



**LOVELAND PLANNING COMMISSION MEETING  
AGENDA**

**Monday, April 25, 2016  
500 E. 3<sup>rd</sup> Street – Council Chambers  
Loveland, CO 80537  
6:30 PM**

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**LOVELAND PLANNING COMMISSIONERS: Jeremy Jersvig (Chair), Carol Dowding (Vice-Chair), John Crescibene, Michelle Forrest, Pat McFall, Buddy Meyers, Rob Molloy, and Mike Ray.**

**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. 5/9/16 Agenda Preview:**

- i. Thompson Schools – Location and Extent review**
- ii. Water's Edge Annexation and Rezoning – Public Hearing**

**2. New Development Center**

**3. Filling Planning Commission Vacancies: Interviews to be held 4/26/16**

**4. Hot Topics:**

- i. Loveland Classical Schools: prospective campus at 29<sup>th</sup> / Wilson**
- ii. Demolition / Clearing to proceed for Downtown Catalyst site**

c. **Committee Reports**

d. **Commission Comments**

**IV. APPROVAL OF MINUTES**

**Review and approval of the April 11, 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?

**VI. REGULAR AGENDA:**

**1. Mountain Pacific Business Park Preliminary Development Plan (Presentation: 20 minutes)**

This is a public hearing on a quasi-judicial matter concerning a preliminary development plan for Mountain Business Park. This site is located at the southeast quadrant of the intersection of Garfield Avenue (Hwy 287) and 71<sup>st</sup> Street (LCR 30). The site includes a total of 20 acres and is zoned Planned Unit Development. The Business Park Plan proposes development of four light industrial/flex buildings totaling 48,000 sf along with minor changes to an existing office building that is part of the storage business that is located on the lot to the north.

The Planning Commission has final authority on this application barring appeal. In the view of staff, all issues have been resolved and staff is in support of the application.

**2. Flexible Zoning Overlay District Code Amendments (Presentation: 10 minutes)**

This is a public hearing on a legislative matter 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 and approved areas to be exempted from standard zoning requirements. City Council approval of an overlay district must occur prior to development. The purpose of this concept is to stimulate development in locations that are experiencing disinvestment or a lack of development activity. .

The proposed code amendments were originally reviewed by the Planning Commission in a public hearing on March 14, 2016. Subsequent to the public hearing, staff has prepared revisions to the code provisions in collaboration with the city's Title 18 Committee. Staff is recommending that the Commission recommend approval of the code provisions to the City Council.

**VII. ADJOURNMENT**

**CITY OF LOVELAND  
PLANNING COMMISSION MINUTES  
April 11, 2016**

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A meeting of the City of Loveland Planning Commission was held in the City Council Chambers on April 11, 2016 at 6:30 p.m. Members present: Chairman Jersvig; and Commissioners Dowding, Meyers, Molloy, and Forrest. Members absent: Commissioners Crescibene, McFall and Ray. City Staff present: Bob Paulsen, Current Planning Manager; Moses Garcia, Assistant City Attorney; Jenell Cheever, Planning Commission Secretary.

*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. **Mr. Paulsen**, Current Planning Manager, provided a preview of the 4/25/16 Planning Commission agenda.
2. **Mr. Paulsen** indicated that two new staff members have recently joined the Planning office: Phil Kleisler, Planner II with the Strategic Planning Division and Emily Tarantini, Planning Technician with the Current Planning Division.
3. **Mr. Paulsen** provided an update on the Planning Commission vacancies and noted that interviews will be held later in April.
4. **Mr. Paulsen** noted that there will be a public hearing for the Water's Edge annexation and zoning at an upcoming Planning Commission meeting.

**COMMITTEE REPORTS**

1. **Commissioner Meyers** stated that Title 18 will meet at 7:00 a.m. April 14<sup>th</sup>.

**COMMISSIONER COMMENTS**

There were no comments.

**APPROVAL OF THE MINUTES**

**Commissioner Dowding** made a motion to approve the March 28, 2016 minutes; upon a second from **Commissioner Forrest** the minutes were unanimously approved. **Commissioner Meyers** abstained from the vote.

## **REGULAR AGENDA**

### **1. Westwood 3<sup>rd</sup> Subdivision – Pedestrian Easement Vacation**

**Project Description:** This is a public hearing item concerning a quasi-judicial matter. The Westwood Third Subdivision Home Owners Association (HOA) is requesting the vacation of a pedestrian easement that provides connection with the adjoining Somerset Park neighborhood via a pedestrian bridge. The bridge spans the Mariano Exchange Ditch. The easement and the bridge have been in place for nearly 20 years following approval of the PUD and associated plans for the Westwood neighborhood. The bridge, however, has been fenced off for over two years as this connection has been the source of controversy and some related nuisance crimes affecting both neighborhoods. Now, the two neighborhoods are in agreement with the request to vacate the easement and ultimately remove the bridge. Planning staff, while generally supporting inter-neighborhood connectivity, is supporting the request as there appears to be no other solution to this issue.

**Troy Bliss**, Senior Planner, reviewed the Staff Report and described the location of the bridge and basis for the pedestrian easement vacation request. **Mr. Bliss** noted that although walkability will be decreased if the bridge is removed, City Staff understands the bridge is a liability and cost for the Westwood subdivision. Therefore, staff is supporting the approval of the vacation request with the recommend a condition that the Westwood Third Subdivision Final Development Plan be amended to remove the pedestrian easement.

#### **COMMISSIONER COMMENTS:**

- **Commissioner Meyers** asked if other bridges located in the Westwood subdivision were still active and **Mr. Bliss** noted that they are still active.
- **Commissioner Molloy** asked who fenced off the bridge and **Mr. Bliss** stated that it is his understanding that the Somerset HOA fenced off the bridge due to concerns with access to their park resulting in vandalism and other criminal activity. **Mr. Paulsen** noted that the pedestrian easement is a requirement of the Westwood Subdivision Final Development Plan; however, the easement ends at the end of the bridge and there is no corresponding easement through Somerset Park and onto the adjacent streets. Therefore, Somerset is able to block off access at the edge of the bridge, preventing access to the park (which is owned by the Somerset HOA).
- **Commissioner Molly** noted that a neighborhood meeting was not required for the vacation request. **Commissioner Molloy** asked if the neighborhood has been notified of the vacation request and if they approve. **Mr. Bliss** stated that signs were posted on the site notifying neighbors of the public hearing tonight. Additionally, adjoining and adjacent properties were notified. Neighbors who have contacted staff have been in support of the vacation.

**Commissioner Jersvig opened the public hearing at 7:05 p.m.**

- **Kathy Louderbach**, Touchtone Property Management representing Westwood Subdivision, noted that there was a lot of vandalism several years ago and police recommended blocking off the bridge. Vacating the easement has been discussed at HOA meetings with the general membership for the last several years. **Commissioner Molloy** asked why the Westwood HOA would like to vacate the bridge if it is already blocked off. **Ms. Louderbach** noted that it is a maintenance issue and would eventually like to remove the bridge.
- **Dennis Wacker**, President of the Westwood HOA, stated that this issue has been discussed at the Annual HOA meeting the last two years. **Mr. Wacker** noted that it was his understanding that the fence and gate located on the Somerset property were in place prior to the Westwood Subdivision being developed; however, the developer took down the gate allowing access across the bridge between the two subdivisions. Once the gate was removed, **Mr. Wacker** explained that criminal activity developed at Somerset Park and the people who lived near the bridge were also experiencing vandalism. After several interactions with the police, it was recommended that the bridge be blocked off. **Mr. Wacker** noted that the bridge currently isn't used to access the school because it is blocked off and therefore people utilize other bridges located in the neighborhood to access the school. **Commissioner Dowding** asked why vacate the easement instead of just removing the bridge. **Mr. Wacker** stated that the HOA doesn't want to be forced to reinstall a bridge at a later date. **Mr. Wacker** noted that both subdivisions would like the bridge and associated easement removed.
- **Jerry Skelton**, President of Somerset HOA, noted that in 1979 his wife was president of the Somerset HOA. At that time, a fence and locked gate was in place. However, when the Westwood Subdivision was being developed, the lock and gate were torn down. Progressively the vandalism got worse and in 2000, police recommended putting the locked gate back up. **Mr. Skelton** stated that over the last 5-6 years, Somerset has not experienced problems with criminal activity and vandalism, particularly after the access was blocked by a new locked gate.

