



Planning Commission Staff Report

September 24, 2012

Agenda #: Regular Agenda - 1

Title: Mehaffey Park First Addition and Meadowbrook Ridge General Development Plan First Amendment

Applicant: City of Loveland Parks and Recreation Department, Janet Meisel-Burns

Request: **Annexation, Zoning, General Development Plan Amendment and Rezoning**

Location: South of West 29th Street, east of Cascade Avenue, north of 22nd Street and ¼ mile west of Wilson Avenue.

Existing Zoning: County FA -Farming and City Planned Unit Development

Staff Planner: Kerri Burchett

Staff Recommendation

APPROVAL of the annexation and zoning, GDP amendment and rezoning.

Recommended Motions:

1. Move to make the findings listed in Section VIII of the Planning Commission staff report dated September 24, 2012 and, based on those findings, recommend that City Council approve the Mehaffey Park First Addition, subject to the condition listed in Section IX, as amended on the record, and zone the addition to Public Park District;
2. Move to make the findings listed in Section VIII of the Planning Commission staff report dated September 24, 2012 and, based on those findings recommend that City Council approve the Meadowbrook Ridge PUD General Development Plan First Amendment,; and
3. Move to make the findings listed in Section VIII of the Planning Commission staff report dated September 24, 2012 and, based on those findings, recommend that City Council rezone 9.36 acres from the Meadowbrook Ridge PUD to Public Park District.

Summary of Analysis

This is a public hearing concerning the annexation and zoning of a new 69.8 acre community park on West 22nd Street. The hearing is to consider the following items:

- An annexation and zoning of 60.44 acres of City owned property. The property would be zoned PP - Public Park District;
- An amendment to the Meadowbrook Ridge PUD General Development Plan. The amendment would remove 9.36 acres of City owned property from the PUD boundaries; and
- A rezoning of the 9.36 acres of property removed from the PUD boundaries to PP - Public Park District.

Staff believes that all key issues have been resolved based on City Code and standards. The development of the park, which is currently in a conceptual stage, will require a special review application and a subsequent neighborhood meeting. Special review applications can be approved administratively, however there is an appeal period in which an application can be appealed to a public hearing with the Planning Commission.

I. SUMMARY

This proposal is to annex, zone and rezone 69.8 acres of city owned property in order to develop a future public park, called Mehaffey Park. The property is located south of West 29th Street, east of Cascade Avenue, north of West 22nd Street and approximately ¼ mile west of Wilson Avenue (see vicinity map on page 3). Of the 69.8 acres, approximately 60.4 acres are currently located outside of the city limits, zoned FA-Farming in the County. The applicant, which is the City Parks and Recreation Department, proposes to annex this property and zone it PP - Public Park District. The remaining 9.3 acres of property lie within the Meadowbrook Ridge Planned Unit Development. The property is vacant and was recently purchased by the City to expand the future park area. The proposal would amend the PUD to exclude the city property from its boundaries and rezone the property to PP - Public Park District. The property to be extracted represents Development Area E in the GDP, which permitted 50 duplex units. With the removal of the development area, all land use allowances associated with the parcel will also be removed from the GDP.

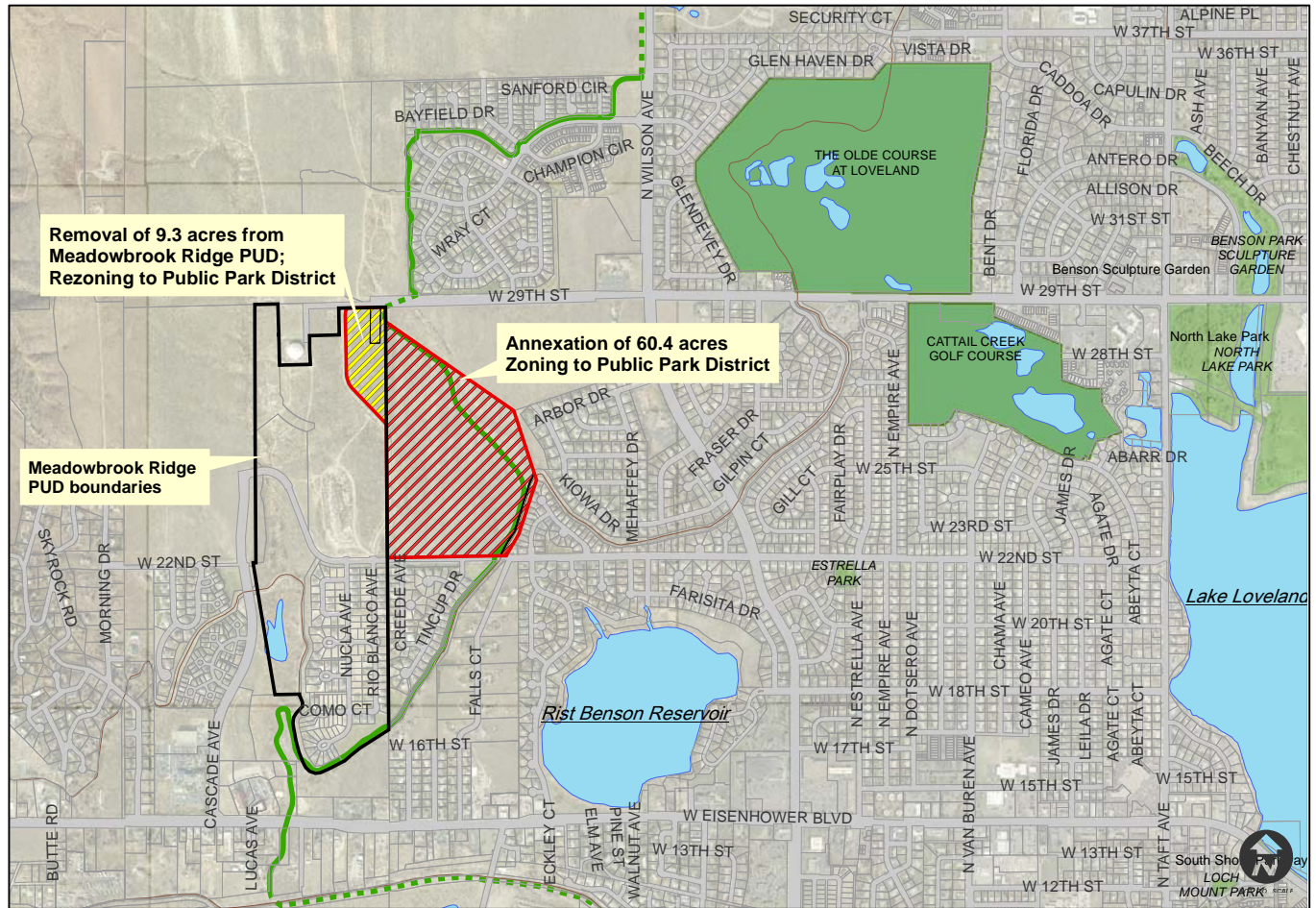
The specific design of the park is currently being master planned and various public outreach meetings with the adjacent neighborhoods have been held by the Parks and Recreation Department. The master plan has been reviewed and approved by the Loveland Parks and Recreation Commission for the design and inclusion of elements within the park. In the Public Park District, the development of a community park located within 500 feet of a residential zone requires approval of a special review. Under these provisions, the Mehaffey Park will require approval of a special review. The special review procedures require a neighborhood meeting and provide an opportunity for public input. A special review can be approved administratively by the Current Planning Division, however the process includes an appeal period in which the application can be appealed to a public hearing with the Planning Commission.

While the specific design and development of the park is not a component of the annexation, zoning and GDP amendment request, the master plan is included as **Attachment 3** in this report. It is anticipated that the park would house a variety of activities, including a skate park, tennis, pickleball and a basketball court, multi-purpose fields, a dog park, an adventure playground for children and group and family shelters.

