



## LOVELAND PLANNING COMMISSION MEETING AGENDA

**Monday, January 11, 2016**  
**500 E. 3<sup>rd</sup> Street – Council Chambers**  
**Loveland, CO 80537**  
**6:30 PM**

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### **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. 2015 Planning Commission Attendance Report
2. January 25th Agenda Preview:
  - City's Active Consulting Contracts – Discussion with Bill Cahill
  - Determine 2015 Accomplishments and 2016 Goals
  - North Lincoln 2<sup>nd</sup> Subdivision PDP/PP Extension
  - Temporary Uses and No Zoning Zone Study Session
3. Boards & Commission Summit: March 3<sup>rd</sup> (5:00 – 9:00 pm) 2 Commissioners invited to participate
4. Hot Topics: Current Planning November Report

**c. Committee Reports**

**d. Commission Business & Comments**

- Election of Officers for 2015
  1. Chair
  2. Vice Chair
  3. Zoning Board of Adjustment Hearing Officer
  4. ZBA Hearing Officer Alternate
- Other business

**IV. APPROVAL OF MINUTES**

**Review and approval of the December 14, 2015 Meeting minutes**

**V. CONSENT AGENDA**

The Consent Agenda includes items for which no discussion is anticipated. Upon request by a Commissioner, staff member or citizen, any item may be removed from the Consent 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.

- Does any Staff Member or Commissioner wish to remove an item from the Consent Agenda?
- Does any Community Member wish to remove an item from the Consent Agenda?

**1. Flats at Centerra – Preliminary Development Plan**

The Planning Commission held a public hearing on December 14, 2015 to consider plans for a 120-unit multi-family residential development that includes 8 three-story buildings. Commissioners unanimously supported the development and instructed city staff to prepare a resolution approving the Flats at Centerra – Preliminary Development Plan. Staff has provided the Commission with a brief memo and a resolution for approval of the Preliminary Development Plan.

**VI. REGULAR AGENDA:**

**2. Mariana Butte 27<sup>th</sup> Subdivision PDP/PP -** (staff presentation - 15 minutes)  
(applicant presentation - 30 minutes)  
(citizen comments - 3 minutes each)

This is a public hearing on a quasi-judicial matter (in which the Commission serves in a decision-making role). Midtown Homes at Mariana Butte has submitted plans for a 48-lot subdivision for single family home development on a vacant 16-acre site spanning Rossum Drive. The gross density of the project is 3.07 units per acre. The Commission will consider two applications: a Preliminary

Development Plan and a Preliminary Subdivision Plat. City staff is recommending approval of both applications. If approved, the remaining City review process will be administrative. If denied by the Commission, the project cannot move forward. Whether approved or denied, the Planning Commission's decision is subject to appeal as stipulated in the Municipal Code. Appeal hearings are fully noticed and are heard by the City Council.

## **VII. ADJOURNMENT**