**Commissioner Jersvig closed the public hearing at 7:15 p.m.**

#### **COMMISSIONER COMMENTS:**

- **Commissioner Forrest** expressed concerns with vacating the pedestrian easement as walkability is important for the community. However, because the bridge is not accessible, **Commissioner Forrest** noted that she supports the vacation of the easement.
- **Commissioner Molloy** stated that he is not in favor of vacating the easement as removing access across the bridge restricts movement through the park and the elementary school will suffer if removed. **Commissioner Molloy** noted that even if people can't use the bridge now, there may be a solution in the future. **Commissioner Molloy** recommended discussing the issue with the Transportation Advisory Board (TAB) and going with their recommendation.
  - **Mr. Paulsen** stated he could contact the TAB staff liaison to see if this matter is of interest to the board. **Mr. Paulsen** noted that the Somerset HOA has the right

to limit access to their park because the pedestrian easement crosses the bridge but ends at Somerset Park. Without the proper connecting easement, pedestrian access is not ensured. **Mr. Paulsen** noted that in order to require access, Somerset would have to establish an easement or the City would need to purchase an easement. **Mr. Paulsen** noted that based on conversations with the Somerset HOA over the last several years, his understanding was that the Somerset HOA had no interest in establishing an easement or unblocking the connection. And based on previous research, he did not believe that the City was interested in purchasing an easement or real property in order to reestablish the connection.

- **Commissioner Dowding** stated that she doesn't want to lose pedestrian access but supports vacating because the bridge is not accessible.
- **Commissioner Meyers** supports removing the easement because the lack of a corresponding easement on the Somerset side of the bridge does not allow for access.
- **Commissioner Jersvig** supported removing the easement because both HOAs are in agreement and there currently is no access between the subdivisions. **Commissioner Jersvig** stated that he does not think taking the issue to TAB is beneficial because this matter is still a private property issue.

*Commissioner Meyers moved to make the findings listed in Section VIII of the Planning Commission staff report dated April 11, 2016, and, based on those findings, recommend that City Council approve the Westwood Third Subdivision Vacation of Pedestrian Easement, subject to the conditions listed in Section IX, as amended on the record. Commissioner Forrest seconded the motion. Commissioner Jersvig asked if Ms. Louderbach accepted the required condition per the Staff Report and Ms. Louderbach stated that she accepted the condition. The motion was approved with four ayes and one nay.*

## **ADJOURNMENT**

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

**Commissioner Jersvig adjourned the meeting at 7:45 p.m.**

Approved by: \_\_\_\_\_  
Jeremy Jersvig, Planning Commission Chair

\_\_\_\_\_  
Jenell Cheever, Planning Commission Secretary



## Planning Commission Staff Report

April 25, 2016

**Agenda #:** Regular Agenda - #1  
**Title:** Mountain Pacific Business Park Preliminary Development Plan  
**Applicant:** Mountain Pacific FC, LLC  
**Request:** **Preliminary Development Plan**  
**Location:** Southeast of Garfield Ave/Highway 287 and 71<sup>st</sup> Street/County Road 30  
**Existing Zoning:** Mountain Pacific Planned Unit Development  
**Proposed Use:** Four light industrial spec buildings  
**Staff Planner:** Noreen Smyth

### **Staff Recommendation**

Subject to additional evidence presented at the public hearing, City staff recommends the following motion:

#### **Recommended Motions:**

1. Move to make the findings listed in Section VIII of the Planning Commission staff report dated April 25, 2016 and, based on those findings, instruct staff to prepare a resolution of approval for the Mountain Pacific Business Park Preliminary Development Plan, subject to the conditions in Section IX, as amended on the record.

### **Summary of Analysis**

This is a public hearing to consider the Mountain Pacific Business Park Preliminary Development Plan (PDP). The Business Park PDP proposes four light industrial/flex space buildings totaling 46,800 sq ft in an undeveloped area within the Mountain Pacific Planned Unit Development (PUD). The PDP also seeks approval of minor changes to the office building at the existing storage facility on the lot to the north of the Business Park, which is also within Mountain Pacific.

The 20.09-acre PUD is generally located southeast of Garfield Avenue and 71<sup>st</sup> Street. The area proposed for the light industrial is located near the southeast portion of the PUD. The storage facility office proposed for improvements is located at the northeast portion of the PUD.

A minor subdivision was submitted concurrently with the PDP application to divide a 10.5-acre lot within Mountain Pacific into five lots, creating the 5.376 lot proposed for light industrial plus four other lots to be developed for commercial uses at a later date.

The proposal meets all requirements of the Municipal Code and of the General Development Plan. Staff believes that all key issues have been resolved. The Commission has final decision-making authority on the PDP application unless the Commission's decision is appealed to City Council.

## I. SUMMARY

### Acronyms

The following abbreviations will be used throughout this report and are being provided to help clarify what each represents:

- PUD:** Planned Unit Development is a type of zoning that allows for the creation of zoning and design standards that are tailored to a site with this designation. This zoning is unique to a particular site or area, typically described in a development plan. The primary purpose of this zoning is to encourage a mixture of land use opportunities that are well integrated in creating an efficient use of land that is suitable to the site, and both internally and externally compatible.
- GDP:** General Development Plan establishes the zoning, density/intensity and design standards for a PUD-zoned property. The plan itself is primarily conceptual in nature, meant to provide guidance with respect to locations for different land uses within a PUD. This plan is usually prepared in conjunction with the annexation of a property as its official zoning document. This plan must be approved by City Council.
- PDP:** Preliminary Development Plan is typically the initial step, detailing a specific development proposal within a PUD. Its contents are reviewed on the basis of the zoning requirements of the applicable GDP. This plan must be approved by Planning Commission, subject to appeal to City Council.
- FDP:** Final Development Pan is typically the final step of design preparing for actual construction of one or more uses on the site. Its contents are reviewed on the basis of the zoning requirements of the applicable GDP, the preliminary design that was approved at the PDP stage, and applicable City standards for installation of public improvements. Whenever possible, the City seeks to have the FDP combined with the Site Development Plan which is the first half of the building permit for the site.
- ACF:** Adequate Community Facilities is a program adopted by the City of Loveland to ensure that community facilities needed to support new development meet or exceed defined levels of service. This includes fire protection, transportation, water, wastewater, stormwater, and power. Actual compliance with ACF criteria is not possible or required for a GDP. However, in order to assure that negative impacts to infra-structure will not occur with the development, it is appropriate to evaluate whether the proposed development can meet ACF criteria.

### Location and History

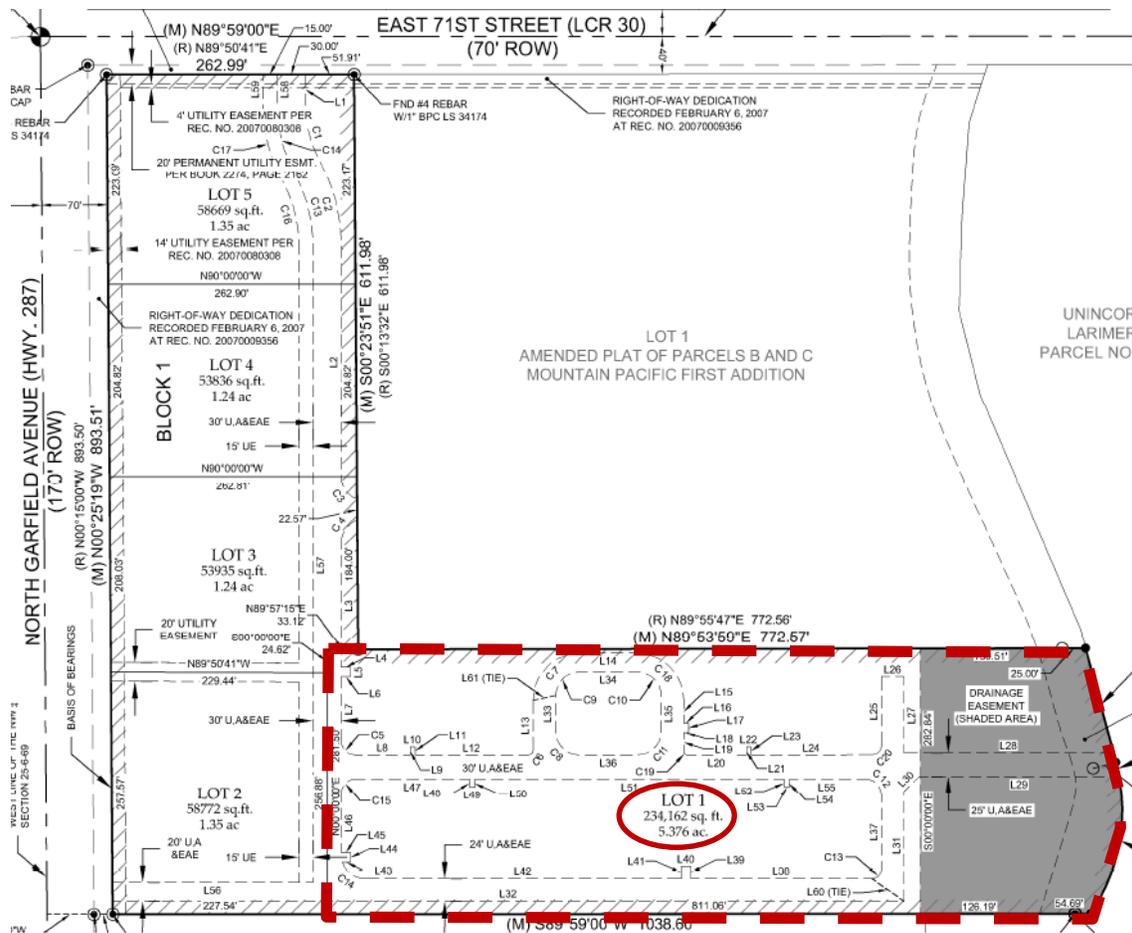
The entire area of the Mountain Pacific PUD was annexed in 2006 as the *Mountain Pacific First Addition*. A self storage facility was constructed on a lot within Mountain Pacific before it was annexed, while the rest of the Mountain Pacific land was annexed undeveloped. A GDP was approved at the time of annexation, establishing PUD zoning. However, GDPs become invalid if not acted upon within a one year time period, and the original Mountain Pacific GDP became obsolete for this reason. The zoning of the property

