



LOVELAND PLANNING COMMISSION MEETING AGENDA

**Monday, August 10, 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

- Follow-up report on Loveland Classical School's Faith Church site.
- August 27th agenda preview:
 - Great Western 3rd Rezone (Public Hearing)
 - ULI – Building Healthy Places Presentation
 - 287 Strategic Plan (Public Hearing)

c. Committee Reports

d. Commission Comments

IV. APPROVAL OF MINUTES

Review and approval of the July 27, 2015 meeting minutes

V. REGULAR AGENDA:

1. Lee Farms 1st Subdivision: Preliminary Plat Extension (10 minutes)

This request requires quasi-judicial review by the Planning Commission to consider extension of the Lee Farm 1st Subdivision Preliminary Plat. The site was annexed and zoned in February 2006. The Preliminary Plat and PUD Preliminary Development Plan were approved by the Planning Commission in July 2010. Two extensions have been granted by the Planning Commission: August 8, 2011 and October 14, 2013. The property includes 247 acres located along the west side of N. Wilson Ave about a 1/4 mile south of W. 43rd Street. Approvals allow development of 882 dwellings units for a gross density of 3.57 dwelling units per acre. Planning Commission has final authority on this matter.

2. Anderson 1st Subdivision: Preliminary Plat Extension (10 minutes)

This request requires quasi-judicial review by the Planning Commission to consider extension of the Preliminary Plat for Anderson 1st Subdivision for an additional one-year period. The preliminary plat and PUD Preliminary Development Plan were approved by the City in January 2009. Extensions have been granted by the City since that time to keep the plat and plans valid. The property is located at the northeast corner of South Lincoln Avenue and South 42nd. The western portion of the property, consisting of approximately 34 acres, is zoned E-Employment and is controlled by a Concept Master Plan. The eastern portion of the property, consisting of 89.35 acres, is zoned “Ridge at Thompson Valley PUD” allowing a maximum of 152 dwelling units, and a gross density of 1.7 dwelling units per acre. Planning Commission has final authority on this matter.

VI. ADJOURNMENT

STUDY SESSION

• Create Loveland (Karl Barton, Strategic Planning)

This is a study session to go over comments on Create Loveland and the responses to them. The goal is to obtain closure on the comments and responses in order to integrate the proposed changes in to the draft Plan.

CITY OF LOVELAND
PLANNING COMMISSION MINUTES
July 27, 2015

A meeting of the City of Loveland Planning Commission was held in the City Council Chambers on July 27, 2015 at 6:30 p.m. Members present: Commissioners Middleton, Meyers, Molloy, Dowding, Forrest, Ray, Jersvig, and McFall. Members absent: Chairman Crescibene. City Staff present: Bob Paulsen, Current Planning Manager; Moses Garcia, Assistant 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 Development Services office.

CITIZEN REPORTS

There were no citizen reports.

STAFF MATTERS

1. **Bob Paulsen, Current Planning Manager**, informed the commissioners that a memo prepared by **Karl Barton, Strategic Planning**, regarding the upcoming Create Loveland study session on August 10th was provided to the commissioners prior to the meeting. The original study session material was distributed prior to the July 13th Planning Commission meeting. Commissioners may contact the Current Planning office to request another copy of the material if needed for the upcoming study session. **Mr. Paulsen** clarified that the session was not noticed as a public hearing and therefore will only be a study session.
2. **Bob Paulsen** informed the commissioners that the Evergreen Development Co. distributed the staff decision regarding the Sprouts Site Development Plan approval to parties in interest, including the neighborhood, Planning Commission, and City Council members. A copy of the staff decision was distributed to the commissioners prior to the meeting.
 - **Commissioner Ray** asked for an update from the ZBA Hearing Officer regarding the building setback variance request for the Sprouts project. **Commissioner Dowding, ZBA Hearing Officer**, noted that the Findings and Determinations of the Hearing Officer was emailed to the commissioners.
 - **Troy Bliss, Senior Planner**, clarified that there are two appeal dates regarding the Sprouts project. The July 30th appeal deadline is for the setback variance request. The Staff Decision Notice distributed to the commissioners refers to the Site Development Plan with an appeal deadline of August 6th.
3. **Mr. Paulsen** updated the commissioners on several agenda items scheduled for the August 10th and August 24th Planning Commission meetings.
 - In regards to the August 24, 2015, Planning Commission meeting, **Commissioner Meyers** asked how the Urban Land Institute (ULI) was associated with the 287 Strategic Plan. **Mr. Paulsen** stated that he would get clarification on the relationship

and will distribute the information to the commissioners. **Commissioner Meyers** asked that ULI publicly disclosure that ULI is not a part of the direct project team for the 287 Strategic Plan.

COMMITTEE REPORTS

There were no committee reports.

COMMISSIONER COMMENTS

1. **Commissioner Ray** asked if he could borrow a copy of the book “For the Love of Cities.” Several commissioners, offered to lend him a copy.

APPROVAL OF THE MINUTES

Commissioner Meyers made a motion to approve the July 13, 2015 minutes; upon a second from Commissioner Dowding, the minutes were unanimously approved.

REGULAR AGENDA

1. Loveland Classical Schools – Site Plan Review

Project Description: Loveland Classical School (LCS) is a public charter school (authorized through the Thompson School District) seeking a location for expansion of their 9 through 12 grade program. Through negotiations with the Faith Evangelical Church located at 2707 N. Wilson Avenue (southwest corner of N. Wilson Avenue and Arbor Drive), Loveland Classical School is seeking to lease an existing 14,737 square foot multi-purpose space / gymnasium (Monday through Friday) for approximately 100 students and associated faculty. This proposal is envisioned as a temporary solution (3 to 5 years) for the school’s growing needs until a larger site can be acquired to re-combine with their main campus presently located at 3835 SW 14th Street. Per State Statute, the review and permitting of the school is primarily a function of the State of Colorado. The Planning Commission review of the proposed location and site plan is also a requirement of the statute.

Commissioner Molloy noted that his daughter is a student at Loveland Classical School and asked to be recused. **Commissioner Molloy** also noted that he is a consultant for South Shore Plaza and asked that he be recused from this agenda item. Upon agreement from the commissioners, **Commissioner Molloy** was recused and excused for the evening.

Troy Bliss, Senior Planner, explained that LCS has outgrown its main facility on SW 14th Street and is looking for a temporary site for students in grades 9-12. Prior to selecting the Faith Evangelical Church location, LCS looked at 3-4 sites that were determined to be incompatible locations. The applicant is in a rush due to the school year starting soon and would like to move forward as quickly as possible.

Mr. Bliss discussed the site plan as provided in the Staff Report and noted that this site has sufficient parking for the school needs and vehicle stacking and queuing needs are addressed. City staff is in support of this location as this site accommodates the number of students and

the overall traffic study indicates the traffic flow would not be impacted. **Mr. Bliss** noted that although a public notice hearing is not required, it is the intent of LCS to reach out to neighbors regarding the plan.

Mr. Bliss introduced the applicant, **Steve Steinbicker** with Architecture West. **Mr. Steinbicker** thanked **Mr. Bliss**, **Mr. Maizland**, and **Mr. Paulsen** for their work on this project. Several alternative sites have fallen through and they are now looking to move forward with this site.

Mr. Steinbicker explained the traffic flow and the vehicle queuing. Traffic would enter the site via Arbor Drive and exit the site via one of two exits onto Wilson Avenue. **Mr. Steinbicker** noted that the school is capped at 100 students; however, in 1994, this site was approved up to 600 people.

Mr. Steinbicker noted that a neighborhood meeting will be held at Faith Evangelical Church on July 28, 2015 and that neighbors immediately adjacent to the site were notified.

Mr. Steinbicker acknowledged concerns with speed limits on Taft and would be willing to consider solutions such as electronic sign that flashes speed limit to help reduce speeding through the area. He also noted that the high traffic volume during student drop-off and pick-up will be off-peak from the high traffic volumes of the community commute to work.

COMMISIONER QUESTIONS AND COMMENTS:

- **Commissioner Dowding** and **Commissioner Ray** asked if a school zone sign will be posted in this area. **Mr. Bliss** commented that the intention at this time is not to post. **Mr. Maizland, Transportation Development Review**, indicated a willingness to evaluate adding school zone signage to the area but noted that school zone signage is not usually recommended on an arterial roadway like Wilson. **Commissioner Meyers** noted that speed limits are dropped in front of the other area high schools and indicated that regardless of the school's charter status and location it would increase safety to have the school zone warning.
- **Commissioner Ray** expressed concerns that the area is a speed trap with speed limits going from 55 mph to 25 mph in a school zone. **Mr. Steinbicker** acknowledged that LCS is willing to have additional speed limit or school zone signs.
- **Commissioner Ray** expressed concern with the pedestrian traffic in the area. **Mr. Steinbicker** noted that there are no buses due to the school's charter status and that pedestrian traffic is limited because no students from the surrounding neighborhood are currently enrolled. However, school staff is willing to act as traffic guards at key intersections if needed to facilitate pedestrian traffic.
- **Commissioner Ray** expressed concerns with the left turn onto Arbor Drive from Wilson Avenue and is concerned with the que line for northbound traffic on Wilson Avenue backing up.
- Several commissioners expressed concern with morning east bound traffic on Arbor Drive. Arbor Drive is used as a main in and out and high traffic volume could inhibit the community leaving the neighborhood. **Mr. Maizland** noted that a traffic impact study

was conducted based on 115 students; however, the school is capped at 100 students. Even with the increased school traffic in the area, the traffic flow remains at a Level Service A.

- **Ian Stout, principal at Loveland Classical School**, provided a summary of the anticipated student enrollment and transportation. He noted that the traffic study is based on 115 students; however, there are only 55 students currently enrolled in the school's high school program. He indicated that approximately 5 students will be driving and 10 families carpooling. There are 12 staff members total with half arriving between the hours of 10:00 a.m. and noon. Between two and three students will be walking to school from the west. **Mr. Stout** is anticipating students and staff being gone shortly after 4:00 p.m. as all extra-curricular events will be held at the LCS main campus on 14th Street and not at the church.
- Several commissioners commented that restricting the exit to a right turn only onto Wilson would help reduce stacking and dangerous turns onto Wilson.
- **Commissioner Ray** commented that neighbors located on the north-east corner of Arbor Drive will be significantly impacted by the traffic turning onto Arbor Drive from Wilson Avenue. **Rob McClelland, Pastor at Faith Evangelical Church**, has talked to one of these neighbors and noted that a Arbor Drive neighbor commented that the 200-250 cars arriving for church activities does not impact him much so he is not anticipating the school traffic to be a significant problem. **Mr. Stout** stated that he would be willing to follow-up with the Planning Commission regarding the upcoming neighborhood meeting and comments received from the adjacent neighbors.

Co-Chairman Middleton opened the Public Hearing at 7:35 p.m.

- **Richard Sechrist**, 2849 Arbor Drive, which is the 3rd house off of Wilson on the north side. **Mr. Sechrist** expressed concern with the traffic speed on Wilson Avenue. He also noted that crossing Wilson Avenue is already difficult and is concerned that the increased traffic would make it even harder. He also noted concerns with the noise from increased traffic. **Mr. Sechrist** commented that Faith Church is a good neighbor and would like to find a plan that will work for the school and neighbors.
- **Lenard Larkin**, 1852 Wintergreen, expressed concerns with a church hosting a public school, siting the use of public money being paid to a religious institution and the presence of faith related symbols. In regards to traffic, he expressed concerns with that the speed limit change from 55 mph to 35 mph will create a back-up in front of the school, leading to a high incident of rear-end accidents. **Mr. Larkin** expressed concerns that parents will not follow the proposed traffic flow and will change the traffic pattern to reduce their drop-off time. He asked if LCS has budgeted for officers to monitor and direct traffic.
- **Rob Harris**, 3085 Kiowa Drive, stated that he did not receive any notification of the upcoming neighborhood meeting because he is not adjacent to the site; however, he felt that the increased traffic would affect his commute. He was disappointed that only adjacent neighbors were notified of the upcoming neighborhood meeting. **Mr. Harris** felt that the overall traffic pattern was good; however, he had some concerns with traffic flow turning onto and off of Wilson Avenue. **Mr. Harris** stated that better signage or

electronic speed control signs on Wilson Avenue would be beneficial, along with eliminating the left turn out of the school. In terms of diverting traffic off of Arbor Drive onto another street, **Mr. Harris** stated that Kiowa Drive is not a good alternative route. He stated that this is a dangerous intersection due to bushes and shrubs blocking drivers' view of traffic on Wilson.

Co-Chairman Middleton closed Public Comment at 8:47 p.m.

COMMISIONER QUESTIONS AND COMMENTS:

- **Commissioner Ray** stated the **Mr. Larkins** concerns regarding faith based symbols are not an issue addressed by Planning Commission and asked to remove those remarks from consideration. **Commissioner Middleton** agreed that no action needs to be taken regarding the religious comments.
- In response to public comments, **Mr. Bliss** stated that further evaluation by the transportation department is needed in order to consider changing the size of speed limit sign or adding electronic signs. **Mr. Bliss** acknowledged the site distance concerns on Kiowa Drive and agreed to assess this intersection. He noted the city would try to work with property owners to rectify the situation if the site distance triangle was not properly maintained.
- **Mr. Paulsen** agreed to provide an update to the Planning Commission on August 10th in response to comments made.
- Several commissioners agreed that they would approve LCS moving forward with the site with the recommendation that LCS works with Public Works and Transportation Development Review to further evaluate traffic flow and circulation.
- **Mr. Maizland** asked **Commissioner Ray** for clarification on his requested traffic flow. **Commissioner Ray** clarified that he wants a right turn only onto Arbor Drive (no left in from Wilson Avenue) and right out from parking lot onto Wilson. **Commissioner Ray** discouraged using signage to direct this flow but would encourage school staff and parents to facilitate this request. **Commissioner Ray** acknowledged that it is not feasible to enforce this circulation but would rely on the integrity of school, staff, and parents to follow the recommended traffic pattern.

***Commissioner Ray** motioned to communicate to the Board of Education of Thompson School District R2J that the City of Loveland Planning Commission has reviewed the Site Development Plan of the proposed location for Loveland Classical School to expand and recommend that that site be used as depicted and described on said plans and in compliance with city standards for public utilities related here to, as amended on the record, including the following: Point 1- work to resolve traffic patterns (right-in, right-out); Point 2 – consider issues at Kiowa and Wilson for potential mitigation. Upon a second from **Commissioner Dowding**, the motion was unanimously approved.*

***Commissioner Meyers** motioned for a break. Upon a second, the motion was approved.*

Co-Chairman Middleton called for a recess at 8:05 p.m.

Co-Chairman Middleton called the meeting to order at 8:15 p.m.

2. South Shore Plaza Height Exception

Project Description: This is a public hearing on a quasi-judicial matter to consider a height exception request to allow development of a 3-story office condominium building. The majority of the building is proposed at 37 feet in height. Inclusion of an elevator lobby, stairs, and barbecue shelter on the roof top, increases the building height to 43.5 feet. Additionally, a required elevator shaft puts the building at a maximum height of 49.5 feet. The project includes development of the western third of Lot 1 South Shore Plaza Subdivision, generally located on the south side of W. Eisenhower Boulevard east of Colorado Avenue.

Commissioner Forrest asked to be recused and **Co-Chairman Middleton** approved and excused **Commissioner Forrest**. As previously noted, **Commissioner Molloy** was also recused and had excused himself from the meeting. **Co-Chairman Middleton** noted that a quorum was still present.

Mr. Bliss described the site per the Staff Report and clarified that the building is a 3-story commercial condominium building. **Mr. Bliss** noted that the building is limited to 35 feet due to the residential zoning district to the south. If the site was not adjacent to a residential zoning district, the building height would be limited to 40 feet. **Mr. Bliss** described the proposed building design and elevation perspectives. The roof top is designed as a patio space to be utilized by employees. Therefore, the applicant designed the building to facilitate access for everyone to the roof top, including a stairwell and elevator extending to the roof top. The building height is predominantly 37 feet; however, the stairwell and lobby area is approximately 44 feet tall and the elevator shaft is approximately 50 feet in height. **Mr. Bliss** noted that the adjacent RE/MAX building was granted a height exception in 2007 and the Madwire building to the east utilizes a rooftop patio space.

A neighborhood meeting was held one week ago and no one attended. **Mr. Bliss** stated that he has not received any communication or complaints from the neighborhood. **Mr. Bliss** introduced the applicant, **Steve McMillan**.

Mr. McMillan thanked the commissioners and acknowledged that he has brought several proposals for this site to the Planning Commission and is hoping for support on this project.

COMMISSIONER QUESTIONS AND COMMENTS:

- **Co-Chairman Middleton** asked for clarification on the Staff Report and Agenda referencing this as a residential project. **Mr. Bliss** noted that this is a commercial condominium project and stated he would correct these items.
- **Commissioner Meyers** asked if the applicant could build the parapet greater than 37 feet height because the rendering shown is just a conceptual plan. **Mr. Bliss** explained that a taller parapet would require the applicant to obtain Planning Commission approval. The current request is for 3 different height exceptions: the parapet, the stairwell and lobby,

and the elevator shaft. **Mr. Paulsen** indicated that a condition recommended by staff specifically addresses the varied height limitations.

- Several commissioners asked questions regarding the use of the rooftop terrace and the balconies on the north face of the building. **Mr. McMillan** explained that these elements allow people to enjoy the view and add an interesting component to the design. **Mr. McMillan** indicated that the rooftop would be limited to activities of the building occupants, and not for other commercial functions.
- Several commissioners commented that they liked the architecture and the addition of the rooftop terrace.

Co-Chairman Middleton opened the Public Hearing at 8:40 p.m.

- There were no public comments.

Co-Chairman Middleton closed the Public Hearing at 8:40 p.m.

COMMISIONER QUESTIONS AND COMMENTS:

- **Commissioner Dowding** appreciated the inclusion of the elevator due to the importance of ADA access. **Commissioner Ray** felt the elevator shaft and stairwell were a mechanical component and fit into the intention code.
- **Commissioner Meyers** noted that he did not support previous project applications for this site proposed by the applicant due to design and height concerns. **Commissioner Meyers** thanked the applicant for redesigning the building to address these concerns and indicated that he likes that the applicant moved the taller components to the rear of the building.

Co-Chairman Middleton read the recommended condition as written in the City Staff Report and asked if **Mr. McMillan** accepted the condition. **Mr. McMillan** stated that he accepted the condition.