II. ATTACHMENTS

1. Narrative provided by the Parks and Recreation Department
2. Chapter 18.32 PP - Public Park District
3. Conceptual Master Plan of Park
4. Annexation Map
5. General Development Plan Amendment
6. Rezoning Map

III. VICINITY MAP



B. GENERAL DEVELOPMENT PLAN AMENDMENT

ACREAGE OF EXISTING GDP-GROSS/NET	122.88 AC / 95.59 AC
ACREAGE OF GDP AFTER AMENDMENT-GROSS/NET	113.52 / 86.14
MASTER PLAN DESIGNATION	LOW DENSITY RESIDENTIAL
EXISTING ZONING	PLANNED UNIT DEVELOPMENT
EXISTING USE	VACANT IN AREA OF AMENDMENT
NUMBER OF DWELLING UNITS APPROVED.....	461
NUMBER OF DWELLING UNITS AFTER AMENDMENT.....	411

C. REZONING

ACREAGE OF SITE.....	9.36 AC
MASTER PLAN DESIGNATION	LOW DENSITY RESIDENTIAL
EXISTING ZONING	PUD MEADOWBROOK RIDGE
PROPOSED ZONING	PP-PUBLIC PARK DISTRICT
EXISTING USE	VACANT

V. KEY ISSUES

City staff believes that all key issues have been addressed. At the neighborhood meeting, no concerns were voiced regarding the annexation, zoning, GDP amendment or rezoning applications. Comments were received regarding the conceptual design of the park, which is not a component of this request. The neighbors were provided information regarding the special review process and a neighborhood meeting will be held in the future to discuss the specific design of the park.

VI. BACKGROUND

Annexation Parcel

The City's Parks and Recreation Department purchased the property proposed for annexation in 1997 for the purpose of developing a community park. The property is zoned FA Farming in Larimer County and until recently remained in agricultural production. A pedestrian trail was constructed in 2003 when the City completed the underpass at US Highway 34. The trail will be modified or relocated during the construction of Mehaffey Park. A pedestrian connection will remain in the park as part of the City's Recreation Trail.

General Development Plan Amendment/Rezoning Parcel

The City purchased 9.36 acres of property within the Meadowbrook Ridge PUD this year, to expand the area for the proposed community park and gain access from West 29th Street. The general development plan for Meadowbrook Ridge was approved by City Council in 2001. While Development Area E in the GDP will be removed from the PUD boundaries, the remaining zoning areas in the GDP will remain unchanged.

VII. STAFF, APPLICANT, AND NEIGHBORHOOD INTERACTION

- A. Notification:** An affidavit was received from Janet Meisel-Burns with the City's Parks and Recreation Department certifying that written notice was mailed to all property owners within 1,000 feet of the property on August 20, 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. Mineral owners were notified on August 24, 2012. In addition, a notice was published in the Reporter Herald on September 8, 2012.
- B. Neighborhood Response:** A neighborhood meeting was held at 6:00 p.m. on September 5, 2012 in the Chilson Center Multipurpose Room. The meeting was attended by 70 neighbors and interested parties along with City staff and consultants. At the meeting, there were no objections voiced to the annexation, zoning, GDP amendment and rezoning requests. Planning staff explained the process and public involvement with the special review application, which will be the next step in the development of the park. The Parks and Recreation Department presented an updated conceptual master plan of the park design. Comments and questions regarding the design focused around traffic, access and parking, lighting, noise and view of the playground, pedestrian access and funding for the park. The neighbors and residents were informed that there would be another neighborhood meeting for the design and development of the park with the special review process.

VIII. FINDINGS AND ANALYSIS

The chapters and sections cited below are from the Loveland Municipal Code.

Annexation and Zoning

A. Annexation Policies and Eligibility

1. Loveland Comprehensive Master Plan, Section 4.2

- a. Annexation ANX2.A:** *Whether the annexation encourages a compact pattern of urban development.*
- b. Annexation ANX2.B:** *Whether the annexation would result in the creation of an enclave*
- c. Annexation ANX5.B:** *Whether the applicant has demonstrated that reasonable efforts have been made to assemble adjoining land parcels to allow for the preparation of a master plan for a larger area, rather than submit separate individual proposals.*
- d. Annexation ANX1.C and 6:** *Whether the annexation encourages infill development and ensures that land is immediately contiguous to other land in the City that is already receiving City services, discouraging leapfrog and scattered site development.*
- e. Growth Management GM7:** *Whether the land proposed for annexation is within the City of Loveland Growth Management Area.*

2. Loveland Municipal Code, Section 17.04.020: *The annexation complies with the laws of the State of Colorado regarding annexation and the property proposed for annexation is otherwise eligible to be annexed because there is at least one-sixth contiguity between the City and the area seeking annexation and there is no evidence that two or more of the following conditions have been met:*

- a.** *Less than 50% of the adult residents of the area proposed to be annexed use some of the recreation, civic, social, religious, industrial or commercial facilities of the municipality and less than 25% of its adult residents are employed in the annexing municipality.*

- b. *One-half or more of the land proposed to be annexed is agricultural, and the landowners of such agricultural land have expressed an intention under oath to devote the land to agricultural use for at least five years.*
- c. *It is not physically practical to extend urban service which the municipality provides normally.*

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

- The annexation complies with the Colorado State Statutes regarding annexation of lands and is within the City's Growth Management Area.
- No enclaves will be created by this annexation and there is no evidence that two or more of the conditions listed in Section 17.04.020 of the Municipal Code, cited above, have been met.
- The development of the city park will encourage a compact pattern of urban development and will not be leapfrog or scattered site development. The land is immediately contiguous to other land in the City that is already receiving City services.

B. City Utilities/Services and Transportation

1. Loveland Comprehensive Master Plan, Section 4.2

a. Annexation ANX1.A and B: *Whether the annexation of land minimizes the length of vehicle trips generated by development of the land and whether the annexation minimizes the short and long term costs of providing community facilities and services for the benefit of the annexed area.*

2. Loveland Municipal Code

a. Section 17.04.040:

(i) *Whether certain public facilities and/or community services are necessary and may be required as a part of the development of any territory annexed to the City in order that the public needs may be served by such facilities and services. Such facilities include, but are not limited to, parks and recreation areas, schools, police and fire station sites, and electric, water, wastewater and storm drainage facilities. Such services include, but are not limited to, fire and police protection, provision of water, and wastewater services.*

(ii) *Whether the annexation and development pursuant to the uses permitted in the zone district will create any additional cost or burden on the existing residents of the City to provide such facilities and services in the area proposed for annexation.*

(iii) *The annexation complies with the water rights requirements set forth in Title 19 of the Loveland Municipal Code.*

b. Section 17.04.040,: *Whether all existing and proposed streets in the newly annexed property are, or will be, constructed in compliance with City street standards, unless the City determines that the existing streets will provide proper access during all seasons of the year to all lots and that curbs, gutters, sidewalks, bike lanes, and other structures in compliance with City standards are not necessary to protect public health, safety, and welfare.*

c. Section 18.04.010: *The zoning, as proposed, would: lessen congestion in the streets; secure safety from fire, panic, and other dangers; and promote health and general welfare.*

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

- Annexing and zoning property does not warrant compliance with the City's Adequate Community Facilities (ACF) ordinance. A condition is recommended to clearly ensure that all future development or land application within this proposed property shall be in compliance with the City of Loveland Street Plan, the Larimer County Urban Area Street Standards and any updates to either in effect at the time of development application.
- As identified in the City Municipal Code Title 16, a Traffic Impact Study will be required with all future development or other land use applications. The annexation will also be required to dedicate, free and clear, all applicable right-of-way to the City, at no cost to the City, at the time of development.
- Pending future proposed development within this property, of which review and approval by the City is required, the Transportation Engineering staff does not object to the proposed annexation and zoning.

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 2).
- The proposed annexation/zoning will not negatively impact fire protection for the subject development or surrounding properties.

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

- The subject annexation is situated within the City's current service area for both water and wastewater.
- Regarding water, the subject area is shown on the City's current Water Master Plan (November 2005). The Water Master Plan does not show any future improvements required for the subject area. The subject area lies within the boosted P1 pressure zone. There is an existing 12" water main within the future right-of-way for Rio Blanco Ave, an existing 12" water main in W 22nd Street and three water mains (two 24" and one 30") in 29th Street. There is an existing 1.5" water service stubbed into the property from the water main in W 22nd Street.
- The subject property is adjacent to the 29th Street 4MG steel water tank. The Water & Power Department has shown in their Master Plan a second 4MG water tank on the adjacent parcel. The City will coordinate the park development with the future tank drain outlet.
- Regarding wastewater, the subject area is shown on the City's current Wastewater Master Plan (September 2010). The Wastewater Master Plan does not show any future improvements required for the subject area. The Wastewater Master Plan shows the subject area within future growth subbasins D07 & D08. There is an existing 8" wastewater main in W 22nd Street available to accept wastewater from the property and there is an existing 4" wastewater service stubbed into the property from this main.
- The Department finds that the annexation and zoning is consistent with the Department's Water and Wastewater master plan by being consistent with the 2005 Comprehensive Master Plan.
- Public facilities are available to serve the development.

