



## **LOVELAND PLANNING COMMISSION MEETING AGENDA**

**Monday, August 10, 2015  
500 E. 3<sup>rd</sup> 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 27<sup>th</sup> agenda preview:
  - Great Western 3<sup>rd</sup> 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 1<sup>st</sup> Subdivision: Preliminary Plat Extension (10 minutes)**

This request requires quasi-judicial review by the Planning Commission to consider extension of the Lee Farm 1<sup>st</sup> 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 ¼ 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 1<sup>st</sup> 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 1<sup>st</sup> 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 42<sup>nd</sup>. 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**

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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 10<sup>th</sup> was provided to the commissioners prior to the meeting. The original study session material was distributed prior to the July 13<sup>th</sup> 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 30<sup>th</sup> 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 6<sup>th</sup>.
3. **Mr. Paulsen** updated the commissioners on several agenda items scheduled for the August 10<sup>th</sup> and August 24<sup>th</sup> 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 disclose 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 14<sup>th</sup> 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 14<sup>th</sup> 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.

#### **COMMISSIONER 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 14<sup>th</sup> 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 3<sup>rd</sup> 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, citing 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.**

#### **COMMISSIONER 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 10<sup>th</sup> 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 barbeque 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.**

#### **COMMISSIONER 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 Crescibene, 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.

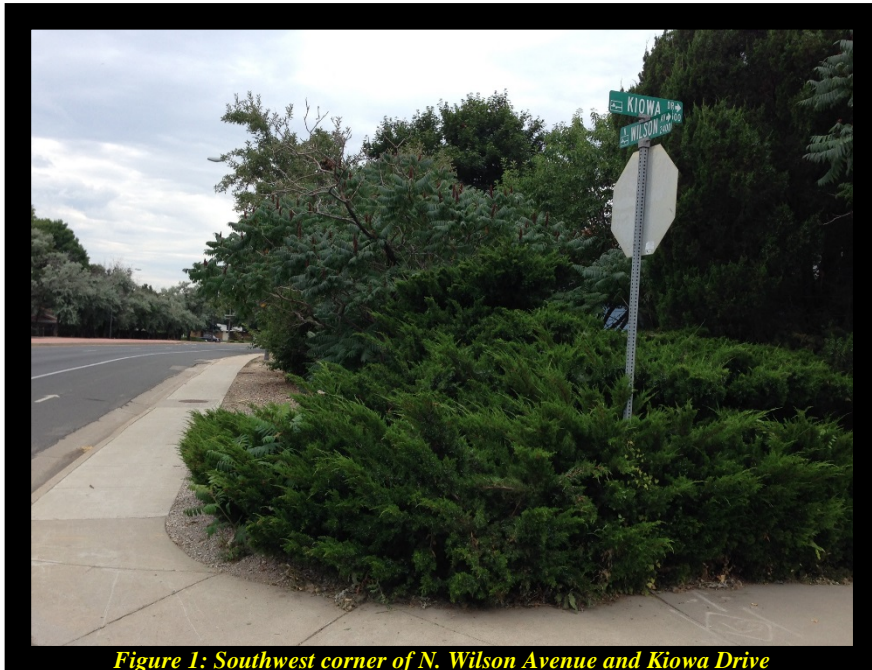
#### N. Wilson Avenue Traffic Speed Concerns

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



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

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.

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](mailto: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 28<sup>th</sup>, 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







**DEVELOPMENT SERVICES**  
**Current Planning**

500 East Third Street, Suite 310 • Loveland, CO 80537  
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[www.cityofloveland.org](http://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

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**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. 43<sup>rd</sup> Street. This lies between Buck 1<sup>st</sup> 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 1<sup>st</sup> 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,

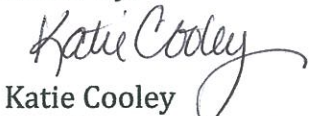
Pursuant to our meeting on 6/25/15 regarding the Lee Farm Subdivision GDP, PDP and Preliminary Plat, The True Life Companies (TTLC), plans to move forward with the planning and development of the subdivision. TTLC and its consultant team has had several meetings with City staff regarding the entitlement 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. TTLC 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  
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.

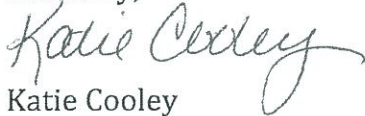
3. As discovered through market studies and through meetings with the City, we also plan to eliminate the small commercial portion of site. It was understood that commercial performs much better in a retail setting vs. in the middle of residential development.
4. Though our engineering review we have 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,

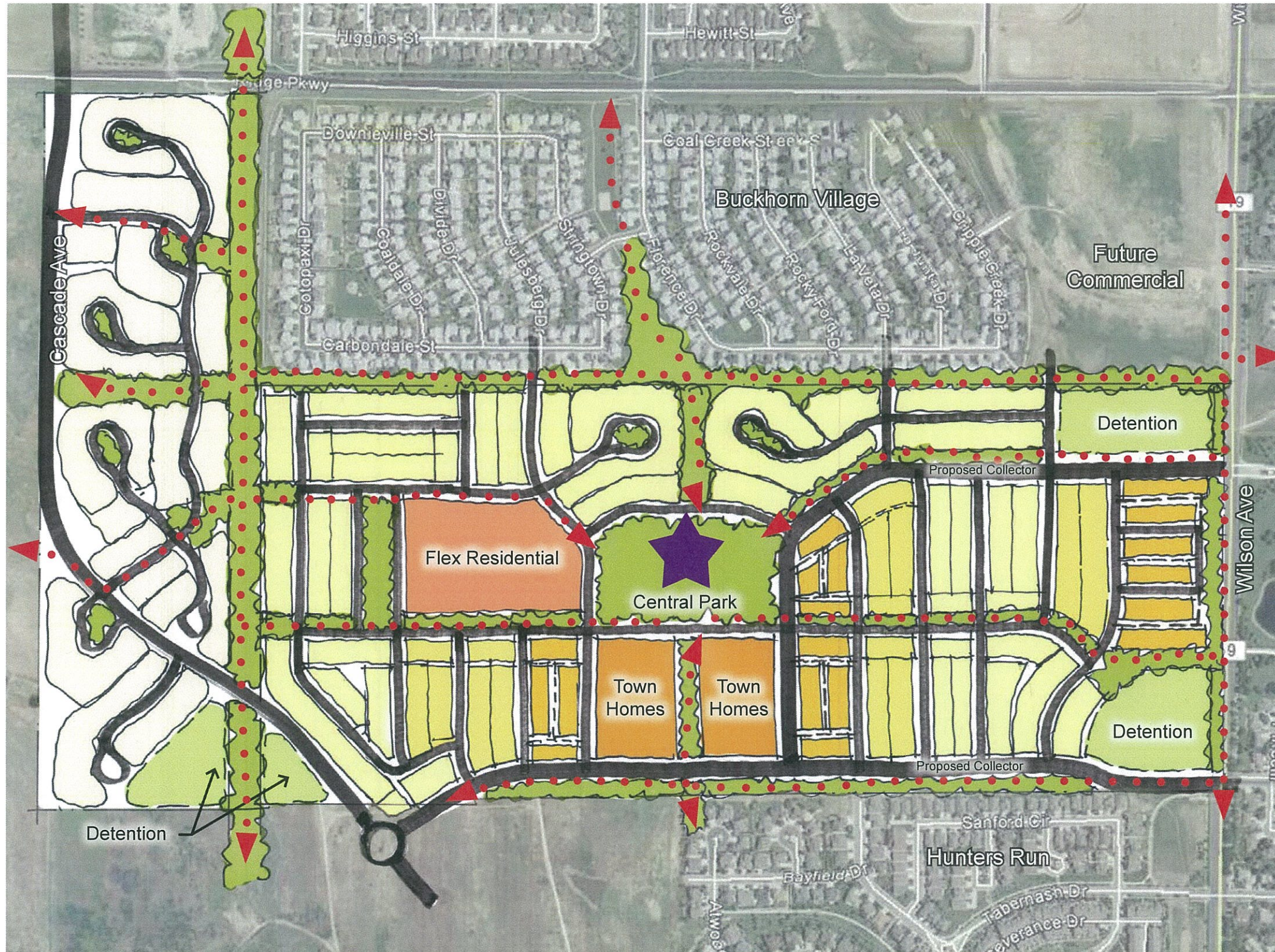


Katie Cooley  
Development Director, Project Manager



## 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

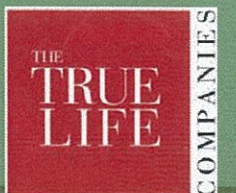
## Concept Diagram

# Lee Farm

LOVELAND, COLORADO

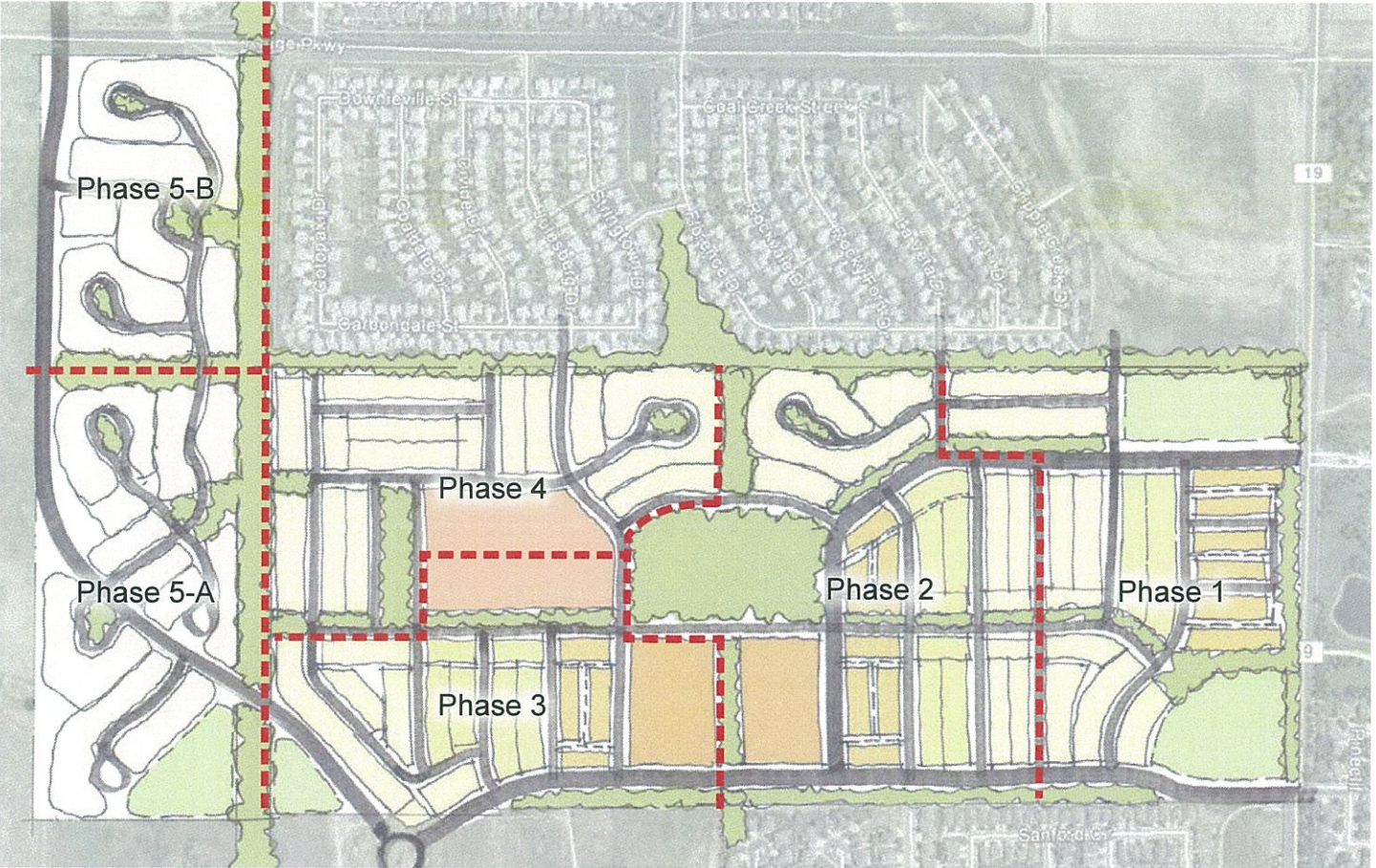


JULY 27, 2015



ATTACHMENT 2





			PHASE 1		PHASE 2		PHASE 3		PHASE 4		PHASE 5-A		PHASE 5-B		TOTAL	
	Land Use	Density (DU/AC)	Area (AC)	Units	Area (AC)	Units	Area (AC)	Units	Area (AC)	Units	Area (AC)	Units	Area (AC)	Units	Area (AC)	Units
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.