*Commissioner Meyers motioned to make the findings listed in Section VIII of the Planning Commission staff report dated July 27, 2015, and, based on those findings, approve the requested height exception subject to the condition listed in said report, as amended on the record. Upon a second from **Commissioner Ray**, the motion was unanimously approved.*

ADJOURNMENT

Commissioner Jersvig made a motion to adjourn. Upon a second by **Commissioner Ray**, the motion was unanimously adopted.

Co-Chairman Middleton adjourned the meeting at 8:50 p.m.

Approved by: _____

John Crecibene, Planning Commission Chair

Jenell Cheever, Planning Commission Secretary



MEMORANDUM

August 10, 2015 – Informational Item

To: Loveland Planning Commission

From: Randy Maizland, Civil Engineer – Transportation Development Review (TDR) and Troy Bliss, Senior Planner – Current Planning

Subject: **Loveland Classical Schools – 2707 N. Wilson Avenue**

Attachments

1. Letter from Ian Stout – Loveland Classical Schools Principal
2. Updated On-Site Vehicle Queuing and Stacking Plan

This Memorandum is being provided as a follow-up from the Planning Commission hearing on July 27, 2015, regarding the discussion on the Loveland Classical Schools proposal to use the Faith Evangelical Church multi-purpose building for approximately 100 students in the 9 through 12 grade programs. The primary focus concerning this proposal was associated with traffic. The following information provides an outline of the specific traffic topics and includes a letter from the school principal with more information regarding student enrollment, traffic, and outreach to surrounding neighbors.

Should the Planning Commission have further questions about traffic, City staff and Loveland Classical Schools can come back with another update, providing additional information and further observations after the school has had some time operate.

Turning Movements from N. Wilson Avenue onto Arbor Drive

The Planning Commission expressed concerns that Northbound left turns onto Arbor Drive from Wilson Avenue should be restricted or avoided due to safety and potential vehicle stacking in the left turn lane. Due to the configuration of the intersection, it is not feasible to restrict Northbound left turns in this location without negative impacts to the surrounding community and street network. Based on the data provided in the Traffic Impact Study (TIS) and additional information provided by the School showing where the students live, the intersection is expected to continue to operate at a very high level of service. Nearly 1/3 of the students are anticipated to come from the north and make a right turn onto Arbor Drive. The remaining 2/3 are expected to come from the South and make a left turn without any unreasonable delays or congestion issues. The existing left turn lane appears to be adequate for the peak hour traffic volumes expected. If turn lane stacking becomes an issue, the geometry of the existing street would allow for the turn lane to be restriped for additional storage capacity.

Access on N. Wilson Avenue

The Planning Commission expressed concerns about vehicles exiting the site on to Wilson Avenue and the safety of left turns. Wilson Avenue is a 4-lane arterial with moderate existing traffic volumes. While the TIS shows that left turn movements from the site would meet City standards for acceptable level of service, both TDR and the School agree that restricting the access on Wilson to right out only movements is highly advised to maintain safe access. TDR recommends that the school voluntarily restrict the South Wilson access to right out only with adequate signage and channelized traffic cones. The North Wilson access driveway should be temporarily closed with traffic cones during peak hours to prevent any left turns into the site from Wilson as shown on the Queuing Plan.

N. Wilson Avenue Traffic Speed Concerns

The Planning Commission expressed concerns about vehicle speeds on Wilson Avenue near the proposed school site. The most recent speed survey performed by the City on Wilson Avenue in this vicinity shows that southbound traffic (85th percentile) is traveling at an average speed of 47 mph north of 29th Street and slowing to 40 mph South of 29th Street. Northbound traffic speeds average 38 mph south of 29th Street. The posted speed south of 29th Street is 35 mph. The Planning Commission directed City Staff to consider a School Zone to reduce speeds in this location. The school has provided information showing where the students live with respect to the school site and pedestrian traffic is expected to be fewer than 5 students total with only one likely to cross Wilson Avenue. Based on the arterial classification of the street, very low pedestrian traffic anticipated, the most recent speed survey data available, and a review of the accident history data available, City Staff does not feel that a School Zone is warranted for this location. This site is considered a short term interim use by the school for high school aged students only. City Staff recommends monitoring the traffic conditions after the school opens to determine if any unexpected, unsafe condition exists. If the monitored speeds on Wilson Avenue are perceived to be unsafe, City Staff recommends additional law enforcement and the installation of a digital speed sign be considered to mitigate the issue before consideration of a School Zone.

N. Wilson Avenue and Kiowa Drive – Sight Distance Concerns

On Monday, August 3, 2015, City staff visited the intersection of N. Wilson Avenue and

Kiowa Drive. During this site visit, it was identified that vegetation has grown into sight areas where plant material is limited to a maximum of 3 feet in height. Consequently, on both the southwest (Figure 1) and northwest (Figure 2) corners, as shown, vegetation will need to be trimmed down and/or removed.

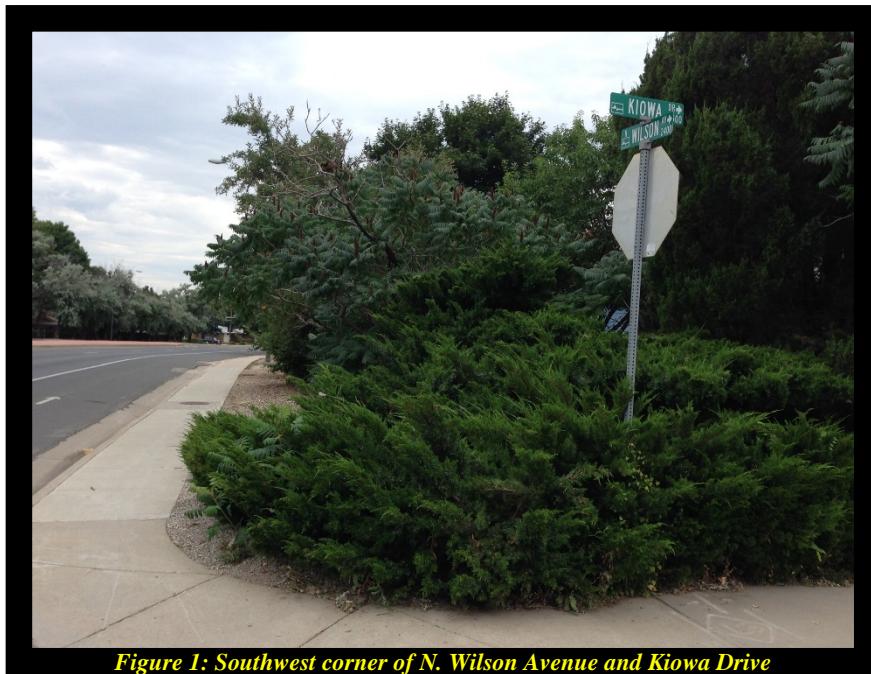


Figure 1: Southwest corner of N. Wilson Avenue and Kiowa Drive

These trees and shrubs are located in the public right-of-way, not on private property. The City will be trimming and/or removing the vegetation as soon as possible. Additionally, the property owner at the corner was notified of this work being contemplated, expressing no concerns with this approach.

If there are any questions or if we can provide additional information, please feel free to contact Troy Bliss at (970) 962-2579 or Troy.Bliss@cityofloveland.org

Thank you.

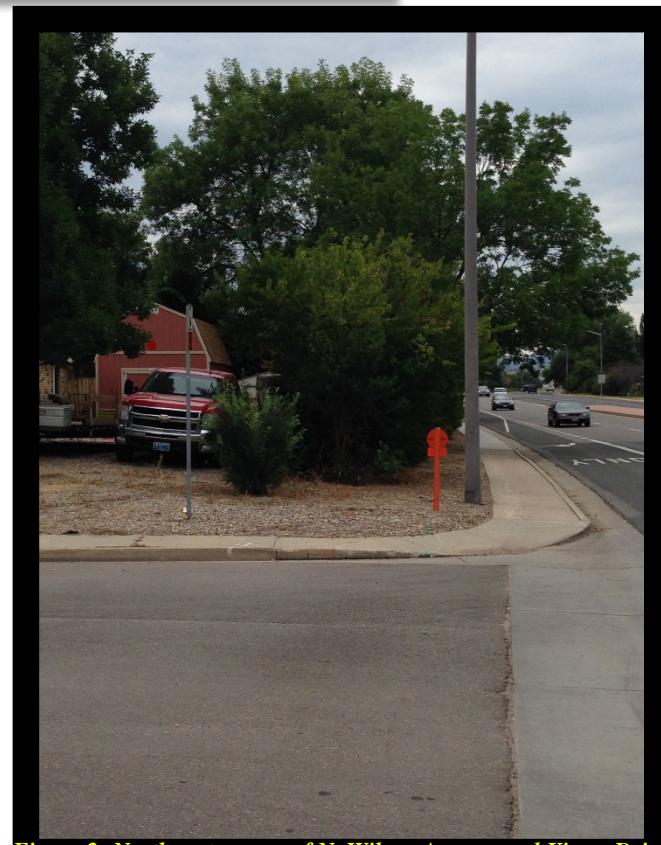


Figure 2: Northwest corner of N. Wilson Avenue and Kiowa Drive



Loveland Planning Commission

August 4, 2015

Loveland Classical Schools @ Faith Evangelical Church
2709 N. Wilson Avenue
Loveland, Colorado

Members of the Planning Commission;

LCS has considered the feedback from the City Planning Council, and can provide these updates:

Traffic on Wilson: 25-30% of the approximately 55 anticipated enrolling students can enter from the north and east (south-bound on Wilson) for a right turn (R/I) onto Arbor St. LCS administration is coordinating with those families to take this route, and will communicate the importance of this option to the high school families via information sessions and materials. We recognize that the Wilson traffic speeds are already an issue for the nearby residents.

Additionally, LCS will direct its families for only right turn (R/O) exits onto Wilson from the Faith site.

On-site queuing: The plan remains the same for on-site queueing, and it is anticipated to be more than enough space on the Faith property to contain traffic from overflowing onto Arbor given the traffic (40-50 cars) and time frame (25 minutes).

Carpooling and student drivers: LCS was able to confirm that approximately 5 families plan to carpool. Three students are expected to be driving when school begins, with 5-7 students total of the approximately 55 student body plan to drive by the end of the school year.

The four homes on Arbor immediately to the north of the Faith driveway: LCS and Faith administration have been in contact with one of the owners. This owner is in communication with his neighbors on this topic. A plan was discussed that LCS staff could assist with exiting the driveway if that was a need due to the 7:00 am drop off at the site.

At the Faith neighborhood meeting about the LCS high school project on Tuesday, July 28th, one couple was in attendance. A communication plan was discussed to make sure the couple had an avenue to discuss concerns if any arose (direct contact with the site Assistant Principal, which is offered to all the neighbors of Faith Evangelical Church). LCS will host a follow up

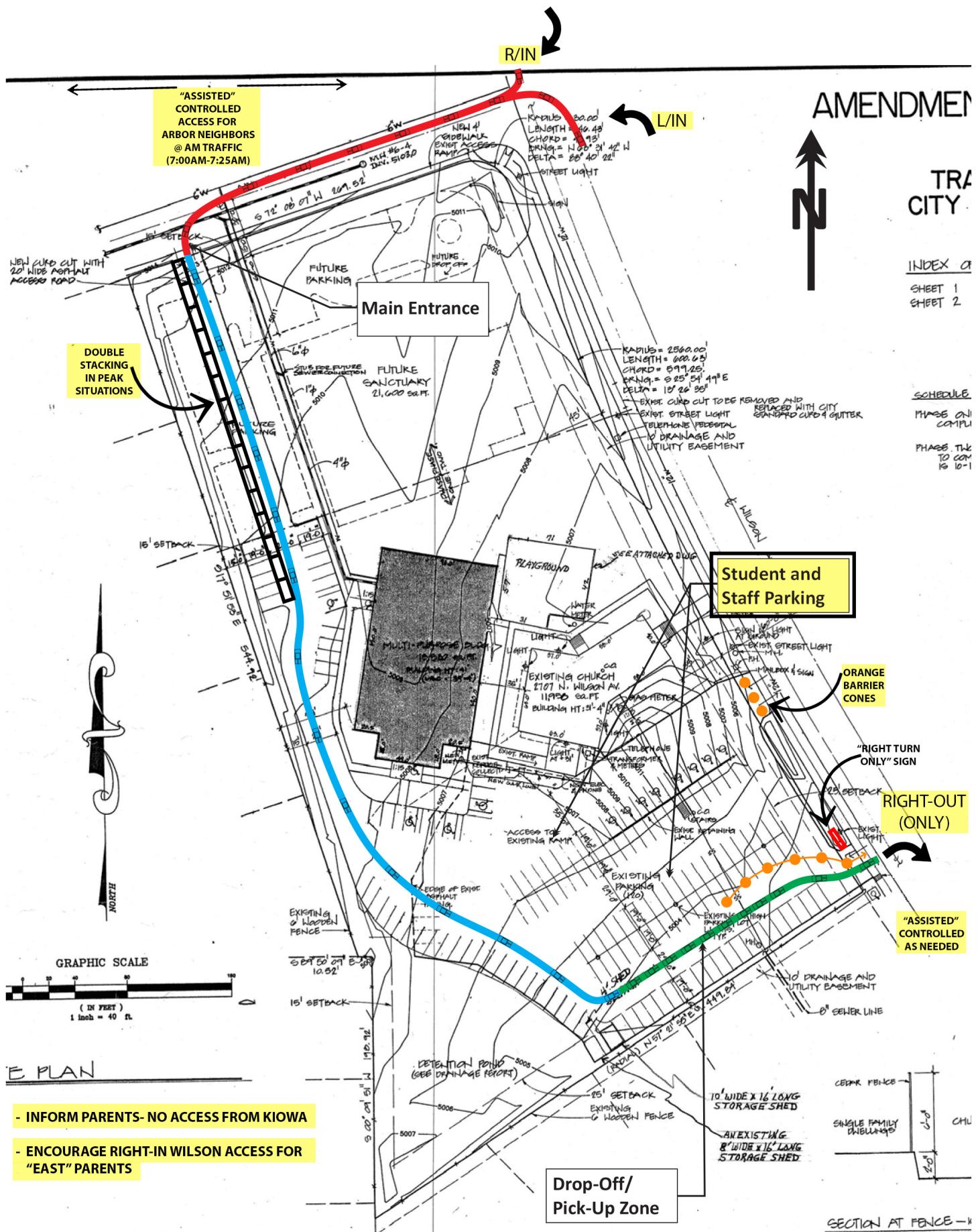


community meeting after the first month of school to occur sometime in October, with a wider mailer distribution list, as recommended by the City Planning Council.

LCS fully expects that its' students and families will be a good fit for Faith Evangelical Church and the adjacent neighborhood. We'll continue to communicate and work with Planning & Traffic Staff, if any additional issues arise.

Sincerely,

Ian Stout, Principal
Loveland Classical Schools



Enter at north entrance; circulate to the west and the south; drop off on the south side = **800' = 40 vehicles**



DEVELOPMENT SERVICES
Current Planning

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www.cityofloveland.org

MEMORANDUM

TO: City of Loveland Planning Commission

FROM: Brian Burson, Current Planning Division

DATE: August 10, 2015

RE: Agenda Item 1: Extension request for Lee Farm 1st Subdivision Preliminary Plat and Lee Farm PUD Preliminary Development Plan

SUMMARY: This request requires quasi-judicial review by the Planning Commission. Planning Commission has final authority on this matter. The City approvals of the Lee Farm 1st Subdivision preliminary plat and related Lee Farm PUD Preliminary Development Plan will expire on August 23, 2015. The current owner and original developer is GA Lee Farm, LLC. True Life Companies (TTTC) now have a contract with the owners, GA Lee Farm, LLC to purchase and develop the entire property. The representative of TTTC, Ms. Katie Cooley, has submitted a written request on their behalf for an additional one-year extension of the preliminary plat and PUD Preliminary Development Plan for this development. (See **Attachment # 1**), along with current development concepts (see **Attachment #2**). City staff and TTTC have been meeting to discuss various development proposals. These development plans would be substantially consistent with the original plat and plans, but it is likely that they will precipitate the need for some formal amendments to the approved applications. These amendment plans cannot be prepared for formal submittal in time to meet the current deadline of August 23, 2015, thus prompting the request for extension.

The property, consists of approximately 247 acres, and is located along the west side of N. Wilson Ave, approximately 1,700 feet south of W. 43rd Street. This lies between Buck 1st Subdivision PUD and Hunter's Run PUD. (See **Attachment #3**.) The site was annexed and zoned in February 2006 with a zoning of "Lee Farm PUD (P#91)", under a phased General Development Plan. (See **Attachment # 4**.) The Preliminary Plat and PUD Preliminary Development Plan for the entire project were approved by the Planning Commission on July 26, 2010. (See **Attachments # 5 and #6**.) The existing plat and PDP allow development of 882 dwellings units for a gross density of 3.57 dwelling units per acre, consisting of five housing

types with varying densities, lot sizes and scale; a neighborhood commercial area; and private community park/recreation area, with a total of over 30% open space. (Since the original Preliminary Development Plan was submitted within one year of approval of the original General Development, the existing GDP remains valid and does not need an extension.)

Two previous extensions of the approval have been granted by the Planning Commission on August 8, 2011 and October 14, 2013 to keep the plat and plans valid. The current request was received before the expiration of the previous extension. This request would be the third extension and limited to only an additional one year. Based on current interactions with the new developer, staff anticipates that subsequent applications will be submitted and under review by the new deadline of August 23, 2016.

Section 16.20.020 of the subdivision code indicates that Preliminary Plats shall be valid for one year. A Final Plat must be submitted to the City within this one year time period or the application is deemed withdrawn unless an extension to the Preliminary Plat is granted by the Planning Commission. Under PUD zoning, a Preliminary Development Plan (PDP) is processed at the same time as the Preliminary Plat. The PDP is also valid for one year following approval. The PDP can be extended by the Current Planning Manager. It is customary for the Current Planning Manager to extend a PDP for the same length of time that the Planning Commission extends a Preliminary Plat. When a Preliminary Plat or Preliminary Development Plan expires, a new application must be filed and all application fees paid.