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

- There are underground electrical vaults and conduit along the west side of the proposed park area. 200 amp primary cable can be extended through the existing conduit to the existing vaults from either the vault located in the north west corner of the proposed park or from the south from a vault located on the south side of west 22nd Street and Rio Blanco Avenue.
- The electric facilities are adequate and available for extension to the projected use. The proposed development will not have a negative impact on the City's electric system and it meets the criteria for level of service as outlined in the ACF ordinance.

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

- With the annexation and future development, the Developer will engineer certain Stormwater facilities that will adequately collect, detain, and release Stormwater runoff in a manner that will eliminate off-site impacts.
- Development of the subject property pursuant to any of the uses permitted by right under the zoning district would result in impacts on City infrastructure and services that are consistent with current infrastructure and service master plans.

C. Land Use

1. Loveland Comprehensive Master Plan, Section 4.7

- a. **Land Use Plan:** *Whether the zoning is consistent with the Loveland Comprehensive Master Plan Land Use Plan or a "major plan amendment" request is being processed concurrently with the annexation and GDP application.*

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

- The Comprehensive Master Plan designates the site in two categories: Low Density Residential (LDR) and Parks, Open Lands, Conservation Easements, Golf Courses or Cemeteries. Both categories permit parks and open space as acceptable land uses.
- The Public Park zone district requires that any community park located within 500 feet from a residential zone be processed as a special review. The special review process requires a neighborhood meeting and allows for public comment throughout the process.

2. Loveland Municipal Code

a. Section 18.04.010:

- (i) *Whether the zoning will provide adequate light and air; prevent overcrowding of land; avoid undue concentration of population; and facilitate the adequate provision of transportation, water, sewage, schools, parks, and other public requirements.*
- (ii) *The character of the district and the particular uses permitted by right in the district will preserve the value of buildings and encourage the most appropriate use of land.*

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

- Development of the park will provide and promote adequate light and air and be an amenity for the residents in the western portion of the City. Based on the land use proposal of a park, the finding of overcrowding of land and undue concentration of population is not applicable to this request.
- Development of the park will be governed by all applicable City codes and standards in the Public Park District, as well as any special provisions deemed necessary through the special review process.

D. Environmental Impacts

1. Loveland Comprehensive Master Plan, Section 4.2

a. Annexation ANX3.A: *Whether the annexation will comply with the recommendations contained in the adopted Open Lands Plan and preserves open space or natural areas.*

Annexation ANX3.B: *Annexation will be allowed for the purpose of preserving or acquiring open space or natural areas.*

Annexation ANX4.A and B: *If the planning staff and/or the City have determined that significant negative impacts on the environment may occur from development allowed under the proposed zoning, an Environmental Impact Report, including a Wetlands Reconnaissance Report, has been prepared by a qualified specialist.*

Annexation ANX4.B: *Whether the annexation application includes a Phase I Environmental Report, prepared by a qualified specialist, ensuring that the land to be annexed does not contain hazardous or toxic substances that may pose a danger to the City or that reasonable mitigation measures can be taken in the event that such contamination exists.*

Annexation ANX4.D: *All development agreements must deal satisfactorily with any environmental impacts upon the property.*

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

- A Phase I Environmental Site Assessment (ESA) was performed by the CTL Thompson in April of 2012. The ESA concluded that there are no recognized environmental conditions existing on the site.
- The development of the proposed community park preserves open space and complies with the philosophies in the Open Lands Plan.

E. Miscellaneous

1. Loveland Municipal Code, Section 17.04.040.F: *Whether the annexation is in the best interest of the citizens of the City of Loveland.*

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

- The property proposed for annexation is owned by the City of Loveland and was purchased for the development of a future community park. The annexation and development of the park is in the best interest of the citizens and will provide an amenity to the residents in the western portion of the City.

F. Mineral Extraction Colorado Revised Statute: *The proposed location and the use of the land, and the conditions under which it will be developed, will not interfere with the present or future extraction of a commercial mineral deposit underlying the surface of the land, as defined by CRS 34-1-3021 (1) as amended.*

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

- A geologic evaluation and mineral extraction assessment was prepared by CTL Thompson for the property. The assessment concluded that based on the review of geologic maps, published reports, satellite and aerial imagery, and the examination of the site, the potential for commercial mineral resources on the site is considered negligible.

General Development Plan Amendment

G. Land Use

1. Loveland Municipal Code

a. Section 18.41.050.D.4: *Whether the general development plan amendment confirms 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, due to the following facts:

- The GDP amendment removes approximately 9.36 acres of land from the PUD boundaries for the purpose of expanding the future community park. The property to be removed is labeled as Development Area E in the GDP and was designated for 50 duplex units (see **Attachment 5**). The amendment does not affect any other zoning area within the PUD. The new site data in the PUD is adjusted to reflect the removal of the 9.36 acres and the 50 duplex units.
- The GDP amendment is consistent with the intent of the master plan and is compatible with the LDR designation.

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 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: As the GDP amendment is seeking to remove land area from the PUD, the findings concerning the development and design of the GDP are not applicable.

H. 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.*

Planning: As the GDP amendment is seeking to remove land area from the PUD, the findings concerning the development and design of the GDP are not applicable.

Rezoning of Land Removed from GDP

I. Loveland Comprehensive Master Plan, Section 4.7

- 1. Land Use Plan:** *Whether the zoning is consistent with the Loveland Comprehensive Master Plan Land Use Plan or a "major plan amendment" request is being processed concurrently with the application.*

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

- The Comprehensive Master Plan designates the site as Low Density Residential (LDR). This category permit parks and open space as acceptable land uses.
- The Public Park zone district requires that any community park located within 500 feet from a residential zone be processed as a special review. The special review process requires a neighborhood meeting and allows for public comment throughout the process. A special review will be processed in accordance with the provisions in Chapter 18.40 of the Municipal Code.

2. Loveland Municipal Code

a. Section 18.04.010:

- (i) *Whether the zoning will provide adequate light and air; prevent overcrowding of land; avoid undue concentration of population; and facilitate the adequate provision of transportation, water, sewage, schools, parks, and other public requirements.*
- (ii) *The character of the district and the particular uses permitted by right in the district will preserve the value of buildings and encourage the most appropriate use of land.*

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

- The 9.36 acres will be combined with the 60 acres to the east and developed into a community park. Development of the park will provide and promote adequate light and air and be an amenity for the residents in the western portion of the City. The finding of overcrowding of land and undue concentration of population is not applicable to this request.
- Development of the park will be governed by all applicable City codes and standards in the Public Park District, as well as any special provisions deemed necessary through the special review process.

IX. RECOMMENDED CONDITIONS

The following conditions are recommended by City Staff.

Annexation

Transportation Development Review

1. All public improvements shall comply with the Larimer County Urban Area Street Standards (LCUASS).

Mehaffey Park Annexation and Rezoning Report

1. Summary

The Mehaffey Park property is a site that combines approximately 60.44 acres, currently zone FA, with an approximately 9.36 acre site from a development parcel that had previously been annexed and is currently zoned as P-67 Meadowbrook Ridge PUD. The City of Loveland owns all of the property. Through separate instrument, the General Development Plan for Meadowbrook Ridge PUD #67 is modified to exclude 9.36 acres that consists of an 8.39 acre parcel, and a 0.97 acre parcel. This application is to annex the 60.44 acres, and rezone the three parcels as PP-Public Park District. A recreational trail already has been developed through the site, and is part of a city-wide system that is shown on the City's Parks and Recreation Master Plan map.

2. Compatibility with the City of Loveland Comprehensive Master Plan

The site is shown on the City of Loveland Land Use Plan as "Parks, Open Lands, Conservation Easements, Golf Courses and Cemeteries," and the LDR – Low Density Residential. The City of Loveland Land Use Plan shows a trail through the property which was constructed by the Parks and Recreation Department in 2003. Annexing the site into the city, and zoning the site to PP – Public Park District, are in complete compliance with all of the philosophies, goals and objectives in Section 4 of the Comprehensive Plan.

