT REGULATIONS IN EFFECT AT THE TIME OF APPROVAL OF THIS PLAN.

b. COVENANTS

COVENANTS, RESTRICTIONS, AND DECLARATIONS WILL BE CREATED TO PROVIDE GOVERNANCE FOR THE HOMEOWNERS ASSOCIATION AND ENSURE STANDARDS FOR DEVELOPMENT AND MAINTENANCE. COVENANTS SHALL INCLUDE THE FORMULATION OF AN ACCORD RESPONSIBLE FOR OVERSIGHT AND ADMINISTRATION. THE COVENANTS, RESTRICTIONS AND DECLARATIONS SHALL BE SUBMITTED WITH THE FDP.

c. FORMATION OF HOMEOWNERS ASSOCIATION/ARCHITECTURAL CONTROL BOARD

THE ENTIRE MIRASOL COMMUNITY WILL BE GOVERNED BY A HOME OWNERS ASSOCIATION REPRESENTING EACH RESIDENT IN THE COMMUNITY. THE ASSOCIATION WILL BE RESPONSIBLE TO PROVIDE GENERAL MAINTENANCE AND VACANCY MAINTENANCE FOR BOTH THE INDEPENDENT LIVING APARTMENT COMPLEX AND THE SINGLE FAMILY DUPLEX COMMUNITY.

d. MAINTENANCE OF COMMON AREAS

THE ASSOCIATION WILL ALSO BE RESPONSIBLE FOR THE GENERAL MAINTENANCE AND CAPITAL IMPROVEMENTS TO ALL EXTERIOR PORTIONS OF EACH COMMUNITY INCLUDING THE SINGLE FAMILY HOMES. EXTERIOR MAINTENANCE WILL INCLUDE ALL LANDSCAPE AND GROUNDS MAINTENANCE, SNOW REMOVAL, COMMON AREA AND COMMON FACILITIES MAINTENANCE, AND THE EXTERIOR MAINTENANCE OF ALL BUILDINGS INCLUDING DECKS, SIDING, ROOFS, WALKWAYS, DRIVEWAYS, AND THE IRRIGATION SYSTEM.

e. PROPOSED PHASING AND ESTIMATE BUILD-OUT TIME PERIOD

THE SEQUENCE OF CONSTRUCTION FOR THE INDIVIDUAL PARCELS IS DESCRIBED ON SHEET 3 OF THIS DOCUMENT. THE BUILD-OUT TIME PERIOD WILL BE DEPENDENT ON MARKET DEMANDS, WITH AN ESTIMATE OF TWO (2) YEARS FOR PHASE 1, TWO (2) YEARS FOR PHASE 2 AND TWO (2) YEARS FOR PHASE 3.

11. REGULATORY PROCEDURES

A. ALL PROPOSED DEVELOPMENT OF ANY TYPE WITHIN THE PLANNED UNIT DEVELOPMENT WILL BE PROCESSED IN ACCORDANCE WITH THE PROCEDURES CONTAINED IN CHAPTER 18.41 OF THE LOVELAND MUNICIPAL CODE. SECTION 18.41.40, PROCEDURES FOR APPROVAL OF A PLANNED UNIT DEVELOPMENT, AND SHALL REQUIRE APPROVAL OF PRELIMINARY AND FINAL DEVELOPMENT PLANS IN ACCORDANCE WITH THE REQUIREMENTS THEREOF.

THIS GENERAL DEVELOPMENT PLAN MAY BE MODIFIED IN A MINOR WAY, SUCH AS THE RECONFIGURATION OF DEVELOPMENT AREAS, RELOCATION OR MINOR ALIGNMENT OF RESIDENTIAL COLLECTOR ROADWAYS, OR OTHER MINOR NON-SUBSTANTIVE MODIFICATIONS IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN SECTION 18.41.050 (D) (11) OF THE MUNICIPAL CODE.



Lantz-Boggio Architects, P.C.

MIRASOL
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LOVELAND, COLORADO

GENERAL DEVELOPMENT PLAN

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No.	Date	Description
GDP First Amendment	October 5, 2010	Increased density and maximum number of units, added product types of adult daycare, assisted living and multifamily attached, modified building height and off-street parking ratio
GDP Second Amendment	March 26, 2012	Adjust parking ratio and increase density and number of units in area D and E

Issued For:

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1	07.10.2012	City of Loveland Review Comments
2	07.26.2012	Waters/Westwater Comments 07.25.2012
3	08.17.2012	Planning Redlines

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Date:
MARCH 26, 2012

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GDP NARRATIVE -
CONTINUED
SHEET 3

Sheet Number:

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Lantz-Bogglo Architects, P.C.