Planning staff has no objection to this additional request. Staff believes that various minor changes in City codes and standards since the approval would not significantly alter the development, and it will serve no practical purpose to require a re-submittal of the approved applications. If the Planning Commission approves an extension request for the Preliminary Plat, staff would look favorably on extending the Preliminary Development Plan for the same time period. If an extension request is denied by the Planning Commission, staff will not entertain an extension of the Preliminary Development Plan.

If an extension is approved, the applicant will be required to submit a Final Plat and Final Development Plan within the specified extension period or a re-application of the Preliminary Plant and Preliminary Development Plan will be necessary. These final documents must be accompanied by Public Improvement Construction Plans (infrastructure plans) that are consistent with City's current Standards at the time of submittal. Currently staff anticipates that amendments to the General Development Plan, preliminary plat and Preliminary Development Plan will be forthcoming before there are any final applications.

RECOMMENDED MOTION: “Move to approve the request for a one year extension of the Preliminary Plat of the Lee Farm First Subdivision to August 23, 2016, subject to all of the original conditions of approval.”

ATTACHMENTS:

1. Letter of Request from Katie Cooley
2. Market Information prepared by Katie Cooley
3. Vicinity map
4. Overall General Development Plan for Lee Farm PUD (for information only)
5. Overall Preliminary Plat for Lee Farm First Subdivision
6. Overall Preliminary Development Plan for “Lee Farm 1st Subdivision PUD”.

June 30, 2015

City of Loveland Civic Center
Mr. Bob Paulson, Current Planning Manager
Development Services Department
Current Planning Division
500 East Third Street, Suite 310
Loveland, CO 80537

RE: Lee Farm Subdivision – Extension of Existing GDP / PDP / Preliminary Plat

Dear Mr. Burson,

Pursuant to our meeting on 6/25/15 regarding the Lee Farm Subdivision GDP, PDP and Preliminary Plat, The True Life Companies (TTL), plans to move forward with the planning and development of the subdivision. TTL and its consultant team has had several meetings with City staff regarding the entitlement and development status of the subdivision and feel that we could bring value and direction to move this project forward.

In order to continue moving forward, we would like to request an extension to the current GDP for the Lee Farm Addition General Development Plan recorded on 6/09/2006 at Reception number 2006-003192. We would also like to request an extension to the current PDP for Lee Farm First Subdivision signed in 2010. In addition, an extension to the existing Preliminary Plat for Lee Farm First Subdivision is also requested. If possible, due to the compressed schedule of the due diligence period on this project, we would like to hear back regarding the extension by 7/15/15.

Our team, including DTJ Design, and CWC, agree that with some value engineering, including; minor road realignments, decrease in condominium density, elimination of commercial zoning and the addition of phasing, the development will be sustainable and cohesive to the surrounding community. This community can also create headway for several surrounding developments though proceeding forward with the water infrastructure improvements. TTL strongly believes we will be a good partner with the City to develop Lee Farm into a viable subdivision that is better suited to the needs of community. We look forward to working you.

Please contact me at (303) 810-2704 if you have any further questions or concerns.

Sincerely,

Katie Cooley
Katie Cooley
Development Director, Project Manager

ATTACHMENT 1

July 31, 2015

City of Loveland Civic Center
Board of Commissioners
c/o Mr. Bob Paulson, Current Planning Manager
Development Services Department
Current Planning Division
500 East Third Street, Suite 310
Loveland, CO 80537

RE: Lee Farm Subdivision – Extension of Existing PDP

Dear Mr. Paulson and Board,

The True Life Companies (Developer) is currently under a purchase and sale agreement with GA Lee Farm (owner) for Lee Farm Subdivision. True Life is diligently working with the GA Lee Farms team regarding the Lee Farm property and would like to formally request extension of the existing PDP for the Lee Farm First Subdivision.

The True Life Companies (TTLC) would like to request the extension of the existing PDP for the following reasons:

1. TTLC would like to retain the existing approval status of the PDP as we feel this approval will save time and resources (both from the City, developer and owner) on the current approved plan as opposed to starting over with a very similar site plan.
2. Retaining an approved PDP will aid TTLC with project momentum regarding financial and investor security. Our investors are much more willing to provide support and ongoing commitment to the project with already approved and secure entitlement documents as it helps eliminate risk to the project.
3. TTLC has shown commitment to the project moving forward. We have committed resources to improving the existing GDP and PDP documents and feel that we can improve upon the existing plan.
4. The forward progress of Lee Farm and corresponding off-site improvements will be bring additional economic growth and development to the west side of the City.

In order to further demonstrate our commitment to the Lee Farm project and to the City of Loveland, TTLC is working with a planning and engineering team that has extensive experience in the City of Loveland. We are currently meeting and working with the City to determine the best path forward for the project to improve the site engineering, density, and development effectiveness. Though our due diligence process we have found the following:

1. A phased development plan for this site will allow for economic stability of the overall project. TTLC plans on amending the site plan to include phased development.
2. An updated market study is currently being performed for the development. We plan on reducing overall project density to allow for more marketable product. We plan on introducing an age

targeted patio home product and less dense MF product with a good mix of SFD and SFA dwellings. The attached site plan shows a general idea of the proposed product.

3. As discovered through market studies and through meetings with the City, we also plan to eliminate the small commercial portion of site. It was understood that commercial performs much better in a retail setting vs. in the middle of residential development.
4. Through our engineering review we have also found the following:
 - a. The existing drainage report has several inadequate and incorrect calculation. We plan to add value to the site drainage through value engineering the overall drainage.
 - b. Through investigations with the neighboring subdivision and listening to concerns with the City, the adjacent subdivision on the south has drainage concerns. We feel that by relocating the collector street we can enhance our drainage as well the neighboring subdivision as well as creating street design efficiency.
 - c. We plan to engineer a park and trail system in the community to create an integral trail system throughout the west side of the City creating cohesive connection points.

In general, the Lee Farm site plan and GDP retains the similar components as the previous approved plan. Through our due diligence investigations, we have found ways to improve the project. If granted a PDP extension, we will also plan on requesting a major modification to the GDP/PDP due the relocation of the street collector, but the other components (i.e. density, permitted use and any changes in payments/reimbursements) previously approved and accepted are acceptable under the current GDP/PDP.

TTLC is committed to working with the City to help provide a viable project. An extension to the existing PDP will provide a beneficial path forward to continuing the due diligence and entitlement progress.

Please contact me at (303) 810-2704 if you have any further questions or concerns.

Sincerely,



Katie Cooley

Development Director, Project Manager

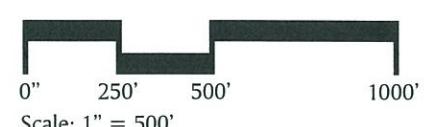
DESIGN DRIVERS

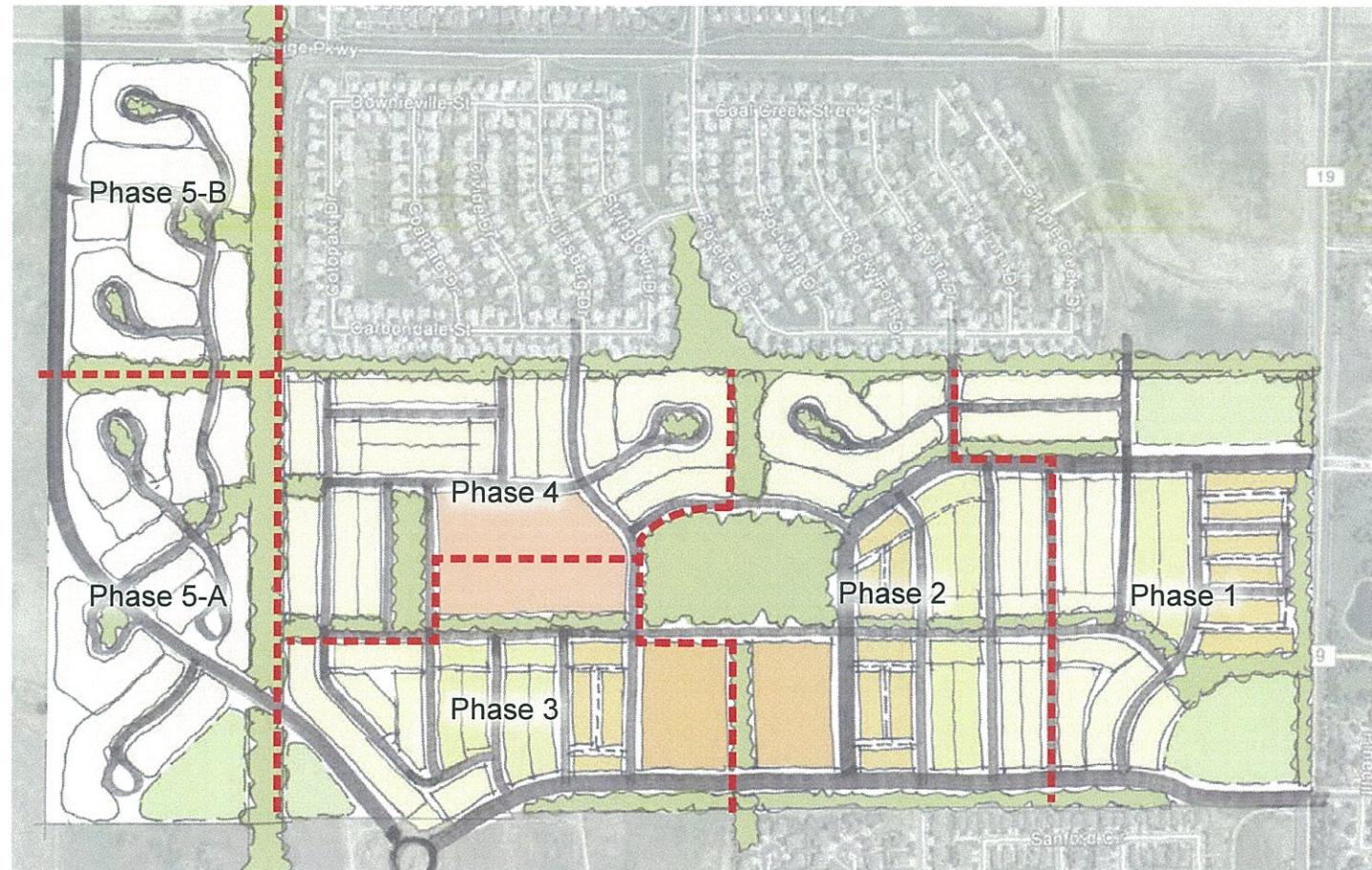
1. Respect the site by leveraging the natural relationship to the foothills and western character
2. Create a strong pedestrian connection system within the neighborhood and to perimeter parks and open space
3. Create one large Central Park with formal street pattern to strongly connect each of the neighborhood to the central amenity.
4. Create primary and secondary open space/parks within walking distance of each home
5. Provide a thoughtful mix of housing types within each phase or sub neighborhood
6. Place higher density housing types around the Central Park to provide activity and energy to the park amenity.
7. Enhance the entry journey by strategically placing the required detention areas along each of the entry locations to provide visible open space along Wilson Ave
8. Orient Streets east/west for views of foothills and set up efficient block pattern.



MAP KEY

| |
|---------------------------------|
| Estate Lots |
| Single Family |
| Patio Homes |
| Paired Homes |
| Town Homes |
| Flex Residential (SFA, TH, MFR) |
| Park/Open Space |
| Detention Pond |
| Trails |
| Central Park |





| | Land Use | PHASE 1 | | PHASE 2 | | PHASE 3 | | PHASE 4 | | PHASE 5-A | | PHASE 5-B | | TOTAL | |
|----------------------------------|----------|-----------------|-----------|---------|-----------|---------|-----------|---------|-----------|-----------|-----------|-----------|-----------|---------------|-----------|
| | | Density (DU/AC) | Area (AC) | Units | Area (AC) | Units | Area (AC) | Units | Area (AC) |
| A. Estate | 2.0 | | | | | | | | | 23.7 | 47 | 21.3 | 42 | 44.9 | 89 |
| B. Single Family | 3.0 | 16.4 | 49 | 15.1 | 45 | 10.4 | 31 | 28.5 | 85 | | | | | 70.4 | 210 |
| C. Patio Home | 5.0 | 5.4 | 27 | 8.6 | 42 | 6.7 | 33 | | | | | | | 20.7 | 102 |
| D. Paired/Duplex | 8.0 | 7.7 | 61 | 6.5 | 52 | 4.3 | 34 | | | | | | | 18.5 | 147 |
| E. Townhome | 9.0 | | | 4.4 | 40 | 5.2 | 46 | | | | | | | 9.6 | 86 |
| F. Flex Residential (SFA/TH/MFR) | 20.0 | | | | | 4.5 | 89 | 6.9 | 137 | | | | | 11.4 | 226 |
| RESIDENTIAL SUBTOTAL | | 29.5 | 137 | 34.6 | 179 | 31.2 | 233 | 35.4 | 222 | 23.7 | 47 | 21.3 | 42 | 175.7 | 860 |
| | | | | | | | | | | | | | | | |
| G. Parks | | 1.3 | | 10.3 | | | | 1.6 | | 6.2 | | 4.7 | | 24.0 | |
| H. Open Space/Detention | | 14.1 | | 4.9 | | 5.0 | | | | 5.3 | | | | 29.3 | |
| I. Collector Road ROW | | 4.8 | | 5.2 | | 3.4 | | | | 2.8 | | 1.2 | | 17.3 | |
| GENERAL SUBTOTAL | | 20.2 | | 20.4 | | 8.4 | | 1.6 | | 14.2 | | 5.9 | | 70.7 | |
| | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | PROJECT TOTAL | 246.3 |
| | | | | | | | | | | | | | | | 860 |

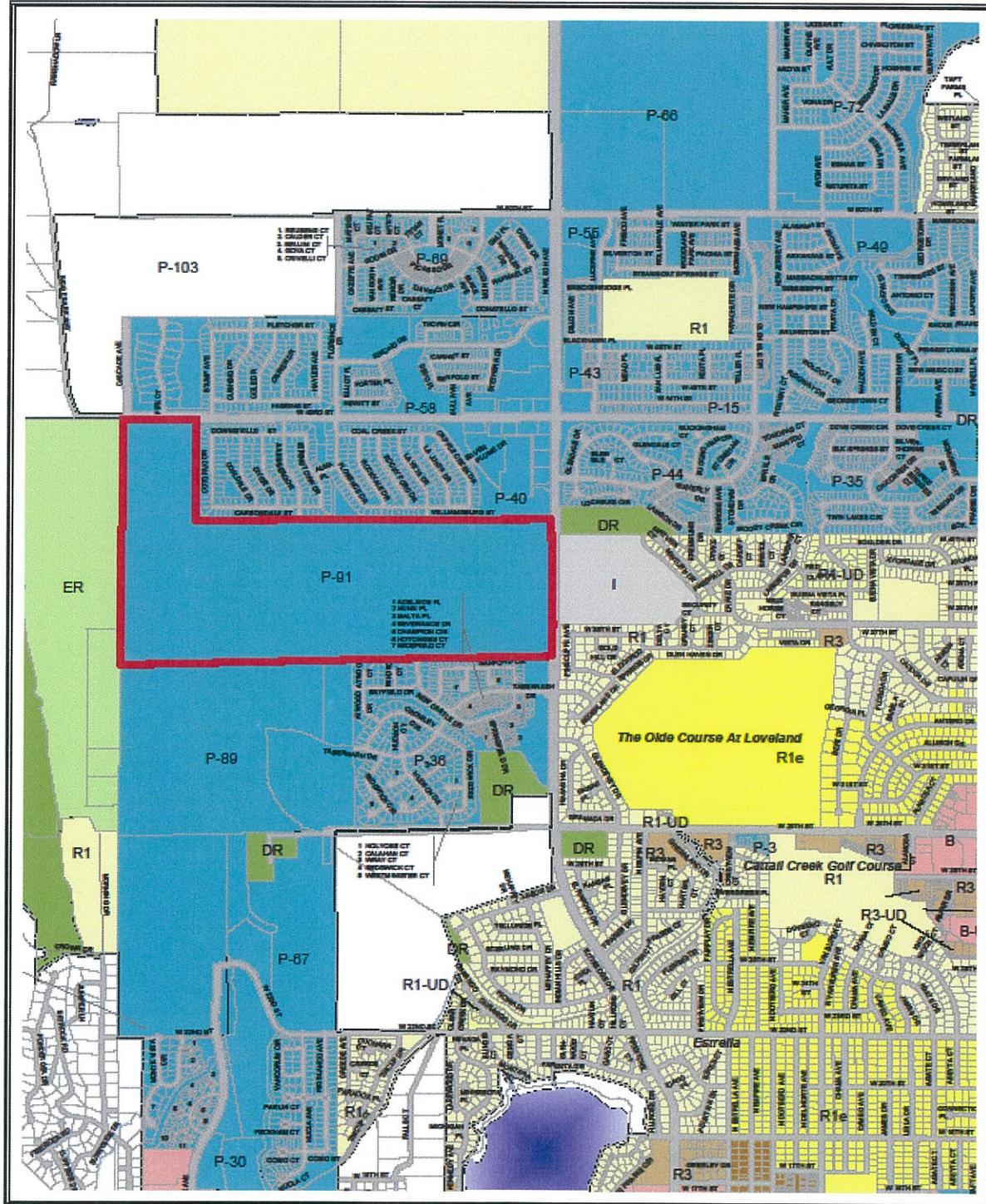
NOTES

1. Densities, product distribution is conceptual and not based on specific product design or type.
2. Area calculations are approximate and not based on the CAD base file.
3. Total site area (246.25 AC) based on current GDP.

General Phasing Diagram and Site Tabulation

Lee Farm

LOVELAND, COLORADO



**LEE FARM 1st SUBDIVISION PUD
VICINITY MAP**

PROPERTY DESCRIPTION: LEE FARM FIRST SUBDIVISION

That portion of Section 4, Township 5 North, Range 69 West of the 6th P.M., County of Larimer, State of Colorado being more particularly described as follows:

Considering the East line of the Northeast Quarter of said Section 4 as bearing South 00°00'27" West and with all bearings contained herein relative thereto.