3. Rezoning Assessment

Zoning the site as PP-Public Park District permits developing the site as a community park and as a use by right if sports lighting is less than 40 feet in height, and if the site is not within 500 feet of residential zoned or occupied housing. This site was purchased for community recreational purposes and is surrounded by existing and proposed residential uses; therefore it will require a Special Review prior to construction of the park.

The park site is surrounded by lands that are zoned R-1 (Developing Low Density Residential,) P-36 (Hunter's Run PUD), P-89, (Hunter's Run West PUD), P-67 (Meadowbrook Ridge PUD), and FA – Farming and DR- Developing Resources. The PUDs are developed, or planned to be developed as low density residential housing. A property located adjacent to the site's northeast boundary remains in a Larimer County (FA-Farming) enclave that is also surrounded by City residentially zoned land.

The PP zone district is compatible with the surrounding land use zones and policies in Section 4 of the Comprehensive Master Plan for the City of Loveland as described below.

Annexation Goals and Objectives (p. 6-8)

ANX1: The capacity of community services and facilities to accommodate development should be considered when annexing new lands into the City.

1. A The annexation of land should minimize the length of vehicle trips generated by development of the land.

This annexation and rezoning proposal reduces vehicle trips by providing a public park within walking and bicycling distance of existing and planned residence.

1. B The annexation of land should minimize the short and long term costs of providing community services and facilities for the benefit of the annexed area.

Costs are minimized because the road system on 22nd Street and 29th Street and utilities are in place to adequately serve the park development. Adequate city utilities are also located on both streets to serve the park.

1. C The annexation of land should encourage infill development and generally ensure that land is immediately contiguous to other land in the City that is already receiving City services. Leapfrog and scattered site development are to be discouraged.

This property is an infill parcel, currently a County enclave, completely surrounded by the City.

1. D The recommendations of the Thompson R2-J School Board or their staff should be considered when evaluating an annexation proposal.

Development of a park provides no additional constraints on the R2J School District and in fact may provide additional practice fields and recreational facilities that could be used by the school district.

1. E Additional extension of City utilities should not be made outside the City limits without formal approval by the City Council.

There are no public utility extensions needed to develop the park. Private connections are planned with the park development.

1. F When annexation is accompanied by a specific development proposal, and when it is determined necessary by the City, the annexation of land should be allowed only if the City has accepted a cost/benefit study detailing the economic impacts of the proposed development based upon a fiscal model acceptable to the City.

This objective is not applicable.

1. G Proposed annexations, when accompanied by a specific development proposal, should include an analysis of the impact on the educational system.

This objective is not applicable.

ANX2: A compact pattern of urban development should be encouraged when considering the annexation of new lands into the City.

2. A The City should work with Larimer County to discuss ways to encourage a compact pattern of urban development.

Since this parcel is currently a County enclave, the park supports the compact urban pattern so desired and provides adequate community facilities for adjacent residents.

2.B The City should encourage the annexation of county enclaves within City limits and discourage the creation of future enclaves.

This annexation and zoning proposal annexes an enclave.

ANX3: Appropriate consideration should be given to the need for open space and natural areas within the city limits.

PP – Public Park allows for this use and the city encourages designing parks that are low water-use, and that contain natural and naturalized landscapes.

ANX4: Environmental impacts of development should be identified and considered when considering an annexation proposal.

4.A If the planning staff and/or city determines that significant negative impact of a proposed annexation or development on the environment may occur, based upon objective standards, an Environmental Impact Report should be prepared by a qualified specialist. Note: This requirement is applicable for the development or redevelopment of property already within the City as well.

An Environmental Impact Report is not required. There are no wetlands or significant natural resources existing on this property.

4.B The annexation of land should be allowed only if the owner can provide assurances that the land does not contain hazardous or toxic substances that may pose a danger to the city or that reasonable mitigation measures can be taken in the event that such contamination exists. To make this determination, a Phase I Environmental Report should be prepared by a qualified specialist. Note: This requirement is applicable for the development or redevelopment of property already within the City as well.

A Phase 1 Environmental Report has been performed and the site does not contain any hazardous or toxic substances.

4.C The annexation of land should be allowed only if the owner has had a Wetlands Reconnaissance Report prepared by a qualified specialist. Note: This requirement is applicable for the development or redevelopment of property already within the City as well.

The site has been used for dryland farming and there are no wetlands on the property.

4.D All development agreements should deal satisfactorily with any environmental impacts upon the property. Note: This requirement is applicable for the development or redevelopment of property already within the City as well.

This is not applicable.

ANX5: The City's annexation objectives, policies, and regulations should promote quality developments.

5.A Any annexation should be contingent upon a development agreement that clearly details the rights and obligations of the City and the land owner regarding the annexation and development of the annexed land.

A development agreement is not required as the City owns the property.

5.B As land is proposed for annexation the City encourages the developer to consider assembling available adjoining land parcels and prepare a master plan design for the larger area, rather than submit separate individual proposals.

Three parcels are being assembled for the rezoning request and the annexation is in compliance with the City Comprehensive Land Use Plan.

ANX6: Guidelines for Contiguous* Development

- A. Leapfrog, scattered-site and flagpole development is discouraged;
- B. Development of land should encourage infill development;
- C. Development of land should be contiguous to other land that is already receiving public services.

This property is an enclave, infill development, and contiguous to lands that are already receiving public services.

ANX7: Functional plans for extension of utilities should provide for a phased program of extension of utilities in accordance with the requirement for contiguous development, subject to the need to maintain the City utilities' ability to service their customers adequately and efficiently.

This property has adequate utilities available in adjacent public streets. Utilities such as Electric, Water, Waste Water and Stormwater will be provided in the park and connect to existing systems already provided in 22nd and 29th Streets.

Applicable Residential Land Use Goals (p 9.)

RES7: Pedestrian and bicycle friendly development is encouraged by considering among other things:

7A. Walking or biking distance to an existing or planned neighborhood park and within easy access to a community park;

This annexation and rezoning request supports walking and bicycling to community parks and once developed will be easily accessible from existing and proposed residential areas. The City trail system exists on the property and will be connected to 29th street with the development of the park.

Applicable County Enclaves Goals (p 23.)

“The Loveland Land Use Plan recognizes that county enclaves exist within the city limits. Land use categories have been designated for each enclave based upon recognizing existing surrounding land use, traffic capacity of the surrounding street system and projections of future development and redevelopment opportunities. The City desires to encourage annexation of enclaves and will consider various incentives, such as increased densities, waiver of fees, Adequate Community Facilities exemptions for a proposed development within an existing enclave provided that the incentives will not negatively impact the infrastructure system or existing neighborhood communities.”

This annexation and rezoning request supports this policy.

4. Compliance with “Findings” listed in the Annexation and Rezoning checklist.

- a. Compatibility with Section 18.04.010 of the Loveland Municipal Code.

Annexation of the 60.44 acre parcel and rezoning the three parcels as PP-Public Park District promotes the general health and welfare of the community. While traffic impacts are not part of this annexation and zoning request, they will be addressed in the Special Review/Site Development Plan process. The draft Traffic Impact Study that has been completed and indicates that the proposed park development will not exceed the total volumes of traffic permitted for 22nd (Major Collector) and 29th Streets (Minor Arterial).

- b. Land use compatibility.

Annexation and rezoning to PP-Public Park District is compatible with the Comprehensive Master Plan and Land Use Map, as well as the surrounding residential and PUD zoning districts.

- c. Current infrastructure and utilities master plans compatibility.

This annexation and rezoning request is compatible with the transportation master plan and utilities master plan, including storm drainage master plan. A regional storm water pond, which is part of the overall city storm drainage master plan, will be developed on the site.

- d. Consistency with Section 4 of the Loveland Comprehensive Master Plan.

This annexation and rezoning request is compatible with all goals and policies contained in Section 4 of the Loveland Comprehensive Master Plan (as described above.)

- e. Development that is not detrimental to the health, safety and welfare of the neighborhood or general public.

Annexation and zoning of the property to PP – Pubic Park and development as a community park is not detrimental to safety, and will provide additional opportunities to improve the health and welfare of the adjacent neighborhoods, general public, and provide additional public open space and recreation opportunities on the west side of Loveland.

Chapter 18.32

PP DISTRICT – PUBLIC PARK DISTRICT

Sections:

18.32.010	Purpose.
18.32.020	Definitions.
18.32.030	Uses permitted by right.
18.32.040	Uses permitted by special review.
18.32.050	Site plan review process.
18.32.060	Height limitations.
18.32.070	Off street parking area.