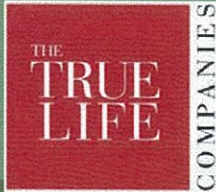


JULY 27, 2015

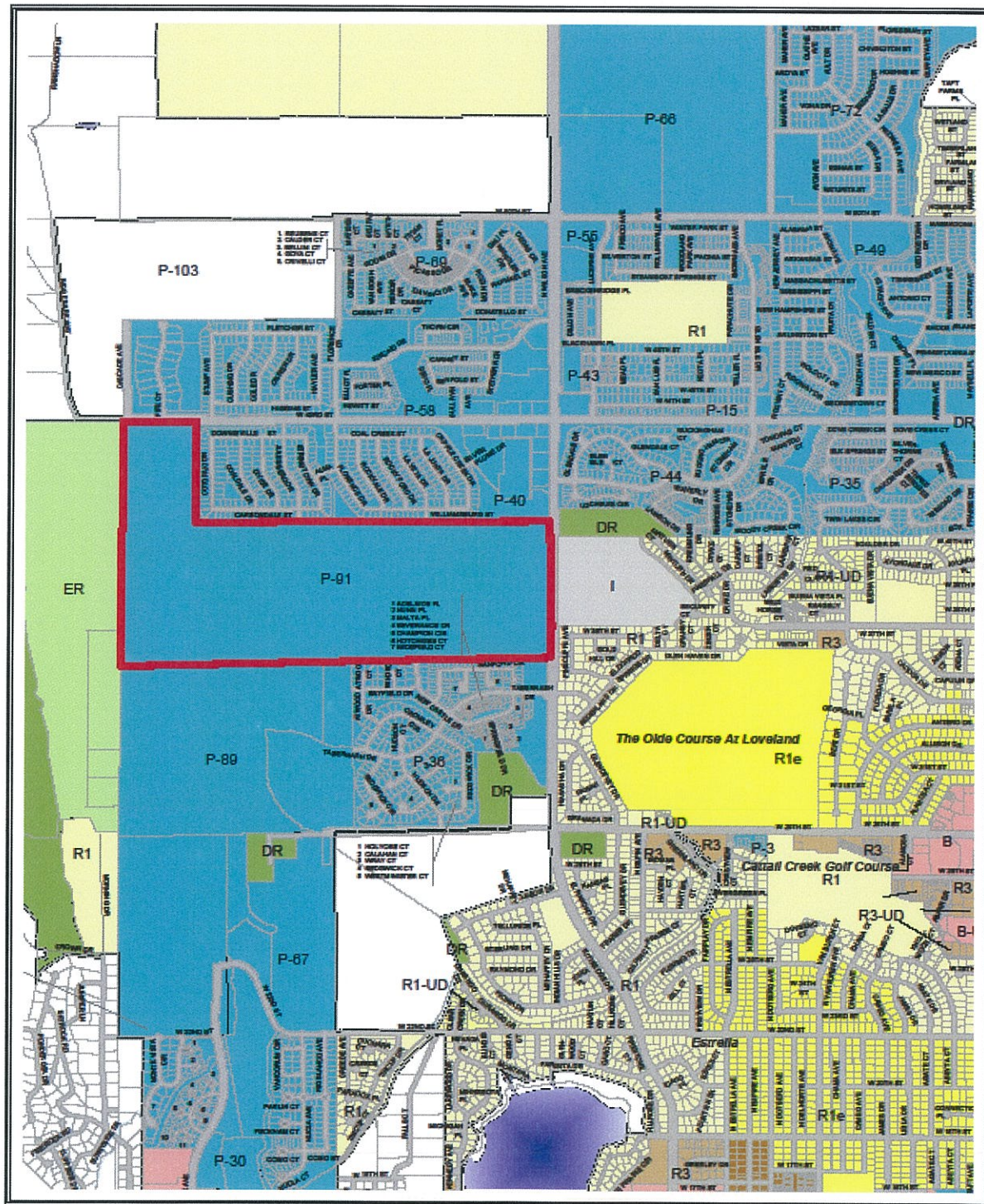
General Phasing Diagram and Site Tabulation

Lee Farm

LOVELAND, COLORADO







## LEE FARM 1st SUBDIVISION PUD VICINITY MAP

SCOTT MOYLE, CLERK  
LARAMIE COUNTY CO  
08/09/2006  
2006-0043192  
PAGES - 1 FEE \$11.00 DOC \$0.00

# LEE FARM ADDITION GENERAL DEVELOPMENT PLAN

BEING AN GENERAL DEVELOPMENT PLAN OF A PORTION OF 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 PRESENT 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 \_\_\_\_\_, and that we consent to the recordation of any information pertaining thereto.

G.A. Lee Farm, LLC  
By Elizabeth R. Johnson  
Owner Manager

STATE OF COLORADO )  
COUNTY OF Denver ) SS.  
COUNTY OF LARIMER

The foregoing instrument was acknowledged before me this 7th day of April, 2006 by Elizabeth R. Johnson as Manager of G.A. Lee Farm, LLC



Notary Public Charles H. Miller  
Address 1660 Lincoln St. Suite 2850  
Denver, CO 80264

## CERTIFICATION BLOCKS:

### Planning Certification

Approved this 11th day of May, 2006 by the Current Planning Manager of the City of Loveland, Colorado.  
[Signature]  
Current Planning Manager

### Engineering Certification

Approved this 10th day of May, 2006 by the City Engineering Division of the City of Loveland, Colorado.  
By: [Signature] Title: SE. Chris Engstrom

### Attorney Certification

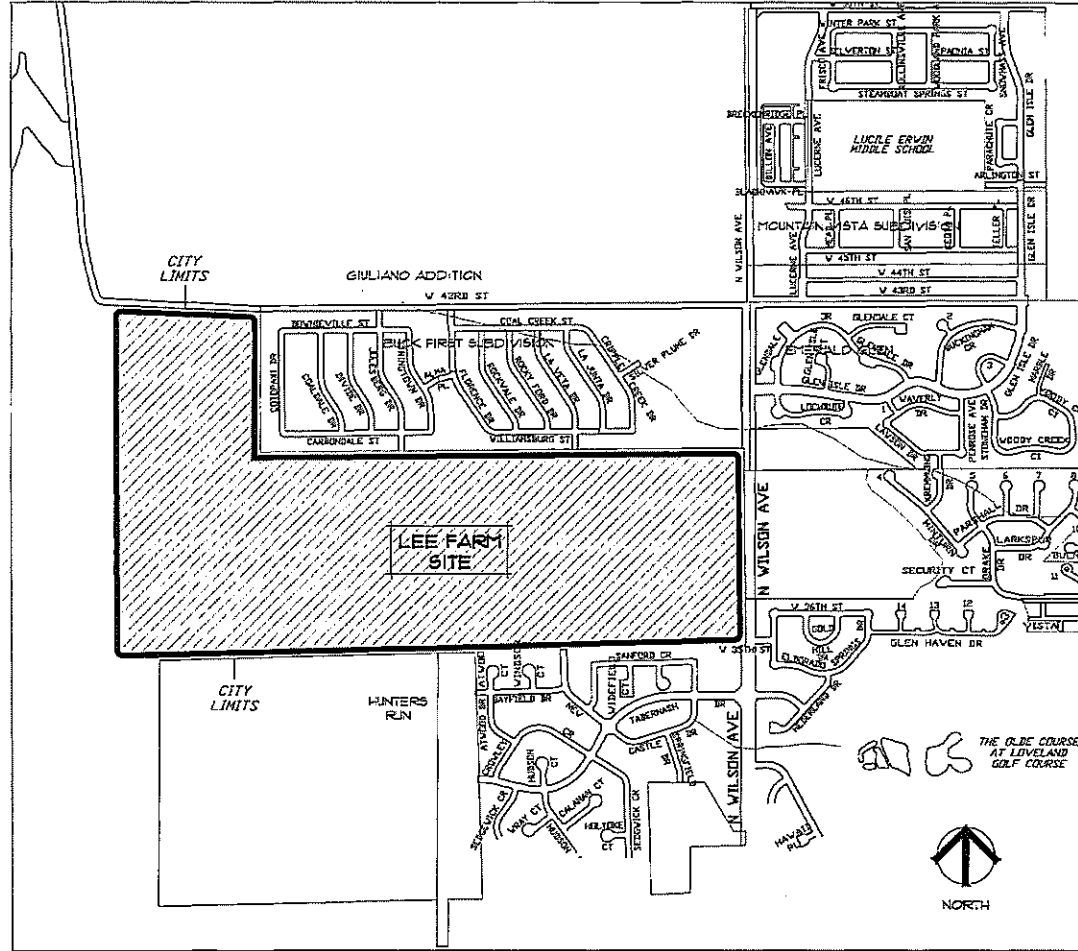
Approved this 12th day of May, 2006 by the City Attorney of the City of Loveland, Colorado.  
[Signature]  
City Attorney

### Planning Commission Certification

Approved this 12th day of MAY, 2006 by the City Planning Commission of the City of Loveland, Colorado.  
[Signature]  
Chairperson

### City Council Certification

Approved this 21st day of February, 2006 by the City Council of the City of Loveland, Colorado.  
[Signature] Mayor [Signature] Attest



VICINITY MAP NTS

## LAND USE INFORMATION TABLE:

TOTAL SITE AREA		SQUARE FEET (AREA)		ACRES (AREA)	
		10,751,116		245.8	
AREA	ACRES	PROPOSED USE	PROPOSED UNITS	MAXIMUM GROSS DENSITY	
A	72.5	CONDOS, PATIO HOMES, TWO-FAMILY AND ATTACHED SINGLE FAMILY	480	8 DWELLING UNITS/ACRE	
B1, B2, B3, B4	64.0	TOTAL DETACHED RESIDENTIAL	320	4-6 D.U./ACRE*	
C1	33.2	DETACHED RESIDENTIAL	116	3.5 D.U./ACRE	
C2	2.0	CONVENIENCE COMMERCIAL			
CC	10.0	COMMUNITY CENTER			
D1, D2	67.1	TOTAL LARGE LOT RESIDENTIAL	135	2 D.U./ACRE	
E1	0.9	OPEN SPACE, WETLANDS			
			1,051 DU TOTAL		
OVERALL GROSS DENSITY OF THE DEVELOPMENT				4.25 D.U./ACRE	

\* SEE SHEET 2 of 7

## UTILITIES/PUBLIC FACILITIES PROVIDERS:

POLICE/FIRE: City of Loveland  
SCHOOLS: Thompson School District R2-J  
PARKS & OPEN SPACE: City of Loveland  
WATER: City of Loveland  
SANITARY SEWER: City of Loveland  
ELECTRIC: City of Loveland  
NATURAL GAS: Xcel Energy  
TELEPHONE: Qwest Communications  
CABLE: Comcast Communications  
DRAINAGE: City of Loveland

## PROJECT TEAM:

OWNER/DEVELOPER: 240 PARTNERS, LLC  
c/o Robert S. Dildine  
2690 Joyce Street  
Golden, CO  
(303) 278-8736  
PLANNER: THOMAS E. KONN, AICP  
THinc  
1601 Quail Hollow Drive  
Fort Collins, CO 80525  
(970) 223-1961  
ARCHITECT/  
LANDSCAPE ARCHITECT: KENNEY & ASSOCIATES, LLC  
209 East Fourth Street  
Loveland, CO. 80537  
970-663-0548  
970-669-2384 fax  
CIVIL ENGINEER: SHEAR ENGINEERING CORPORATION  
4836 South College Avenue  
Fort Collins, CO 80525  
(970) 226-5334  
SURVEYOR: INTERMILL LAND SURVEYING  
1301 North Cleveland Avenue  
Loveland, CO 80537  
(970) 669-0516

## SHEET INDEX:

SHEET 1 COVER/SIGNATURE/VICINITY MAP  
SHEET 2 PRELIMINARY OVERALL SITE PLAN  
SHEET 3 NARRATIVE  
SHEET 4 NARRATIVE  
SHEET 5 NARRATIVE & CONCEPTS  
SHEET 6 NARRATIVE & CONCEPTS  
SHEET 7 PRELIMINARY UTILITY & GRADING PLAN

kenney & associates ARCHITECTS LLC  
LEE FARM ADDITION  
GENERAL DEVELOPMENT PLAN  
LOVELAND, COLORADO  
(970) 663-0548  
COVER/SIGNATURE  
VICINITY MAP  
sheet 1 of 7