remained Mountain Pacific PUD, but the GDP was no longer valid. On August 25, 2014, the Planning Commission recommended approval of a revised GDP that was generally in keeping with the earlier (2006) GDP, and it was approved by the City Council on October 21, 2014.

Following the approval of the revised GDP, the first PDP application, for an expansion of the self storage facility, was approved at the March 23, 2015 Planning Commission meeting. This current application is the second PDP request since Mountain Pacific was annexed.

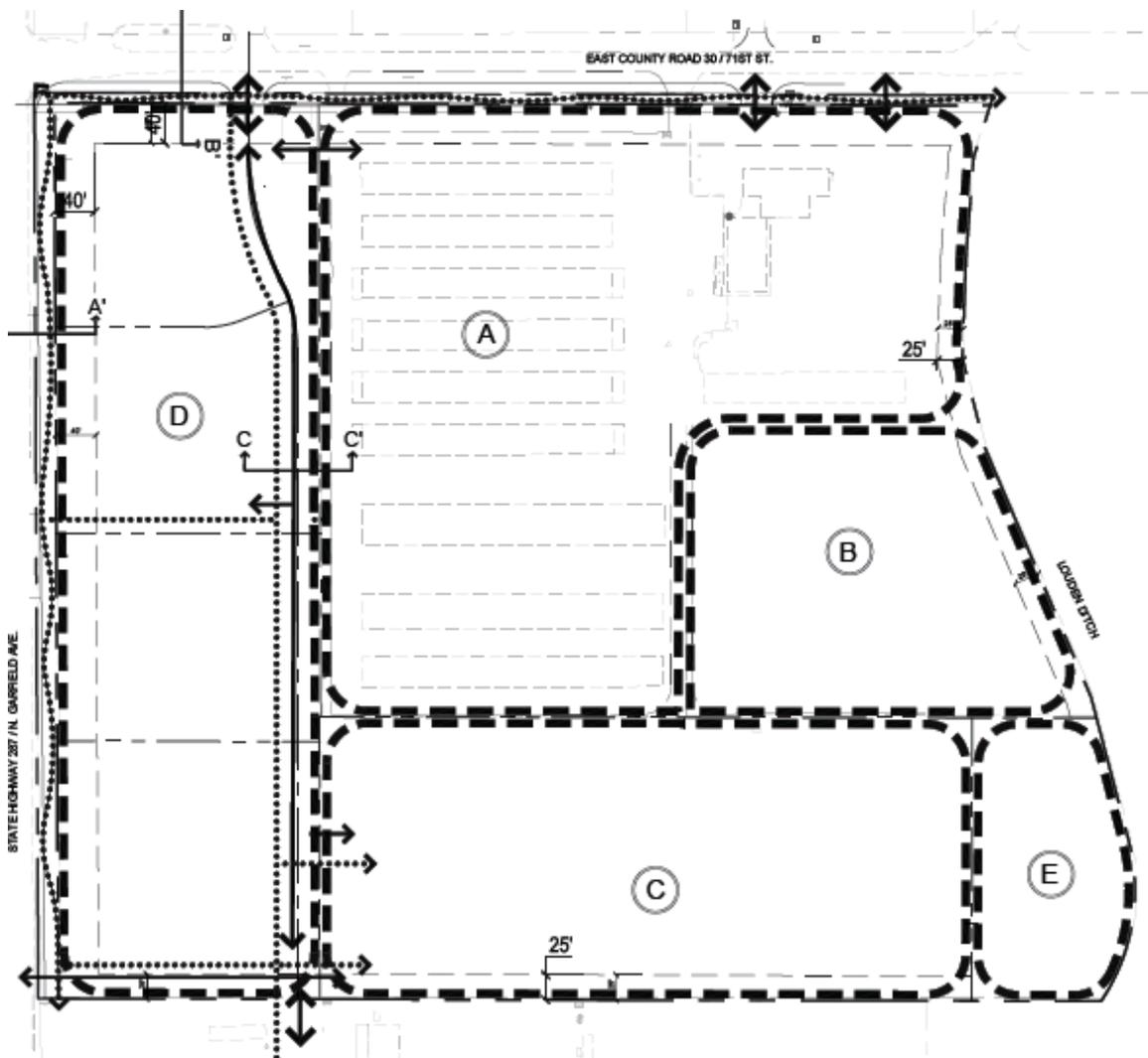
The overall PUD is 20.09 acres in size and located west of Garfield Avenue (Highway 287), south of 71<sup>st</sup> Street (County Road 30), and east of the Louden Ditch. The PUD currently consists of two lots: a 9.54 acre lot in the northeast portion of the PUD containing a self storage facility and a 10.54 acre lot to the south and west that is undeveloped.

An application for a minor subdivision, the *Mountain Pacific First Subdivision*, to divide the 10.54-acre parcel into five lots was submitted concurrently with the PDP application. Of the five lots to be created with the plat, Lot 1, situated to the southeast, is proposed to be developed with this PDP application. The other four lots are not proposed to be developed at this time. Those lots all front N. Garfield Avenue and are anticipated to be developed with commercial uses in the future.



**Mountain Pacific First Subdivision**

Per the phasing plan in the GDP (see below), the self storage facility that was developed prior to annexation is “Area A”, its expansion area that was approved with the previous PDP is “Area B”, and the light industrial use that is the subject of the current application is Area C. Area E is to contain a stormwater detention facility that serves the greater Mountain Pacific PUD, but will be located on the same lot as the light industrial development. The office of the self storage facility, the improvements to which are also being reviewed at part of the current PDP application, is within Area A. Area D, which is designated for commercial uses per the GDP, is not proposed for development at this time. Any development in Area D will require the submittal of another PDP application.



**Phasing Plan from the Mountain Pacific General Development Plan.**

**The previous PDP, heard by the Commission in 2015, was for Area B. This PDP is for Area C, along with some minor improvements to the existing office for the storage facility in Area A.**

## PDP Proposal

### Light Industrial Development:

The “Mountain Pacific Business Park” is a development consisting of four light industrial/flex space/warehouse buildings and associated parking within the southeastern portion of Mountain Pacific. The establishment of light industrial and office uses in this area of the Mountain Pacific PUD is in line with the land use standards established in the GDP.

All four of the buildings will be one story, with three of the buildings at 10,800 sq ft in area and one at 14,400 sq ft. While not identical due to varying placement of loading docks and doors, all four buildings will be very similar in appearance. While not matching the existing self storage facility within Mountain Pacific on the lot to the north, the colors utilized for the buildings will be in harmony with the colors utilized at the storage facility.

The Loudon Ditch is to the east of, and partly on, the property, with a 50 ft easement for the ditch running along the eastern side of the property. The easement also preserves a natural, undeveloped area adjacent to the ditch. The easternmost 25 ft of the property consists of steep grading for the ditch.

The detention facility for the greater Mountain Pacific development is located on this lot, and will also hold stormwater runoff from this development. The detention basin amounts to approximately one quarter of the lot. The detention basin is adjacent to the Loudon Ditch easement, and drains into the ditch. As mentioned above, the 5.3 acre lot for this development is being platted through a concurrent minor subdivision application, and a drainage easement for the basin will be established on the plat.

### Self Storage Office:

Improvements to the existing office building consist of 1) a realignment of the access drive to improve traffic flow on 71<sup>st</sup> Street and internal traffic circulation, 2) façade improvements to the building to bring it in compliance with design standards of the GDP, 3) redesign of the office parking area, 4) new wrought iron fencing along 71<sup>st</sup> Street and chain link fencing to the rear of the office, and 5) landscape improvements to bring the office area in compliance with the standards of the GDP.