18.32.010 Purpose.

The purpose of the Public Park District is to establish and preserve areas in the City for public recreation facilities, parks and open space lands described in the City of Loveland Parks and Recreation Master Plan, as adopted and amended ("Parks and Recreation Master Plan").

18.32.020 Definitions.

Definitions of Neighborhood Park, Community Park, School Recreation Areas, Regional Park, Special Use Areas, Recreational Trail, Recreational Facilities, Open Lands/Natural Area, Golf Courses, and Cemeteries or Memorial Gardens used in this Section shall be as defined below.

- A. Neighborhood Park - Shall mean a publicly owned park as defined and described in the Parks and Recreation Master Plan. Neighborhood Parks are centrally located, accessible to surrounding neighborhoods and should be equally distributed throughout the City. A Neighborhood Park should be a minimum of eight (8) acres in size and serve approximately a 1- mile service area with a ½ mile radius surrounding the park. Typical facilities include informal softball and soccer/football fields, volleyball, basketball, playground, horseshoe, tennis, shelter/pavilion with tables, pathways and free play areas.
- B. Community Park - Shall mean a publicly owned park as defined and described in the Parks and Recreation Master Plan, as adopted and amended. Community Parks serve as focal points within the community. Community Parks usually have parking, increased traffic due to active programmed sports, lighting and increased noise. Community Parks are greater than thirty (30) acres and usually serve approximately a 4-mile service area with a 1-mile radius surrounding the park. Typical facilities include those allowed in Neighborhood Parks plus all listed in the Park and Recreation Master Plan.
- C. School Recreation Areas – Shall mean a publicly owned park or recreation area as defined and described in the Parks and Recreation Master Plan. These areas are located adjacent to schools or are cooperatively developed as recreation areas on school properties. These sites should be developed where practical and beneficial to serve neighborhoods, which lack a park or have access barriers. Facilities may include youth baseball/softball fields, volleyball, basketball, soccer/football, playground, and multi-use turf areas.
- D. Regional Park – A Regional Park shall mean a publicly owned park which offers leisure value beyond the neighborhood or Community Park as defined and described in the Parks and Recreation Master Plan. Often there is an environmental or scenic quality, such as a river or mountain terrain within a Regional Park. Regional Parks are usually larger than two hundred (200) acres. Viestenz-Smith Mountain Park is categorized as a Regional Park.

- E. Special Use Areas - Shall mean a publicly owned park or recreation area as defined and described in the Parks and Recreation Master Plan, and may include unique or special uses such as Sculpture Parks.
- F. Recreational Trail - Shall mean a publicly owned or maintained trail system, including trailheads as identified or described in the Parks and Recreation Master Plan. Trails are typically located along drainage ways, irrigation canals, within acquired open space/natural areas or easements or land purchased. The Recreational Trail shall encircle the City of Loveland in a connecting loop. Trails are predominately off-road, non-motorized recreational routes constructed as 10-foot wide concrete paths. Soft path trails may parallel the concrete surface where practical. Where feasible, trailheads will be located and may include parking, drinking water, restrooms, and information on the trail system.
- G. Recreational Facilities – Shall mean any publicly owned recreation facility or area as defined and described in the Parks and Recreation Master Plan, and may include both indoor and outdoor uses.
- H. Open Lands/ Natural Area – Shall mean all areas as described in the City of Loveland Open Lands Plan or as further described in the Parks and Recreation Master Plan, as these plans are adopted and may be amended.
- I. Golf Courses - Shall mean any publicly owned facility or area as defined and described in the Parks and Recreation Master Plan, and may include both indoor and outdoor facilities, buildings, and accessory uses.
- J. Cemeteries or Memorial Gardens - Any publicly owned land used for burial or memorials.

18.32.030 Uses permitted by right.

All uses permitted by right and set forth in this section shall be subject to the site plan requirements of Chapter 18.46, as amended. The following uses are permitted by right in a PP district:

- A. Any Community Park, Regional Park and Recreational Facilities use which does not have sport lighting over forty (40) feet in height and is not located within five hundred (500) feet of a residentially zoned or occupied area;
- B. Neighborhood Parks;
- C. School Recreation Areas;
- D. Special Use Areas;
- E. Open Lands/Natural Areas;
- F. Recreational Trail;
- G. Accessory Buildings or uses which are reasonably required to provide maintenance or security for the principal use; and
- H. Antennas, as defined in Section 18.55.020(A), proposed to be located on an existing tower, as defined in Section 18.55.020(H), in compliance with the provisions of Chapter 18.55 of this title.

18.32.040 Uses permitted by special review.

The following uses are permitted by special review in a PP District :

- A. Any Community Park, Regional Park and Recreational Facilities use which does not meet the criteria as a use by right set forth in Section 18.32.030.A;
- B. Golf Course;
- C. Cemetery or Memorial Garden; and
- D. Except as provided in Section 18.36.010(M), personal wireless service facilities, as defined in Section 18.55.020(G), in compliance with Chapter 18.55 of this title.

18.32.050 Site plan review process.

The site plan required by Chapter 18.46 shall be submitted to the current planning manager for review and approval or disapproval. In the event of disapproval, the applicant may appeal the current planning manager's final decision to the planning commission in accordance with chapter 18.80 of this Code. (Ord. 5581 § 16, 2011)

18.32.060 Height limitations.

Buildings and structures in this zone shall comply with Chapter 18.54, as amended.

18.32.070 Off-street parking area.

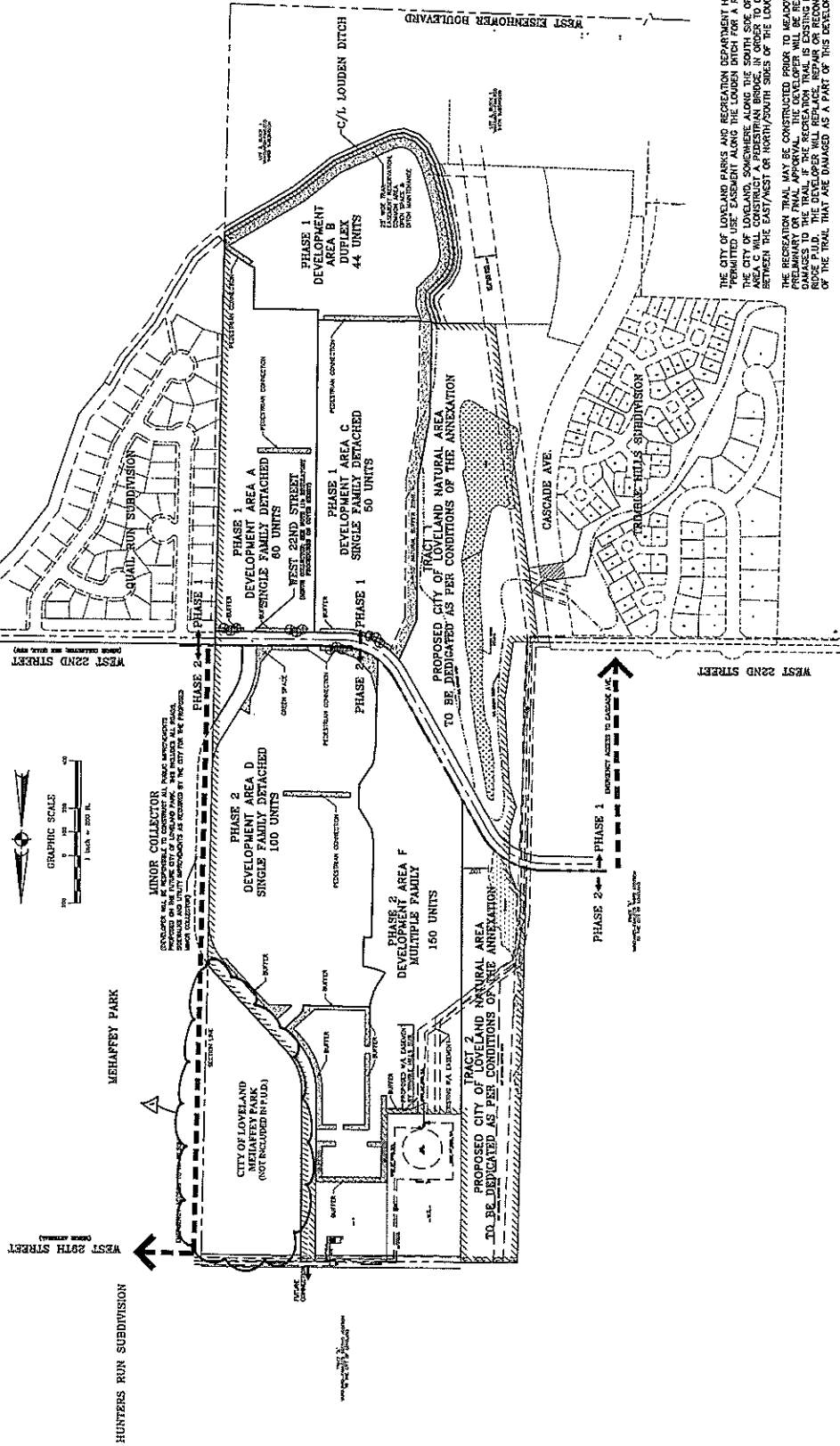
The minimum off-street parking area for all permitted uses in a PP District shall be as provided in Chapter 18.42, as amended. (Ord. 5115 § 1, 2006)