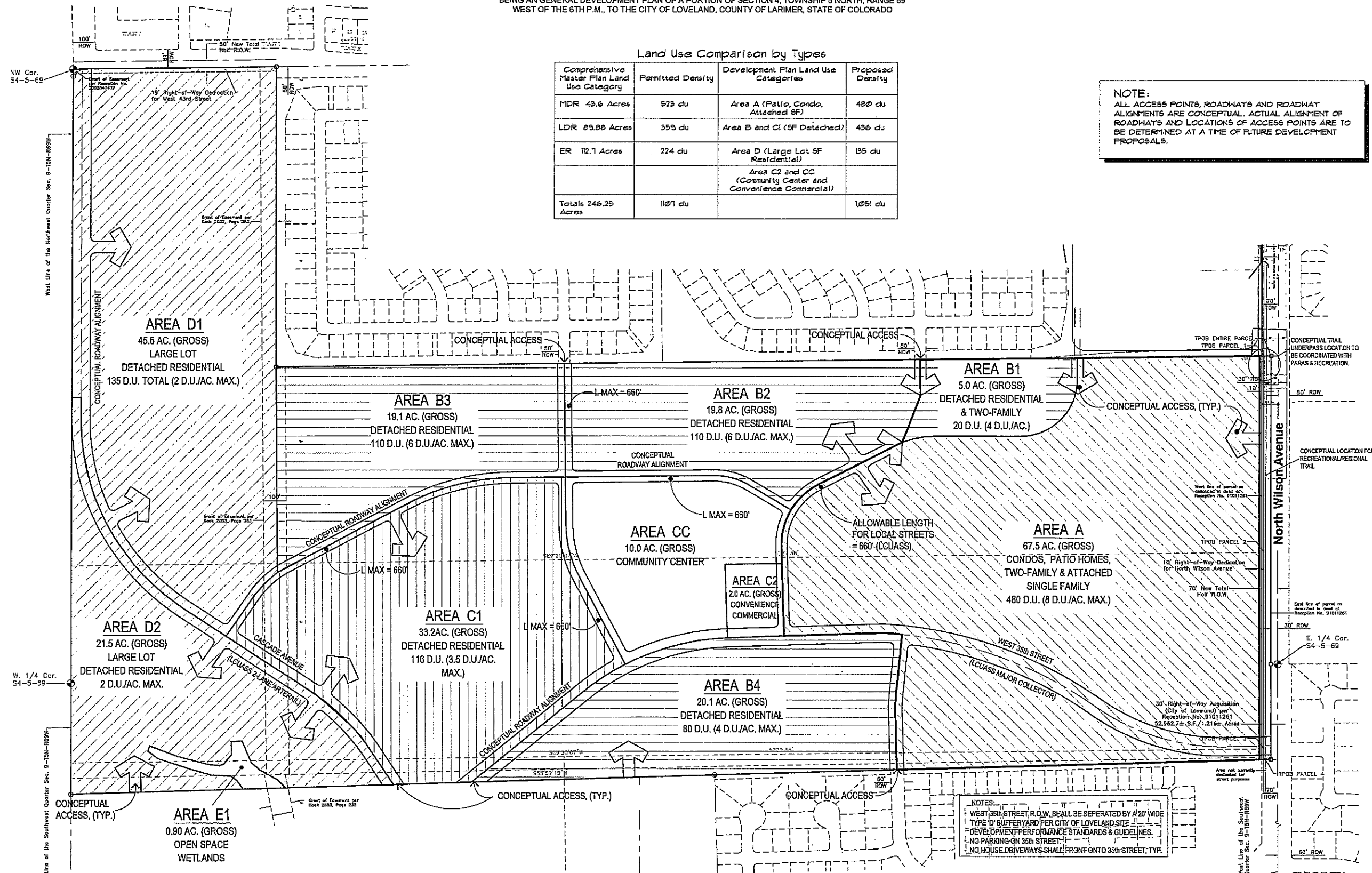
# LEE FARM ADDITION GENERAL DEVELOPMENT PLAN

BEING AN GENERAL DEVELOPMENT PLAN OF A PORTION OF SECTION 4, TOWNSHIP 5 NORTH, RANGE 69  
WEST OF THE 6TH P.M., TO THE CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO

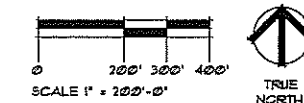
Land Use Comparison by Types

Comprehensive Master Plan Land Use Category	Permitted Density	Development Plan Land Use Categories	Proposed Density
MDR 43.6 Acres	523 du	Area A (Patio, Condo, Attached SF)	480 du
LDR 89.88 Acres	359 du	Area B and C1 (SF Detached)	436 du
ER 112.1 Acres	224 du	Area D (Large Lot SF Residential)	135 du
		Area C2 and CC (Community Center and Convenience Commercial)	
Totals 246.25 Acres	1107 du		1,051 du

NOTE:  
ALL ACCESS POINTS, ROADWAYS AND ROADWAY ALIGNMENTS ARE CONCEPTUAL. ACTUAL ALIGNMENT OF ROADWAYS AND LOCATIONS OF ACCESS POINTS ARE TO BE DETERMINED AT A TIME OF FUTURE DEVELOPMENT PROPOSALS.



PRELIMINARY OVERALL SITE PLAN



GDP RESUBMITTAL DATE APRIL 6, 2006

kenney  
associates  
ARCHITECTS LLC

LEE FARM ADDITION  
GENERAL DEVELOPMENT PLAN

PRELIMINARY  
OVERALL SITE PLAN

sheet  
2  
of 7

(970) 663-0548

LOVELAND, COLORADO

Loveland, Colorado





# 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 )  
COUNTY OF LARIMER ) SS.

The foregoing instrument was acknowledged before me this 9 day of October, 2010, by Elizabeth Johnson

Witness my hand and official seal, 9/3/2010  
My Commission expires \_\_\_\_\_  
Notary Public \_\_\_\_\_

## SIGNATURE BLOCKS:

### Planning Certification

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

Bob Paul  
Current Planning Manager

### Engineering Certification

Approved this 28<sup>th</sup> day of October, 2010 by the City Engineering Division of the City of Loveland, Colorado.

[Signature]  
City Engineer

### Attorney Certification

Approved this 15<sup>th</sup> day of November, 2010 by the City Attorney of the City of Loveland, Colorado.

[Signature]  
City Attorney

### Planning Commission Certification

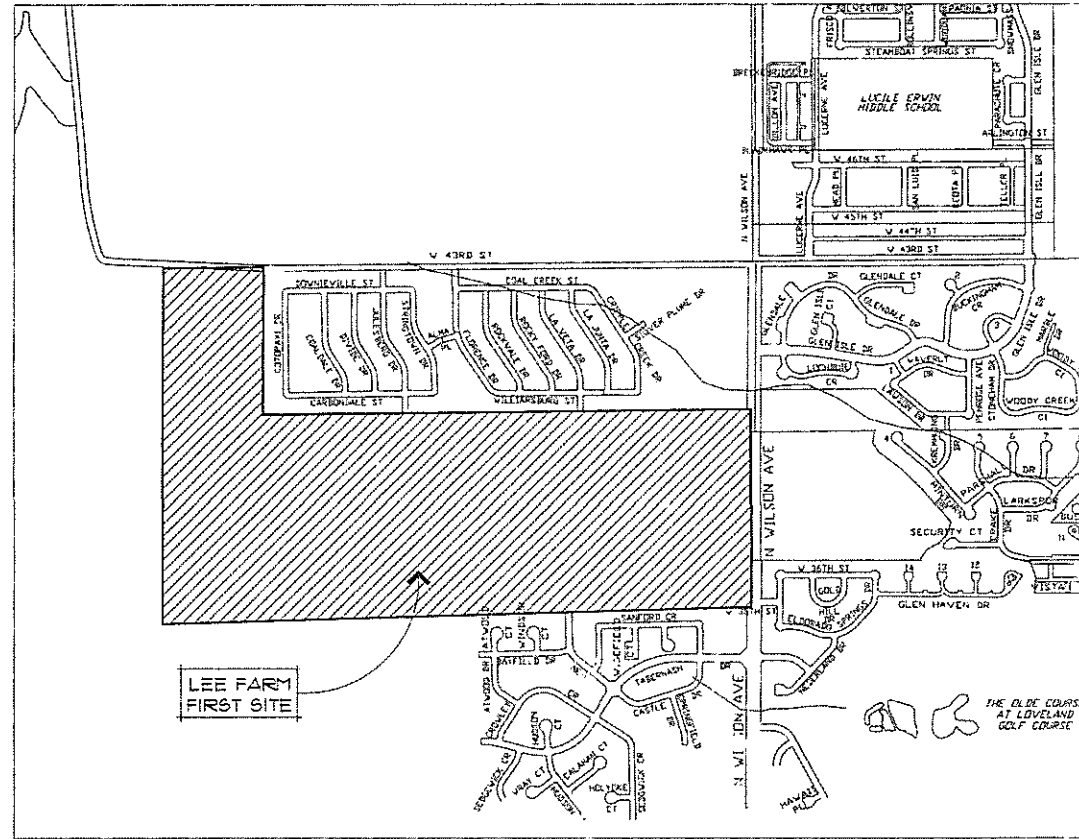
Approved this 25<sup>th</sup> day of October, 2010 by the City Planning Commission of the City of Loveland, Colorado.

[Signature]  
Chairperson

### Parks and Recreation Department

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

[Signature]  
Chairperson



VICINITY MAP NTS

### PLANNING COMMISSION CONDITIONS:

#### Current Planning:

1. No sign permits will be issued for any signs within the Tract N commercial area of the PUD until a Planned Sign Program is submitted by the Developer and approved by the City.
2. The City shall not approve any PDP or final Public Improvement Construction Plans (PICPs) for any projects that include the 100 foot wide PRPA easement until the Developer submits to the City a letter from PRPA confirming their approval of the proposed landscape and other open space improvements within said tract.
3. Before issuance of any applicable Certificate of Occupancy by the City for the townhomes or condominiums, the Developer shall ensure that all parking, access, drive lanes and related access drives from streets are paved, striped and signed in compliance with the approved plans.
4. The subdivision perimeter fencing along the north side of the development needs to be of a consistent type and of appropriate materials and submitted as part of the Final Development Plan.

#### Transportation Engineering:

1. Prior to the issuance of any building permits within this preliminary development plan (PDP), unless otherwise approved by the Director pursuant to the provisions in Section 16.40.010 of the Loveland Municipal Code, the following improvements shall be designed and constructed by the Developer, unless designed and constructed by others: A cash-on-hand payment, or financial security, may be accepted for all or part of these improvements if approved in writing by the City Engineer.
2. The four-lane arterial roadway improvements for Cascade Avenue adjacent to the PDP boundary, including sidewalks, as shown on the approved Final Public Improvement Construction Plans.
3. The Channelized round median configuration in Wilson Avenue restricting left-turns at the proposed right-of-way access while allowing full movement across at the existing Woodward/Glenview Avenue, as shown on the approved Final Public Improvement Construction Plans.
4. The major collector roadway improvements for Cascade Avenue and 15th Street within the property as shown on the approved Final Public Improvement Construction Plans.
5. The intersection improvements to Wilson Avenue and 15th Street as shown on the approved Final Public Improvement Construction Plans.
6. The necessary traffic signal modifications at 15th Street and Wilson Avenue as deemed necessary by the City.
7. The southbound right-turn lane on Wilson Avenue approaching 15th Street.
8. The southbound right-turn lane on Wilson Avenue approaching the proposed right-turn with access.
9. The roundabout at the intersection of Cascade Avenue and 15th Street (if not already constructed by others).
10. Notwithstanding any information presented in the preliminary development plan (PDP) or accompanying preliminary plan and preliminary construction plan documents (text or graphical depictions), all public street improvements shall conform to the Larimer County Urban Area Street Standards (LCAUSS) as amended, unless specific variances are requested and approved in writing.
11. The Developer shall acquire, at no cost to the City, any off-trail right-of-way deemed necessary by the City for mitigation improvements associated with this development.
12. Prior to approval of the Final Development Plan (PDP) or final construction plans, a traffic signal plan must be submitted for review and approval by the City for the necessary traffic signal and facilities at 15th Street and Wilson Avenue.
13. The Developer shall obtain a Right-of-Way Objection Permit from the City for any proposed project within a public right-of-way prior to the signing of the PDP or final Public Improvement Construction Plans.
14. All gates within this PDP shall remain permanently open unless otherwise specifically approved by Loveland City Council.
15. The following gate shall be placed on the lower sheet of the final plan: "Final Streets within this subdivision are listed as Private. These roads in the City of Loveland, Colorado, and Lee Central Plan, meaning that some removal services are not subject to extreme circumstances. Privately contracted snow removal services are strongly recommended and are permitted when in accordance with the provisions of Section 12.16.240 of the Loveland City Code."

#### Fire:

1. All garage areas shall have their detectors installed. Only garages protected by an automatic fire sprinkler system shall not require heat detectors.
2. No storage of flammable liquids, oil, gas, or other materials shall be allowed to encroach or be constructed in the underpass easements (temporary or permanent) without the Parks and Recreation Director's approval. Any landscaping proposed in Tract A may not be planted until after construction of the underpass. Funds shall be expended to complete the landscaping of the underpass as not constructed prior to the completion of Tract A. See the plat dedication statements for any exceptions or exclusions to this condition.
3. The sidewalk along Wilson, north of Iron City Drive may need to be installed with the construction of the underpass. Funds for the full 10 foot wide sidewalk shall be expended if the City determines this to be best for the underpass project. This condition shall be finalized before the final plat is signed and approved by the City. A temporary 5 wide sidewalk may be required if the permanent sidewalk is not installed.

#### Parks and Recreation:

1. No drainage pipes, systems, utilities, signage, landscaping or irrigation shall be allowed to encroach or be constructed in the underpass easements (temporary or permanent) without the Parks and Recreation Director's approval. Any landscaping proposed in Tract A may not be planted until after construction of the underpass. Funds shall be expended to complete the landscaping of the underpass as not constructed prior to the completion of Tract A. See the plat dedication statements for any exceptions or exclusions to this condition.
2. The sidewalk along Wilson, north of Iron City Drive may need to be installed with the construction of the underpass. Funds for the full 10 foot wide sidewalk shall be expended if the City determines this to be best for the underpass project. This condition shall be finalized before the final plat is signed and approved by the City. A temporary 5 wide sidewalk may be required if the permanent sidewalk is not installed.
3. Water/Wastewater:
4. Unless constructed by others, the Developer shall design and construct the following public improvements prior to the issuance of any building permits: a. Public water infrastructure as illustrated in the Public Improvement Construction Plans (PICPs) for a proposed 15th Subdivision, aka Tractor Run West Tract 1 (UPC2).
5. Unless constructed by others, the Developer shall complete the design and construct the improvements to expand the 20th Street Water Booster Station in order to provide water to any property within the Boosted Pressure Zone 2 (UPC2).
6. Stormwater:
7. Prior to approval of a Final Development Plan and Final Plan, the Developer shall provide the Loveland Stormwater Utility with a final drainage design for Cascade Avenue which complies with the major storm allowable flow depth of 0.75 feet as required by our criteria for a major collector street classification.