Beginning at the Northeast corner of said Section 4; thence along the East line of the Northeast Quarter of said Section 4 South 00°00'27" West 1320.00 feet to a point on the Easterly prolongation of the South line of said plot of land, thence thence to the City of Loveland, County of Larimer, State of Colorado; thence along said Easterly prolongation of the South line of the plot of said BUCK FIRST SUBDIVISION South 89°20'42" West 30.00 feet, more or less, to a point on the East line of that certain parcel of land as described in deed at Reception No. 9101261, records of said County and the TRUE POINT OF BEGINNING thereof, thence along said Easterly prolongation of the South line of the plot of said BUCK FIRST SUBDIVISION South 00°00'27" West 1320.00 feet, more or less, to a point on the East line of said certain parcel of land as described in deed at Reception No. 9101261 and along said Easterly prolongation of the South line of the plot of said BUCK FIRST SUBDIVISION South 00°00'27" West 1356.96 feet and again South 00°00'27" West 417.94 feet, more or less, to a point on the Easterly prolongation of the North line of the plot of VANGUARD-FAMLECO NINTH SUBDIVISION to the City of Loveland, County of Larimer, State of Colorado; thence departing said North line of said certain parcel of land as described in deed at Reception No. 9101261, records of said County and along said Easterly prolongation of the North line of the plot of VANGUARD-FAMLECO NINTH SUBDIVISION and along the North line of tract A, VANGUARD-FAMLECO SECOND ADDITION to the City of Loveland, County of Larimer, State of Colorado; thence North 00°08'28" East 488.64 feet, more or less, to the Southwest corner of the Northwest corner of said Section 4; thence along the West line of the Northwest Quarter of said Section 4 North 00°08'28" East 488.64 feet, more or less, to the Southwest corner of the Northwest Quarter of said Section 4 North 00°09'00" East 2698.81 feet, more or less, to the Northwest corner of said Section 4; thence along the North line of said Section 4; thence along the South line of the plot of BUCK FIRST SUBDIVISION to the City of Loveland, County of Larimer, State of Colorado North 89°20'42" East 4180.00 feet, more or less, to a point on said East line of said certain parcel of land as described in deed at Reception No. 9101261 and the TRUE POINT OF BEGINNING.

The above-described parcel contains 246.861 Acres, more or less.

GENERAL NOTES:

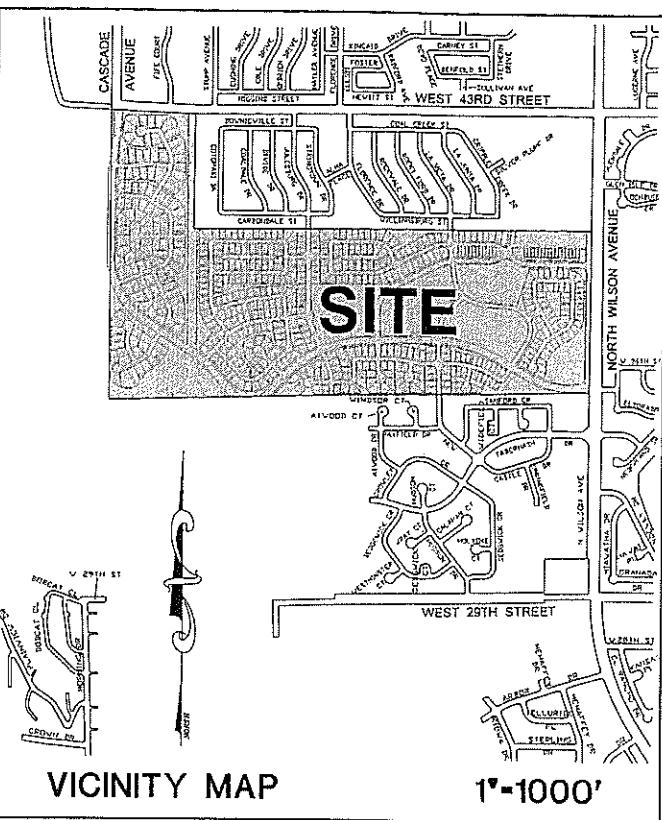
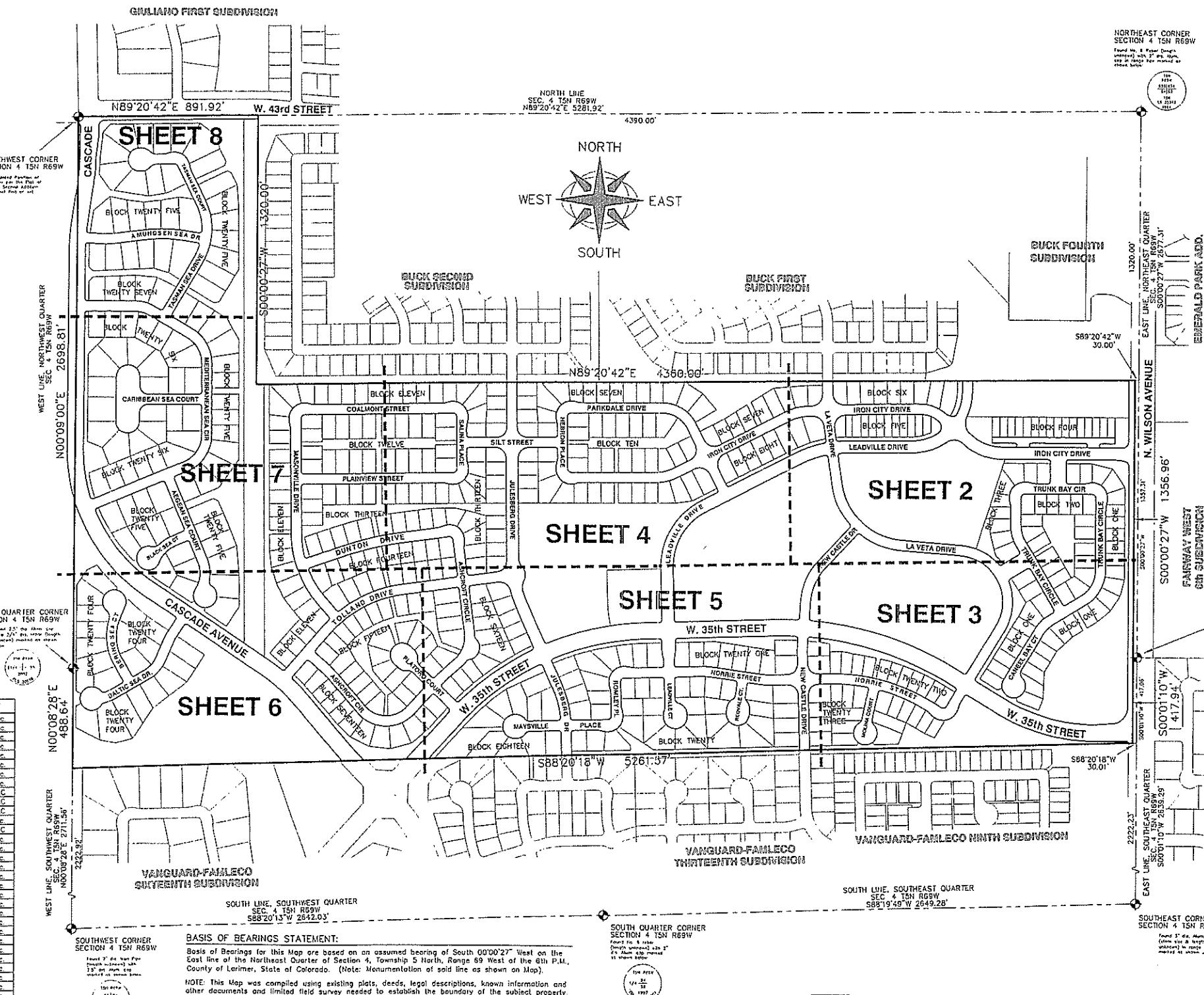
- Outlots are not building sites.
- This project is subject to an Annexation Agreement which has been recorded in the Real Property records in the Office of the Larimer County Clerk and Recorder.
- This project is subject to a Development Agreement which has been recorded in the Real Property records in the Office of the Larimer County Clerk and Recorder.
- Side and rear lot drainage easements, as shown on this plat, are dedicated with this plat as drainage easements to be owned and maintained by the individual lot owners of the Lee Farm Homeowners Association (HOA).
- All on-site drainage improvements, including swales and detention ponds, shall be owned and maintained by the Lee Farm Homeowners Association.
- The property lies within Flood Zone "X" (No Hazards) per the Flood Insurance Rate Map (FIRM) as prepared by the Federal Emergency Management Agency (FEMA), Panel No(s): 08009C1167F and 0B096C1186F, both having an effective date of December 19, 2006.
- Developer-installed landscaping improvements shall be owned and maintained by the Lee Farm Homeowners Association (HOA).
- A surcharge of \$2 will be added to all bills for the sale of electric power to additional services which come into existence after January 31, 1987 within the territory herein, which surcharge will expire ten years after the effective date of annexation of this property.
- Publicly dedicated rights of way are to be maintained by the City of Loveland. Landscaping improvements within publicly dedicated rights of way are to be maintained by Homeowners Association.
- UE: Designates Proposed Utility Easement
UDE or DUE: Designates Proposed Drainage & Utility Easement

| TRACT | ACRE(S) | % SITE | USE | WATER | OWN/MAINTAIN |
|----------|--------------------------|--------|--------------------------------|---------|--------------------|
| Tract A | 0.255 | 0.103% | Landscape/Open Space | Potable | Homeowners Assoc. |
| Tract B | 0.134 | 0.054% | Landscape/Open Space | Potable | Homeowners Assoc. |
| Tract C | 0.188 | 0.075% | Landscape/Open Space | Potable | Homeowners Assoc. |
| Tract D | 0.102 | 0.041% | Landscape/Open Space | Potable | Homeowners Assoc. |
| Tract E | 0.292 | 0.118% | Landscape/Open Space | Potable | Homeowners Assoc. |
| Tract F | 0.247 | 0.100% | Landscape/Open Space | Potable | Homeowners Assoc. |
| Tract G | 1.308 | 0.530% | Landscape/Open Space | Potable | Homeowners Assoc. |
| Tract H | 0.793 | 0.303% | Landscape/Open Space | Potable | Homeowners Assoc. |
| Tract I | 10.723 | 4.250% | Condominium -site housing | Potable | G.A. Lee Farm, LLC |
| Tract K | 1.257 | 0.481% | Single family attached housing | Potable | G.A. Lee Farm, LLC |
| Tract L | 0.028 | 0.058% | Single family attached housing | Potable | G.A. Lee Farm, LLC |
| Tract M | 0.543 | 0.361% | Commercial Park | Potable | Homeowners Assoc. |
| Tract N | 1.600 | 0.648% | Commercial Park | Potable | G.A. Lee Farm, LLC |
| Tract P | 0.103 | 0.042% | Landscape/Open Space | Potable | Homeowners Assoc. |
| Tract Q | 0.562 | 2.253% | Landscape/Open Space | Potable | Homeowners Assoc. |
| Tract R | 0.239 | 0.097% | Landscape/Open Space | Potable | Homeowners Assoc. |
| Tract S | 0.822 | 0.333% | Landscape/Open Space | Potable | Homeowners Assoc. |
| Tract T | 2.515 | 1.019% | Landscape/Open Space | Potable | Homeowners Assoc. |
| Tract U | 0.573 | 0.232% | Landscape/Open Space | Potable | Homeowners Assoc. |
| Tract V | 0.450 | 0.182% | Landscape/Open Space | Potable | Homeowners Assoc. |
| Tract W | 0.254 | 0.103% | Landscape/Open Space | Potable | Homeowners Assoc. |
| Tract X | 0.683 | 0.277% | Landscape/Open Space | Potable | Homeowners Assoc. |
| Tract Y | 0.397 | 0.161% | Landscape/Open Space | Potable | Homeowners Assoc. |
| Tract Z | 0.214 | 0.087% | Landscape/Open Space | Potable | Homeowners Assoc. |
| Tract AA | 0.785 | 0.318% | Landscape/Open Space | Potable | Homeowners Assoc. |
| Tract BB | 1.040 | 0.421% | Landscape/Open Space | Potable | Homeowners Assoc. |
| Tract CC | 0.107 | 0.043% | Landscape/Open Space | Potable | Homeowners Assoc. |
| Tract DD | 0.437 | 0.552% | Landscape/Open Space | Potable | Homeowners Assoc. |
| Tract EE | 0.536 | 0.379% | Landscape/Open Space | None | Homeowners Assoc. |
| Tract FF | 0.443 | 0.068% | Landscape/Open Space | None | Homeowners Assoc. |
| Tract GG | 1.824 | 0.636% | Landscape/Open Space | None | Homeowners Assoc. |
| Tract HH | 1.694 | 1.960% | Landscape/Open Space | None | Homeowners Assoc. |
| Tract JJ | 11.980 | 4.452% | Landscape/Open Space | None | Homeowners Assoc. |
| Tract KK | 5.277 | 2.138% | Landscape/Open Space | None | Homeowners Assoc. |
| Tract MM | 0.748 | 0.303% | Landscape/Open Space | Potable | Homeowners Assoc. |
| Tract NN | Eliminated with Redesign | | | | |
| Tract PP | 0.500 | 0.203% | Landscape/Open Space | Potable | Homeowners Assoc. |
| Tract OO | 0.054 | 0.022% | Landscape/Open Space | Potable | Homeowners Assoc. |
| Tract RR | 0.478 | 0.194% | Private Access Drive | None | Homeowners Assoc. |
| Outlet A | 2.81 | 1.138% | Pond/Tall/Underpass | None | City of Loveland |

PRELIMINARY PLAT

LEE FARM FIRST SUBDIVISION

BEING A SUBDIVISION OF PARCELS 1, 2, 3 AND 4, LEE FARM ADDITION, SITUATE IN SECTION 4, TOWNSHIP 5 NORTH, RANGE 69 WEST OF THE 6TH P.M. TO THE CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO



| CONTACT INFORMATION | |
|---------------------------|--|
| Owner(s): | G A LEE FARM, LLC c/o Landshark Real Estate Industries Group, LLC Attn: Joseph Quinn 558 Castle Pines Parkway, Suite B4-321 Castle Pines North, Colorado 80108 |
| Applicant Representative: | LANDSHARK REAL ESTATE INDUSTRIES GROUP, LLC Attn: Joseph Quinn 558 Castle Pines Parkway, Suite B4-321 Castle Pines North, Colorado 80108 |
| Civil Engineer: | SHEAR ENGINEERING CORP. Attn: Brian Steed, PE 1456 South College Avenue Fort Collins, CO 80525 (970) 226-5334 |
| Land Surveyor: | INTERMILL LAND SURVEYING, INC. Attn: Rob Perschilt, PLS 1301 North Cleveland Ave Loveland, CO 80537 (970) 663-0516 |
| Landscape Architect: | KENNEY & ASSOCIATES Attn: Jarvis Fenwick 209 East Fourth Street Loveland, CO 80537 (970) 663-0548 |
| Traffic Engineer: | DEUCH & ASSOCIATES Attn: Matt Deuch, PE 2272 Glen Haven Drive Loveland, CO 80538 (303) 669-2061 |

| SHEET INDEX | |
|-------------|---|
| 1. | Cover Sheet |
| 2. | Preliminary Plat (NORTHEAST PORTION) |
| 3. | Preliminary Plat (SOUTHEAST PORTION) |
| 4. | Preliminary Plat (CENTER-NORTH PORTION) |
| 5. | Preliminary Plat (CENTER-SOUTH PORTION) |
| 6. | Preliminary Plat (SOUTHWEST PORTION) |
| 7. | Preliminary Plat (WEST PORTION) |
| 8. | Preliminary Plat (NORTHWEST PORTION) |

PLANNING COMMISSION APPROVAL

This plat is approved by the City of Loveland Planning Commission this 16th day of September, 2010.

NOTE: Initial date of preparation: August 1, 2008

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, or in the event no action based upon any defect in this survey be commenced more than ten years from the date of the certification shown herein.

REVISIONS CONTINUED

1. Correct Property Description (This Sheet Only)
2. Insert New Street Name (This Sheet Only) to Relocated Property Description
3. Reloc. Street Date
4. Insert New Utility Plan
5. Insert New Stormwater Cpt. (Sheet 7)
6. Address City Comments Per 05-01-09 "Punchlist" (Sheets 1 & 2 Only)
- Sheet 1: Revise Own/Abandon Column in Use Table
- Sheet 2: Revise & Update "Tract/Underpass" Design

RESUBMITTAL DATE (ALL SHEETS)
DATE: 06-08-10 BY: RGP
PLOTTED: June 03, 2010

RESUBMITTAL DATE (THIS SHEET ONLY)
DATE: 06-30-10 BY: RGP

ATTACHMENT 5

LEE FARM FIRST SUBDIVISION PRELIMINARY DEVELOPMENT PLAN

BEING AN PRELIMINARY DEVELOPMENT PLAN OF PORTIONS OF PARCELS 1,2, 3, AND 4, LEE FARM ADDITION, SITUATE IN SECTION 4, TOWNSHIP 5 NORTH, RANGE 69 WEST OF THE 6TH P.M., TO THE CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO

OWNER'S CERTIFICATION:

KNOW ALL MEN BY THESE PRESENTS THAT: G.A. Lee Farm, LLC, being all the lawful record owners of the property shown on this Preliminary Development Plan, except any existing public streets, roads or highways, do hereby certify that we accept the conditions and restrictions set forth on said plan and in the conditions of approval by the City of Loveland, dated October 8, 2010, and that we consent to the recordation of any information pertaining thereto.

Elizabeth Johnson, G.A. Lee Farm LLC, Managing Partner
Owner

STATE OF COLORADO)
) SS.
COUNTY OF LARIMER)
The foregoing instrument was acknowledged before me this
October 10, 2010 by Elizabeth Johnson day of

Witness my hand and official seal.
My Commission expires
9/13/2016
Notary Public

SIGNATURE BLOCKS:

Planning Certification

Approved this 28th day of October, 2010 by the Current Planning Manager of the City of Loveland, Colorado.

Bob Paul
Current Planning Manager

Engineering Certification

Approved this 27th day of October, 2010 by the City Engineering Division of the City of Loveland, Colorado.

John H. H. H.
City Engineer

Attorney Certification

Approved this 1st day of November, 2010 by the City Attorney of the City of Loveland, Colorado.

