



**LOVELAND PLANNING COMMISSION MEETING
AGENDA**

**Monday, June 08, 2015
500 E. 3rd Street – Council Chambers
Loveland, CO 80537**

THE CITY OF LOVELAND DOES NOT DISCRIMINATE ON THE BASIS OF DISABILITY, RACE, CREED, COLOR, GENDER, SEXUAL ORIENTATION, RELIGION, AGE, NATIONAL ORIGIN OR ANCESTRY IN THE PROVISION OF SERVICES. FOR DISABLED PERSONS NEEDING REASONABLE ACCOMODATIONS TO ATTEND OR PARTICIPATE IN A CITY SERVICE OR PROGRAM, CALL 962-2523 OR TDD 962-2620 AS FAR IN ADVANCE AS POSSIBLE.

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. REPORTS:

a. Citizen Reports

This is time for citizens to address the Commission on matters not on the published agenda.

b. Staff Matters

c. Committee Reports

d. Commission Comments

IV. APPROVAL OF MINUTES

Review and approval of the May 11, 2015 Meeting minutes

V. REGULAR AGENDA:

1. Plan of Development (DDA)

The Plan of Development (DDA Plan) for the Loveland Downtown Development Authority (DDA) is required by State law to be reviewed by the Planning Commission and a recommendation provided to the City Council. The DDA Plan is defined as a plan for the development or redevelopment of the DDA District over a thirty to fifty year period. After receipt of the Planning Commission recommendation, the City Council will hold a public hearing on July 7, 2015 and thereafter consider a resolution approving the DDA Plan. The DDA may not undertake any development project until the City Council has approved the DDA Plan. Review of this Plan does not require a public hearing.

2. Mariana Butte 25th Subdivision Preliminary Plat Extension Request

This request requires quasi-judicial review by the Planning Commission to consider extension of the Preliminary Plat for Mariana Butte 25th Subdivision (Mountain Gate) for an additional two-year period. In February of 2012, the Preliminary Plat and Preliminary Development Plan (PDP) were approved by the City for 51 lots (46 paired single-family units and 5 detached single-family units). The Preliminary Plat and PDP were extended previously for a two year period. The 34-acre property is located at the northwest corner of West. 1st Street and Namaqua Avenue. The Planning Commission has final authority on this matter.

3. Giuliano 4th Subdivision - Preliminary Development Plan, Preliminary Subdivision Plat, and Vacation of Rights-of-Way

The application requires a public hearing and quasi-judicial approval by the Planning Commission for the project to be developed. The Preliminary Development Plan (PDP) and Preliminary Subdivision Plat (PP) require quasi-judicial review. Vacation of Rights-of-Way is considered a legislative matter. The applications for a PDP and PP propose to develop 36 single-family lots on 29.7 acres. In conjunction, a request to vacate Fife Court and a portion of Cascade Avenue are being proposed because the currently platted rights-of-way do not align with the proposed development. New rights-of-way would be re-established with the subdivision plat as presented. The Planning Commission has final authority over the PDP and PP; the Commission must make a recommendation to the City Council on the right-of-way vacation request.

4. Update: Site Plan Review Process for Public Schools

Current Planning staff has been working with representatives of Thompson Schools to develop an agreed upon process for City review of site plans for new schools and other School District projects. Planning staff and School District representatives are bringing forward a draft proposal for review and direction by the Commission.

VI. ADJOURNMENT