The applicant has chosen to include a more detailed plan than is commonly seen in PDPs. This greater level of detail will allow them to proceed quickly through Final Development Plan, an administratively (staff) reviewed application, shortly after PDP approval. The details of the development are described below:

### Access:

#### Light Industrial Development:

A new driveway access is to be constructed off of E. 71<sup>st</sup> Street. The access will align with an existing driveway access on the opposite (north) side of 71<sup>st</sup> Street. A 30 foot wide drive will then extend through the east (back) side of the Mountain Pacific First Subdivision commercial lots that front Garfield Avenue. At the point it reaches the light industrial lot at the south end of the PUD, the driveway will be half on the adjacent commercial lot and half on the light industrial lot. Two driveways will then extend eastward into the light industrial development.

The driveway access location meets LCUASS (Larimer County Urban Area Street Standard) standards, including the required minimum offset from Garfield Avenue. A right turn lane will be added to eastbound 71<sup>st</sup> Street to accommodate the anticipated volume of traffic entering this access at build-out. Additional improvements to eastbound 71<sup>st</sup> Street along the Mountain-Pacific frontage include a 5 foot bicycle lane and a 7 foot detached sidewalk. The new sidewalk along 71<sup>st</sup> Street will connect to future sidewalk along Garfield Avenue that will be constructed in conjunction with the development of the adjacent lots.

The existing right-of-way for 71<sup>st</sup> Street is wide enough to accommodate the right turn lane, bike lane, and sidewalk. An access easement will be established for the driveway on the associated Mountain Pacific First Subdivision plat, allowing access from 71<sup>st</sup> Street to the light industrial lot through the adjacent Mountain Pacific commercial lots.

#### Self Storage Office:

The driveway access to the self storage development off of 71<sup>st</sup> Street is being relocated approximately 50 feet farther east, and will be situated directly north of the office. The realigned access meets all LCUASS standards including minimum offset from the new Mountain Pacific driveway to be constructed to the west of the self storage lot. The 21 foot wide driveway will curve around the office building to connect with the existing driveway accessing the self storage buildings.

#### Circulation and Parking:

##### Light Industrial Development:

The site layout includes two buildings aligned towards the north end of the lot and two buildings aligned towards the south end of the lot. Each building has multiple loading docks on the south side, while the two northern buildings have an additional loading dock on their east side. Driveways extend on all sides of the buildings except to the north of the northern buildings. Parking is situated between all of the buildings and also to the east of the buildings.

Pedestrian walkways will extend from all doorways and connect to the access driveway on the west end of the lot, where the walkways can then connect to walkways in the adjacent commercial properties once they develop.

There is no direct vehicular or pedestrian connection between this lot and the adjacent self storage lot to the north, as such connections would not likely be utilized.

The GDP defaults to the standard Municipal Code parking requirements. The development requires a minimum of 144 parking spaces and 146 are provided. The parking was calculated by applying the Municipal Code's parking standards on a presumption of 70% of the buildings being utilized as "Flex office space with light manufacturing" and 30% being utilized as "Warehouse". Applying the "Flex office" parking standard results in a greater amount of parking required than the conventional "Industrial" parking standard.

##### Self Storage Office:

The office requires a minimum of 7 parking spaces and 9 are provided. Parking at self-storage facilities is not required beyond that needed for the office, as visitors to the storage units are

anticipated to park their vehicle in front of their unit rather than in a parking area. The office, which is being renovated but is not increasing in size, currently has three striped parking spaces next to it, although there is additional unstriped paved area around the building available for parking. Sidewalk will extend from the parking stalls to the doors on the north and west sides of the building.

#### Landscaping and Open Space:

##### Light Industrial Development:

As the detention basin for the greater Mountain Pacific PUD is located on the subject lot, a rather large percentage of the lot, 23%, is open space. Besides the detention area on the west side of the lot, additional landscape areas exist along the north and south property lines.

A bufferyard is required along the south property line, where the Mountain-Pacific development borders an unincorporated property utilized for commercial and light industrial purposes. A higher percentage of evergreen trees have been included in this bufferyard to provide for screening of the loading docks on the south side of the buildings. There is an existing chain link fence, situated at some points on the subject property and other points on the adjacent property to the south, which will remain.

While no bufferyard is required along the north property line where this development borders the self storage facility, plantings in an arrangement similar to a light bufferyard have been included in this area.

With the shared driveway situated on the west property line, a bufferyard is not needed at this location, and plantings have instead been included adjacent to the westernmost buildings.

A special condition of the GDP states that the landscape buffer along the eastern perimeter of Mountain Pacific, within the 50 foot easement for the Loudon Ditch, is to emphasize use of dense evergreens and species that are suitable for the natural area along the ditch. The plantings included in the landscape plan for in this area are in keeping with those along the ditch on the self storage property to the north. Besides the bufferyard plantings, the remainder of the eastern area of the lot is covered in native grasses suitable for a detention basin.

All required parking lot landscaping, including end islands with canopy trees and shrubs, is on the landscape plan. Building foundation landscape is included except where sidewalk or a loading dock abut a building.

##### Self Storage Office:

There are currently minimal plantings near the self storage office, some of which will be removed with the driveway realignment. With this PDP, the required screening of the self storage parking area will be included through use of a combination of evergreen and deciduous tree species and shrubs. A landscaped end island will be added to the parking area along with foundation landscaping on the north end of the building.

## Architecture:

### Light Industrial Development:

The *Light Industrial* architectural standards and guidelines of the GDP apply. These standards seek added attention and detail in the follow building elements:

- Façade treatments – The buildings include windows and detailing to increase the visual interest of the façade, along with a stone first floor or wainscot along the front and sides of the buildings. A variety of colors are included, with pale red, beige, and brown walls and green and brown accents.
- Building materials – A variety of building materials are present, including precast concrete, split face CMU (concrete masonry unit), and metal accents.
- Building openings – The entrances are clearly defined with canopies.
- Roof treatments – Variations in roofline are present in all buildings.

While none of the buildings are identical due to the different positioning of doors and loading docks necessitated by the site plan, all four buildings are of a similar design. While not matching the adjacent self storage facility in style, the new buildings will share some commonalities in accent colors. The maximum height of the buildings is 26 ft. The buildings are 60 feet wide, with three of the buildings 180 feet long and one 240 feet long.



**Front Elevation-Building B**



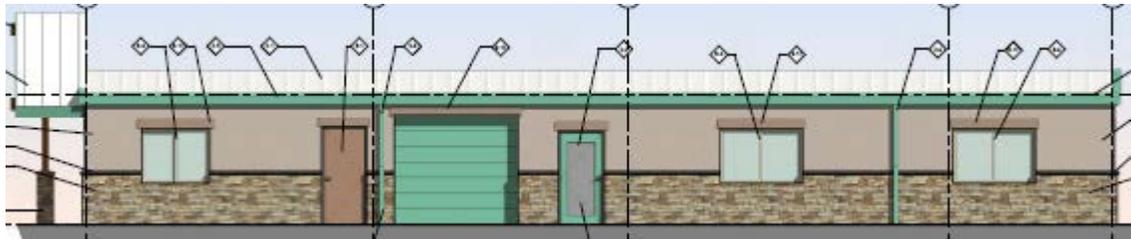
**Front Elevation-Building C**

### Self Storage Office:

A stone veneer wainscot will be added to all sides of the building. A canopy will be added to the north end of the building and precast concrete caps will be added to doorways and windows to create a more inviting appearance. The overhead doors on the east side of the building will be removed and an overhead door added to the west side of the building.



**Front Elevation**



**West Elevation**

Other Site Requirements: All other Mountain Pacific GDP requirements and municipal code requirements are met for both the light industrial development and the self storage office improvements, including site lighting, transportation, and utility standards. Any signage will be determined in the future, and a sign permit application will need to be submitted for review at that time.

### Future Mountain Pacific Phases

The next anticipated development within the Mountain Pacific PUD is in Area D with commercial uses along the Garfield frontage anticipated. This will involve PDP and FDP applications.