## UTILITIES/PUBLIC FACILITIES PROVIDERS:

POLICE/FIRE:	City of Loveland
SCHOOLS:	Thompson School District R2-J
PARKS & OPEN SPACE:	City of Loveland
WATER:	City of Loveland
SANITARY SEWER:	City of Loveland
ELECTRIC:	City of Loveland
NATURAL GAS:	Xcel Energy
TELEPHONE:	Qwest Communications
CABLE:	Comcast Communications
DRAINAGE:	City of Loveland

## PROJECT TEAM:

OWNER/DEVELOPER:	G.A. LEE FARM, LLC Attn: Joe Quinn
LANDSCAPE ARCHITECT:	KENNEY & ASSOCIATES, Inc. Attn: Jarvis Foschick 209 East Fourth Street Loveland, CO. 80537 (970) 663-0548
CIVIL ENGINEER:	SHEAR ENGINEERING CORPORATION Attn: Brian Shear, P.E. 4836 South College Avenue Fort Collins, CO. 80525 (970) 226-5334
LAND SURVEYOR:	INTERMILL LAND SURVEYING Attn: Rob Persichitte, PLS 1301 North Cleveland Avenue Loveland, CO. 80537 (970) 669-0516
TRAFFIC ENGINEER:	DELICH & ASSOCIATES Attn: Matt Delich, PE 2272 Glen Haven Drive Loveland, CO. 80538 (970) 669-2061

## SHEET INDEX:

SHEET 1	COVER/SIGNATURE/VICINITY MAP
SHEET 2	LAND USE TABLE
SHEET 3	PDP NARRATIVE
SHEET 4	PRELIMINARY OVERALL SHEET KEY & DETAILS
SHEET 5	PRELIMINARY SETBACK MATRIX & PLANT SCHEDULE
SHEET 6	PRELIMINARY FENCE & BUFFERYARD PLAN
SHEET 7	PRELIMINARY GROUND COVER PLAN
SHEET 8	PRELIMINARY COMMUNITY CENTER LANDSCAPE PLAN
SHEET 9	PRELIMINARY CONDOMINIUM & SINGLE FAMILY ATTACHED LANDSCAPE PLAN
SHEET 10-17	PRELIMINARY LANDSCAPE PLAN ENLARGEMENTS
SHEET 18	PRELIMINARY SINGLE FAMILY RESIDENTIAL ELEVATIONS
SHEET 19	PRELIMINARY PATIO HOMES ELEVATIONS
SHEET 20	PRELIMINARY CONDOMINIUM ELEVATIONS
SHEET 21	PRELIMINARY TWO-FAMILY, SINGLE FAMILY ATTACHED & COMMERCIAL ELEVATIONS
SHEET 22	PRELIMINARY COMMUNITY CENTER & POOL HOUSE ELEVATIONS
SHEET 23	TYPICAL STREET SECTIONS
SHEET 24 & 25	PRELIMINARY SIGN CHARACTER DESIGN
SHEET 26	LANDSCAPE PLANTING DETAILS
SHEET 27	TYPICAL BUFFERYARD PLANTING STRATEGIES
SHEET 28	CUL-DE-SAC & ROUNDABOUT PLANTING STRATEGIES
SHEET 29	SINGLE FAMILY ATTACHED AND CONDOMINIUM PLANTING STRATEGIES
SHEET 30	PRELIMINARY LANDSCAPE PLAN ALONG WILSON AVENUE

COVER/SIGNATURE  
VICINITY MAP

DATE: 10/28/2010  
DRAWN: JEFF ZIEGLER  
CHECKED: JEFF ZIEGLER  
JOB NO. 09-2010

Kenney & Associates  
ARCHITECTS INC.

LEE FARM FIRST SUBDIVISION  
PRELIMINARY DEVELOPMENT PLAN

COLORADO  
LOVELAND • Colorado

sheet 1

(970) 663-0548

## GDP AREA EXHIBIT REFERENCE KEY

designed and constructed by others. A cash-in-lieu payment may be accepted for all or part of the improvements, if approved by the City Engineer. The timing and detailed scope of these improvements will be determined through review and approval of the site specific development plans.

1. Five all-weather, undergrounds of three units or more, electrical meters will be located centrally on or near the building, and the developer or his representative will be responsible for obtaining and maintaining the underground electric service to the meter per the National Electric Code. If Water and Power requirements for location of meters and other electrical equipment, shall be met by the utilities. Town homes, the Town homes will have individual services and meters per City code.
2. One foot rear lot utility easements and five foot side lot utility easements for community are required for the installation of cable and telephone utilities. Joint trench with electric is not allowed in residential areas. Townhouse front lot utility easements are required on all lots.

8 Cascade Avenue shall be designed and constructed to the TCUASS 2-line arterial roadway standards within this GDDP unless otherwise modified on the adopted Transportation Plan.

- 1 The Developer shall execute an agreement, with the City, stipulating responsibilities of cost sharing, timing, construction, design and other matters related to water booster station and infrastructure requirements which facilitate adequate service to areas of the proposed P.D.P. within W124. The agreement shall be executed and finalized prior to approval of the final EIR and Final Development Plan.

### Current Planning

1. The Developer will provide detention pond preliminary and final designs such that the detention ponds will collect and store dry-weather stormwater runoff from the subdivision and release the detained storm water runoff at the 2-year rate in accordance with City of Loveland criteria found within UMDOT Volume 2 Table 501-1.
2. The Developer shall provide on the preliminary and final plans wording associated with the existing City of Loveland Regional Detention Pond Agreement such that the agreement with the Lovi Family Foundation "To be added to the City of Loveland." (attached by this Plan and drainage infrastructure with the Regional Detention Pond) shall be maintained by the City.

1. Within Area A, a minimum of 15.0 acres shall be developed as a land use other than single family detached dwellings and as otherwise permitted in Area A unless the applicant demonstrates, and the Current Planning Manager concurs, that at time of PDP there is not a sufficient market for such other land use.

4. All garage areas shall have heat detectors installed. Only garages protected by an automatic fire sprinkler system do not require heat detection.

2. Staggered setbacks shall be incorporated within the single-family areas. A setback matrix shall be included in the preliminary development plan submittals that contain single family uses.

- i. The developer shall dedicate a minimum 30' wide pedestrian easement for the Recreation Trail prior to FDP approval. Final easement size and location will be determined at time of FDP. If the trail can be located in the public ROW, the total width of the easement may be reduced, as determined by the Parks and Recreation department.

2. Staggered setbacks shall be incorporated within the single-family areas. A setback matrix shall be included in the preliminary development plan submittals that contain single family uses.

3. Garages for paired residential units shall not extend more than 12 feet beyond the front of the facade of the living portion of the dwelling.

- 4 All lots along local streets shall have on tree and corner lots shall have on tree per street frontage planted prior to the issuance of a certificate of occupancy.

5. Any application for any preliminary development plan in which a wetland is located shall not be considered complete by the City unless the application includes correspondence with or a copy of any permit required by the Army Corps of Engineers for disturbance of a wetland.

6. No preliminary development plan in which wetlands are located shall be approved unless the applicant demonstrates that the existing wetlands will be preserved in a condition similar to its present state. To preserve the wetlands, the applicant shall submit a report detailing potential impacts of the development on the wetlands and include mitigation measures to address these impacts. At a minimum, the report shall address the post-development water regime of the wetlands and buffering proposed for water quality and wildlife habitat around the wetlands.

7. No preliminary development plan in which wetlands are located shall be approved unless the applicant demonstrates that there is no net loss in the extent to which the existing wetlands with the Lee Farm Addition would retain the quantity and quality of storm water runoff prior to being discharged.

- Any application for a preliminary development plan within Area E (wetland area) shall include a complete updated Environmentally Sensitive Area Report by a qualified professional. No development shall be approved in areas identified in said reports as wetland or otherwise environmentally sensitive or buffer areas recommended in said report.

9. No private lots shall extend into existing or developed wetlands or other environmentally sensitive areas or within the buffers established as part of the mitigation and protection of these wetlands and other environmentally sensitive areas.

- 10 Garage doors for single-family detached dwellings shall not comprise more than 40% of the ground floor street-facing linear building frontage. Single-family dwellings on lots less than 85 feet wide, measured at the front building setback, shall not be permitted a garage where garage doors for more than two (2) cars are visible as part of the building elevation facing any adjacent street.

- 11 On lots with less than 65 feet of frontage on a public street, garage doors that are visible as part of the front building elevations shall be recessed behind either the front facade of the living portion of the dwelling, or a covered porch by at least four feet. Covered porches referred to herein shall measure at least eight feet across the front of the building by six feet deep.

12. **Buffer yards.** The Developer shall install all curb-side buffer yards, common open space, private walks and/or paths and other open space and/or private park amenities, including all fences and/or walls located in, or along the edge

- 13 All areas shown as irrigated turf in the approved landscape plan shall be landscaped using drought tolerant species. All components of irrigation systems, except for sprinkler heads and control boxes, shall be buried at sufficient depth below ground surface to insure that normal open space maintenance measures will not damage the irrigation system.

- 1.4 A Type D landscape buffer yard shall be installed by the developer for all double frontage residential lots in the development. For purposes of meeting this requirement, the street trees for said buffer yards may be placed at spacing no greater than thirty-five feet on center and the buffer yard shall be a minimum width of 20 feet.

- 15 The Developer shall plant the tree known along both sides of all new arterial or collector streets with street trees and wind. The trees in the tree lawn shall be considered as a part of the required buffer in 14 above. These trees shall be planted at 10-40 feet regular spacing except to allow for necessary driveways. Permanent irrigation shall be included in this installation to insure the health and vitality of the soil and trees. The soil and street trees shall be planted before issuance of the first building permits in any given construction phase, unless adequate financial security has been filed by the developer with the City's

16. All private walks and/or paths and other open space and/or private park amenities shall be installed by the developer before issuance of the first building permit in that construction phase, unless adequate financial security is filed with the City.

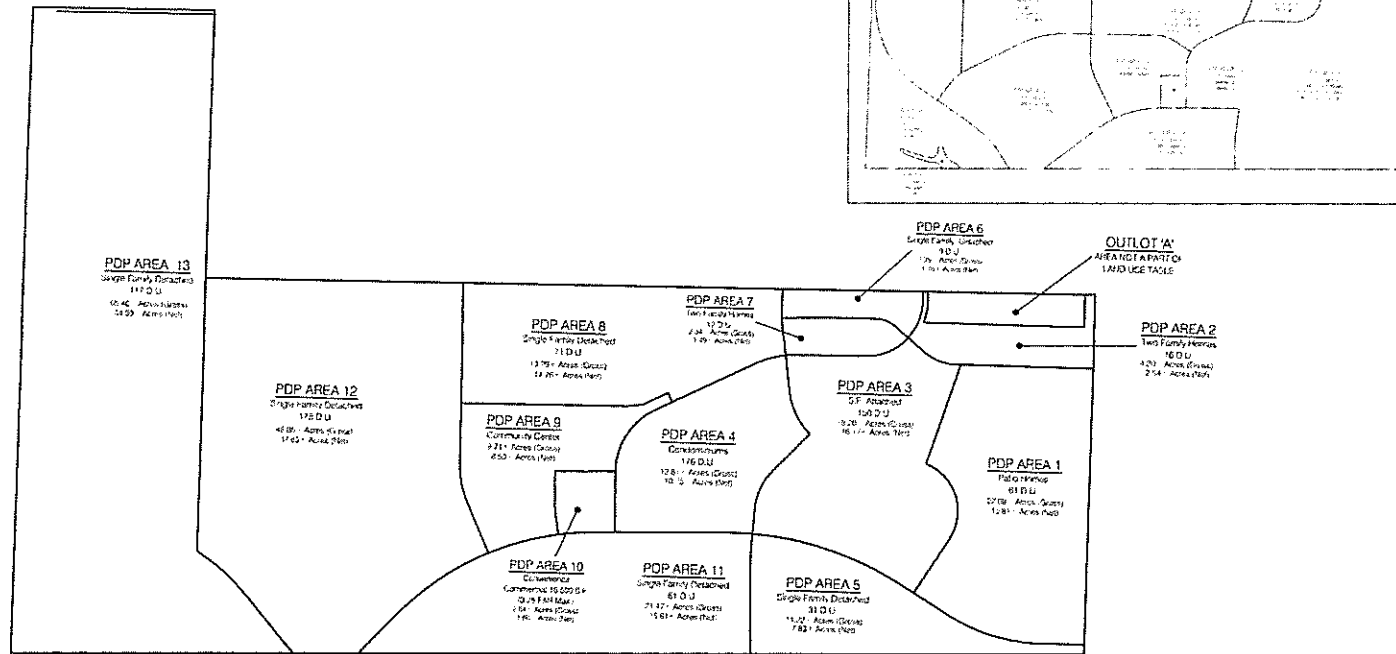
- 17 Erosion control fence. Before any grading or other disturbance to any portion of the land within Lee Farm, a temporary 4 foot mesh fence and erosion control fence, or a continuous anchored hay bale fence, shall be installed by the Developer. For those areas for which modification and/or enhancements are expressly approved by the City and/or ACHF, the fence shall be installed by the Developer after completion of all approved modifications and/or enhancements.