Wm. H. H.
City Attorney

Planning Commission Certification

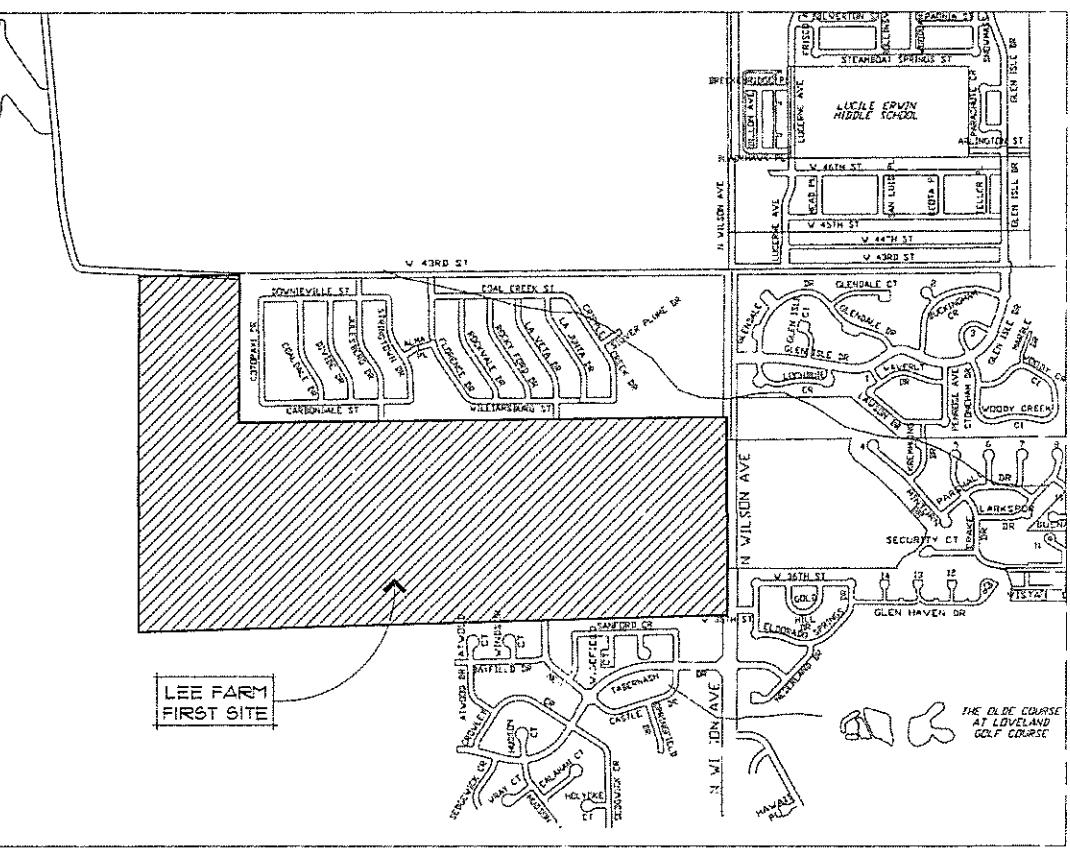
Approved this 25th day of October, 2010 by the City Planning Commission of the City of Loveland, Colorado.

John H. H. H.
Chairperson

Parks and Recreation Department

Approved this 28th day of October, 2010 by the Parks and Recreation Department of the City of Loveland, Colorado.

John H. H. H.
Chairperson



LEE FARM FIRST SUBDIVISION PRELIMINARY DEVELOPMENT PLAN

BEING AN PRELIMINARY DEVELOPMENT PLAN OF PORTIONS OF PARCELS 1, 2, 3, AND 4, LEE FARM ADDITION, SITUATE IN SECTION 4, TOWNSHIP 5 NORTH, RANGE 69 WEST OF THE 6TH P.M., TO THE CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO

LEGEND

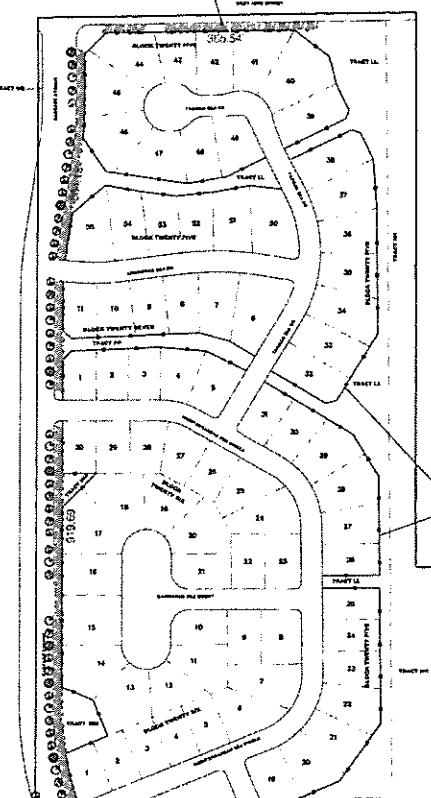
- FENCE TYPE 1 - OPEN RAIL
- FENCE TYPE 2 - BLACK IRON
- FENCE TYPE 3 - 6' PRIVACY

BUFFERYARD TABLE

| Type D Bufferyard | | |
|-------------------|-------------------|---------------------------|
| | Required per 100' | Total Length = 12,387.6 |
| | | 20' Width = 0.9 Multiple |
| Type | | |
| Canopy | 4 | 13.65' x 12,387.6' = 446 |
| Turf | 3 | 4.09' x 12,387.6' = 446 |
| Evergreens | 3 | 3.09' x 12,387.6' = 335 |
| Shrubs | 36 | 35.09' x 12,387.6' = 4014 |
| Total | 470 | 47.09' x 12,387.6' = 5249 |
| | | 5756 |

See Subsequent Pages for Planting Details

Indicates Approximate Location & Length of Type D Bufferyard



Preliminary Bufferyard Schedule:

Canopy Tree Used in Type D Bufferyards
qnt / type

- 103 Platanus occidentalis
- 52 Quercus Palustris
- Canopy Tree Used in Tree Lawns
- 51 Quercus Palustris
- 50 Gymnocladus dioica
- 39 Quercus macrocarpa
- 51 Quercus robur
- 35 Acer rubrum Autumn Flame
- 38 Acer rubrum Red Sunset
- 40 Acer saccharum

Ornamental Trees used in Type D Bufferyards:

- 65 Crataegus crusgalli
- 62 Crataegus ambigua
- 57 Crataegus phoenopyrum
- 62 Crataegus viridis Winter King
- 121 Acer grandidentatum
- 112 Acer glabrum
- 104 Acer
- 120 Quercus parvula
- 26 Populus tremuloides 7 Caliper (Single Stem)
- 46 Populus tremuloides 1 Caliper (Multi-Stem)
- 236 Populus tremuloides 5 gallon container

Evergreen Trees Used in Type D Bufferyards:

- 52 Picea pungens
- 67 Picea engelmanni
- 57 Pseudotsuga menziesii
- 74 Pinus sylvestris
- 293 Pinus mugo

Evergreen Shrubs used in Type D Bufferyards:

- 87 Juniperus chinensis Armstrong
- 91 Juniperus chinensis Sea Green
- 91 Juniperus chinensis Old Gold
- 91 Juniperus scopulorum Table Top Blue
- 98 Juniperus sabina Calligus Carpet
- 116 Juniperus sabina Shandur
- 94 Juniperus sabina Broadmoor

Ornamental Grasses used in Type D Bufferyards:

- 82 Pennisetum villosum Dallas Blue
- 59 Pennisetum villosum Heavy Metal
- 93 Pennisetum villosum
- 736 Saccharum vilmorinii Deciduous

Shrubs used in Type D Bufferyards:

- 1478 Filicium punctatum
- 248 Rosa foetida 11' Spur
- 219 Amelanchier alnifolia
- 75 Celastrus orbiculatus Royal Purple
- 63 Celastrus orbiculatus Velvet Cloak

TYPE 'D' BUFFERYARD (TYPE 1)

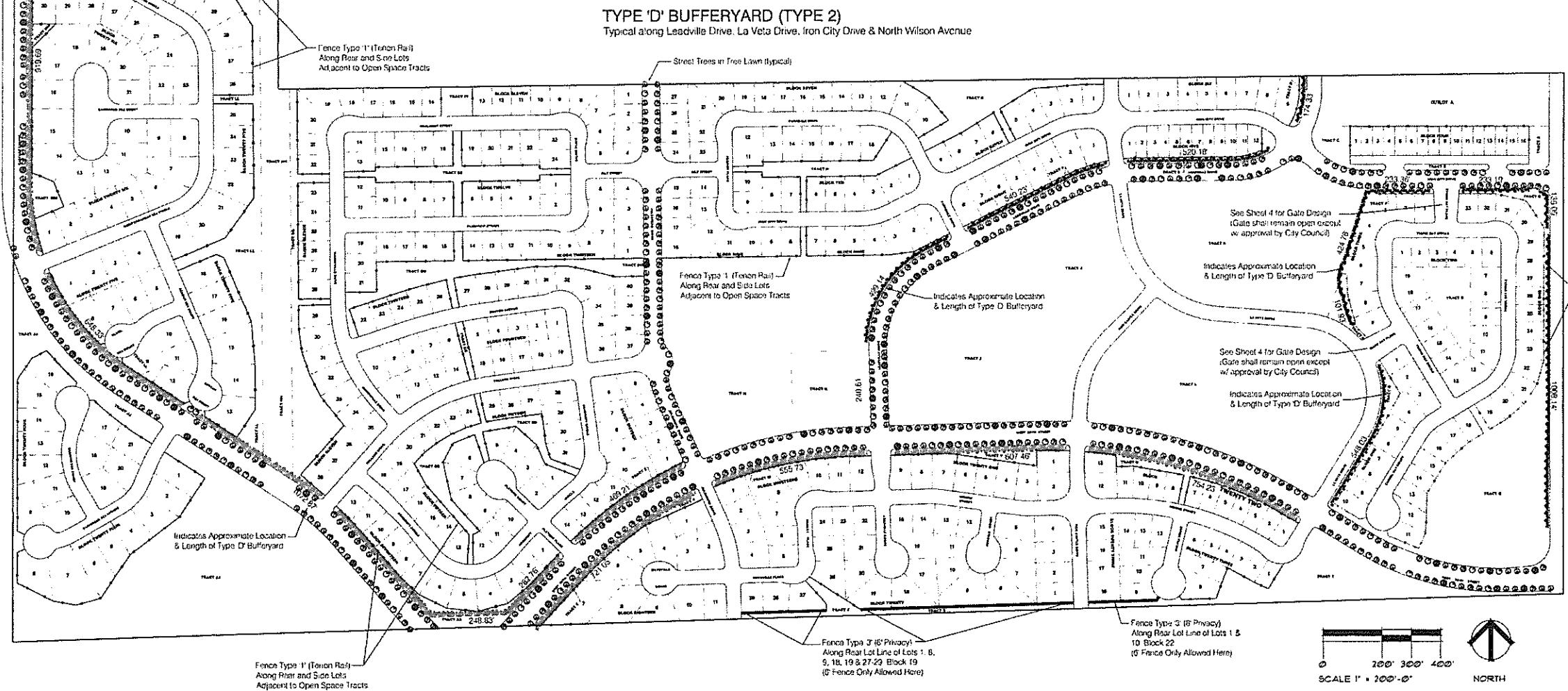
Typical along Cascade Avenue & West 35th Street

Note: Street Trees not
Shown

TYPE 'D' BUFFERYARD (TYPE 2)

Typical along Leadville Drive, La Veta Drive, Iron City Drive & North Wilson Avenue

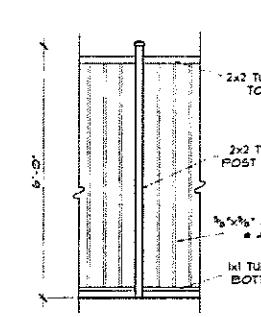
Street Trees in Tree Lawn (typical)



TYPE 1 FENCE DETAIL

SCALE: 1/2" = 1'-0"

3'-6" TENON RAIL

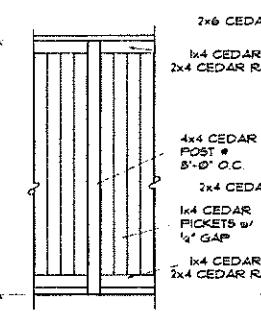


6" DIA. MINIMUM
CONC. PIER
(24" DEEP MIN.)

TYPE 2 FENCE DETAIL

SCALE: 1/2" = 1'-0"

6' HIGH BLACK IRON

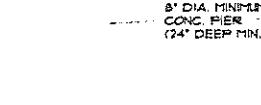


6" DIA. MINIMUM
CONC. PIER
(24" DEEP MIN.)

TYPE 3 FENCE DETAIL

SCALE: 1/2" = 1'-0"

6' HIGH CEDAR PRIVACY



8" DIA. MINIMUM
CONC. PIER
(24" DEEP MIN.)

LEE FARM FIRST SUBDIVISION
PRELIMINARY DEVELOPMENT PLAN
LOVELAND, COLORADO

sheet

6

01-25-08 City Comments
01-31-08 City Comments
02-20-08 City Comments
02-28-08 City Comments

kenney
associates
ARCHITECTS INC

LEE FARM FIRST SUBDIVISION
PRELIMINARY OVERALL PLAN
LOVELAND, COLORADO

03-22-08 USE LIQUID
03-22-08 CHECKED
03-22-08

sheet

6



DEVELOPMENT SERVICES
Current Planning

500 East Third Street, Suite 310 • Loveland, CO 80537
(970) 962-2523 • Fax (970) 962-2945 • TDD (970) 962-2620
www.cityofloveland.org

MEMORANDUM

TO: City of Loveland Planning Commission

FROM: Brian Burson, Current Planning Division

DATE: August 10, 2015

RE: Agenda Item 2: Extension request for Anderson 1st Subdivision Preliminary Plat and Ridge at Thompson Valley PUD Preliminary Development Plan

SUMMARY: This request requires quasi-judicial review by the Planning Commission. Planning Commission has final authority on this matter. The City approvals of the Anderson 1st Subdivision preliminary plat and related Ridge at Thompson Valley PUD Preliminary Development Plan are about to expire. The current owner of the property is 2010-RADC/CADC Property XI, LLC. The owner's representative, Mr. Chad Walker, has submitted a written request for an additional one-year extension of the preliminary plat and PUD Preliminary Development Plan for this development. (See **Attachment # 1**). The owner indicates that they are actively marketing the development under the current approvals, and requests that the approvals be extended to allow continued marketing under the existing plat and plans. The real estate representative, Larry Melton of Realtec Commercial Real Estate Services, has provided a copy of the listing information for the property, describing it as approved by the City (See **Attachment # 2**.)

The property is located at the northeast corner of South Lincoln Avenue (State Hwy. 287) and South 42nd Street (State Hwy. 60). (See **Attachment #3**.) The site lies at the south perimeter of the City's Growth Management Area (GMA). The western portion of the overall property, consisting of approximately 34 acres, is zoned E-Employment, allowing all uses in the E zone under the approved Concept Master Plan. (See **Attachment #4**.) The eastern portion of the property, consisting of 89.35 acres, is zoned "Ridge at Thompson Valley PUD" allowing a maximum of 152 dwelling units, and a gross density of 1.7 dwelling units per acre.

The preliminary plat and PUD Preliminary Development Plan were approved by the City in January 2009. (See **Attachments # 5 and # 6**.) Extension of those approvals have been

granted by the City since that time to keep the plat and plans valid. The current request was received before the expiration of the previous extension, thus holding the plans valid until the City can act on the new request. Staff believes that the current request would be the fourth formal extension for the project.

Section 16.20.020 of the subdivision code indicates that Preliminary Plats shall be valid for one year. A Final Plat must be submitted to the City within this one year time period or the application is deemed withdrawn unless an extension to the Preliminary Plat is granted by the Planning Commission. Under PUD zoning, a Preliminary Development Plan (PDP) is processed at the same time as the Preliminary Plat. The PDP is also valid for one year following approval. The PDP can be extended by the Current Planning Manager. It is customary for the Current Planning Manager to extend a PDP for the same length of time that the Planning Commission extends a Preliminary Plat. When a Preliminary Plat or Preliminary Development Plan expires, a new application must be filed and all application fees paid.

Planning staff has no objection to this additional request. Staff believes that various minor changes in City codes and standards since the approval would not significantly alter the development, and it will serve no practical purpose to require a re-submittal of the approved applications. If the Planning Commission approves an extension request for the Preliminary Plat, staff would look favorably on extending the Preliminary Development Plan for the same time period. If an extension request is denied by the Planning Commission, staff will not entertain an extension of the Preliminary Development Plan.

If an extension is approved, the applicant will be required to submit a Final Plat and Final Development Plan within the specified extension period or a re-application of the Preliminary Plat and Preliminary Development Plan will be necessary. These final documents must be accompanied by Public Improvement Construction Plans (infrastructure plans) that are consistent with City's current Standards at the time of submittal.

RECOMMENDED MOTION: “Move to approve the request for a one year extension of the Preliminary Plat of the Anderson First Subdivision to June 10, 2016, subject to all of the original conditions of approval.”

ATTACHMENTS:

1. Letter of Request from Chad Walker
2. Market Information prepared by Realtec Commercial Real Estate Services.
3. Vicinity map

4. Overall E-Employment Concept Master Plan
5. Overall Preliminary Plat for Anderson First Subdivision
6. Overall Preliminary Development Plan for “The Ridge at Thompson Valley PUD”.

2010-1 RADC/CADC PROPERTY XI, LLC
4601 College Boulevard, Suite 300
Leawood, KS 662111

June 3, 2015

VIA ELECTRONIC MAIL

Brian Burson
City Planner II
Current Planning Division
City of Loveland
500 E. Third Street, Suite 310
Loveland, CO 80537

RECEIVED
JUN 04 2015

Re: Property known as Anderson Addition to the City of Loveland, Larimer County, CO

Dear Mr. Burson:

Please consider this letter as our request to extend the PUD Preliminary Development Plan and Preliminary Subdivision Plat regarding the above-referenced property for one year. We have been diligently, through our real estate broker, marketing the property to potential developers to follow through with a final application on this property. By granting the extension, we will continue to have the opportunity to enhance our marketing efforts to a developer and sell the property in a timely manner. Also by granting the extension it will expedite development by avoiding potential delays due to resubmission of applications.

I have enclosed a copy of the Owners and Encumbrance Report dated June 3, 2015 which confirms 2010-1 RADC/CADC PROPERTY XI, LLC is the current owner.

Thank you for your time and consideration.