Mehaffey Park Master Plan
09/05/2012

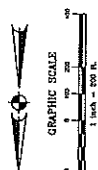
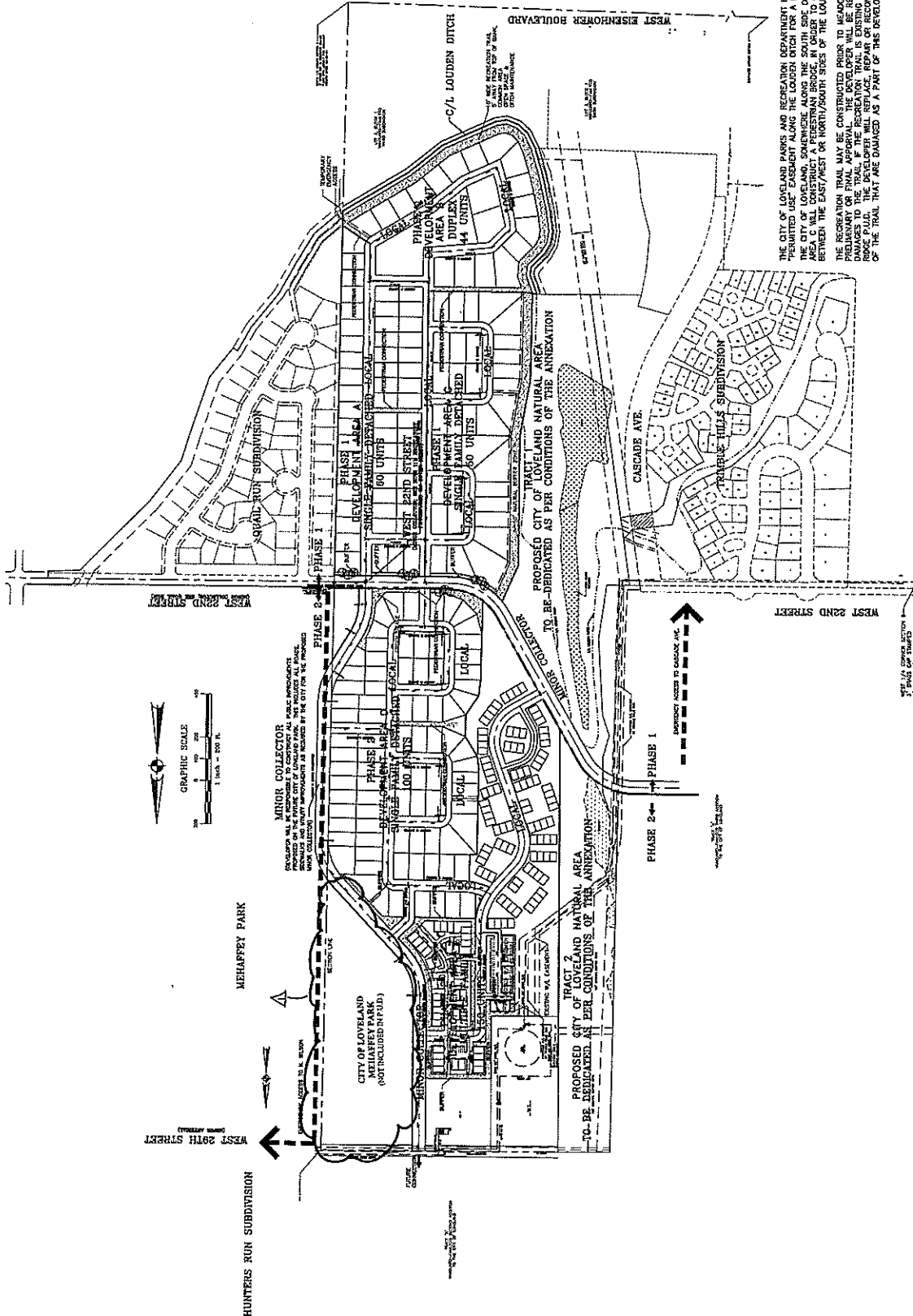
REVISED	OWN	DRAWN BY	CITY OF JOVELAND PARKS AND RECREATION	INTERMILL LAND SURVEYING INC.	TITLE	CONDITIONS (As revised by City Council on 8/21/01)	PROJECT NO.	SHEET NO.	DATE
No. _____	Fed. Road _____	Checked R.W.S. _____	_____	1351 CLEVELAND AVE., UTAHVALE, MO. 65357	MEADOWBROOK RIDGE P.U.D.	P-11-2083	2	9	
No. _____	State _____	Approved R.W.S. _____	_____	PHONE (314) 686-5318	LOWLAND, COLORADO				
No. _____	County _____	Scale _____	_____						

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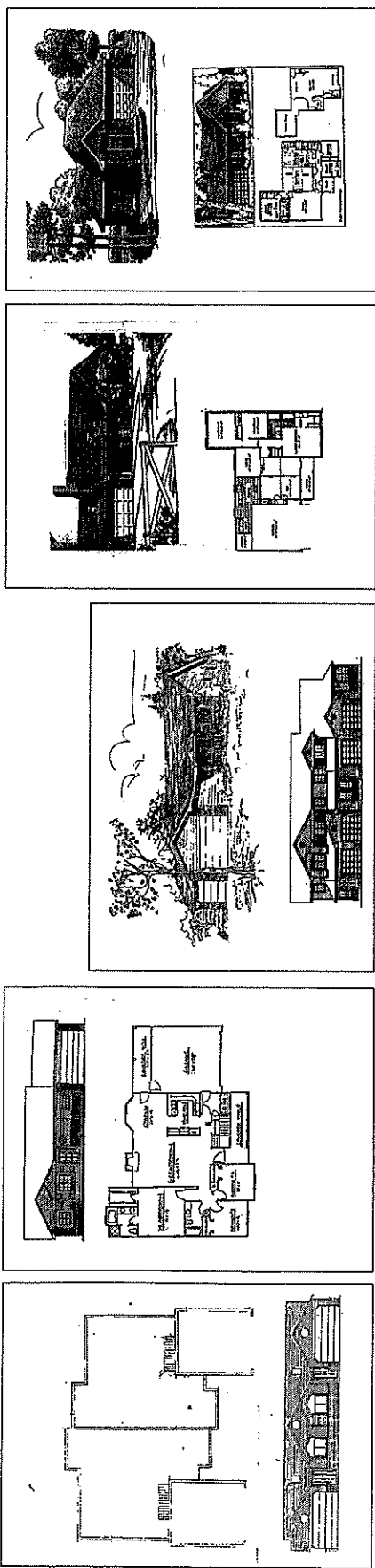
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INTERMILL LAND SURVEYING, INC. 1351 CLEVELAND AVE., LOVELAND, CO 80537 PHONE: (919) 488-4518		THE GENERAL DEVELOPMENT PLAN MAP MEADOWBROOK RIDGE P.U.D. LOVELAND, COLORADO		PROJECT NO. E-11-1003	
CITY OF LOVELAND PARKS AND RECREATION		DATE Draw: D.M.S. Check: R.W.S. 1" = 200' Approved: R.W.S.		SHEET NO. 3 9	