## **II. ATTACHMENTS**

- A. Preliminary Development Plan
- B. Plat of Subdivision
- C. Application

**III. VICINITY MAP**



**IV. SITE DATA**

ACREAGE OF GDP-GROSS.....	20.09 AC
ACREAGE OF PDP-GROSS .....	5.3 AC FOR THE BUSINESS PARK LOT, 9.5 AC FOR THE STORAGE FACILITY LOT
MASTER PLAN DESIGNATION.....	FORT COLLINS/LOVELAND CORRIDOR AREA
EXISTING ZONING.....	PUD-MOUNTAIN PACIFIC
EXISTING USE.....	VACANT
ACREAGE OF OPEN SPACE.....	1.12 AC (23 % OF SITE)
NUMBER OF BUILDINGS PROPOSED .....	4 NEW LIGHT INDUSTRIAL/FLEX BUILDINGS
EXIST ADJ ZONING & USE - NORTH.....	UNINCORPORATED LARIMER CO-CHURCH

EXIST ADJ ZONING & USE - SOUTH .....	UNINCORPORATED LARIMER CO-COMMERCIAL/ LIGHT INDUSTRIAL
EXIST ADJ ZONING & USE - WEST .....	MOUNTAIN-PACIFIC PUD – UNDEVELOPED
EXIST ADJ ZONING & USE - EAST .....	UNINCORPORATED LARIMER CO-IRRIGATION DITCH
UTILITY SERVICE – WATER.....	FORT COLLINS-LOVELAND WATER DISTRICT
UTILITY SERVICE –SEWER .....	SEPTIC- FORT COLLINS-LOVELAND WATER DISTRICT
UTILITY SERVICE – ELECTRIC.....	CURRENTLY XCEL ENERGY/SOON TO BE CITY OF LOVELAND

**V. KEY ISSUES**

City staff believes that all key issues have been addressed in the development proposal. There were two attendees at the neighborhood meeting who requested a detailed description of the development, and did not object to it upon hearing of the details.

**VI. BACKGROUND**

The following represents a timeline for the background of the development:

- 2006                      City Council approves the annexation of the Mountain Pacific First Addition and the Mountain Pacific PUD General Development Plan, establishing the zoning for the property as mixed use, allowing a variety of commercial, light industrial, and office land uses. The existing self-storage facility was constructed under County jurisdiction before the property was annexed.
  
- 2008                      The Amended Plat of Parcels B and C, Mountain Pacific First Addition, is approved. The plat established the boundaries of the two lots that constitute Mountain Pacific.
  
- 2014                      Planning Commission recommends approval and City Council approves the updated Mountain Pacific PUD General Development Plan, which had become invalid for not being initiated within a year of its 2006 approval.
  
- 2015                      An application for a Preliminary Development Plan to expand the existing self-storage facility is approved.
  
- 2016                      An application for the Mountain Pacific Business Park Preliminary Development Plan (#15-226) to construct light industrial uses is submitted.

## VII. STAFF, APPLICANT, AND NEIGHBORHOOD INTERACTION

- A. Notification:** Affidavits were received from Cathy Mathis of TB Group certifying that written notice of the neighborhood meeting was mailed to all property owners within 900 feet of the property and that a notice of the neighborhood meeting was posted in a prominent location on the perimeter of the property on February 16, 2016, and similarly that notice was mailed on April 7, 2016 and a sign posted on April 8, 2016 for the Planning Commission hearing. In addition, a notice of the public hearing was published in the Reporter Herald on April 9, 2016.
- B. Neighborhood Response:** A neighborhood meeting was held at 5:30 p.m. on March 3, 2016 in the Gertrude Scott Room of the Loveland Public Library. The meeting was attended by the applicant and city staff, with two area residents in attendance. The attendees lived a little south of the proposed development and inquired of the details of the proposal. The attendees did not express objection to the proposal, and expressed support for ensuring that no particularly tall buildings are constructed at this location.

## VIII. FINDINGS AND ANALYSIS

The chapters and sections cited below are from the Loveland Municipal Code pertaining to PUD Preliminary Development Plans. Applicable findings contained in the Municipal Code are specified in italic print followed by the staff analysis as to whether the findings are met by the submitted application.

### A. Land Use

- 1. Section 18.41.050.E.2.a:** *The preliminary development plan conforms to the general development plan on file with the city where the property is being developed in phases.*

**Current Planning:** Staff believes that this finding can be met based on the following facts:

- Light industrial/flex uses area use by right on the subject parcel, as established in the GDP.
- The size of the buildings, setbacks, landscaping, access, parking, and other site development standards of the GDP are met.
- The architecture is consistent with the design standards contained in the GDP.
- The changes to the self storage office will bring a building and site that do not meet the standards of the GDP into compliance with it.

- 2. Section 18.41.050.E.2.b** *The preliminary development plan meets the intent and objectives of Chapter 18.41 and the factors set forth in Section 18.41.050(D)(4)(b) and (c).*

**A. Section 18.41.050.D.4(b):** *Whether the proposed development will have a detrimental impact on property that is in sufficient proximity to the proposed development to be affected by it. If such impacts exist, the planning division shall recommend either disapproval or reasonable conditions designed to mitigate the negative impacts.*

**Current Planning:** Staff believes that this finding can be met based on the following facts:

- A self storage facility to the north of the proposed Business Park. The establishment of light industrial/flex uses on the subject property proposed with this PDP are not anticipated to be detrimental to this adjacent development.

- The subject property is adjacent to a drainage ditch and undeveloped land to the east. The land to the east, like the subject property, is designated “Fort Collins/Loveland Corridor Area” in the Land Use Map of the Comprehensive Plan. This designation supports a wide variety of future land uses which may or may not be compatible with a light industrial use. However, the PDP proposal will provide for bufferyard screening along the east side of the lot. In addition, the new buildings are set back approximately 200 feet from the east lot line because of the presence of a detention facility and parking between the lot line and the buildings.
- Adjacent to the south of the subject property is a property that currently contains a commercial/light industrial use. It is not anticipated that the proposed use will be in conflict with this adjacent use, and the establishment of the required bufferyard along this lot line will assist in preventing a conflict.
- Adjacent to the west of the subject property are undeveloped lots within Mountain Pacific that are designated for commercial development. Careful site design of the subject property and of any future developments on the commercial property should ensure compatibility.
- The PDP incorporates quality site design and architecture in keeping with the standards of the GDP.
- The changes proposed for the self storage office with this PDP will be an aesthetic and functional improvement to facility.
- No objections regarding the PDP proposal were voiced at the neighborhood meeting.

**B. Section 18.41.050.D.4(c):** *Whether the proposed development will be complementary to and in harmony with existing development and future development plans for the area in which the proposed development is to take place by:*

- (i) Incorporating natural physical features into the development design and providing sufficient open spaces considering the type and intensity of use.*
- (ii) Incorporating site planning techniques that will foster the implementation of the city's master plans, and encourage a land use pattern that will support a balanced transportation system, including auto, bike, and pedestrian traffic, public or mass transit, and the cost effective delivery of other municipal services consistent with adopted plans, policies and regulations of the City.*
- (iii) Incorporating physical design features that will provide a transition between the project and adjacent land uses through the provisions of an attractive entryway, edges along public streets, architectural design, and appropriate height and bulk restrictions on structures.*
- (iv) Incorporating identified environmentally sensitive areas, including but not limited to wetlands and wildlife corridors, into the project design.*
- (v) Incorporating elements of community-wide significance as identified in the town image map.*
- (vi) Incorporating an overall plan for the design of the streetscape within the project, including landscaping, auto parking, bicycle and pedestrian circulation, architecture, placement of buildings and street furniture.*

**Current Planning:** Staff believes that these findings can be met based on the following facts:

- *(finding i)* A large setback is provided between both the business park and the self storage office and the adjacent ditch to the east, along with a densely planted bufferyard. Open space

requirements are met, and the detention facility on the business park lot provides a sizable open area.

- (*finding ii*) The construction of sidewalk, a bike lane, and a right turn lane along a portion of 71<sup>st</sup> Street will support pedestrian, bicycle, and vehicular transportation.
- (*finding iii*) The PDP incorporates a landscape design that includes dense buffering along the adjacent Loudon Ditch.
- (*finding iv*) There are no environmentally sensitive areas within the PDP boundaries.
- (*finding v*) There are no elements of community-wide significance identified in the town image map within the PDP boundaries.
- (*finding vii*) The business park is not adjacent to any public streets. Landscaped screening, building improvements, and vehicular access improvements for the self storage office will improve the streetscape along 71<sup>st</sup> Street.

3. **Section 18.41.050.E.2.c:** *The PDP complies with applicable land use and development regulations in effect as of the date that the GDP was approved and any land use and development regulations adopted by the City after that date if the Planning Division and Planning Commission expressly find that compliance with such regulations is necessary to protect public health, safety, and welfare.*

**Current Planning:** Staff believes that this finding can be met based on the following fact:

- The PDP complies with applicable development regulations for land use and infrastructure established in the GDP as well as existing city regulations. Refer to the analysis contained in Section B below, provided by city reviewers, for additional information.