MIRASOL COMMUNITY LOVELAND, COLORADO

GENERAL DEVELOPMENT PLAN

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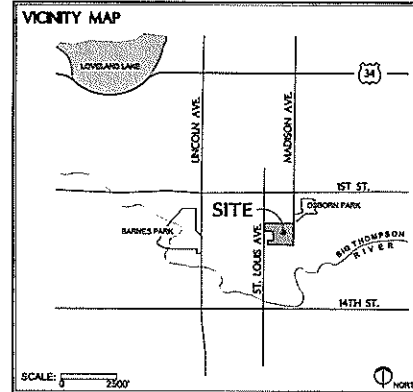
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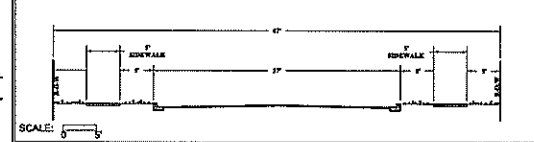
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1	02/01/2010	Initial Review Comments
2	07/25/2010	Water/Wastewater Comments 07.25.2010
3	08/17/2012	Planning Review

No.	Date	Description
1	07/10/2012	City of Loveland Review Comments
2	07/25/2012	Water/Wastewater Comments 07.25.2012
3	08/17/2012	Planning Review

Scale:	
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Date:	MARCH 26, 2012
Sheet Title:	GENERAL DEVELOPMENT PLAN
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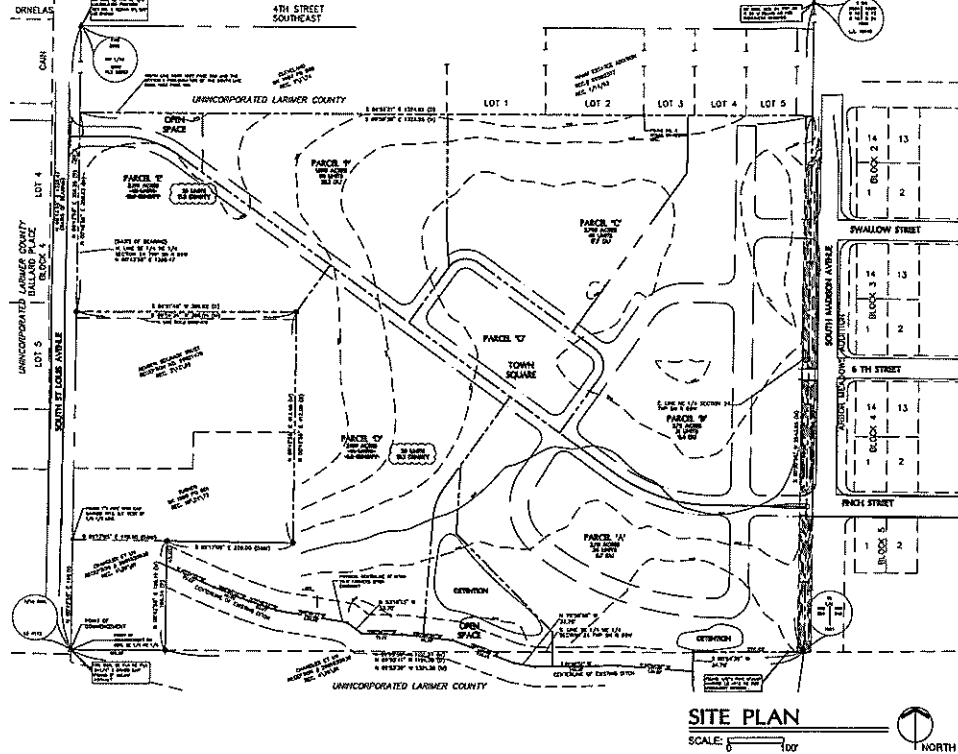
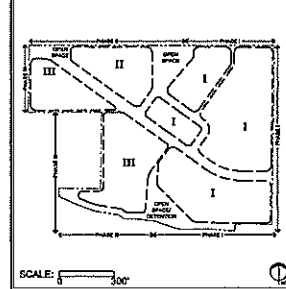
STREET SECTION - FINCH STREET