2010-1 RADC/CADC PROPERTY XI, LLC

By:



KAC

Enclosure

ATTACHMENT 1

The Ridge at Thompson Valley

REALTEC
LOVELAND, COLORADO

REALTEC LISTING
FOR SALE

REALTEC

Mixed-use Development Land

"The Ridge at Thompson Valley"

More Listings. More Deals. More Experience.

REALTEC LISTING
FOR SALE

The Ridge at Thompson Valley is located at the northeast corner of the US Highway 287 & Colorado Highway 60 intersection in Loveland, Colorado. The property consists of approximately 123 acres, is annexed to the City of Loveland, and zoned for commercial and residential land uses.

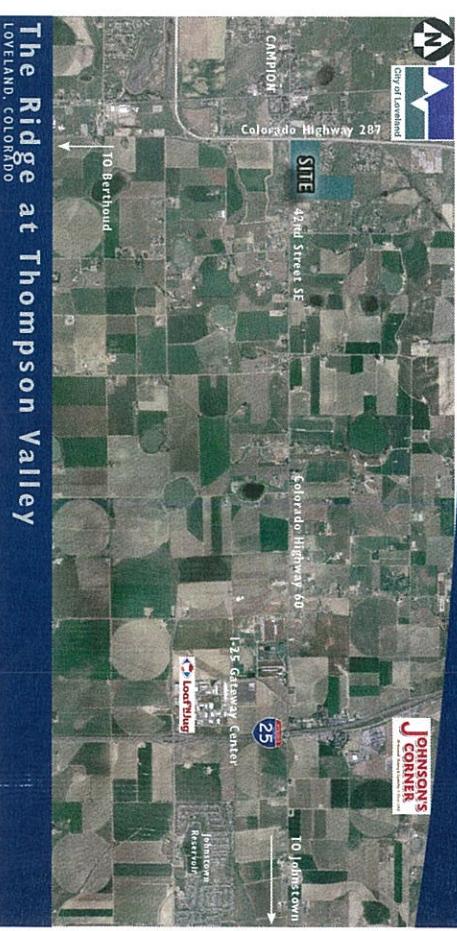
The property is entitled with a Conceptual Master Plan (CMP) and a Preliminary Development Plan (PDP) for commercial and residential development. The CMP and PDP were approved in January and February 2010, respectively. The CMP remains in effect at this time. The PDP has a shelf-life of one year, but the City has granted an extension until June 10, 2015.

The CMP designates 34 acres of commercial development at the northeast corner of the US Highway 287 & Colorado Highway 60 intersection. This area is zoned 'E - Employment, and allows a broad range of commercial land uses 'by right' (retail, office, medical/dental, light-industrial, etc.) and by special review (convenience store, bar/tavern, warehouse/distribution, auto repair/service, etc.). The PDP designates 89 acres for residential development, and is approved for 152 residential lots ranging in size from 6,000 square feet to over 1 acre.

Water service to be provided by Little Thompson Water District (adjacent to property) and sewer provided by the City of Loveland (sewer is located approximately two miles north of the property). The site can be accessed via US Highway 287 from its west boundary and from Colorado Highway 60 on its south boundary. There are no water rights included with the property.

To view the CMP, PDP and other planning documents related to The Ridge at Thompson Valley on the City of Loveland website, follow the directions below:

1. Go to the City of Loveland home page (www.ci.loveland.co.us)
2. Go to the column titled 'Doing Business in Loveland' & place the cursor on 'I want to'
3. Scroll down and place cursor on 'View Property Information'
4. Click the 'Click Here' yellow tab in the upper middle portion of the screen
5. Input '557' for the street number; '42nd' for the street name and click 'Submit' (to access PDP)
6. Input '355' for the street number; '42nd' for the street name and click 'Submit' (to access CMP)
7. Click 'Create Report'
8. The PDP or CMP documents are shown under the 'Planned Unit Development' documents heading



The Ridge at Thompson Valley

PRICE: \$1,950,000 (\$15,853/Acre)

CONSERVATION WATER TAP

TOTAL LAND AREA: 123 Acres

Residential: 89 Acres

Commercial: 34 Acres

152 RESIDENTIAL LOTS:

Patio Homes (6,080-9,265 SF) = 69 LOTS
Single Family (9,700 SF-1-0.1 Acre) = 74 LOTS
Estate Lots (1.0 Acre +) = 9 LOTS

ZONING:
Residential: Planned Unit Development (PUD)
Commercial: Employment (E)

Mark Bradley, CCM, SIOR
970.346.9900
mbradley@realtec.com

Larry Melton, CCM
970.593.9900
larry.melton@realtec.com

View more Realtec listings
at www.realtec.com

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1711 61st Ave. Ste. 104 - Greeley, CO 80634 - Ph: 970.346.9900 - Fax: 970.304.0707 - www.realtec.com

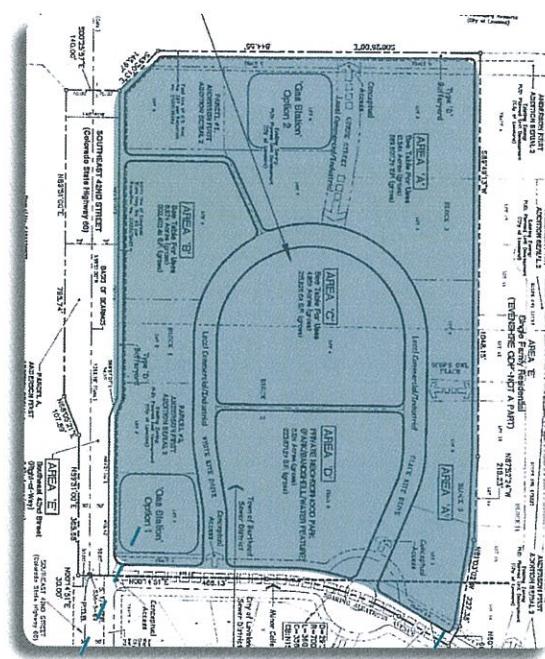
Realtec - 1711 61st Ave., Ste. 104 - Greeley, CO 80634 - Ph: 970.346.9900 - Fax: 970.304.0707
Information contained herein is not guaranteed by/for/and/or furnished by/for/any and/or all information may, from time to time, be subject to change.

0415

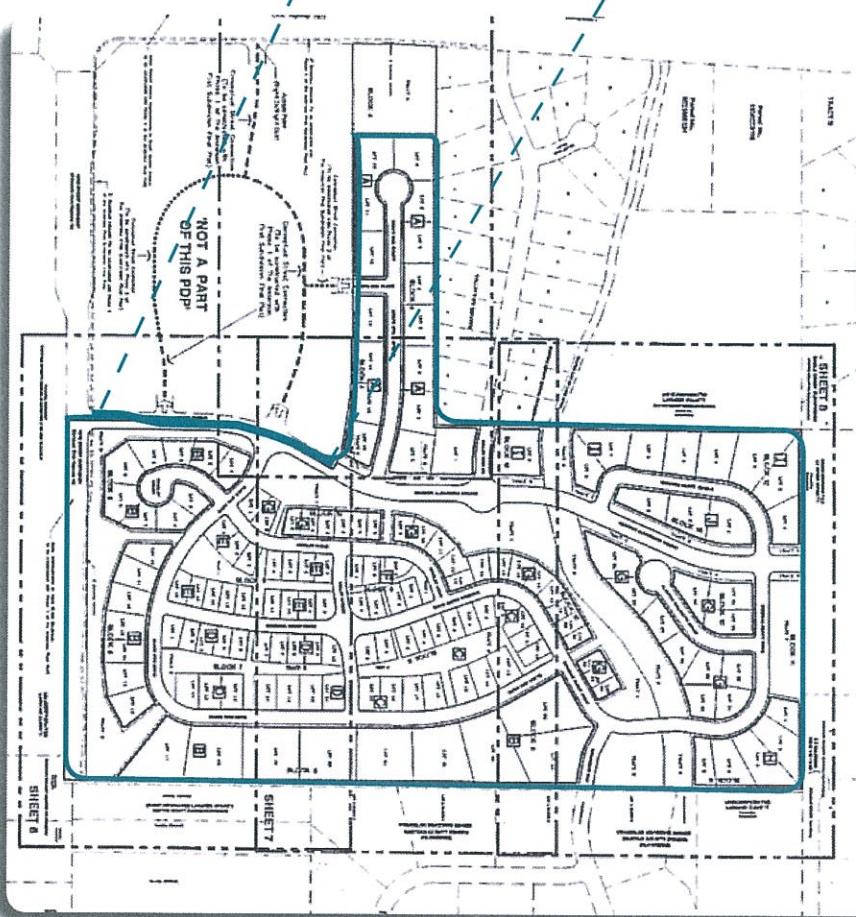
The Ridge at Thompson Valley

LOVELAND, COLORADO

Conceptual Master Plan-Commercial



Conceptual Master Plan-Residential



PLANS\MAPS

| AREA | ACREAGE | SQUARE FEET |
|---------------|--------------|------------------|
| A | 13.54 | 589,607 |
| B | 6.97 | 303,453 |
| C | 4.95 | 215,826 |
| D | 5.13 | 223,671 |
| E | 3.47 | 151,153 |
| TOTALS | 34.06 | 1,483,710 |

Mark Bradley, SIOR, CCIM
970.346.9900
mbradley@realtec.com

Larry Melton, CCIM
970.533.9900
larry.melton@realtec.com

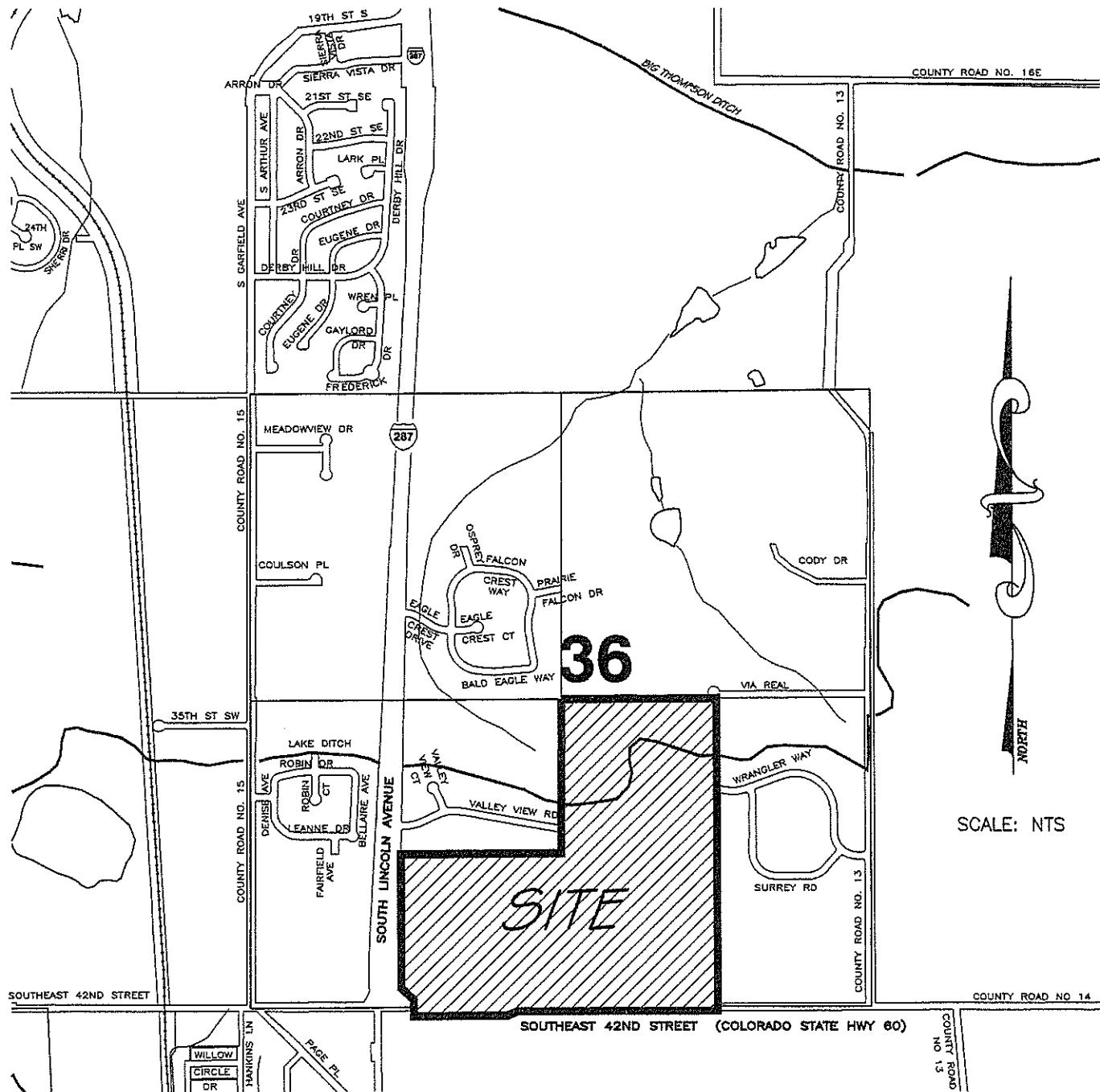
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GREELEY OFFICE: 1711 6th Ave. Ste. 104 - Greeley, CO 80634 - Ph: 970.346.9900 - Fax: 970.304.0077

LOVELAND OFFICE: 350 E. 5th Street, Ste. 2 - Loveland, CO 80537 - Ph: 970.593.9900 - Fax: 970.593.9901

VICINITY MAP FOR THE RIDGE AT THOMPSON VALLEY PDP/PRELIMINARY PLAT

BEING PARCELS A AND B, ANDERSON ADDITION, SITUATE IN THE SOUTH HALF OF SECTION 36,
TOWNSHIP 5 NORTH, AND A PORTION OF THE NORTH HALF OF SECTION 1, TOWNSHIP 4
NORTH, RANGE 69 WEST OF THE 6TH P.M., TO THE CITY OF LOVELAND, COUNTY OF LARIMER,
STATE OF COLORADO



VICINITY MAP (NTS)

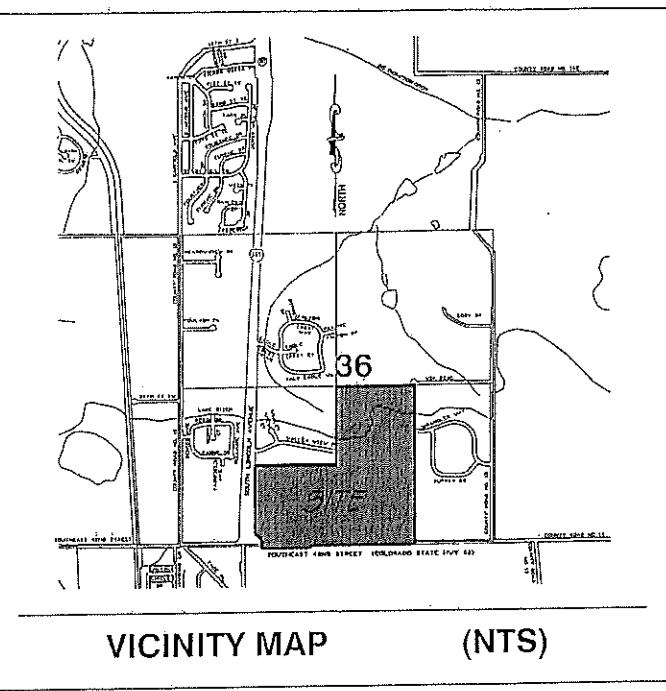
Prepared By:
Intermill Land Surveying, Inc.
1301 North Cleveland Avenue
Loveland, CO. 80537
(970) 669-0516
Project No.: P-04-5725

ATTACHMENT 3

PRELIMINARY PLAT FOR
ANDERSON 1ST SUBDIVISION

BEING A SUBDIVISION OF ALL OF ANDERSON ADDITION TO THE CITY OF LOVELAND, SITUATE IN THE SOUTH HALF OF SECTION 36, TOWNSHIP 5 NORTH, RANGE 69 WEST OF THE 6TH P.M. AND A PORTION OF THE NORTH HALF OF SECTION 1, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH P.M., TO THE CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO

SHEET 1 OF 6



GENERAL NOTES:

- Outlots are not building sites.
- This project is subject to a development agreement which has been recorded in the real property records of Larimer County, Colorado.
- Drainage easements, as shown on this plat, are dedicated with this plat as Drainage Easements to be owned and maintained by the individual Lot Owners of ANDERSON 1ST SUBDIVISION Homeowners Association (HOA).
- All on-site drainage improvements shall be owned and maintained by the ANDERSON 1ST SUBDIVISION Homeowners Association (HOA).
- Indicated Project Boundary
- Property lies within a Flood Zone 'X' (No Hazards) per the Flood Insurance Rate Map (FIRM) as prepared by the Federal Emergency Management Agency (FEMA). Panel No(s) 08090C1400F, effective date of December 19, 2008.
- Landscape improvements shall be owned and maintained by the The Ridge at Thompson Valley Homeowners Association (HOA).
- In addition to uses specified herein, all tracts except D, O, P, R shall be dedicated as drainage and utility easement. Tracts D, O, P, R are subject to easements as shown.
- A surcharge of 5% will be added to all bills for the sale of electric power to additional services which come into existence after January 31, 1981, within the territory herein annexed which surcharge will expire ten years after the effective date of this annexation.