18. **Solid fences.** Solid material fences, as defined in Chapter 18.48 of the Municipal Code, as amended, shall not be allowed in the front yard of any residential lot. No solid material fences shall be installed on any lot closer to any street than about the side of said lot than the minimum side yard setback on the lot.

19. **Open space landscaping.** Developer shall ensure that the owner(s) of the common open spaces shall maintain all landscape or other improvements approved by the City in good condition at all times. Maintenance shall include, but not be limited to: appropriate irrigation, replacement of dead or dying plants, regular repair and flushing of irrigation

20. Lots on the southern side of Lee Farm that abut either the Vanguard Farmco 9<sup>th</sup> or Vanguard Farmco 13<sup>th</sup> Subdivisions shall be substantially the same size as the lots within Vanguard Farmco 9<sup>th</sup> and Vanguard Farmco 13<sup>th</sup> near to staff survey.

21. Lots that abut the Huck Addition within the bubble B-1 shall be single family detached units.



LAND USE PLAN

N.T.S.

## LAND USE INFORMATION TABLE:


GDP Area	PDP Area	Use	Blocks, Lots and Tracts Included	Gross Area (Acres)	Net Area (Acres) Does not include ROW	Density / FAR D.U. / AC Gross / Net	Open Space (Acres) (% of net)	Units
A	1	Patio Home	Block 1, 2, 3 Tract P, Q, R, S	22.08 ± Ac	15.81 ± Ac.	2.8 / 3.9	6.72 ± Ac. 43%	61
	2	Two Family Homes	Block 4 Tract A, B, C, RR	4.20 ± Ac.	2.54 ± Ac.	3.8 / 6.3	1.19 ± Ac. 47%	16
	3	Single Family Attached	Tract K, L	19.20 ± Ac	16.17 ± Ac	7.8 / 9.3	5.36 ± Ac. 38%	150
	4	Condominiums	Tract J	12.81 ± Ac	10.75 ± Ac.	13.7 / 16.4	3.90 ± Ac. 36%	176
	5	Single Family Detached	Block 22 & 23 Tract T, U	11.22 ± Ac.	7.83 ± Ac.	2.8 / 4.0	3.08 ± Ac. 41%	31
B1	6	Single Family Detached	Block 6 Tract D	2.35 ± Ac	1.76 ± Ac	3.8 / 5.1	0.10 ± Ac. 6%	9
	7	Two Family Homes	Block 5 Tract E	2.34 ± Ac	1.49 ± Ac	5.1 / 8.1	0.30 ± Ac. 20%	12
B2	8	Single Family Detached	Block 7, 8, 9, 10 Tract F, G, H	19.29 ± Ac.	14.76 ± Ac.	3.7 / 4.8	2.35 ± Ac. 16%	71
CC	9	Community Center	Tract M	9.71 ± Ac	8.50 ± Ac	0.25 FAR Max	8.50 ± Ac 100%	
C2	10	Convenience Commercial	Tract N	2.04 ± Ac	1.6 ± Ac	0.25 FAR Max	20% Min	
B4	11	Single Family Detached	Block 17, 18, 19, 20, 21 Tract V, W, X, Y	21.47 ± Ac	15.61 ± Ac	2.8 / 3.9	1.78 ± Ac 41%	61
B3, C1	12	Single Family Detached	Block 11, 12, 13, 14, 15, 16 & 17 Tract Z, AA, BB, CC, DD, EE, FF, GG & E1/2 of HH	48.86 ± Ac	37.83 ± Ac	3.6 / 4.7	7.73 ± Ac 20%	178
D1, D2, E1	13	Single Family Detached (Estate or Large Lot)	Block 24, 25, 26 & 27 Tract JJ, LL, MM, QQ, PP & W1/2 of GG	68.46 ± Ac.	54.94 ± Ac	1.7 / 2.1	21.26 ± Ac. 39%	117
Total				244.03 ± Ac *	169.59 ± Acres	3.6 / 4.7	63.25 Acres (33% of net)	882 units

\*Does not include Outlet A

**LOT SIZES:**

Two Family Units	Minimum Lot Size:	3,547 sq ft
	Maximum Lot Size:	5,056 sq ft
	Average Lot:	3,987 sq ft
Single Family Residential Lots	Minimum Lot Size:	4,660 sq ft
	Maximum Lot Size:	23,690 sq ft
	Average Lot:	7,630 sq ft
Single Family Residential (Estate Lots)	Minimum Lot Size:	9,070 sq ft
	Maximum Lot Size:	23,085 sq ft
	Average Lot:	12,521 sq ft

GDP Areas A and B1 Allowed Units = 500; PDP Actual Units = 455 (Areas 1-7)  
GDP Areas B2, B3, B4 and C1 allowed Units = 436; PDP Actual Units = 310 (Areas 8, 11, 12)  
GDP Areas D1 and D2 Allowed Units = 135; PDP Proposed Units = 117 (Area 13)


 06-05-08 City Comments  
 06-31-08 City Comments  
 05-22-08 City Comments  
 06-08-08 City Comments  
 (970) 663-0548

kenney  
associates  
ARCHITECTS INC

LEE FARM FIRST SUBDIVISION  
PRELIMINARY DEVELOPMENT PLAN  
LOVELAND COLORADO

...ado

**LAND USE INFORMATION**  
**TABLE**  
and. Colorado

DRUGS  
COUNCIL  
OF  
INDIA  
NEW DELHI

sheet  
**2**

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'	Provided
Canopy	4	459
Tree	4	1015
Evergreens	3	543
Shrubs	36	4337
Total	47.0	5755

Preliminary Bufferyard Schedule

Canopy Tree Used in Type D' Bufferyards

- 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
- 33 Acer rubrum Red Sunset
- 40 Acer saccharum

Ornamental Trees used in Type D' Bufferyards

- 65 Crataegus crusgalli
- 62 Crataegus ambigua
- 57 Crataegus phaeopyrum
- 62 Crataegus white Winter King
- 121 Acer grandidentatum
- 112 Acer glabrum
- 108 Acer falsum
- 120 Quercus garbinea
- 26 Populus tremuloides 7' Caliper (Single Stem)
- 46 Populus tremuloides 1' Caliper (Multi-Stem)
- 226 Populus tremuloides 5 gallon container

Evergreen Trees Used in Type D' Bufferyards

- 52 Pinus pungens
- 67 Pinus engelmannii
- 57 Pseudotsuga microdon
- 74 Pinus strobus
- 293 Pinus mugo

Evergreen Shrubs used in Type D' Bufferyards

- 87 Juniperus chinensis Armstrong
- 91 Juniperus chinensis Sea Green
- 87 Juniperus chinensis Old Gold
- 91 Juniperus scopulorum Tolt Top Blue
- 98 Juniperus sabina Calypso Carpet
- 116 Juniperus sabina Shrub
- 94 Juniperus sabina Broadmoor

Ornamental Grasses used in Type D' Bufferyards

- 69 Panicum virgatum Dulles Blues
- 59 Panicum virgatum Heavy Metal
- 98 Panicum virgatum Shenandoah
- 736 Saccharum vavilae Deciduous

Shrubs used in Type D' Bufferyards

- 1476 Falugia purpurea
- 248 Rosa foetida Blower
- 219 Amelanchier alnifolia
- 75 Cotinus coggygia Royal Purple
- 68 Cotinus coggygia Velvet Oak



Note: Street Trees not Shown

TYPE 'D' BUFFERYARD (TYPE 1)

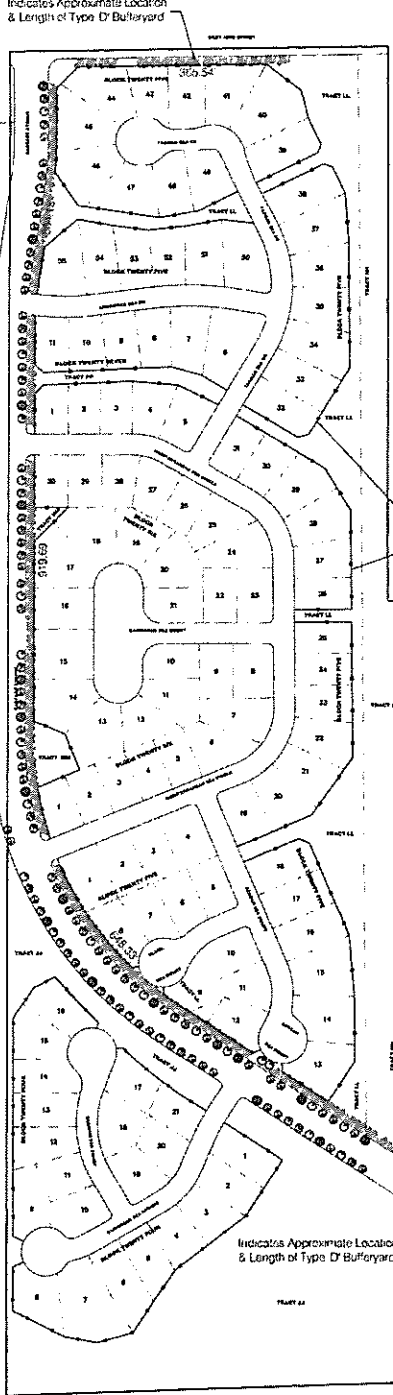
Typical along Cascade Avenue & West 35th Street



Note: Street Trees not Shown

TYPE 'D' BUFFERYARD (TYPE 2)

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



Indicates Approximate Location & Length of Type D' Bufferyard

Street Trees in Tree Lawn (Typical)

Fence Type 1 (Tenon Rail) Along Rear and Side Lots Adjacent to Open Space Tracts

Indicates Approximate Location & Length of Type D' Bufferyard

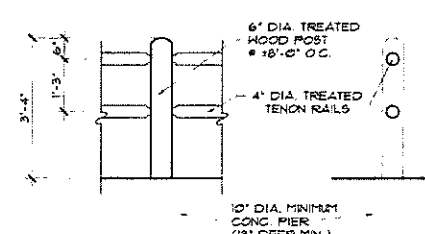
See Sheet 4 for Gate Design (Gate shall remain open except w/ approval by City Council)

Indicates Approximate Location & Length of Type D' Bufferyard

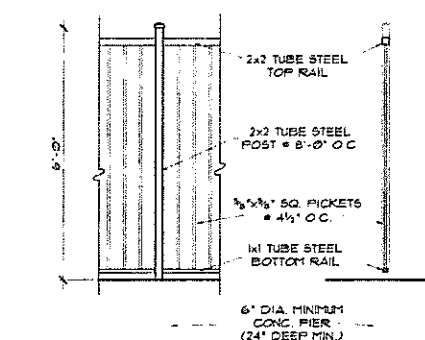
Fence Type 1 (Tenon Rail) Along Rear and Side Lots Adjacent to Open Space Tracts

Fence Type 3 (6' Privacy) Along Rear Lot Line of Lots 1, 8, 5, 18, 19 & 27-29 Block 19 (6' Fence Only Allowed Here)

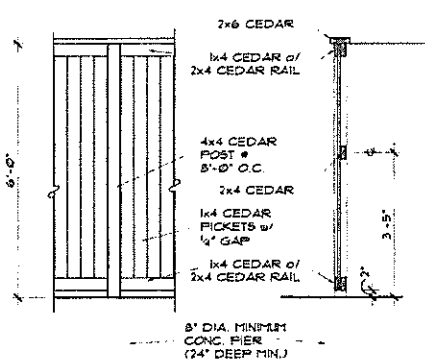
Fence Type 3 (6' Privacy) Along Rear Lot Line of Lots 1 & 10 Block 22 (6' Fence Only Allowed Here)



TYPE 1 FENCE DETAIL SCALE: 1/2" = 1'-0"



TYPE 2 FENCE DETAIL SCALE: 1/2" = 1'-0"



TYPE 3 FENCE DETAIL SCALE: 1/2" = 1'-0"



**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](http://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 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.