GENERAL NOTES

1. THE NUMBER OF UNITS SHOWN FOR EACH PHASE IS THE MAXIMUM (100%) ANTICIPATED IN THAT PHASE. IN NO CASE SHALL THE MAXIMUM NUMBER OF UNITS FOR THE ENTIRE SITE EXCEED 224.
2. DENSITY ON EACH PHASE MAY VARY TO INCLUDE DENSITIES AND TOTAL NUMBER OF UNITS WITHIN 10% OF THE MAXIMUM APPROVED DENSITY AND TOTAL NUMBER OF UNITS SHOWN ON THE G.D.P. FOR EACH PARCEL. IN NO CASE SHALL THE DENSITY FOR THE ENTIRE SITE EXCEED 33.2 UNITS PER ACRE.
3. LOT SIZE WILL BE DETERMINED WITH EACH PRELIMINARY AND FINAL SUBMITTAL.
4. ACREAGE EQUAL TO A MINIMUM OF 20% OF THE GROSS SITE AREA SHALL BE DESIGNATED FOR OPEN SPACE WITHIN THE OVERALL G.D.P. THIS OPEN SPACE MAY INCLUDE DRAINAGE AREAS, DETENTION PONDS, GREENBELTS, BUFFERYARDS RECREATIONAL FACILITIES, STREETSCAPE GREENBELTS, TRAIL CONNECTIONS, OR OTHER SIMILAR FEATURES.
5. FINAL CONFIGURATION OF PHASES AND OPEN SPACE AREAS MAY VARY FROM THAT SHOWN.

PHASING PLAN



PROPERTY DESCRIPTION:

ALL THAT PORTION OF THE SE 1/4 OF THE NE 1/4 OF SECTION 24, TOWNSHIP 5 NORTH, RANGE 63 WEST OF THE 6TH P.M., COUNTY OF LARIMER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE WEST LINE OF SAID SE 1/4 OF THE NE 1/4 OF SECTION 24 AS BEARING N 00 DEGREES 42'55" E AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO:

COMMENCING AT THE SW CORNER OF SAID SE 1/4 OF THE NE 1/4; THENCE ALONG SAID WEST LINE OF THE SE 1/4 OF THE NE 1/4, N 00 DEGREES 42'55" E, 190.00 FEET; THENCE LEAVING SAID WEST LINE, S 89 DEGREES 17'05" E, 179.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING S 89 DEGREES 17'05" E, 228.00 FEET; THENCE PARALLEL WITH SAID WEST LINE OF THE SE 1/4 OF THE NE 1/4, N 00 DEGREES 42'55" E, 412.00 FEET TO AN EXISTING EAST-WEST FENCE LINE; THENCE ALONG SAID FENCE LINE, N 89 DEGREES 51'48" W, 396.02 FEET TO SAID WEST LINE OF THE SE 1/4 OF THE NE 1/4; THENCE ALONG SAID WEST LINE, N 00 DEGREES 42'55" E, 354.25 FEET TO THE SOUTH LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DEED RECORDED IN BOOK 1607 AT PAGE 609, RECORDS OF SAID COUNTY, AND THE WESTERLY PROLONGATION OF THE SOUTH LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN BOOK 1953 AT PAGE 158, RECORDS OF SAID COUNTY; THENCE ALONG SAID SOUTH LINE OF BOOK 1607 AT PAGE 609 AND SAID SOUTH LINE OF BOOK 1953 AT PAGE 158, S 89 DEGREES 52'21" E, 1324.02 FEET TO THE EAST LINE OF SAID SE 1/4 OF THE NE 1/4; THENCE ALONG SAID EAST LINE, S 00 DEGREES 42'30" W, 965.00 FEET TO THE SOUTH LINE OF SAID SE 1/4 OF THE NE 1/4; THENCE ALONG SAID SOUTH LINE, N 69 DEGREES 53'37" W, 200.02 FEET; THENCE S 00 DEGREES 54'39" W, 34.78 FEET TO THE CENTER LINE OF A FARMERS DITCH AS REFERENCED IN BOOK 2257 AT PAGE 1364; THENCE FOLLOWING SAID CENTER LINE N 85 DEGREES 44'58" W, 138.22 FEET; THENCE S 89 DEGREES 04'53" W, 148.24 FEET; THENCE N 79 DEGREES 59'50" W, 37.75 FEET; THENCE N 69 DEGREES 55'28" W, 116.11 FEET; THENCE N 63 DEGREES 35'54" W, 90.78 FEET; THENCE N 63 DEGREES 36'57" W, 73.11 FEET; THENCE N 53 DEGREES 10'15" W, 30.70 FEET; THENCE N 80 DEGREES 40'27" W, 126.22 FEET; THENCE N 71 DEGREES 40'22" W, 53.47 FEET; THENCE N 69 DEGREES 05'19" W, 66.95 FEET; THENCE N 65 DEGREES 54'52" W, 83.23 FEET TO A LINE WHICH IS PARALLEL WITH SAID WEST LINE OF THE SE 1/4 OF THE NE 1/4 AND PASSES THROUGH THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID DITCH CENTER LINE ALONG SAID PARALLEL LINE, N 00 DEGREES 42'55" E, 45.06 FEET TO THE TRUE POINT OF BEGINNING.