| TRACT | ACREAGE | % OF SITE (Gross) | USE | IRRIGATION WATER | MAINTENANCE & OWNERSHIP |
|-----------------|------------------------------------|-------------------|---------------------------------------|-------------------------|-------------------------|
| Tract A | 98,570.7± SF / 2.26± AC | 1.83% | Landscape/Open Space/Drainage/Utility | Non-Potable (Raw Water) | HOA |
| Tract B | 12,457.2± SF / 0.29± AC | 0.23% | Landscape/Open Space/Drainage/Utility | Non-Potable (Raw Water) | HOA |
| Tract C | 69,426.1± SF / 1.59± AC | 1.29% | Landscape/Open Space/Drainage/Utility | Non-Potable (Raw Water) | HOA |
| Tract D | 182,924.7± SF / 4.20± AC | 3.40% | Proposed Park with Pond | Non-Potable (Raw Water) | HOA |
| Tract E | 6,396.4± SF / 0.15± AC | 0.12% | Landscape/Open Space/Drainage/Utility | Non-Potable (Raw Water) | HOA |
| Tract F | 3,827.5± SF / 0.09± AC | 0.07% | Landscape/Open Space/Drainage/Utility | Non-Potable (Raw Water) | HOA |
| Tract G | 9,169.4± SF / 0.21± AC | 0.17% | Landscape/Open Space/Drainage/Utility | Non-Potable (Raw Water) | HOA |
| Tract H | 142,377.6± SF / 3.27± AC | 2.65% | Landscape/Open Space/Drainage/Utility | Non-Potable (Raw Water) | HOA |
| Tract I | 185,472.6± SF / 4.26± AC | 3.29% | Landscape/Open Space/Drainage/Utility | Non-Potable (Raw Water) | HOA |
| Tract J | 41,436.7± SF / 0.95± AC | 0.73% | Landscape/Open Space/Drainage/Utility | Non-Potable (Raw Water) | HOA |
| Tract K | 47,869.7± SF / 1.10± AC | 0.89% | Landscape/Open Space/Drainage/Utility | Non-Potable (Raw Water) | HOA |
| Tract L | 14,153.5± SF / 0.32± AC | 0.26% | Landscape/Open Space/Drainage/Utility | Non-Potable (Raw Water) | HOA |
| Tract M | 55,543.0± SF / 1.28± AC | 1.04% | Landscape/Open Space/Drainage/Utility | Non-Potable (Raw Water) | HOA |
| Tract N | 45,241.0± SF / 1.04± AC | 0.84% | Landscape/Open Space/Drainage/Utility | Non-Potable (Raw Water) | HOA |
| Tract O | 20,373.8± SF / 0.47± AC | 0.38% | Irrigation Ditch | Non-Potable (Raw Water) | HOA |
| Tract P | 65,529.2± SF / 1.51± AC | 1.22% | Irrigation Ditch | Non-Potable (Raw Water) | HOA |
| Tract Q | 5,308.2± SF / 0.12± AC | 0.10% | Landscape/Open Space/Drainage/Utility | Non-Potable (Raw Water) | HOA |
| Tract R | 23,633.7± SF / 0.54± AC | 0.44% | Irrigation Ditch | Non-Potable (Raw Water) | HOA |
| Tract S | 2,628.6± SF / 0.06± AC | 0.05% | Landscape/Open Space/Drainage/Utility | Non-Potable (Raw Water) | HOA |
| Tract T | 21,510.3± SF / 0.49± AC | 0.40% | Landscape/Open Space/Drainage/Utility | Non-Potable (Raw Water) | HOA |
| Tract U | 16,669.9± SF / 0.38± AC | 0.31% | Landscape/Open Space/Drainage/Utility | Non-Potable (Raw Water) | HOA |
| Tract V | 50,754.0± SF / 1.17± AC | 0.94% | Landscape/Open Space/Drainage/Utility | Non-Potable (Raw Water) | HOA |
| Tract W | 3,514.2± SF / 0.08± AC | 0.07% | Landscape/Open Space/Drainage/Utility | Non-Potable (Raw Water) | HOA |
| Tract X | 3,514.2± SF / 0.08± AC | 0.07% | Landscape/Open Space/Drainage/Utility | Non-Potable (Raw Water) | HOA |
| TOTAL(S) | 1,128,300.4± SF / 25.91± AC | 20.995% | | | |

PROPERTY DESCRIPTION FOR
'THE RIDGE AT THOMPSON VALLEY' PRELIMINARY PLAT

Parcel 1 and Parcel 2, ANDERSON FIRST ADDITION SERIAL 1, and Parcel 3, ANDERSON FIRST ADDITION SERIAL 2; situate in the South Half of Section 36, Township 5 North, Range 69 West of the 6th P.M. and the North Half of Section 1, Township 4 North, Range 69 West of the 6th P.M., to the City of Loveland, County of Larimer, State of Colorado, the entire property being more particularly described as follows:

Considering the West line of the Southeast Quarter of said Section 36 as bearing North 00°14'51" East and with all bearings contained herein relative thereto:

BEGINNING at the Northwest corner of the Southeast Quarter of said Section 36; thence along the North line of the West Half of said Southeast Quarter North 89°47'47" East 1306.86 feet, more or less, to the Northeast corner of said West Half of said Southeast Quarter; thence along the East line of said West Half of said Southeast Quarter and along the Southerly prolongation thereof South 00°11'31" West 2578.75 feet, more or less, to a point on the Southerly right-of-way line of Southeast 42nd Street (Colorado State Highway No. 60); thence departing said Southerly prolongation and along said Southerly right-of-way line the following four (4) courses and distances: South 89°56'55" West 1309.43 feet; South 89°1'00" West 365.68 feet; South 88°05'21" West 107.89 feet; South 89°51'00" West 795.74 feet, more or less, to a point on the Easterly right-of-way line of South Lincoln Avenue (U.S. Highway No. 287), according to the Plot of South Village Addition Serial 3 to the City of Loveland, County of Larimer, State of Colorado; thence departing said Southerly right-of-way line and along said Easterly right-of-way line the following four (4) courses and distances: North 00°25'57" West 140.00 feet; North 45°50'13" West 145.97 feet; North 00°26'00" West 984.17 feet; North 03°11'55" East 185.67 feet, more or less, to a point on the North line of the South Half of the Southwest Quarter of said Section 36; thence departing said Easterly right-of-way line and along said North line of said South Half of said Southwest Quarter North 89°49'13" East 1371.34 feet, more or less, to the Northeast corner of said South Half of said Southwest Quarter; thence departing said North line and along the West line of the Northwest Quarter of the Southeast Quarter of said Section 36 North 00°14'51" East 1322.26 feet, more or less, to the Northwest corner of said Southeast Quarter and the POINT OF BEGINNING.

The above-described parcel contains 123.41 Acres, more or less, and is subject to all existing easements and/or rights of way of record.

CONTACT INFORMATION

Owner: KDR Development, LLC
Attn: Dennis Evans
7632 East County Road 16
Johnstown, CO 80534
(303) 215-4435

Applicant: KDR Custom Homes
Attn: Dennis Evans
7632 East County Road 16
Johnstown, CO 80534
(303) 215-4435

Civil Engineer: Fleitrens Surveying, Inc.
Attn: Kent Clifford
655 Fourth Avenue
Longmont, CO 80501
(303) 776-1733

Land Surveyor: Intermill Land Surveying, Inc.
Attn: Rob Perschke, PLS
1301 No. Cleveland Ave.
Loveland, CO 80537
(970) 669-0516

Planners: Professional Planning Consultant
Attn: Tom Horn
4025 Weld County Road 21
Ault, CO 80610
(970) 674-9269

Traffic Engineer: Matthew Detch, PE
Attn: Matt Detch
2272 Glen Haven Drive
Loveland, CO 80538
(303) 809-2061

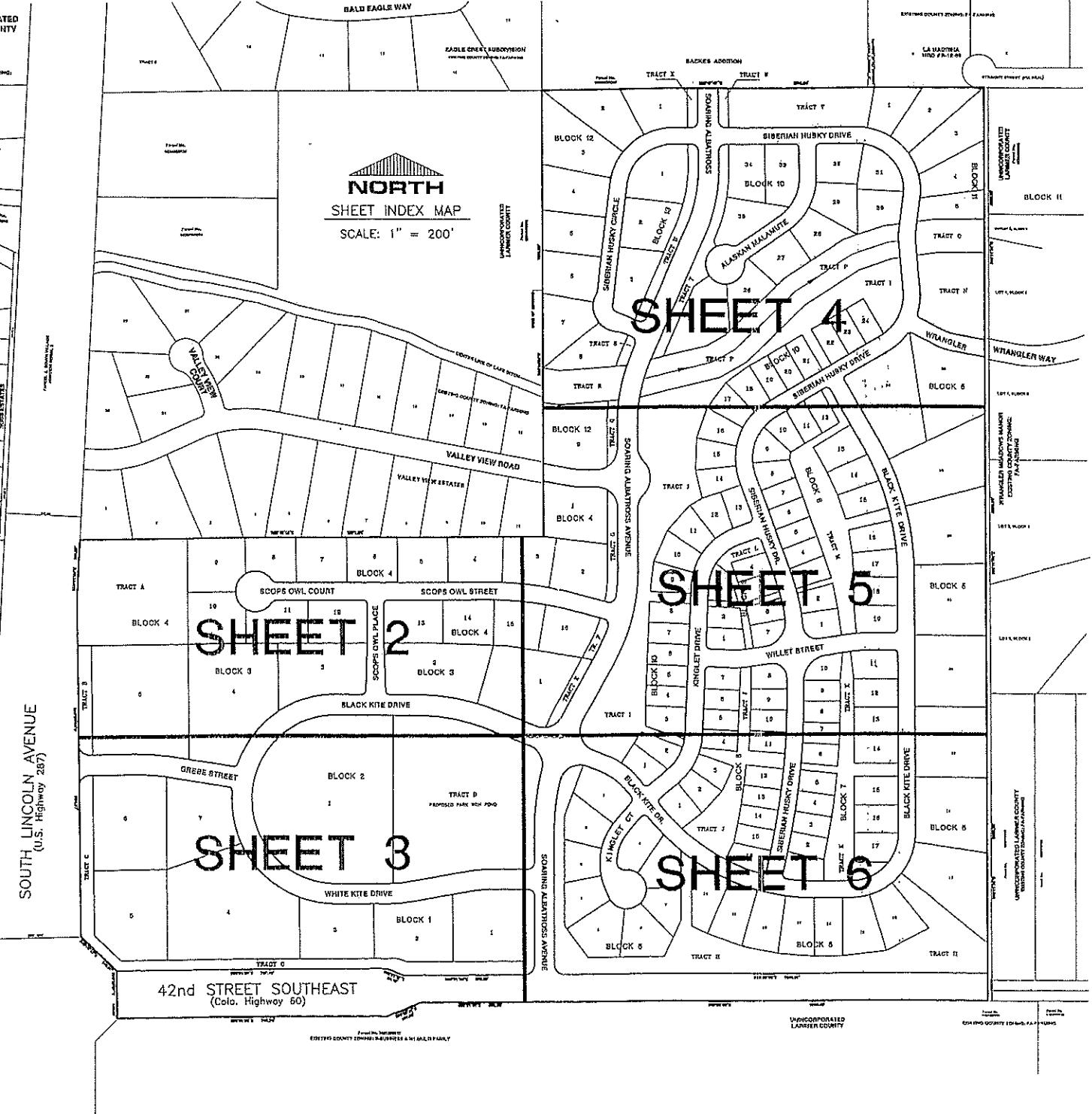
SHEET INDEX

- Cover Sheet
- Preliminary Plat (NORTHWESTERLY PORTION)
- Preliminary Plat (SOUTHWESTERLY PORTION)
- Preliminary Plat (NORTHEASTERLY PORTION)
- Preliminary Plat (MIDDLE-EAST PORTION)
- Preliminary Plat (SOUTHEASTERLY PORTION)

PROPOSED UTILITY LINE NOTES

- Electric service line to be installed within the front lot line easement, approximately 2' from the proposed back of curb or proposed back of walk.
- Natural gas line to be installed within the front lot line easement, approximately 14' from the proposed back of curb or proposed back of walk.
- Telephone and cable television line to be installed in rear lot line easements approximately 3' from rear lot lines.
- Refer to Preliminary Construction Documents for additional Utility Line locations & information.

UNINCORPORATED LARIMER COUNTY
EXISTING COUNTY RESIDENTIAL
DOUBLE DEB ACRES
EXISTING COUNTY COMMERCIAL
UNINCORPORATED LARIMER COUNTY
LANDSCAPE ACCESSED AND UNINCORPORATED LARIMER COUNTY
UNINCORPORATED LARIMER COUNTY
SOUTH LINCOLN AVENUE (U.S. Highway 287)



BASIS OF BEARINGS STATEMENT:

Basis of bearings for this map are based on an assumed bearing of North 00°14'51" East on the West line of the Southeast Quarter of Section 36, Township 5 North, Range 69 West of the 6th P.M., County of Larimer, State of Colorado.

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 from the date of the certification shown herein.

PLANNING COMMISSION APPROVAL:

This plat is approved by the City of Loveland Planning Commission this 25 day of Jan, 2010.

Ronald Hollay
Chairman - City of Loveland Planning Commission

PROJECT TITLE: PRELIMINARY PLAT FOR
ANDERSON 1ST SUBDIVISION

REVISIONS: 3. Address City comments for resubmittal
2. For Pre-Plat Resubmittal
1. For Pre-Plat Resubmittal

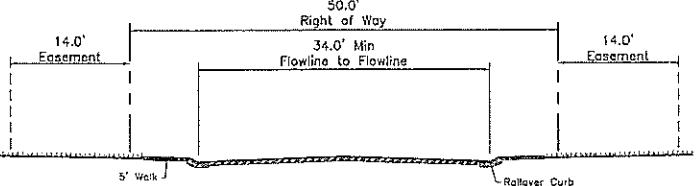
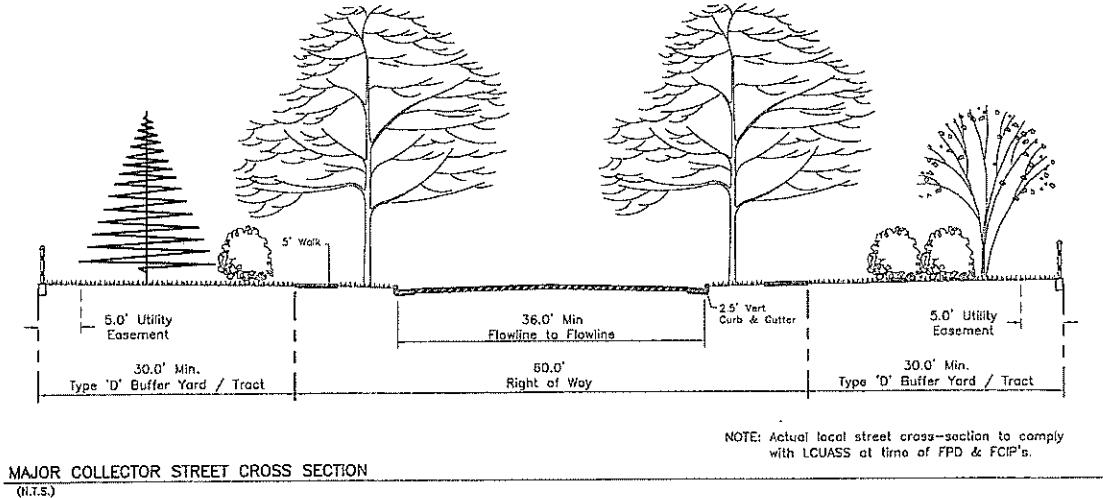
BY: CJC DATE: 05/10/08
CC DATE: 05/16/08
JEB DATE: 05/27/08

CLIENT: KDR DEVELOPMENT, LLC

PROJECT NO: P-04-5725

'THE RIDGE AT THOMPSON VALLEY PLANNED UNIT DEVELOPMENT' PRELIMINARY DEVELOPMENT PLAN

FOR THE ANDERSON ADDITION PLANNED UNIT DEVELOPMENT, AMENDMENT NO. 1, BEING A PLANNED UNIT DEVELOPMENT OF A PORTION OF ANDERSON ADDITION,
TO THE CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO



Note: Actual local street cross-section to comply with LCUAASS at time of FPD & FCIP's.