## B. City Utilities and Services

1. **Section 18.41.050.D.4.b:** *Development permitted by the PDP will not negatively impact traffic in the area or City utilities. If such impacts exist, Section 18.41.050.D.4(b) of the Loveland Municipal Code requires City staff to recommend either disapproval of the PDP or reasonable conditions designed to mitigate the negative impacts.*
2. **Section 18.41.050.D.4.c:** *Whether development permitted by the PDP will be complementary to and in harmony with existing development and future development plans for the area in which the PDP is located by incorporating public facilities or infrastructure, or cash-in-lieu, that are reasonably related to the proposed development so that the proposed development will not negatively impact the levels of service of the City's services and facilities.*

**Transportation Engineering:** Staff believes that these findings can be met based on the following fact:

- A Traffic Impact Study (TIS) has been submitted with the Mountain Pacific Business Park Preliminary Development Plan (PDP) and Preliminary Plat applications which demonstrates that the transportation system, incorporating the required roadway improvements, can adequately serve the land uses proposed.
- Access to the site will be from one proposed full movement access point on County Road 30/71st Street.
- The applicant's traffic engineer, Joseph Delich, P.E., has submitted a Traffic Impact Study (TIS) that indicates that the traffic associated with the proposed development will meet the City's standards. The proposed Mountain Pacific Business Park is estimated to generate

approximately 254 daily trips, 52 weekday AM peak hour trips, and 52 weekday PM peak hour trips.

- In conclusion, the development of the subject property pursuant to any of the uses permitted by right under the zoning district will not adversely impact any existing City infrastructure when typical roadway improvements are constructed. A positive determination of adequacy for transportation facilities for the proposed PDP has been made under the provisions of paragraph ii, above.

**Fire Prevention:** Staff believes that these findings can be met based on the following facts:

- The development site will comply with the requirements in the ACF Ordinance for response distance requirements from the first due Engine Company.
- The proposed development will not negatively impact fire protection for the subject development or surrounding properties.

**Building:** Staff believes that these findings can be met based on the following facts:

- The proposed development will not negatively impact surrounding properties as the structures will be required to meet adopted Building Codes.

**Water/Wastewater:** Staff believes that these findings can be met based on the following facts:

- Regarding water, the existing facility located on the site is served water from the Fort Collins-Loveland Water District. The proposed development as shown on the PDP shows future water service from the Fort Collins-Loveland Water District for the proposed development. The City has no concerns regarding future water service from the Fort Collins-Loveland Water District to serve any phases of the future development.
- Regarding wastewater, the existing facility located on the site has a private on-site septic system. The site is located within the South Fort Collins Sanitation District per the current North Front Range Water Quality Planning Association map; however the City of Loveland has shown this area can be served future wastewater service by the City in the current (2010) version of the Wastewater Master Plan. The proposed development as shown on the PDP shows a wastewater main extension from the City of Loveland.
- The Department finds that the Development will be compliant to ACF for the following reasons:
  - The proposed development will not negatively impact City water and wastewater facilities
  - The proposed facilities shown on the Preliminary PICPs have been designed pursuant to the City's Development Standards.

**Stormwater:** Staff believes that these findings can be met based on the following facts:

- When final designed and built, the development will not negatively impact City storm drainage utilities and will comply with the Adequate Community Services ordinance outlined in the Loveland Municipal Code, Section 16.41.140.
- No irrigation ditches traverse the site.
- No natural drainage courses/open channels traverse the site.

**Power:** Staff believes that these findings can be met based on the following facts:

- This project will entail a takeover of service from PVREA to COL Power Division as well as the addition of new service from COL Power. The developer is urged to coordinate at the

earliest possible time with both entities with regard to undergrounding of lines, takeover of current service to storage units, CR30 road widening, etc.

- Power believes that this project will have no negative impact on our system.
- This project will comply with the requirements in the ACF Ordinance.

## **IX. RECOMMENDED CONDITIONS**

### **Transportation:**

1. All public improvements within the Preliminary Development Plan (PDP) and Preliminary Plat shall comply with the Larimer County Urban Area Street Standards (LCUASS).
2. Unless designed and constructed by others, the Developer shall design and construct the following public improvements prior to the issuance of any building permits within the PDP, unless otherwise approved pursuant to the provisions in Section 16.40.010.B of the Loveland Municipal Code:
  - a. County Road 30 / 71st Street. The Developer shall construct the portion of CR30/71st Street adjacent to the PDP to the LCUASS Major Collector street standard.
3. Access on US287 is for emergency access only and will require a CDOT Access Permit.
4. A cash-in-lieu payment is required prior to the issuance of any building permit to complete the sidewalk on ease end of CR30 to the eastern property boundary.
5. Improvements in the right-of-way as shown on the approved PDP and any associated Public Improvement Construction Plans will require a Development Construction Permit from the City of Loveland Public Works Department.

### **Parks and Recreation:**

1. If the recreation trail is being used as a maintenance road for the sanitary line, the concrete trail shall be rebuilt to Wastewater's standard for concrete surfaces for the section of trail that will be used for maintenance access.
2. Developer shall be responsible for repairing and/or replacing the recreation trail during construction of the sanitary sewer line. Contact Parks and Recreation for City trail standards and specifications for replacement. Notice of construction must be given to Parks and Recreation at least 48 hours prior to the start of construction. A Pre-Construction coordination meeting is required prior to construction.
3. Developer shall be responsible for repairing and/or replacing the existing fence during construction of the sanitary sewer line
4. Developer shall provide a temporary trail during construction. The temporary trail needs to be safe, fenced, signed and passable on a bike. At a minimum, the trail should be well compacted all weather material. The Contractor shall maintain the trail and make it passable with no holes, trip hazards or drainage channels on it.

### **Current Planning:**

1. Any new fences are to meet the fence standards of the Municipal Code and the General Development Plan, including height.

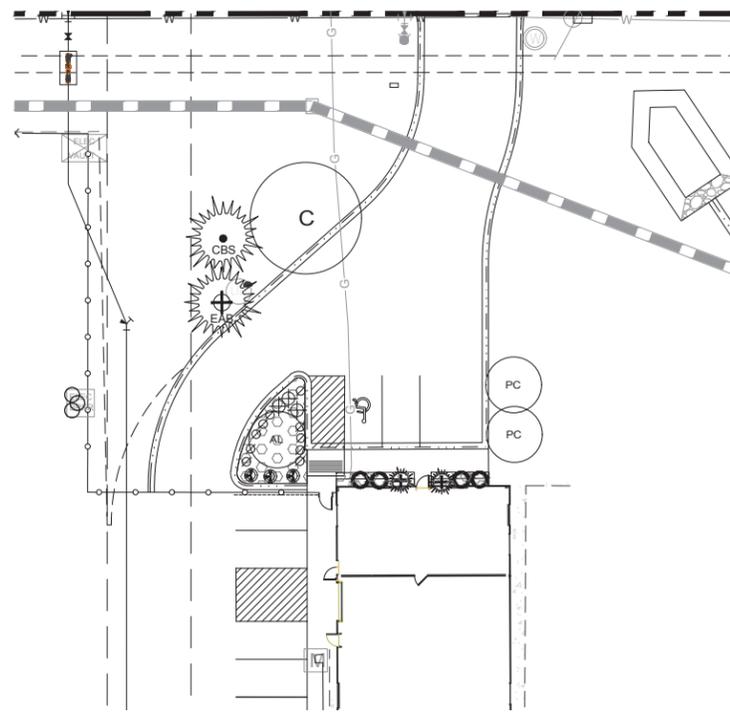






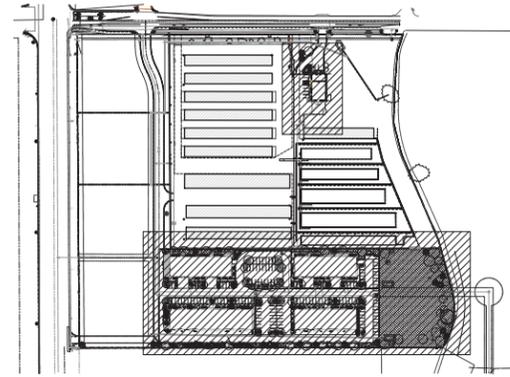
# MOUNTAIN PACIFIC BUSINESS PARK PUD Preliminary Development Plan

For Parcel C of the Mountain Pacific Business Park GDP  
Replat of Lot 2, Block 1, Amended Plat of Parcels B and C, Mountain  
Pacific First Addition to the City of Loveland, Larimer County, Colorado