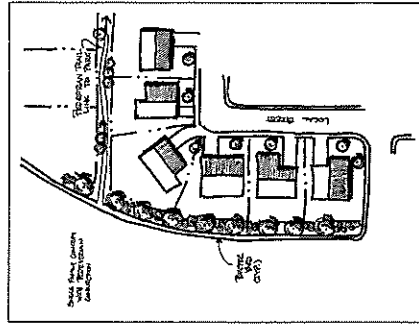
THE CITY OF LOVELAND PARKS AND RECREATION DEPARTMENT HAS A PERPETUAL "PERMITTED USE" EASEMENT ALONG THE LOUDEN DITCH FOR A RECREATION TRAIL. THE CITY OF LOVELAND CONVEYED THE TRAIL TO THE CITY OF LOVELAND PARKS AND RECREATION DEPARTMENT. THE TRAIL IS LOCATED BETWEEN THE EAST/WEST OR NORTH/SOUTH SIDES OF THE LOUDEN DITCH. THE RECREATION TRAIL MAY BE CONSTRUCTED PRIOR TO MEADOWBROOK RIDGE P.U.D. PRELIMINARY OR FINAL APPROVAL. THE DEVELOPER WILL BE RESPONSIBLE FOR ANY DAMAGES TO THE TRAIL IF THE RECREATION TRAIL IS EXISTING PRIOR TO MEADOWBROOK RIDGE P.U.D. PRELIMINARY OR FINAL APPROVAL. THE CITY OF LOVELAND PARKS AND RECREATION DEPARTMENT HAS A PERPETUAL "PERMITTED USE" EASEMENT ALONG THE LOUDEN DITCH FOR A RECREATION TRAIL. THE CITY OF LOVELAND CONVEYED THE TRAIL TO THE CITY OF LOVELAND PARKS AND RECREATION DEPARTMENT. THE TRAIL IS LOCATED BETWEEN THE EAST/WEST OR NORTH/SOUTH SIDES OF THE LOUDEN DITCH. THE RECREATION TRAIL MAY BE CONSTRUCTED PRIOR TO MEADOWBROOK RIDGE P.U.D. PRELIMINARY OR FINAL APPROVAL. THE DEVELOPER WILL BE RESPONSIBLE FOR ANY DAMAGES TO THE TRAIL IF THE RECREATION TRAIL IS EXISTING PRIOR TO MEADOWBROOK RIDGE P.U.D. PRELIMINARY OR FINAL APPROVAL.



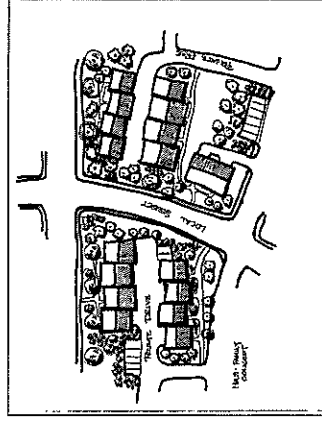
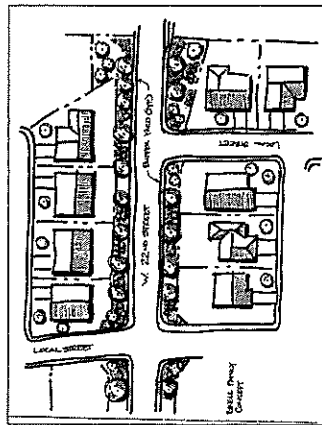
DATE: 11/19/2012		PROJECT NO.: P-11-2003	
DRAWN BY: J.M.S.		CHECKED BY: J.M.S.	
FIELD NO.: 11-2003		APPROVED BY: J.M.S.	
SCALE: 1" = 200'		SHEET NO.: 4	
PROJECT: CITY OF LOVELAND PARKS AND RECREATION		SUBJECT: MEADOWBROOK RIDGE P.U.D.	
DRAWN BY: J.M.S.		PROJECT NO.: P-11-2003	
FIELD NO.: 11-2003		APPROVED BY: J.M.S.	
SCALE: 1" = 200'		SHEET NO.: 4	
PROJECT: CITY OF LOVELAND PARKS AND RECREATION		SUBJECT: MEADOWBROOK RIDGE P.U.D.	
DRAWN BY: J.M.S.		PROJECT NO.: P-11-2003	
FIELD NO.: 11-2003		APPROVED BY: J.M.S.	
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PROJECT: CITY OF LOVELAND PARKS AND RECREATION		SUBJECT: MEADOWBROOK RIDGE P.U.D.	



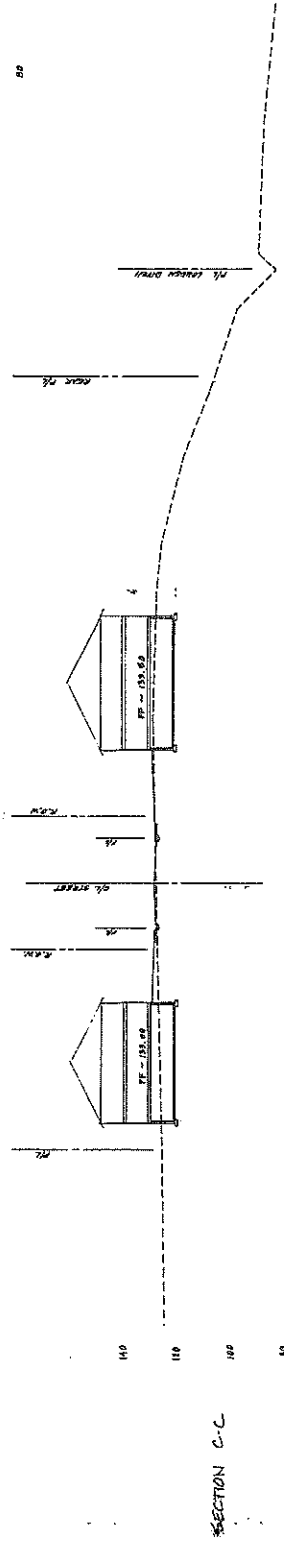
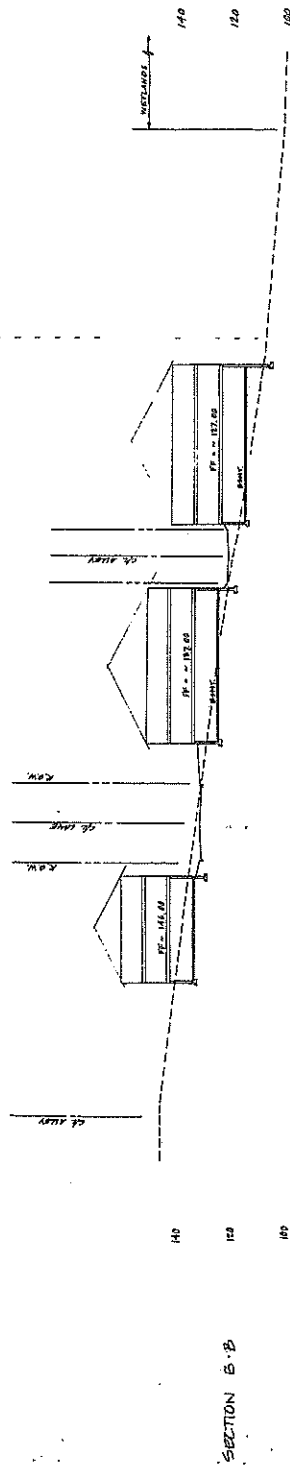
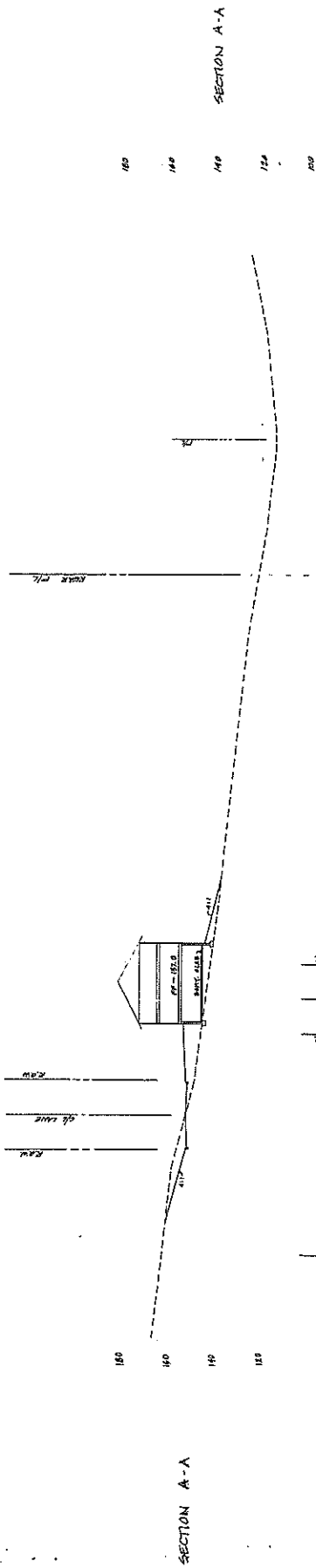
CONCEPTUAL BUILDING ELEVATIONS