**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 LOVELAND, COLORADO

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/restaurant, 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](http://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

**REALTEC**  
COMMERCIAL REAL ESTATE SERVICES

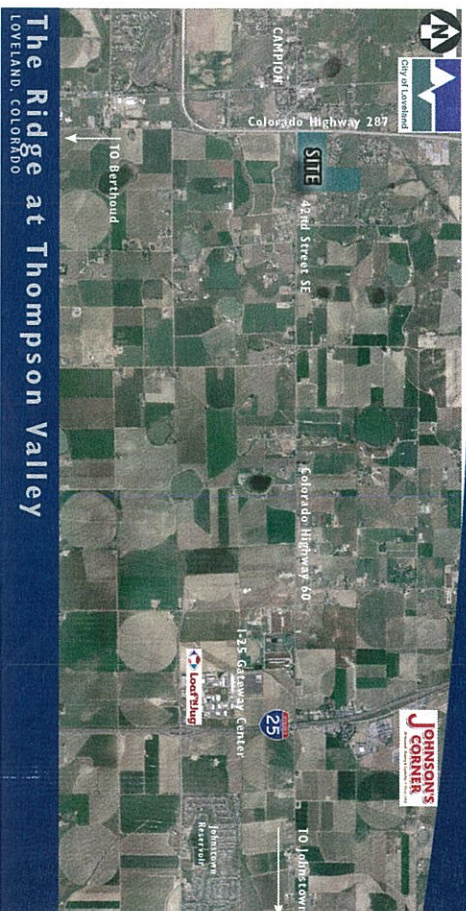
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REALTEC LISTING  
FOR SALE

## Mixed-use Development Land "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 Acre) = 74 LOTS

Estate lots (1.0 Acre +) = 9 LOTS

ZONING: City of Loveland

Residential: Planned Unit Development (PUD)

Commercial: Employment (E)

The Little Thompson Water District offers a Conservation Water Tap creating an opportunity for a reduced water dedication requirement. Normally, Little Thompson Water District requires 0.7 acre-foot or 1.4 Colorado-Big Thompson units for each residential water tap. With a Conservation Water Tap, those requirements drop 50% to 0.35 acre-foot or 0.7 CBT units.

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

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

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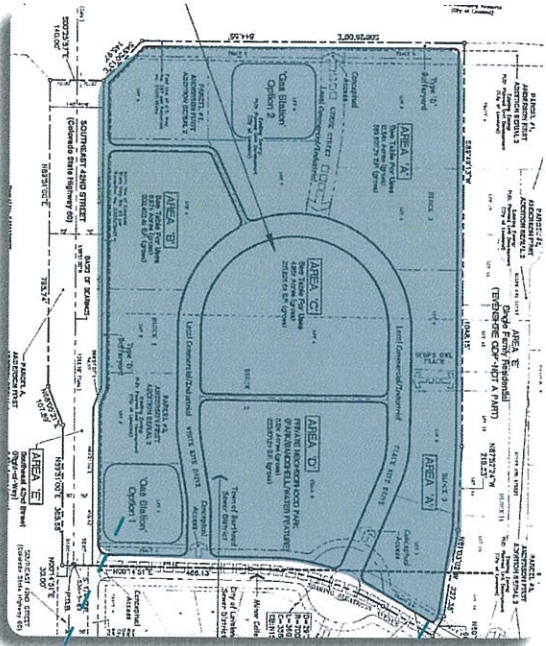
00115



# The Ridge at Thompson Valley

LOVELAND, COLORADO

## Conceptual Master Plan-Commercial

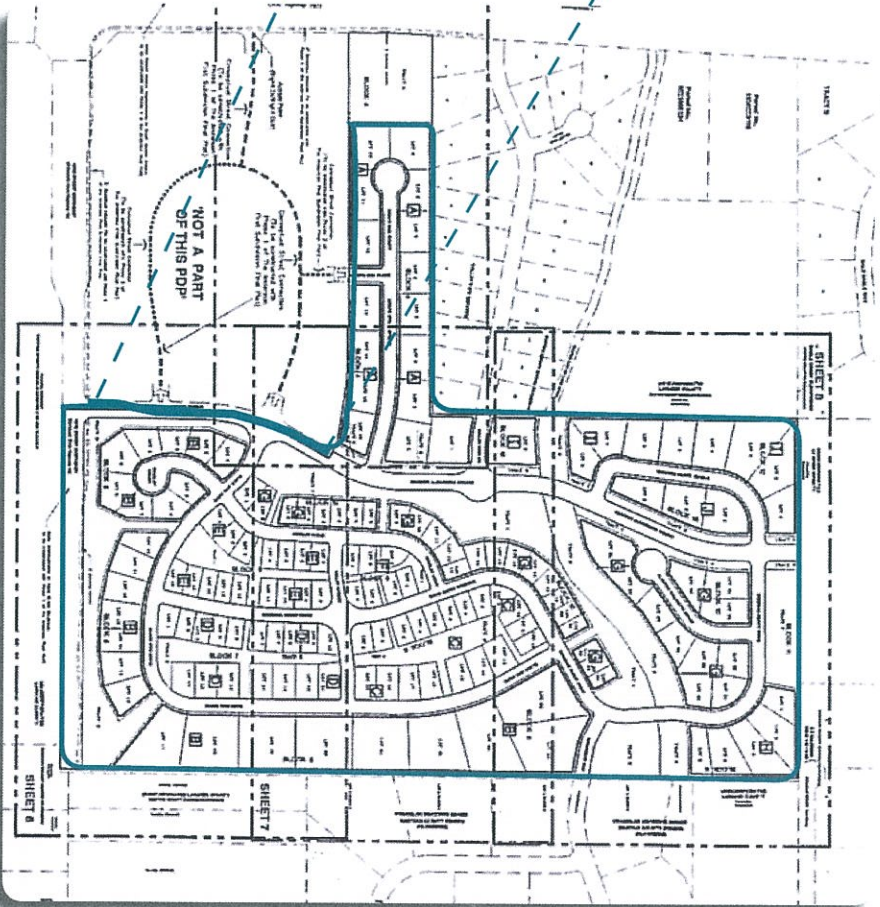


AREA	ACREAGE	SQUARE FEET
A	13.54	589,607
B	6.97	303,453
C	4.95	215,826
D	5.13	223,671
E	3.47	151,153
TOTALS	34.06	1,483,710

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

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

## Conceptual Master Plan-Residential



PLANS\MAPS

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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



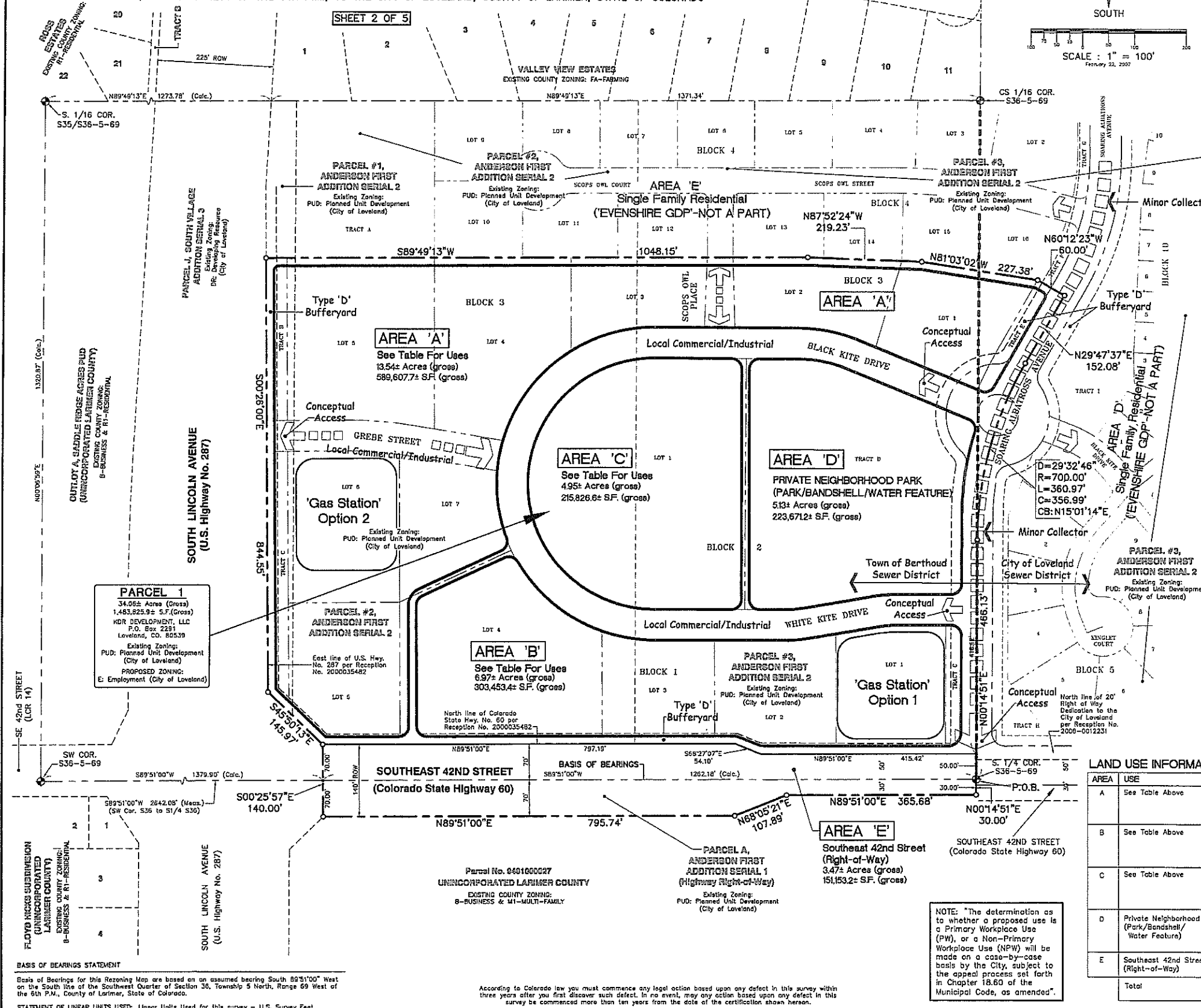
Prepared By:  
Intermill Land Surveying, Inc.  
1301 North Cleveland Avenue  
Loveland, CO. 80537  
(970) 669-0516  
Project No.: P-04-5725

ATTACHMENT 3



# CONCEPTUAL MASTER PLAN FOR THE PROPOSED REZONING NO. 305 - ANDERSON FIRST ADDITION

FOR PORTIONS OF PARCEL A, ANDERSON FIRST ADDITION SERIAL NO.1 AND PORTIONS OF PARCELS 1, 2 AND 3, ANDERSON FIRST ADDITION SERIAL NO. 2, ALL SITUATE IN THE NORTH HALF OF SECTION 1, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH P.M. AND SECTION 36, TOWNSHIP 5 NORTH, RANGE 69 WEST OF THE 6TH P.M., TO THE CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO



## E-EMPLOYMENT CENTER DISTRICT (PROPOSED USES AND DEVELOPMENT GUIDELINES)

The E-Employment Center District is a mixed-use district intended to provide locations for a variety of workplaces and commercial uses, including light industrial, research and development, offices, institutions, commercial service and housing. This district is intended to encourage the development of planned office and business parks; promote excellence in the design and construction of buildings, outdoor spaces, transportation facilities, streetscapes, lodging and other complementary uses. This district is intended to implement the E-Employment Center category set forth in the City's Comprehensive Master Plan. Uses that complement and support primary workplace uses, such as hotels, retail, restaurants, convenience shopping, child care and housing are intended to be secondary uses and not intended to be the primary or predominant uses in E districts. Such uses should be limited to guidelines set forth in this district Per City of Loveland Ordinance 5156, § 1, 2006.

## USES PERMITTED BY RIGHT

- A: Indicates Area A on the Attached Rezoning Exhibit
- B: Indicates Area B on the Attached Rezoning Exhibit
- C: Indicates Area C on the Attached Rezoning Exhibit
- D: Indicates Area D on the Attached Rezoning Exhibit
- A. Art gallery, studio and workshop including live/work studio and workshop. Such facilities may include the display, sale, fabrication or production of paintings, sculptures, ceramics and other art media. Limited outdoor fabrication of art work may be permitted subject to special review as provided in Chapter 18.40 (AREAS A, B & C);
- B. Commercial child day care center licensed according to the statutes of the State (AREAS B & C);
- C. Convention and Conference Center (AREAS A & C);
- D. Entertainment Facilities and Theaters, indoor (AREAS A & C);
- E. Financial Services (AREAS A, B & C);
- F. Food Catering (AREAS B & C);
- G. Gas station with or without convenience goods or other services subject to Section 18.52.060 and located three hundred (300) feet or more from a residential use or zone district (measurement shall be made from the nearest site or lot line of the gas station to the nearest lot line of the residential use or zone district) Note: Use-by-Right or Use-by-Special Review shall be determined at the time of development application (AREAS A & B);
- H. Health Care Service Facility (AREAS A, B & C);
- I. Hospital (AREAS A, B & C);
- J. Indoor Recreation (AREAS A, B & C);
- K. Lodging Establishment (hotel and motel) (AREAS B & C);
- L. Long Term Care Facility (AREAS A, B & C);
- M. Medical and dental laboratories (AREAS A, B & C);
- N. Office, general administrative (AREAS A, B & C);
- O. Parking Garage (AREAS A, B & C);
- P. Parking Lot (AREAS A, B & C);
- Q. Personal and Business Service Shops (AREAS B & C);
- R. Place of Worship or Assembly (AREAS A, B & C);
- S. Print Shop (AREAS A, B & C);
- T. Professional Office/Clinic (AREAS A, B & C);
- U. Restaurant, Standard indoor or outdoor (AREAS A, B & C);
- V. Retail store (AREAS B & C);
- W. Veterinary Clinic (AREAS A, B & C);
- X. Light Industrial (AREAS A, B & C);
- Y. Research Laboratory (AREAS A, B & C);
- Z. Public and Private Schools (AREAS A, B & C);
- AA. Workshop and Custom Small Industry (entirely enclosed within a building and provided there is no excessive odor, glare, smoke, heat, vibration, etc.), limited outdoor fabrication of products may be permitted subject to special review as provided in Chapter 18.40 (AREAS A, B & C);
- BB. Dwelling, Mixed Use (Residential within Office/Retail Buildings) (AREA C);
- CC. Community Facility (AREAS A, B & C);
- DD. Park or Recreation Area (AREAS A, B, C & D);
- EE. Congregate care facility (AREAS A, B & C);
- FF. Antennas, as defined in Section 18.55.020(A), co-located on an existing tower or structure as provided in Section 18.55.030 and Section 18.55.030 and meeting all other requirements of Chapter 18.55 (AREA B);
- GG. Accessory buildings and uses. (Ord. 5156, § 1, 2006) (AREAS A, B & C);