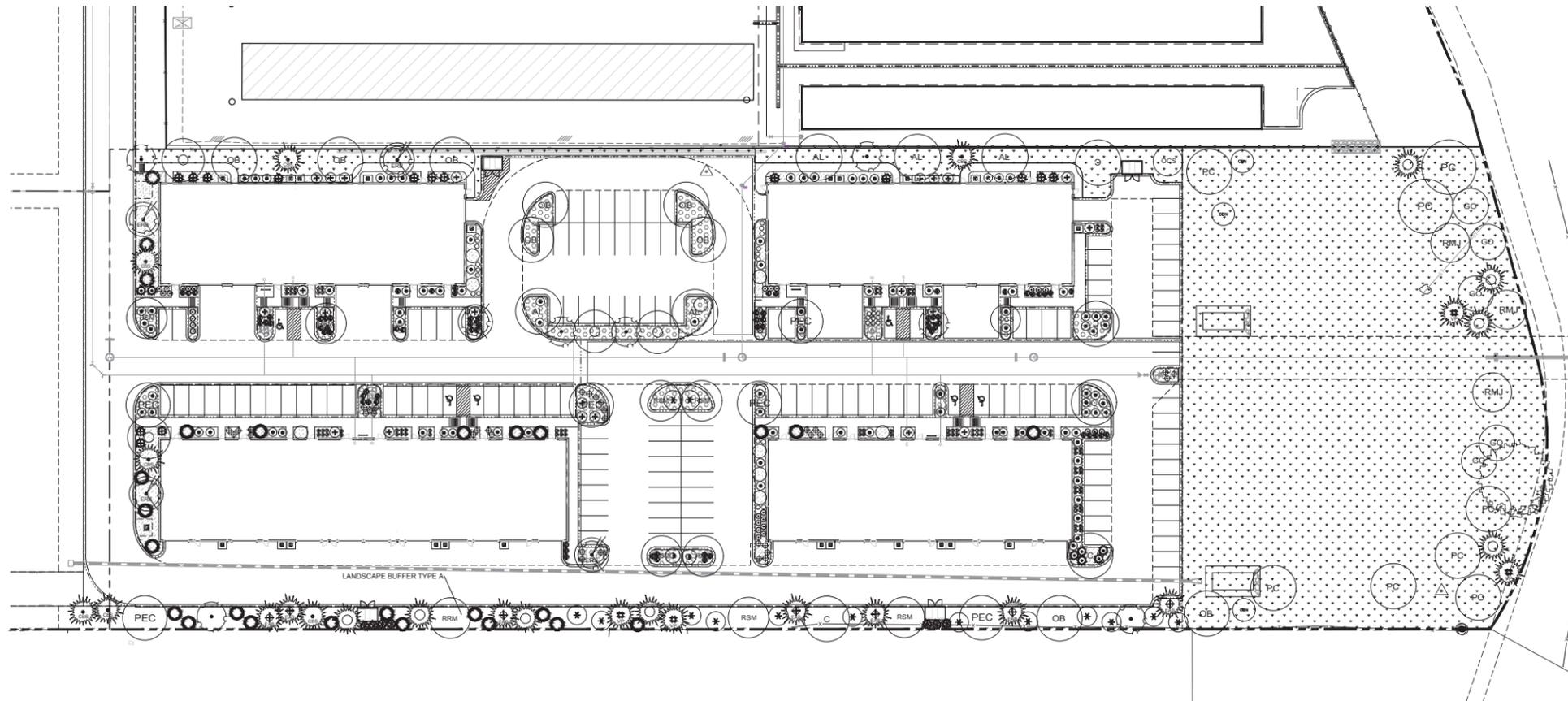
Landscape Plan ASP Office Building

### Sheet Key

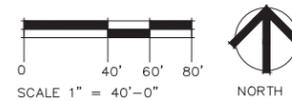


### Landscape Legend

- 2"-4" COBBLE
- LANDSCAPE BARRIER BENEATH
- 3" OF CEDAR WOOD MULCH
- NATIVE SEED MIX (NON-IRRIGATED)
- STEEL EDGER, ROUNDED TOP



Landscape Plan



### Plant List

KEY	QTY	RATIO	COMMON NAME	BOTANICAL NAME	HEIGHT	WIDTH
<b>SHADE/CANOPY TREES - 40</b>						
C	6	7.7%	CATALPA, NORTHERN	Catalpa speciosa	40'	40'
PC	10	12.82%	COTTONWOOD, PLAINS	Populus sargentii	50'	40'
AL	6	7.7%	LINDEN, REDMOND	Tilia americana 'Redmond'	35'	25'
RSM	7	9.0%	MAPLE, RED SUNSET	Acer rebrum 'Red Sunset'	40'	40'
RRM	2	2.6%	MAPLE, ROYAL RED	Acer plantanoides 'Royal Red'	35'	35'
OB	9	11.5%	OAK, BUR	Quercus macrocarpa	50'	50'
OCS	2	2.56%	OAK, CRIMSON SPIRE	Quercus robur 'Crimson Spire'	40'	15'
GO	5	6.4%	OAK, GAMBEL	Quercus gambelii	30'	15'
ERL	5	6.41%	REDBUD, EASTERN	Cercus canadensis	30'	30'
<b>EVERGREEN TREES - 21</b>						
	8	10.3%	PINE, AUSTRIAN	Pinus nigra	50'	30'
	5	6.4%	PINE, VANDERWOLF'S	Pinus flexilis 'Vanderwolf's'	30'	15'
	8	10.3%	SPRUCE, COLORADO BLUE	Picea pungens 'Glauc'	40'	20'
	8	10.3%	SPRUCE, BAKERI	Picea pungens 'Bakeri'	35'	20'
<b>ORNAMENTAL TREES - 17</b>						
	3	3.8%	CHOCHECHERRY, BLACK	Prunus virginiana 'Melanocarpa'	15'	12'
	7	9.0%	CRABAPPLE, BRANDYWINE	Malus spp. 'Brandywine'	20'	20'
	6	7.69%	PEAR, CHANTICLEER	Pyrus calleryana 'Chanticleer'	30'	30'
	4	5.1%	PEAR, PRAIRIE GEM	Pyrus calleryana 'Autumn Blaze'	25'	25'
<b>EVERGREEN SHRUBS - 27</b>						
	7	-	JUNIPER, BLUE CHIP	Juniperus horizontalis 'Blue Chip'	1'	6'
	3	-	JUNIPER, ROCKY MOUNTAIN	Juniperus scopulorum	20'	15'
	17	-	JUNIPER, SEA GREEN	Juniperus media 'Sea Green'	4'	6'
	7	-	JUNIPER, SKYROCKET	Juniperus scopulorum 'Skyrocket'	20'	3'
<b>DECIDUOUS SHRUBS - 304</b>						
	14	-	CHOCHEBERRY, NATIVE	Aronia melanocarpa	5'	5'
	22	-	DOGWOOD, REDTWIG	Cornus alba 'Sibirica'	9'	5'
	30	-	EUCONYMIUS, DWARF BURNING BUSH	Euonymus alatus 'Compactus'	4'	6'
	86	-	HOLLY, OREGON GRAPE	Mahonia aquifolium	6'	6'
	28	-	POTENTILLA, JACKMAN	Potentilla fruticosa 'Jackmani'	4'	4'
	15	-	SUMAC, FRAGRANT	Rhus aromatica	6'	5'
	2	-	SUMAC, STAGHORN	Rhus glabra	15'	15'
	89	-	VIBURNUM, COMPACT	Viburnum opulus 'Compactum'	5'	5'
	32	-	WILLOW, DWARF ARCTIC	Salix purpurea nana	6'	6'
<b>PERENNIALS / GRASSES - 123</b>						
	74	-	GRASS, BLUE AVENA	Helictotrichon sempervirens	4'	2'
	10	-	GRASS, FEATHER	Calamagrostis x acutiflora 'Karl Foerster'	6'	2'
	39	-	GRASS, FOUNTAIN GRASS	Perisetum setaceum	3'	3'



# MOUNTAIN PACIFIC BUSINESS PARK PUD

## Preliminary Development Plan

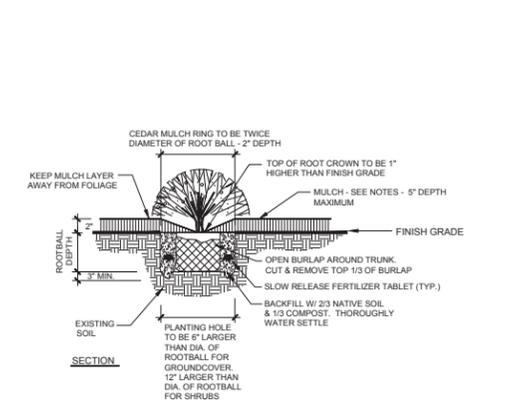
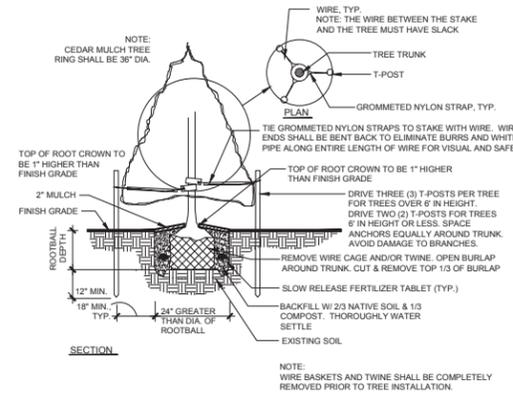
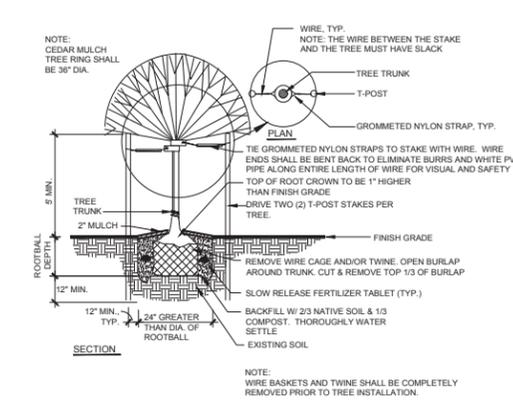
For Parcel C of the Mountain Pacific Business Park GDP  
 Replat of Lot 2, Block 1, Amended Plat of Parcels B and C, Mountain Pacific First Addition to the City of Loveland, Larimer County, Colorado