LAND USE BREAKDOWN

PARCEL	LANDUSE	PERMITTED USES	APPROX. NO. UNITS	APPROX. ACRES	DENSITY
A	SINGLE FAMILY DETACHED AND DUPLEX UNITS	RESIDENTIAL AREA	24 UNITS	2.75 ACRES	8.7 UNITS/ACRE
B	SINGLE FAMILY AND DUPLEX UNITS	RESIDENTIAL AREA	31 UNITS	2.73 ACRES	11.4 UNITS/ACRE
C	INDEPENDENT LIVING APARTMENTS	RESIDENTIAL AREA	45 UNITS	2.78 ACRES	17.7 UNITS/ACRE
D	SINGLE FAMILY DETACHED, DUPLEX UNITS, ATTACHED MULTIFAMILY AND GROUP ASSISTED HOME "GREENHOUSE"	RESIDENTIAL AREA AND NON RESIDENTIAL	14 UNITS 30 UNITS	2.93 ACRES	4.8 UNITS/ACRE 10.3 UNITS/ACRE
E	INDEPENDENT LIVING APARTMENTS, SINGLE FAMILY DETACHED OR DUPLEX UNITS, GROUP ASSISTED LIVING HOME "GREENHOUSE" OR ASSISTED LIVING FACILITY AND ADULT DAYCARE	RESIDENTIAL AREA AND NON RESIDENTIAL	15 UNITS 30 UNITS	2.219 ACRES	6.8 UNITS/ACRE 13.5 UNITS/ACRE
F	INDEPENDENT LIVING APARTMENTS	RESIDENTIAL AREA	60 UNITS	1.808 ACRES	33.2 UNITS/ACRE
G	COMMUNITY BUILDING	NON RESIDENTIAL COMMUNITY AREA	-	1.175 ACRES	-
	OPEN SPACE	-	-	5.29 ACRES	-
	R.O.W. DEDICATED	R.O.W. DEDICATION	-	4.8 ACRES	-
		TOTAL	224 UNITS 224 UNITS	24.2 ACRES	9.1 UNITS/ACRE 9.1 UNITS/ACRE



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**MIRASOL
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GENERAL DEVELOPMENT PLAN

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No.	Date	Description
GDP First Amendment	October 5, 2010	Increased density and maximum number of units, added product types of adult daycare, assisted living and multifamily attached, modified building height and off-street parking ratio
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Sheet Title:

**GDP ELEVATIONS &
DETAILS**

Sheet Number:

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CONCEPTUAL ELEVATION
INDEPENDENT LIVING APARTMENT BUILDING

SCALE: 1/8" = 1'-0"



CONCEPTUAL ELEVATION
MAINTENANCE BUILDING

SCALE: 1/8" = 1'-0"



CONCEPTUAL ELEVATION
COMMUNITY CENTER

SCALE: 1/8" = 1'-0"



CONCEPTUAL ELEVATION
DUPLEX UNIT

SCALE: 1/8" = 1'-0"



TYPE A



TYPE B

CONCEPTUAL ELEVATION
SINGLE FAMILY DETACHED HOMES

SCALE: 1/8" = 1'-0"



CONCEPTUAL ELEVATION
SINGLE FAMILY DETACHED HOME W/2 CAR GARAGE

SCALE: 1/8" = 1'-0"



CONCEPTUAL ELEVATION
SITE SIGNAGE

SCALE: 1/8" = 1'-0"



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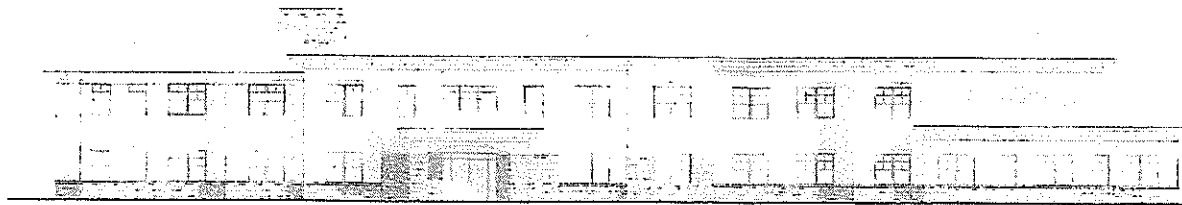
Date:
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**CHARACTER
BUILDINGS**

Sheet Number:

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**ASSISTED LIVING FACILITY /
ADULT DAYCARE FACILITY**
1/3" SCALE 1/4" = 1'-0" PL. 1, 2, 3



**MULTI-FAMILY ATTACHED
HOMES**
1/3" SCALE 1/4" = 1'-0" PL. 1, 2, 3



**GROUP ASSISTED LIVING HOME
OR "GREENHOUSE"**
1/3" SCALE 1/4" = 1'-0" PL. 1, 2, 3