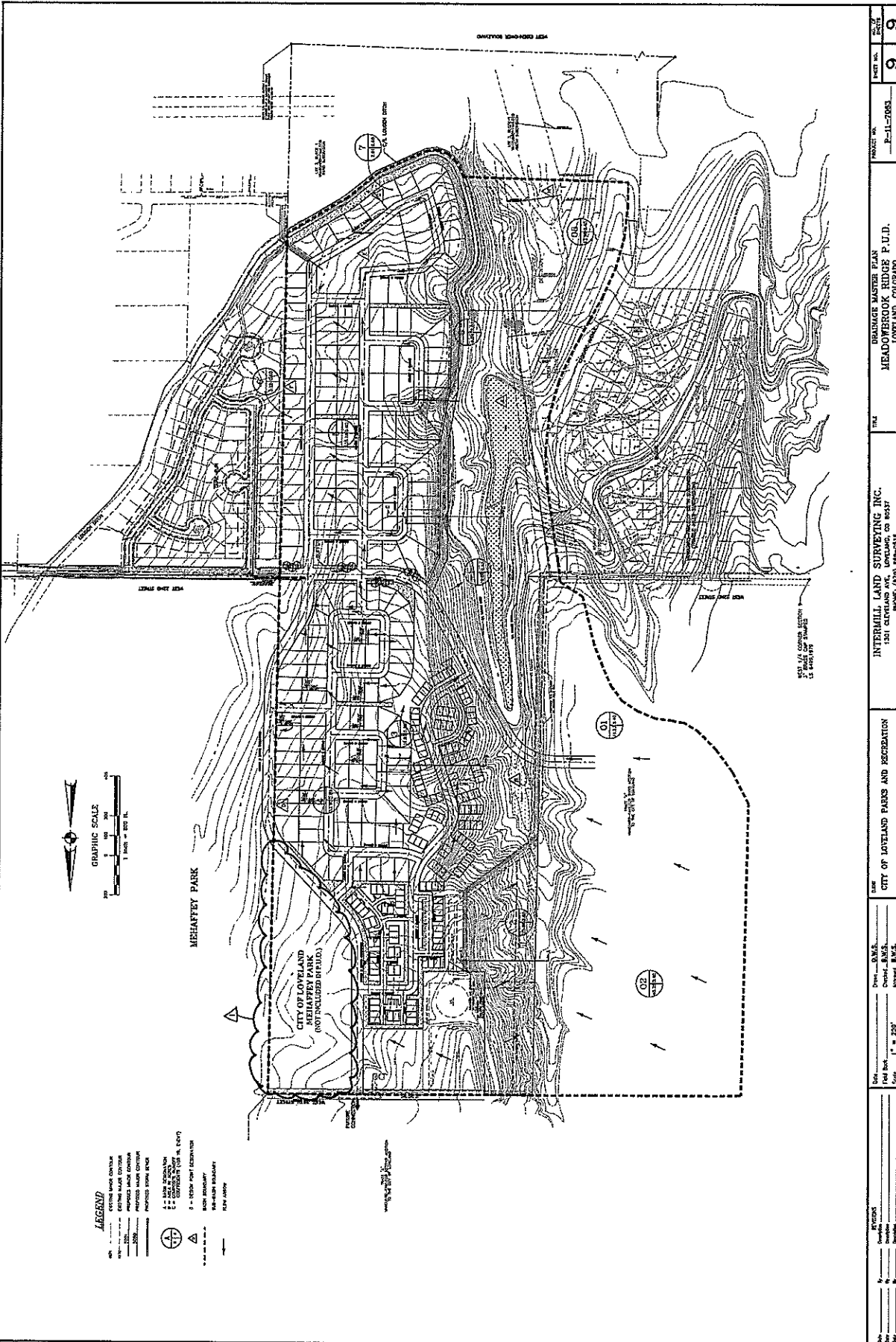


TYPICAL SITE PLAN LAYOUT



PROJECT NO.		P-11-2003	
SHEET NO.		5	
DATE		9	
TYPICAL SITE PLAN LAYOUT & CONCEPTUAL BIDS, ELEVATIONS		MEADOWBROOK RIDGE P.U.D.	
		LOVELAND, COLORADO	
INTERMILL LAND SURVEYING, INC.		CITY OF LOVELAND PARKS AND RECREATION	
1351 GAVIN ROAD, SUITE 100		CITY OF LOVELAND PARKS AND RECREATION	
LOVELAND, CO 80501		CITY OF LOVELAND PARKS AND RECREATION	
PHONE (970) 684-4515		CITY OF LOVELAND PARKS AND RECREATION	
FIRM		CITY OF LOVELAND PARKS AND RECREATION	
DESIGNED BY		CITY OF LOVELAND PARKS AND RECREATION	
CHECKED BY		CITY OF LOVELAND PARKS AND RECREATION	
APPROVED BY		CITY OF LOVELAND PARKS AND RECREATION	
DATE		CITY OF LOVELAND PARKS AND RECREATION	
SCALE		CITY OF LOVELAND PARKS AND RECREATION	
SHEET NO.		CITY OF LOVELAND PARKS AND RECREATION	
PROJECT NO.		CITY OF LOVELAND PARKS AND RECREATION	





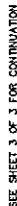
MEHAFFEY PARK REZONING MAP

(P) INVOICE NO DW 84 06 0749

INTERNET LUMI SURFING INC.
3051 North Central Avenue
Lansed, Colorado 80537
Tel: (303) 435-5779
Fax: (303) 435-5779
E-mail: info@lumi.com

Robert George Perlebooks
Colorado 815 21174

DATE _____



Y. ZHANG
H. LI

According to Colorado law, you must commence any legal action based upon any defect in this survey within three years after you first 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 survey.

MEHAFFEY PARK REZONING MAP

INTERMILL LAND SURVEYING, INC.

BUS. (970)-688-0518 / FAX (970)-615-8775

DRAWN BY:	RJP		
CHECKED BY:			
APPROVED BY:			
DATE	06-28-2012		
SCALE:	1"=100'		
PROJECT NO.	P-11-7063	SHEET	OF
		2	3

WELFARE OF THE PEOPLE

MEHAFFEY PARK REZONING MAP

ISSUING A REZONING OF LANDS SITUATE IN THE NORTH HALF OF SECTION 9, TOWNSHIP 5 NORTH, RANGE 69 WEST OF THE 6th P.M., TO THE CITY OF LOWLAND, COUNTY OF LARIMER, STATE OF COLORADO

SEE SHEET 2 OF 3 FOR CONTINUATION

[illegible]

ORIGINAL SCALE: 1" = 100'
Date of initial Preparation: June 28, 2012
STATEMENT OF LINEAR UNITS: FEET
Units Used for this Survey = U.S. Survey Feet

SALES OF BEAVERS STATEMENTS:
Sales of beavers for this November will be based on an estimated brood of 500,000. Coal on West Line of the Blue Mountains of Section 2, Township 3 North, Range 10 West of the 4th P.M. County of Laramie, State of Colorado. Note: The location of the beaver is on the line between the

[illegible]

W. 3/4 COR. 39-3-63
found this 8 rows (length
unknown) 3" dia. Atom. cap
located at plaque below. Note
instrument set in range box.

מחנה
מחנה

Block

any defect in this survey has

[illegible]

LOTTED FOR INITIAL SUBMITTAL

MEUNIER PARK RECREATION LAND

CITY OF LOVELAND, COLORADO

005. (170)-682-0316 / FAX (170)-635-8773

— 171 —

1301 NORTH GLENN ROAD
LEWIS, MISSOURI

DESIGNED BY: _____	DATE: 06-29-2013	PROJECT NO: P-11-7863	SHEET OF
CHECKED BY: _____	SCALE: 1"=100'		
APPROVED BY: _____			

LOTTED FOR INITIAL SUBMITTAL