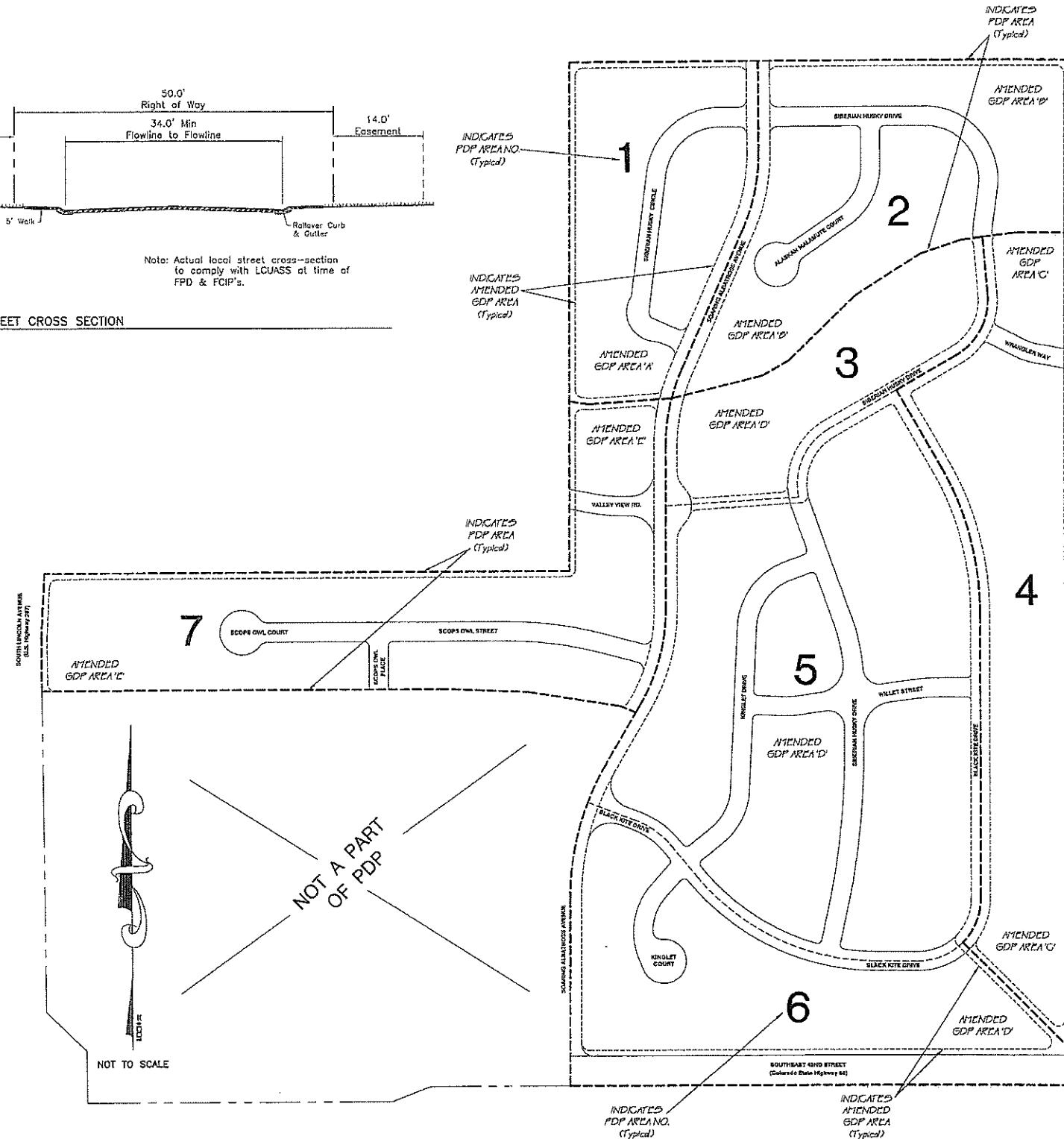


| AMENDED GENERAL DEVELOPMENT PLAN (GDP) / PRELIMINARY DEVELOPMENT PLAN (PDP) COMPARISON TABLE | | | | | | | | | | |
|--|----------|--------------------|--|--|--|---|----------------------|--|------|-------|
| GDP AREA | PDP AREA | USE | LOT SIZE MINIMUM MAXIMUM AVERAGE | LOTS, BLOCKS and TRACTS INCLUDED | GROSS AREA (ACRES) INCLUDING PERIMETER ROW'S | NET AREA (ACRES) EXCLUDING INTERNAL ROW'S | DENSITY GROSS/NET | OPEN SPACE (ACRES) | %* | UNITS |
| A | 1 | SF LARGE LOT | 19,182± S.F. 35,315± S.F. 24,431± S.F. | Lots 1-8, Block 12 Lots 1-3, Block 13 | 8.50± Acres | 6.89± Acres | 1.29/1.60 | 0.80± Acres Tracts S, U, X & North 1/2 OF R | 9.4 | 11 |
| B | 2 | SF LARGE LOT | 14,193± S.F. 26,559± S.F. 17,727± S.F. | Lots 25-35, Block 10 Lots 1-5, Block 11 | 11.90± Acres | 9.35± Acres | 1.34/1.71 | 2.73± Acres Tracts T, V, W, North 1/2 OF G & North 1/2 OF F | 22.9 | 16 |
| C | 4 | SF ESTATE | 43,522± S.F. 50,092± S.F. 45,161± S.F. | Lots 17-25, Block 5 | 12.33± Acres | 9.33± Acres | 0.73/0.96 | 1.04± Acres Tract N | 8.4 | 9 |
| D | 3 | SF PATIO | 7,190± S.F. 8,827± S.F. 7,817± S.F. | Lots 15-24, Block 10 | 5.81± Acres | 4.99± Acres | 1.72/2.0 | 3.19± Acres Portion of Tract I and the South 1/2 of Tract P | 54.9 | 10 |
| | 5 | SF PATIO | 6,083± S.F. 9,265± S.F. 6,988± S.F. | Lots 1-12, Block 6 Lots 1-10, Block 7 Lots 1-16, Block 8 Lots 1-7, Block 9 Lots 1-14, Block 10 | 18.41± Acres INCLUDES PORTIONS OF THE 5.731 ACRE OPEN SPACE | 9.61± Acres INCLUDES PORTIONS OF THE 5.731 ACRE OPEN SPACE | 3.20/6.14 | 5.73± Acres (Total) | 58 | 99 |
| | | SF LARGE LOT | 9,724± S.F. 11,737± S.F. 10,463± S.F. | Lots 13-19, Block 6 Lots 11-17, Block 7 | 5.68± Acres INCLUDES PORTIONS OF THE 5.731 ACRE OPEN SPACE | 3.36± Acres INCLUDES PORTIONS OF THE 5.731 ACRE OPEN SPACE | 2.46/4.17 | Tracts J, K, L, M & Portion of I | 23.8 | 14 |
| | 6 | SF LARGE LOT | 11,093± S.F. 19,090± S.F. 15,210± S.F. | Lots 1-16, Block 5 | 10.19± Acres | 8.85± Acres | 1.57/1.81 | 3.27± Acres Tract H | 32.1 | 16 |
| E | 7 | SF LARGE LOT | 17,311± S.F. 39,217± S.F. 22,530± S.F. | Lots 1-16, Block 4 Lot 9, Block 12 | 14.11± Acres | 11.70± Acres | 1.20/1.45 | 2.95± Acres Tracts A, F, G, Q & South 1/2 of R | 20.9 | 17 |
| | | ROW | -- | SOUTHEAST 42ND STREET (Co. State Highway 60) | 2.42± Acres | -- | -- | -- | -- | -- |
| TOTAL(S) | | | | | 89.35± Acres | 64.08± Acres | 1.70/2.37 | 19.71± Acres (30.7% of Net) | -- | 152 |

** Indicates Percentage of Open Space to Gross Area

Original GDP Area A Allowed Units = 13 / PDP Actual units = 11 (PDP Area 1)
 Original GDP Area B Allowed Units = 29 / PDP Actual units = 26 (PDP Areas 2-3)
 Original GDP Area C Allowed Units = 13 / PDP Actual units = 9 (PDP Area 4)
 Original GDP Area D Allowed Units = 82 / PDP Actual units = 89 (PDP Area 5-6)
 Original GDP Area E Allowed Units = 15 / PDP Actual units = 17 (PDP Area 7)

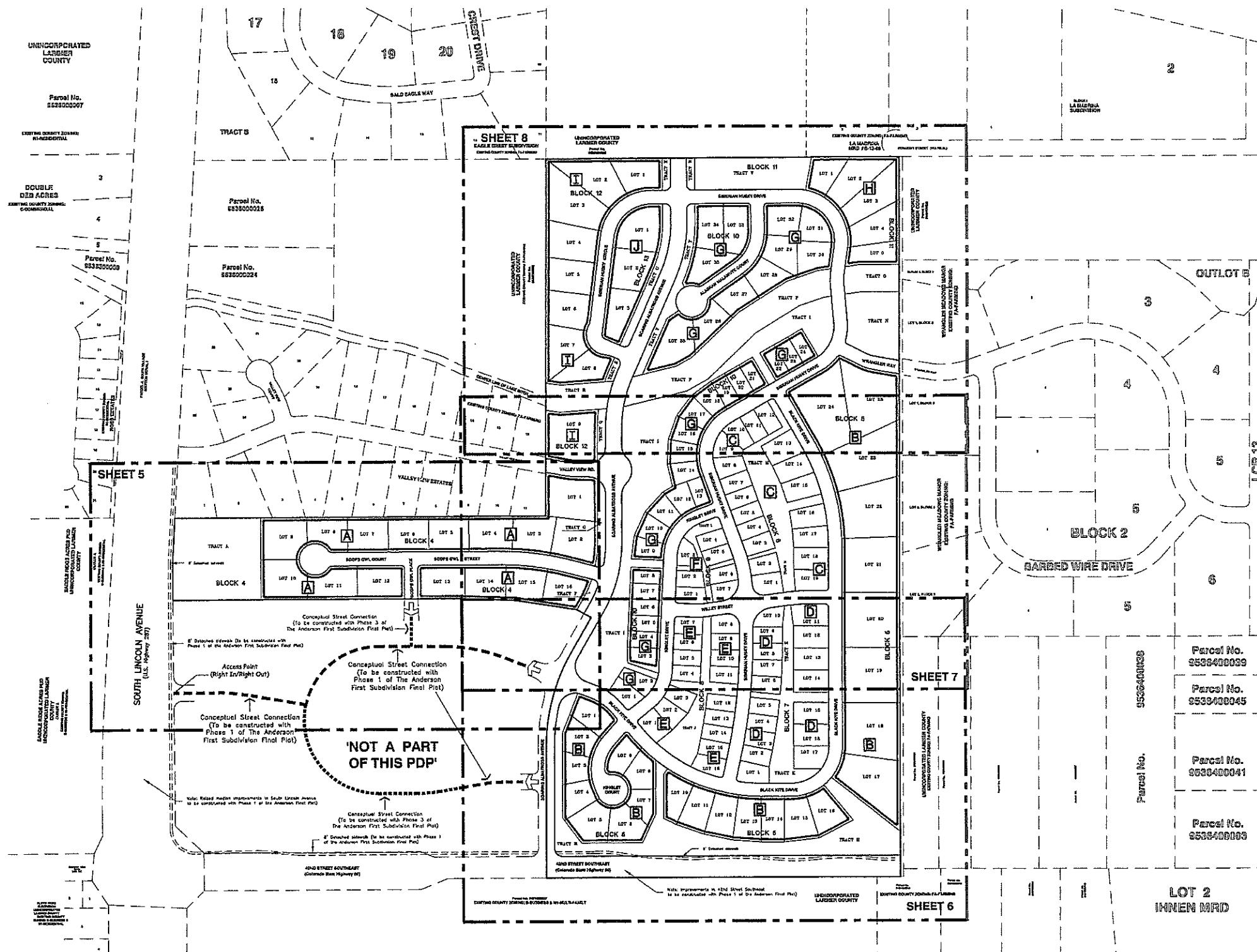
TOTAL UNITS 152 152



AM. GDP / PDP COMPARISON PLAN

'THE RIDGE AT THOMPSON VALLEY PLANNED UNIT DEVELOPMENT' PRELIMINARY DEVELOPMENT PLAN

FOR THE ANDERSON ADDITION PLANNED UNIT DEVELOPMENT, AMENDMENT NO. 1, BEING A PLANNED UNIT DEVELOPMENT OF A PORTION OF ANDERSON ADDITION,
TO THE CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO



**SETBACK MATRIX FOR
ANDERSON FIRST SUBMISSION
TO THE CITY OF LOVELAND, COLORADO**

[A] - BLOCK FOUR:

| LOT | FRONT | REAR | SIDE |
|-----|-------|------|------|
| 1 | 24' | 15' | 5' |
| 2 | 24' | 15' | 5' |
| 3 | 24' | 15' | 5' |
| 4 | 22' | 15' | 5' |
| 5 | 22' | 15' | 5' |
| 6 | 22' | 15' | 5' |
| 7 | 22' | 15' | 5' |
| 8 | 22' | 15' | 5' |
| 9 | 24' | 15' | 5' |
| 10 | 24' | 15' | 5' |
| 11 | 22' | 15' | 5' |
| 12 | 22' | 15' | 5' |
| 13 | 22' | 15' | 5' |
| 14 | 24' | 15' | 5' |
| 15 | 24' | 15' | 5' |
| 16 | 24' | 15' | 5' |

[B] - BLOCK FIVE:

| LOT | FRONT | REAR | SIDE |
|-----|-------|------|------|
| 1 | 20' | 15' | 5' |
| 2 | 22' | 15' | 5' |
| 3 | 20' | 15' | 5' |
| 4 | 22' | 15' | 5' |
| 5 | 24' | 15' | 5' |
| 6 | 22' | 15' | 5' |
| 7 | 20' | 15' | 5' |
| 8 | 20' | 15' | 5' |
| 9 | 22' | 15' | 5' |
| 10 | 22' | 15' | 5' |
| 11 | 20' | 15' | 5' |
| 12 | 20' | 15' | 5' |
| 13 | 22' | 15' | 5' |
| 14 | 20' | 15' | 5' |
| 15 | 22' | 15' | 5' |
| 16 | 22' | 15' | 5' |

[C] - BLOCK SIX:

| LOT | FRONT | REAR | SIDE |
|-----|-------|------|------|
| 1 | 20' | 15' | 5' |
| 2 | 20' | 15' | 5' |
| 3 | 22' | 15' | 5' |
| 4 | 22' | 15' | 5' |
| 5 | 20' | 15' | 5' |
| 6 | 20' | 15' | 5' |
| 7 | 20' | 15' | 5' |
| 8 | 20' | 15' | 5' |
| 9 | 22' | 15' | 5' |
| 10 | 22' | 15' | 5' |
| 11 | 20' | 15' | 5' |
| 12 | 20' | 15' | 5' |
| 13 | 22' | 15' | 5' |
| 14 | 20' | 15' | 5' |
| 15 | 22' | 15' | 5' |
| 16 | 22' | 15' | 5' |

[D] - BLOCK NINE:

| LOT | FRONT | REAR | SIDE |
|-----|-------|------|------|
| 1 | 20' | 15' | 5' |
| 2 | 22' | 15' | 5' |
| 3 | 20' | 15' | 5' |
| 4 | 20' | 15' | 5' |
| 5 | 22' | 15' | 5' |
| 6 | 20' | 15' | 5' |
| 7 | 20' | 15' | 5' |
| 8 | 20' | 15' | 5' |
| 9 | 22' | 15' | 5' |
| 10 | 20' | 15' | 5' |
| 11 | 20' | 15' | 5' |
| 12 | 20' | 15' | 5' |
| 13 | 22' | 15' | 5' |
| 14 | 20' | 15' | 5' |
| 15 | 22' | 15' | 5' |
| 16 | 22' | 15' | 5' |

[E] - BLOCK ELEVEN:

| LOT | FRONT | REAR | SIDE |
|-----|-------|------|------|
| 1 | 24' | 15' | 5' |
| 2 | 24' | 15' | 5' |
| 3 | 24' | 15' | 5' |
| 4 | 24' | 15' | 5' |
| 5 | 24' | 15' | 5' |
| 6 | 24' | 15' | 5' |
| 7 | 24' | 15' | 5' |
| 8 | 24' | 15' | 5' |
| 9 | 24' | 15' | 5' |
| 10 | 24' | 15' | 5' |
| 11 | 24' | 15' | 5' |
| 12 | 24' | 15' | 5' |
| 13 | 24' | 15' | 5' |
| 14 | 24' | 15' | 5' |
| 15 | 24' | 15' | 5' |
| 16 | 24' | 15' | 5' |

[F] - BLOCK TWELVE:

| LOT | FRONT | REAR | SIDE |
|-----|-------|------|------|
| 1 | 24' | 15' | 5' |
| 2 | 24' | 15' | 5' |
| 3 | 24' | 15' | 5' |
| 4 | 24' | 15' | 5' |
| 5 | 24' | 15' | 5' |
| 6 | 24' | 15' | 5' |
| 7 | 24' | 15' | 5' |
| 8 | 24' | 15' | 5' |
| 9 | 24' | 15' | 5' |
| 10 | 24' | 15' | 5' |
| 11 | 24' | 15' | 5' |
| 12 | 24' | 15' | 5' |
| 13 | 24' | 15' | 5' |
| 14 | 24' | 15' | 5' |
| 15 | 24' | 15' | 5' |
| 16 | 24' | 15' | 5' |

[G] - BLOCK THIRTEEN:

| LOT | FRONT | REAR | SIDE |
|-----|-------|------|------|
| 1 | 24' | 15' | 5' |
| 2 | 22' | 15' | 5' |
| 3 | 20' | 15' | 5' |
| 4 | 20' | 15' | 5' |
| 5 | 22' | 15' | 5' |
| 6 | 20' | 15' | 5' |
| 7 | 20' | 15' | 5' |
| 8 | 20' | 15' | 5' |
| 9 | 22' | 15' | 5' |
| 10 | 22' | 15' | 5' |
| 11 | 20' | 15' | 5' |
| 12 | 20' | 15' | 5' |
| 13 | 22' | 15' | 5' |
| 14 | 20' | 15' | 5' |
| 15 | 22' | 15' | 5' |
| 16 | 22' | 15' | 5' |

[H] - BLOCK SEVEN:

| LOT | FRONT | REAR | SIDE |
|-----|-------|------|------|
| 1 | 20' | 15' | 5' |
| 2 | 22' | 15' | 5' |
| 3 | 20' | 15' | 5' |
| 4 | 22' | 15' | 5' |
| 5 | 20' | 15' | 5' |
| 6 | 22' | 15' | 5' |
| 7 | 20' | 15' | 5' |
| 8 | 20' | 15' | 5' |
| 9 | 22' | 15' | 5' |
| 10 | 22' | 15' | 5' |
| 11 | 20' | 15' | 5' |
| 12 | 20' | 15' | 5' |
| 13 | 22' | 15' | 5' |
| 14 | 20' | 15' | 5' |
| 15 | 22' | 15' | 5' |
| 16 | 22' | 15' | 5' |

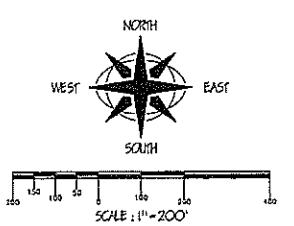
[I] - BLOCK EIGHT:

| LOT | FRONT | REAR | SIDE |
|-----|-------|------|------|
| 1 | 20' | 15' | 5' |
| 2 | 20' | 15' | 5' |
| 3 | 22' | 15' | 5' |
| 4 | 22' | 15' | 5' |
| 5 | 20' | 15' | 5' |
| 6 | 20' | 15' | 5' |
| 7 | 20' | 15' | 5' |
| 8 | 20' | 15' | 5' |
| 9 | 22' | 15' | 5' |
| 10 | 22' | 15' | 5' |
| 11 | 20' | 15' | 5' |
| 12 | 20' | 15' | 5' |
| 13 | 20' | 15' | 5' |
| 14 | 20' | 15' | 5' |
| 15 | 22' | 15' | 5' |
| 16 | 22' | 15' | 5' |

* indicates Lots with
"Special" sides and
rear setbacks

NOTES:

1. Corner lots shall have a 15' side yard setback to adjacent streets.
2. Setback dimensions shown on this table do not reflect the existence of easement lines. The greater of the dimensions (setback dimension vs. easement dimension) shall govern.
3. Sideyard setbacks are listed as only 5 feet as a minimum only. The standard ratio of 1' setback for every 3' of building height shall be the "default" side setback rule used, with the 5' minimum side setback requirement used for structures less than 15 feet in height.



OVERALL SITE / KEY MAP / SETBACK MATRIX

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 from the date of the certification shown herein.



City of Loveland

Community & Strategic Planning

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Memorandum

To: Loveland Planning Commission

From: Karl Barton

Date: July 16, 2015

RE: Create Loveland Public Draft Hard Copy

For our August 10th study session, there are two goals:

1. Obtain closure on the comments and responses in the three tables as described in the staff memo. If you do not have any further comments, we will consider them ready to be integrated into the draft Plan.
2. Take new comments on any portion of the Plan.

I will go through the meeting by addressing the tables one at a time. For each, if there are no comments we will move on. Please read through the tables prior to the meeting and be prepared to discuss your comments.

For the second goal, please look through the plan, keeping in mind that the most important chapters are 2 and 3.

If, during your review prior to the meeting, you come up with any questions please let me know. Also, if you can provide me with a heads up of the topics you want to discuss, that would be helpful too.