## USES PERMITTED BY SPECIAL REVIEW

- A. Bar or tavern (AREA B);
- B. Car Wash (AREA B);
- C. Domestic Animal Day Care Facility (AREA B);
- D. Gas station with or without convenience goods or other services subject to Section 18.52.060 and located less than 300 feet from a residential use or zone district (measurement shall be made from the nearest site or lot line of the gas station to the nearest lot line of the residential use or zone district) Note: Use-by-Right or Use-by-Special Review shall be determined at the time of development application (AREAS A & B);
- E. Nightclub (AREA B);
- F. Open-Air Farmers Market (AREAS B & C);
- G. Restaurant, Drive-in or Fast Food (AREA B);
- H. Self-Service Storage Facility (AREA B);
- I. Vehicle Minor Repair, Servicing, and Maintenance (AREA B);
- J. Vehicle Rentals for Cars, Light Trucks and Light Equipment (AREA B);
- K. Vehicle Rentals for Heavy Equipment, Large Trucks and Trailers (AREA B);
- L. Vehicle Sales and Leasing for Cars and Light Trucks (AREA B);
- M. Veterinary Hospital (AREAS A, B & C);
- N. Warehouse and distribution (AREAS B & C);
- O. Outdoor Storage (AREA B);
- P. Airports and Heliports (AREAS B, C & D);
- Q. Essential Public Utility Uses, Facilities, Services, & Structures (AREAS A, B & C);
- R. Group Care Facility (AREAS A, B & C);
- S. Personal wireless service facility as defined in Section 18.55.020(A), located on a new structure, meeting all requirements of Chapter 18.55 (AREAS A, B & C);
- T. Public Service Facility (AREAS A, B & C);

## LAND USE INFORMATION TABLE

AREA	USE	ACREAGE	GROSS %	FAR	OPEN SPACE	PW/NPW*	FA**	PW/NPW* (On the Basis of Land Area)
A	See Table Above	13.54± Acres (gross) 589,607.7± S.F. (gross)	39.7%	.35	25%	80/20	165,080.2 SF FA** (E=80%) 41,272.5 SF FA** (R=20%) 206,352.7 S.F. Floor Area (Total)	
B	See Table Above	6.97± Acres (gross) 303,453.4± S.F. (gross)	20.5%	.35	25%	20/80	21,241.7 SF FA** (E=20%) 84,956.9 SF FA** (R=80%) 106,208.6 S.F. Floor Area (Total)	
C	See Table Above	4.85± Acres (gross) 215,826.6± S.F. (gross)	14.5%	.35	25%	60/40	45,323.6 SF FA** (E=60%) 30,215.7 SF FA** (R=40%) 75,539.3 S.F. Floor Area (Total)	
D	Private Neighborhood Park (Park/Bandshell/Water Feature)	5.13± Acres (gross) 223,671.2± S.F. (gross)	15.1%	N/A	100%	N/A	N/A	
E	Southeast 42nd Street (Right-of-Way)	3.47± Acres (gross) 151,153.2± S.F. (gross)	10.2%	N/A	N/A	N/A	N/A	
Total		34.06± Acres (gross) 1,483,825.9± S.F. (gross)	100.0%					

## CONCEPTUAL MASTER PLAN

DATE: \_\_\_\_\_ BY: \_\_\_\_\_

REVISIONS:

NO.	DATE	DESCRIPTION
1	02-22-07	Initial Concept Master Plan
2	02-22-07	Revised Concept Master Plan
3	02-22-07	Revised Concept Master Plan
4	02-22-07	Revised Concept Master Plan
5	02-22-07	Revised Concept Master Plan

CLIENT: KDR DEVELOPMENT, LLC

PROJECT: CONCEPTUAL MASTER PLAN FOR REZONING NO. 305 - ANDERSON FIRST ADDITION, Part of S36-5-69 & S1-1-69, City of Loveland, Colorado

DRAWN BY: RCP

CHECKED BY: \_\_\_\_\_

APPROVED BY: \_\_\_\_\_

DATE: 02-22-07

SCALE: 1"=100'

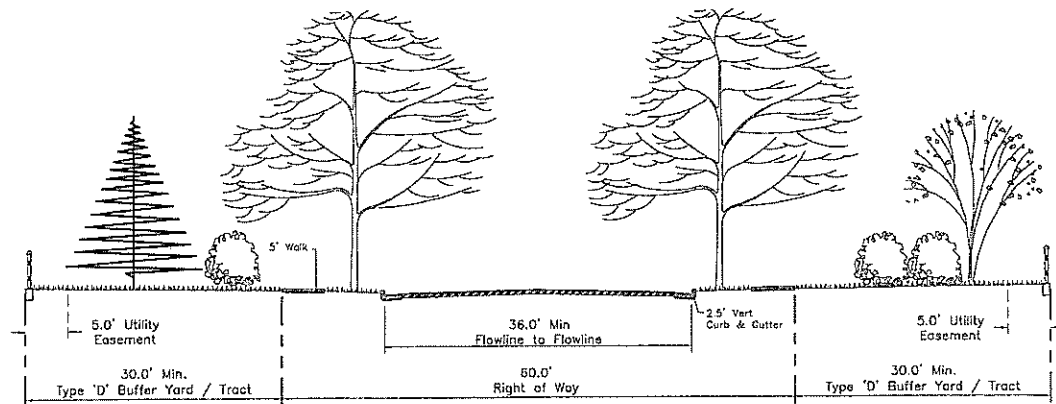
P-04-5725

SHEET 2 OF 5

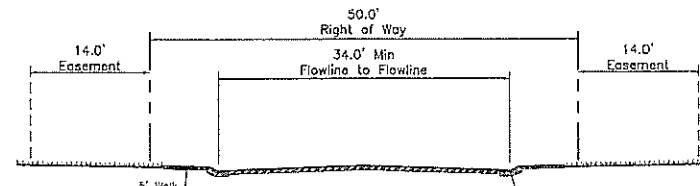


# 'THE RIDGE AT THOMPSON VALLEY PLANNED UNIT DEVELOPMENT' PRELIMINARY DEVELOPMENT PLAN

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



MAJOR COLLECTOR STREET CROSS SECTION  
(N.T.S.)



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

LOCAL STREET CROSS SECTION  
(N.T.S.)

AMENDED GENERAL DEVELOPMENT PLAN (GDP) / PRELIMINARY DEVELOPMENT PLAN (PDP) COMPARISON TABLE										
GDP AREA	PDP AREA	USE	LOT SIZE MINIMUM WORKMAN 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	6.88± 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 Q & 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. 7,617± 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	9.61± Acres	3.20/6.14	5.73± Acres (Total)	23.8	59
		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	3.36± Acres	2.46/4.17	Tracts J, K, L, M & Portion of I	14	14
	6	SF LARGE LOT	11,093± S.F. 19,090± S.F. 15,210± S.F.	Lots 1-16, Block 5	10.18± 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 Areas 5-6)  
Original GDP Area E Allowed Units = 15 / PDP Actual units = 17 (PDP Area 7)  
TOTAL UNITS 152 152

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 hereon.

1. Address minor land use table issues (this sheet only)  
2. Address City comments (10-03-08 Comments)

10/14/08

INTERMILL LAND SURVEYING, INC.  
1501 NORTH CLEVELAND AVENUE LOVELAND, COLORADO 80537 BUS. (970)-668-0518 / FAX (970)-635-9775

REVISIONS:  
1. Address City comments  
2. Address street connection(s) through commercial area (this sheet only)  
3. Street layout

BY: L.C. DATE: 09/10/08  
PDP 08/28/08  
09/11/08

DATE: 09/31/08 DRAWN BY: RCP/JRF  
SCALE: CHECKED BY: APPROVED BY:

CLIENT: KDR DEVELOPMENT, LLC  
Attn: Dennis Evans  
7632 East County Road 16  
Johnstown, Colorado 80534

