



## LOVELAND PLANNING COMMISSION MEETING AGENDA

Monday, March 14, 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. 3/28/16 Agenda Preview:**

##### **i. Development Services Update**

##### **ii. Temporary Uses Code Amendments**

##### **iii. Thompson School District Master Plan Presentation**

##### **iv. FCC Code Amendments – Study Session**

##### **2. Distribution of Monthly Division Updates (“Dashboard” for Building and Planning) and Monthly Building Newsletter.**

##### **3. 2015 Annual Report Findings**

##### **4. Create Loveland – City Council Study Session scheduled for April 12<sup>th</sup>**

##### **5. New Director of Development Services, Brett Limbaugh, to begin March 21<sup>st</sup>**

**6. Planning Commission Vacancies: Advertisement posted, close date is March 30<sup>th</sup> at 4:00 p.m.**

**7. Hot Topics:**

**c. Committee Reports**

**d. Commission Comments**

#### **IV. APPROVAL OF MINUTES**

##### **Review and approval of the February 22, 2016 Meeting minutes**

#### **V. CONSENT AGENDA**

The consent agenda includes items for which no discussion is anticipated. However, any Commissioner, staff member or citizen may request removal of an item 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. 5726 Byrd Drive**

The Planning Commission held a public hearing on February 22, 2016 to consider an appeal of the Planning Division's decision that an electronic message sign is not permitted on the I-25 frontage of 5726 Byrd Drive. The Commissioners voted 6-1 to reverse staff's decision and find that the applicant's property qualifies for an electronic sign on I-25. Staff has provided the Commission with a brief memo and a resolution for approval of the Findings and Conclusions documenting the Planning Commission's vote on February 22, 2016.

#### **VI. REGULAR AGENDA:**

##### **2. Fairgrounds 8<sup>th</sup> Addition Annexation and Zoning (Presentation: 30 minutes for staff/applicant)**

This is a public hearing on a legislative matter to consider the annexation and zoning of a 4 acre property at 1040 S. Roosevelt Avenue. The property, which has been purchased by the city, is immediately west of the existing Loveland Fire Training Facility. It currently contains a few industrial buildings, and the industrial uses that were constructed prior to the city purchase continue to lease and operate on the property. The Fire Authority is interested in redeveloping the property as an expansion of the Fire Training Facility. The Fire Authority is beginning its master planning process for both development of the fire training use on this lot and for improvements to the existing facility on the lot to the east.

Staff believes that all key issues have been resolved based on city codes and standards relevant to annexation and designation of the I-Developing Industrial zoning district for the property. The development of the lot as a Fire Training Facility will require a special review application and a

neighborhood meeting along with a site development plan and building permit application. Upon submittal, these applications will be reviewed by staff for compliance with all code requirements.

**3. Zoning Overlay District Code Amendments (Presentation: 15 minutes for staff)**

This is a public hearing to consider incorporation of proposed chapter 18.44 – Flexible Zoning Overlay District into Title 18 of the Municipal Code. This amendment would allow property owners within designated areas to be exempted from standard zoning requirements. The purpose of this concept is to stimulate development in locations that are experiencing disinvestment or a lack of development activity. Consideration the proposed code amendment is a legislative matter.

**VII. ADJOURNMENT**