



**LOVELAND PLANNING COMMISSION MEETING
AGENDA**

**Monday, September 28, 2015
500 E. 3rd Street – Council Chambers
Loveland, CO 80537**

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

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. REPORTS:

a. Citizen Reports

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

b. Staff Matters

- 1. Commissioner Middleton is out until November meetings**
- 2. City of Loveland consultant use update**
- 3. City Engineer Dave Klockeman has resigned**
- 4. Sprouts Update**
- 5. Loveland Classical School – Kiowa Drive Update**
- 6. October 12th Agenda Preview:**
 - **Humane Society SDP**
 - **287 Strategic Plan Public Hearing**

c. Committee Reports

d. Commission Comments

IV. APPROVAL OF MINUTES

Review and approval of the August 24, 2015 Meeting minutes

V. CONSENT AGENDA

The consent agenda includes items for which no discussion is anticipated. However, if requested by any Commissioner, staff member or citizen, items will be removed from the consent agenda and placed on the regular agenda for discussion. Items removed from the consent agenda will be heard at the beginning of the regular agenda.

Public hearings remaining on the consent agenda are considered to have been opened and closed, with the information furnished in connection with these items considered as the only evidence presented. Adoption of the items remaining on the consent agenda is considered as adoption by the Planning Commission and acceptance by the applicant of the staff recommendation for those items.

VI. REGULAR AGENDA:

1. Loveland Solar/Foothills Substation – GDP Amendment and Rezoning

This is a public hearing to consider a two-part request concerning the rezoning of a 52.6-acre site owned by the City of Loveland that is located just west of Mahaffey Park; more specifically, the site is located west of 29th Street and north of 22nd Street. The first part of the request is to amend the General Development Plan of the Meadowbrook Ridge PUD, removing the 52.6 acres from PUD. The second part of the request is to assign DR—Developing Resource zoning to the 52.6 acres.

The requested zoning action by the City’s Power Division is to establish zoning that is appropriate for a new electrical substation and solar facility. This new facility would replace the City’s Idylwilde hydroelectric generating facility that was damaged in the 2013 flood. Upon the successful rezoning of the site, a Special Review process will be undertaken to complete necessary land use approvals.

The Planning Commission must forward a recommendation on the zoning request to the City Council for final action. The action by the Planning Commission is quasi-judicial in nature.

2. Mariana Butte 3rd – Rezoning

This is a public hearing to consider the rezoning of a vacant 4.7-acre site at the Southwest corner of West Eisenhower Boulevard and Rossum Drive from DR—Developing Resource to R3—Developing High-Density Residential. A portion of this site is owned by the Loveland Fire Authority which has determined that the site is not needed for a future fire station. This request is being made by the Villas, LLC to establish zoning that will allow development of an assisted/independent living facility. If the zoning is approved, the proposed development must undergo the Special Review process prior to development; this process requires a neighborhood meeting and additional opportunities for neighborhood input.

The Planning Commission must forward a recommendation on the zoning request to the City Council for final action. The action by the Planning Commission is quasi-judicial in nature.

VII. ADJOURNMENT