PROJECT TITLE: 'THE RIDGE AT THOMPSON VALLEY'  
PLANNED UNIT DEVELOPMENT'  
PRELIMINARY DEVELOPMENT PLAN

SHEET NO. 3

NO. OF SHEETS 20

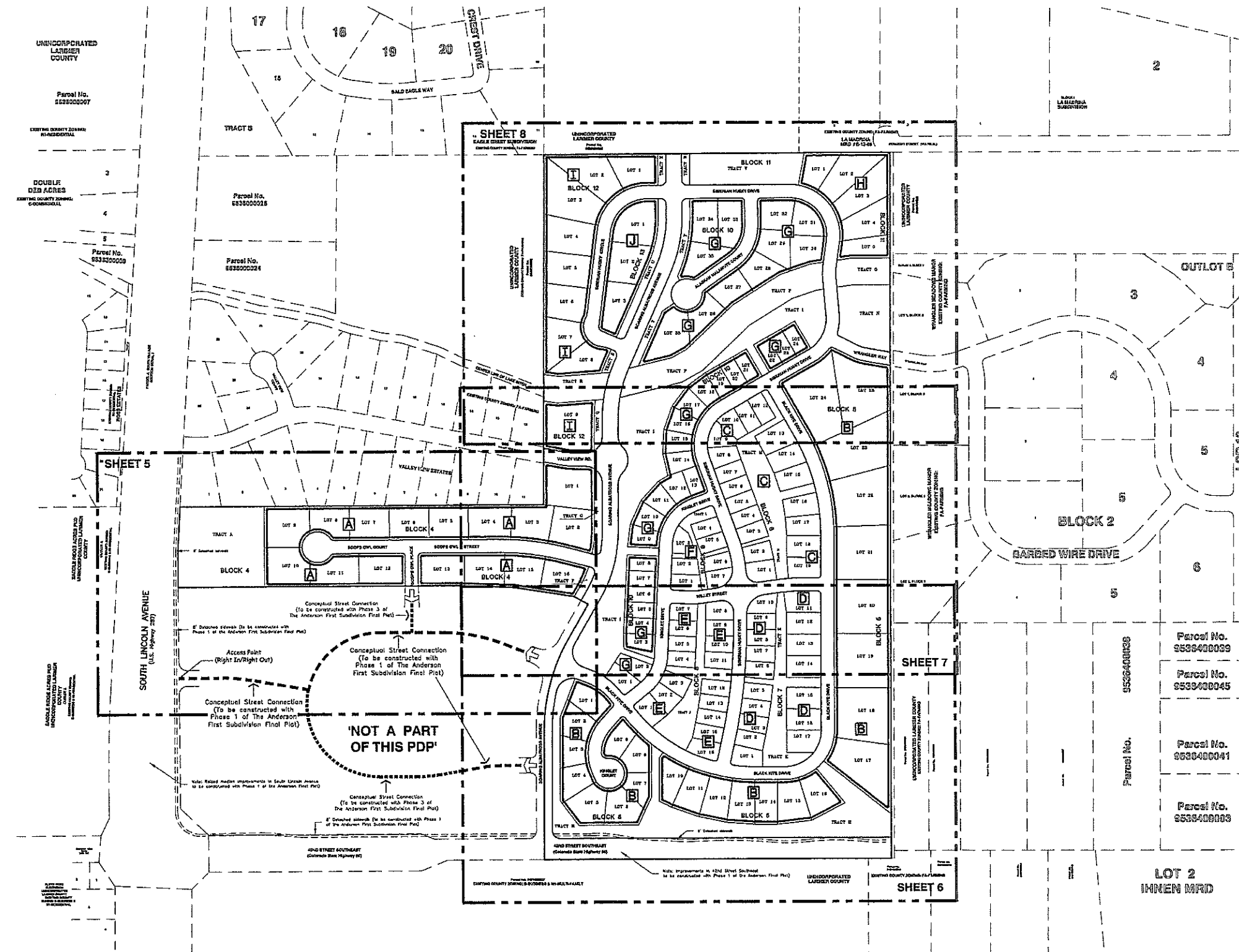
PROJECT NO. P-04-5725

AM. GDP / PDP COMPARISON PLAN

\\hmv\p\p-04-5725-KDR\03-05725\_PDP\_COVIL\_R03-03-07

# '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

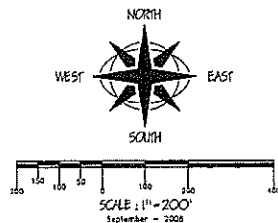


SETBACK MATRIX FOR ANDERSON FIRST SUBDIVISION TO THE CITY OF LOVELAND, COLORADO			
<b>A - BLOCK FOUR:</b>			
LOT FRONT	REAR	SIDE	
1 24' 15" 5'	1 20' 15" 5'	1 20' 15" 5'	
2 24' 15" 5'	2 20' 15" 5'	2 22' 15" 5'	
3 24' 15" 5'	3 22' 15" 5'	3 22' 15" 5'	
4 22' 15" 5'	4 22' 15" 5'	4 20' 15" 5'	
5 22' 15" 5'	5 20' 15" 5'	5 22' 15" 5'	
6 22' 15" 5'	6 20' 15" 5'	6 20' 15" 5'	
7 22' 15" 5'	7 20' 15" 5'	7 20' 15" 5'	
8 22' 15" 5'	8 20' 15" 5'	8 20' 15" 5'	
9 24' 15" 5'	9 22' 15" 5'	9 22' 15" 5'	
10 24' 15" 5'	10 22' 15" 5'	10 22' 15" 5'	
11 22' 15" 5'	11 20' 15" 5'	11 20' 15" 5'	
12 22' 15" 5'	12 20' 15" 5'	12 20' 15" 5'	
13 22' 15" 5'	13 22' 15" 5'	13 22' 15" 5'	
14 24' 15" 5'	14 20' 15" 5'	14 20' 15" 5'	
15 24' 15" 5'	15 22' 15" 5'	15 22' 15" 5'	
16 24' 15" 5'	16 22' 15" 5'	16 20' 15" 5'	
17 20' 15" 5'	17 20' 15" 5'	17 20' 15" 5'	
18 20' 15" 5'	18 20' 15" 5'	18 20' 15" 5'	
19 22' 15" 5'	19 22' 15" 5'	19 22' 15" 5'	
<b>B - BLOCK FIVE:</b>			
LOT FRONT	REAR	SIDE	
1 20' 15" 5'	1 20' 15" 5'	1 20' 15" 5'	
2 22' 15" 5'	2 22' 15" 5'	2 22' 15" 5'	
3 20' 15" 5'	3 20' 15" 5'	3 20' 15" 5'	
4 22' 15" 5'	4 22' 15" 5'	4 22' 15" 5'	
5 24' 15" 5'	5 24' 15" 5'	5 24' 15" 5'	
6 22' 15" 5'	6 22' 15" 5'	6 22' 15" 5'	
7 20' 15" 5'	7 20' 15" 5'	7 20' 15" 5'	
8 20' 15" 5'	8 20' 15" 5'	8 20' 15" 5'	
9 22' 15" 5'	9 22' 15" 5'	9 22' 15" 5'	
10 20' 15" 5'	10 20' 15" 5'	10 20' 15" 5'	
11 20' 15" 5'	11 20' 15" 5'	11 20' 15" 5'	
12 22' 15" 5'	12 22' 15" 5'	12 22' 15" 5'	
13 24' 15" 5'	13 24' 15" 5'	13 24' 15" 5'	
14 24' 15" 5'	14 24' 15" 5'	14 24' 15" 5'	
15 22' 15" 5'	15 22' 15" 5'	15 22' 15" 5'	
16 22' 15" 5'	16 22' 15" 5'	16 22' 15" 5'	
17 24' 15" 5'	17 24' 15" 5'	17 24' 15" 5'	
18 24' 15" 5'	18 24' 15" 5'	18 24' 15" 5'	
19 24' 15" 5'	19 24' 15" 5'	19 24' 15" 5'	
20 24' 20' 7"	20 24' 20' 7"	20 24' 20' 7"	
21 24' 20' 7"	21 24' 20' 7"	21 24' 20' 7"	
22 24' 20' 7"	22 24' 20' 7"	22 24' 20' 7"	
23 24' 20' 7"	23 24' 20' 7"	23 24' 20' 7"	
24 24' 15" 5'	24 24' 15" 5'	24 24' 15" 5'	
25 24' 15" 5'	25 24' 15" 5'	25 24' 15" 5'	
<b>C - BLOCK SIX:</b>			
LOT FRONT	REAR	SIDE	
1 20' 15" 5'	1 20' 15" 5'	1 20' 15" 5'	
2 20' 15" 5'	2 20' 15" 5'	2 20' 15" 5'	
3 22' 15" 5'	3 22' 15" 5'	3 22' 15" 5'	
4 22' 15" 5'	4 22' 15" 5'	4 22' 15" 5'	
5 20' 15" 5'	5 20' 15" 5'	5 20' 15" 5'	
6 20' 15" 5'	6 20' 15" 5'	6 20' 15" 5'	
7 20' 15" 5'	7 20' 15" 5'	7 20' 15" 5'	
8 20' 15" 5'	8 20' 15" 5'	8 20' 15" 5'	
9 22' 15" 5'	9 22' 15" 5'	9 22' 15" 5'	
10 22' 15" 5'	10 22' 15" 5'	10 22' 15" 5'	
11 20' 15" 5'	11 20' 15" 5'	11 20' 15" 5'	
12 20' 15" 5'	12 20' 15" 5'	12 20' 15" 5'	
13 22' 15" 5'	13 22' 15" 5'	13 22' 15" 5'	
14 20' 15" 5'	14 20' 15" 5'	14 20' 15" 5'	
15 22' 15" 5'	15 22' 15" 5'	15 22' 15" 5'	
16 22' 15" 5'	16 22' 15" 5'	16 22' 15" 5'	
17 20' 15" 5'	17 20' 15" 5'	17 20' 15" 5'	
18 20' 15" 5'	18 20' 15" 5'	18 20' 15" 5'	
19 22' 15" 5'	19 22' 15" 5'	19 22' 15" 5'	
<b>D - BLOCK SEVEN:</b>			
LOT FRONT	REAR	SIDE	
1 20' 15" 5'	1 20' 15" 5'	1 20' 15" 5'	
2 20' 15" 5'	2 20' 15" 5'	2 20' 15" 5'	
3 22' 15" 5'	3 22' 15" 5'	3 22' 15" 5'	
4 22' 15" 5'	4 22' 15" 5'	4 22' 15" 5'	
5 20' 15" 5'	5 20' 15" 5'	5 20' 15" 5'	
6 20' 15" 5'	6 20' 15" 5'	6 20' 15" 5'	
7 20' 15" 5'	7 20' 15" 5'	7 20' 15" 5'	
8 20' 15" 5'	8 20' 15" 5'	8 20' 15" 5'	
9 22' 15" 5'	9 22' 15" 5'	9 22' 15" 5'	
10 22' 15" 5'	10 22' 15" 5'	10 22' 15" 5'	
11 20' 15" 5'	11 20' 15" 5'	11 20' 15" 5'	
12 22' 15" 5'	12 22' 15" 5'	12 22' 15" 5'	
13 20' 15" 5'	13 20' 15" 5'	13 20' 15" 5'	
14 22' 15" 5'	14 22' 15" 5'	14 22' 15" 5'	
15 20' 15" 5'	15 20' 15" 5'	15 20' 15" 5'	
16 22' 15" 5'	16 22' 15" 5'	16 22' 15" 5'	
17 20' 15" 5'	17 20' 15" 5'	17 20' 15" 5'	
18 20' 15" 5'	18 20' 15" 5'	18 20' 15" 5'	
19 22' 15" 5'	19 22' 15" 5'	19 22' 15" 5'	
20 20' 15" 5'	20 20' 15" 5'	20 20' 15" 5'	
21 22' 15" 5'	21 22' 15" 5'	21 22' 15" 5'	
22 22' 15" 5'	22 22' 15" 5'	22 22' 15" 5'	
23 22' 15" 5'	23 22' 15" 5'	23 22' 15" 5'	
24 20' 15" 5'	24 20' 15" 5'	24 20' 15" 5'	
25 20' 15" 5'	25 20' 15" 5'	25 20' 15" 5'	
<b>E - BLOCK EIGHT:</b>			
LOT FRONT	REAR	SIDE	
1 20' 15" 5'	1 20' 15" 5'	1 20' 15" 5'	
2 20' 15" 5'	2 20' 15" 5'	2 20' 15" 5'	
3 22' 15" 5'	3 22' 15" 5'	3 22' 15" 5'	
4 22' 15" 5'	4 22' 15" 5'	4 22' 15" 5'	
5 20' 15" 5'	5 20' 15" 5'	5 20' 15" 5'	
6 20' 15" 5'	6 20' 15" 5'	6 20' 15" 5'	
7 20' 15" 5'	7 20' 15" 5'	7 20' 15" 5'	
8 20' 15" 5'	8 20' 15" 5'	8 20' 15" 5'	
9 22' 15" 5'	9 22' 15" 5'	9 22' 15" 5'	
10 22' 15" 5'	10 22' 15" 5'	10 22' 15" 5'	
11 20' 15" 5'	11 20' 15" 5'	11 20' 15" 5'	
12 22' 15" 5'	12 22' 15" 5'	12 22' 15" 5'	
13 20' 15" 5'	13 20' 15" 5'	13 20' 15" 5'	
14 20' 15" 5'	14 20' 15" 5'	14 20' 15" 5'	
15 22' 15" 5'	15 22' 15" 5'	15 22' 15" 5'	
16 22' 15" 5'	16 22' 15" 5'	16 22' 15" 5'	
<b>F - BLOCK NINE:</b>			
LOT FRONT	REAR	SIDE	
1 20' 15" 5'	1 20' 15" 5'	1 20' 15" 5'	
2 22' 15" 5'	2 22' 15" 5'	2 22' 15" 5'	
3 22' 15" 5'	3 22' 15" 5'	3 22' 15" 5'	
4 20' 15" 5'	4 20' 15" 5'	4 20' 15" 5'	
5 22' 15" 5'	5 22' 15" 5'	5 22' 15" 5'	
6 20' 15" 5'	6 20' 15" 5'	6 20' 15" 5'	
7 20' 15" 5'	7 20' 15" 5'	7 20' 15" 5'	
<b>G - BLOCK TEN:</b>			
LOT FRONT	REAR	SIDE	
1 20' 15" 5'	1 20' 15" 5'	1 20' 15" 5'	
2 20' 15" 5'	2 20' 15" 5'	2 20' 15" 5'	
3 20' 15" 5'	3 20' 15" 5'	3 20' 15" 5'	
4 22' 15" 5'	4 22' 15" 5'	4 22' 15" 5'	
5 22' 15" 5'	5 22' 15" 5'	5 22' 15" 5'	
6 20' 15" 5'	6 20' 15" 5'	6 20' 15" 5'	
7 20' 15" 5'	7 20' 15" 5'	7 20' 15" 5'	
8 20' 15" 5'	8 20' 15" 5'	8 20' 15" 5'	
9 22' 15" 5'	9 22' 15" 5'	9 22' 15" 5'	
10 22' 15" 5'	10 22' 15" 5'	10 22' 15" 5'	
11 20' 15" 5'	11 20' 15" 5'	11 20' 15" 5'	
12 20' 15" 5'	12 20' 15" 5'	12 20' 15" 5'	
13 22' 15" 5'	13 22' 15" 5'	13 22' 15" 5'	
14 20' 15" 5'	14 20' 15" 5'	14 20' 15" 5'	
15 22' 15" 5'	15 22' 15" 5'	15 22' 15" 5'	
16 22' 15" 5'	16 22' 15" 5'	16 22' 15" 5'	
17 20' 15" 5'	17 20' 15" 5'	17 20' 15" 5'	
18 20' 15" 5'	18 20' 15" 5'	18 20' 15" 5'	
19 22' 15" 5'	19 22' 15" 5'	19 22' 15" 5'	
<b>H - BLOCK ELEVEN:</b>			
LOT FRONT	REAR	SIDE	
1 24' 15" 5'	1 24' 15" 5'	1 24' 15" 5'	
2 24' 15" 5'	2 24' 15" 5'	2 24' 15" 5'	
3 24' 15" 5'	3 24' 15" 5'	3 24' 15" 5'	
4 24' 15" 5'	4 24' 15" 5'	4 24' 15" 5'	
5 24' 15" 5'	5 24' 15" 5'	5 24' 15" 5'	
<b>I - BLOCK TWELVE:</b>			
LOT FRONT	REAR	SIDE	
1 24' 15" 5'	1 24' 15" 5'	1 24' 15" 5'	
2 24' 15" 5'	2 24' 15" 5'	2 24' 15" 5'	
3 24' 15" 5'	3 24' 15" 5'	3 24' 15" 5'	
4 24' 15" 5'	4 24' 15" 5'	4 24' 15" 5'	
5 24' 15" 5'	5 24' 15" 5'	5 24' 15" 5'	
6 24' 15" 5'	6 24' 15" 5'	6 24' 15" 5'	
7 24' 15" 5'	7 24' 15" 5'	7 24' 15" 5'	
8 24' 15" 5'	8 24' 15" 5'	8 24' 15" 5'	
9 24' 15" 5'	9 24' 15" 5'	9 24' 15" 5'	
<b>J - BLOCK THIRTEEN:</b>			
LOT FRONT	REAR	SIDE	
1 24' 15" 5'	1 24' 15" 5'	1 24' 15" 5'	
2 22' 15" 5'	2 22' 15" 5'	2 22' 15" 5'	
3 20' 15" 5'	3 20' 15" 5'	3 20' 15" 5'	

\* indicates Lots with  
"Special" side 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 ratio used, with the 5' minimum side setback requirement used for structures less than 15 feet in height.



OVERALL SITE / KEY MAP /  
SETBACK MATRIX



## 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 10<sup>th</sup> 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.