

**CITY OF LOVELAND  
PLANNING COMMISSION MINUTES  
September 10, 2012**

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A meeting of the City of Loveland Planning Commission was held in the City Council Chambers on September 10, 2012 at 6:30 p.m. Members present: Vice Chairman Middleton; and Commissioners Dowding, Krenning, Leadbetter, and Ray. Commissioners Absent: Meyers, Fancher and Crescibene. City Staff present: Kerri Burchett, Current Planning; Judy Schmidt, Deputy City Attorney.

*These minutes are a general summary of the meeting. For more detailed information, audio and videotapes of the meeting are available for review in the Community Services office.*

**COMMISSIONER COMMENTS**

**Commissioner Molloy** reminded the other Commissioners of October 9th study session with City Council regarding oil and gas regulations.

**APPROVAL OF THE MINUTES**

*Commissioner Dowding made a motion to adopt the meeting minutes of August 27<sup>th</sup>. Upon a second by Commissioner Molloy the motion was unanimously adopted (Commissioner Ray abstained).*

**REGULAR AGENDA**

**1. Mirasol GDP Amendment.**

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.

*Commissioner Dowding made a motion to move this item to the Consent Agenda. Commissioner Ray seconded the motion.*

**Vice Chair Middleton** explained by moving the item to the Consent Agenda there would not be any public input or discussion on the item. Citizens in attendance indicated that they would like to speak on the item, so the motion failed and the item remained on the regular agenda.

**Kerri Burchett, Current Planning**, gave a brief staff presentation on this item. She described the amendment, explaining that the amendment was to the maximum number of units, density and off-

1 street parking requirements. She reported that the amendment was for the final phase of the  
2 development. She clarified that the proposed GDP Amendment is the first step in the planning  
3 process for the development of a skilled nursing project and reported that specific site planning and  
4 development for the project would require a future neighborhood meeting as well as future approval  
5 by the Planning Commission of the Preliminary Development Plan.

6  
7 **Rich Eckwall, Loveland Housing Authority**, briefly described the project and gave a brief  
8 overview of the skilled nursing, Green House model.

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10 **Christian Fussy, Lantz-Boggio Architects**, spoke about the Green House model and stated that  
11 they have been very successful in other communities. He stated that there would be parallel parking  
12 and that the parking ratio was reduced because the residences in the Green Houses were immobile  
13 and that the majority of the traffic and parking would be from staff or family.

14  
15 **Commissioner Dowding** suggested that parking may be greater during holiday times and asked if  
16 the project would be assisted or critical living.

17  
18 **Mr. Eckwall** stated that it would be assisted living with skilled nursing. He further commented that  
19 they have discussed and presented the plan to the State Health Department for their approval.

20  
21 **Ms. Burchett** clarified that the request is for an amendment to the GDP. The specific design of the  
22 project has not been reviewed by staff. She reported that an application for a preliminary  
23 development plan will need to be submitted to the City and the Planning Commission would again  
24 review the item at the time the preliminary development plan is brought forward.

## 25 26 **CITIZEN PARTICIPATION**

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28 **Jon Mielki, 1200 45<sup>th</sup> Street SE**, expressed concerns regarding decreased property values due to the  
29 development and asked if the Housing Authority would be purchasing any additional property in the  
30 area.

31  
32 **Diane Ruby, 1304 Finch**, spoke of concerns regarding lighting, emergency vehicle access and  
33 safety for residents along St. Louis Avenue. She stated Mirasol was a great asset to the community  
34 and urged them to consider giving priority in the Green House facility to current residents of Mirasol  
35 needing to transition into a skilled nursing facility in the future. She thanked Ms. Burchett for always  
36 being available to answer her questions and concerns.

37  
38 **Mr. Eckwall** stated that at this time, they have no future plans on expanding the campus. He further  
39 stated that the design of the assisted living is still in the conceptual stage and they will be going back  
40 to the neighborhood to gather comments when the design is completed.

41  
42 ***Commissioner Molloy made a motion to make the findings listed in Section VIII of the Planning***  
43 ***Commission staff report dated September 10, 2012 and, based on those findings, recommend that***

1 *City Council approve the Mirasol Community PUD General Development Plan Second*  
2 *Amendment, subject to the conditions listed in said report, as amended on the record. Upon a*  
3 *second by Commissioner Dowding the motion was unanimously adopted.*

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5 **Mr. Eckwell** accepted the conditions.

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7 **RECOMMENDED CONDITIONS**

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9 The following conditions are recommended by City Staff.

10  
11 Transportation Development Review

- 12  
13 1. Prior to the issuance of any building permits within the GDP, pursuant to the provisions in  
14 Section 16.40.010.B of the Loveland Municipal Code, the Developer shall design and construct  
15 the ultimate adjacent improvements to Saint Louis Avenue, unless designed and constructed by  
16 others.  
17  
18 2. All public improvements shall comply with the Larimer County Urban Area Street Standards  
19 (LCUASS).  
20

21 Water/Wastewater

- 22  
23 3. St. Louis Avenue Improvements: Prior to issuance of any building permits within Block 2,  
24 Lot 1 of the Property, the Developer shall install that portion of the 24-inch waterline located in  
25 South St. Louis Avenue.  
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27 **ADJOURNMENT**

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29 *Commissioner Dowding made a motion to adjourn. Upon a second by Commissioner Krenning*  
30 *the motion was unanimously adopted.*  
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34 Rich Middleton, Vice Chair

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37 Vicki Mesa, Secretary