### Landscape Notes

- LANDSCAPE AREAS SHALL BE MAINTAINED, INCLUDING MOWING, WATERING AND FERTILIZING BY CONTRACTOR, UP TO FINAL ACCEPTANCE. AT SUCH TIME OWNER WILL BE RESPONSIBLE FOR ALL MAINTENANCE. LANDSCAPE AND IRRIGATION WILL BE WARRANTED FOR ONE (1) FULL YEAR AFTER FINAL ACCEPTANCE.
- ANY DISCREPANCIES WITH THE DRAWINGS AND SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNERS REPRESENTATIVE PRIOR TO PROCEEDING WITH CONSTRUCTION.
- CONTRACTOR TO VERIFY ALL FIELD CONDITIONS, EASEMENTS, PROPERTY LINES, ETC. PRIOR TO STARTING WORK. SHOULD ANY DISCREPANCIES, OMISSIONS, OR ERRORS OCCUR, NOTIFY THE OWNERS REPRESENTATIVE IMMEDIATELY.
- CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES 48 HRS. PRIOR TO ANY EXCAVATION OR PLANTING.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH PLANTING OPERATIONS.
- STREET AND ORNAMENTAL TREES SHALL BE PLANTED NO CLOSER THAN FORTY (40) FEET AND FIFTEEN (15) FEET RESPECTIVELY FROM STREET LIGHTS. NO TREES SHALL BE PLANTED WITHIN TEN (10) FEET FROM WATER AND SEWER LINES, FOUR (4) FEET FROM GAS, TELEPHONE AND ELECTRIC UTILITIES, AND TEN (10) FEET FROM ANY DRIVEWAY.
- MINIMUM CLEARANCE OF THREE (3) FEET ON EACH SIDE OF FIRE DEPARTMENT CONNECTION (FDC); NO VEGETATION OTHER THAN TURF OR GROUND COVERS PLANTED IN FRONT OF FDC.
- IF TREES OR SHRUBS ARE LOCATED ON TOP OF FIELD VERIFIED UTILITIES, CONTRACTOR SHALL NOTIFY OWNER BEFORE ANY DIGGING HAS COMMENCED. VERIFY WITH OWNER IF AND WHICH SHRUBS/TREES SHALL BE TAKEN OUT OF PROJECT/CONTRACT.
- ALL LANDSCAPE AREAS SHALL BE MAINTAINED, INCLUDING MOWING, WATERING AND FERTILIZING BY CONTRACTOR, UP TO FINAL ACCEPTANCE. AT SUCH TIME OWNER WILL BE RESPONSIBLE FOR ALL MAINTENANCE. LANDSCAPE AND IRRIGATION WILL BE WARRANTED FOR ONE (1) FULL YEAR AFTER FINAL ACCEPTANCE BY OWNER.
- TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITY SHALL BE CONSERVED FOR LATER USE ON AREAS REQUIRING REVEGETATION AND LANDSCAPING.
- EXCAVATED MATERIAL, TO BE USED AS FILL WILL HAVE ALL ROCKS, DEBRIS, WASTE MATERIAL, FROZEN MATERIAL, VEGETATION LARGER THAN 3" IN ANY DIMENSION REMOVED BEFORE PLACEMENT AND COMPACTION OF SOIL.
- PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING FOUNDATIONS AND A SMOOTH TRANSITION BETWEEN ALL ADJACENT EXISTING GRADES AND PROPOSED GRADES.
- PRIOR TO FINE GRADING, SOIL AREAS AND PLANTING BEDS, SHALL BE THOROUGHLY LOOSENEED AND TILLED TO A 6" DEPTH. REMOVE ALL UNSUITABLE TOPSOIL, INCLUDING ALL ROCKS LARGER THAN 3 INCHES IN ANY DIRECTION, ALL CONCRETE, TRASH, DEBRIS, WEEDS, ROOTS AND OTHER WASTE MATERIALS. AFTER THAT TIME ORGANIC AMENDMENTS SHALL THEN BE THOROUGHLY TILLED AND INCORPORATED TO A MINIMUM 6" DEPTH IN THESE AREAS AT THE MINIMUM OF RATE OF 3 CU. YDS. / 1,000 SQ.FT.
- UNIFORMLY COMPACT AND FINE GRADE THESE SOIL / GRASS AREAS AND PLANTING BEDS TO A SMOOTH SURFACE, FREE FROM IRREGULAR SURFACE CHANGES. CUT OUT SOFT SPOTS, FILL IN LOW SPOTS AND TRIM HIGH SPOTS TO COMPLY WITH REQUIRED GRADE TOLERANCES.
- ONCE COMPACTED AND FINE GRADED ALL ROCKS, DEBRIS, WASTE MATERIAL AND VEGETATION MATERIAL LARGER THAN 1/2" WILL BE RAKED FROM THE SURFACE AND REMOVED FROM SITE.
- SOIL TO BE 100% COLORADO GROWN DURA-TURF TALL FESCUE BLEND SPECIFICALLY GROWN FOR LOW WATER LAWN APPLICATIONS (IE 'REVELLE') WITH MINIMUM THREE (3) IMPROVED VARIETIES, HAVING A HEALTHY VIGOROUS ROOT SYSTEM. ONCE TURF IS LAID IT SHALL BE PROPERLY ROLLED, COMPACTED AND PUSHED TOGETHER TO ELIMINATE ANY GAPS BETWEEN ROLL EDGES. APPLY FERTILIZER IN THESE AREAS PER SOG FARM'S RECOMMENDATIONS.
- NATIVE SEED AREAS: ADEQUATE TEMPORARY IRRIGATION OR BY WATER TRUCK WILL BE PROVIDED FOR THE ESTABLISHMENT AND MAINTENANCE FOR THESE SEED AREAS, AND THAT NATIVE GRASSES SHALL BE MAINTAINED IN A CONDITION OF ACCEPTABLE HEIGHT, FREE OF WEEDS, TRASH AND DEBRIS, AND SHALL NOT REPRESENT A FIRE HAZARD NOR BECOME A NUISANCE SITE FOR WATER OR WIND EROSION.
- ALL PLANT MATERIALS ARE SIZED AND OUTLINED IN PLANT LIST. ALL PLANTS TO BE PLANTED IN AMENDED SOIL AND STAKED AS SHOWN IN DETAILS. ALL PLANT MATERIAL SHALL MEET OR EXCEED THE CODE OF STANDARDS CURRENTLY RECOMMENDED BY THE COLORADO NURSERY ACT FOR NUMBER ONE GRADE.
- IF PLANTS ARE IN NEED OF REPLACEMENT DUE TO DECLINING HEALTH, DISEASE, OR DEATH, THE PLANTS MUST BE REPLACED WITH THE ORIGINAL SPECIES UNLESS APPROVED BY THE CITY.
- CHANGES IN PLANT SPECIES OF PLANT LOCATIONS FROM WHAT IS LISTED ON THE LANDSCAPE PLAN WILL REQUIRE THE APPROVAL OF THE CITY PRIOR TO INSTALLATION OF REPLACEMENT. OVERALL QUANTITY AND QUALITY TO BE CONSISTENT WITH THE APPROVED PLANS. IN THE EVENT OF CONFLICT WITH THE QUANTITIES INCLUDED IN THE PLANT LIST, SPECIES AND QUANTITIES SHALL BE PROVIDED.
- ALL TREES AND SHRUBS TO BE BALLED AND BURLAPPED, OR CONTAINERIZED.
- ALL EXISTING TREES TO REMAIN UNLESS OTHERWISE NOTED
- ALL PLANT MATERIAL SHALL HAVE ALL WIRE, TWINE, BASKETS, BURLAP, AND ALL OTHER NON-BIODEGRADABLE CONTAINMENT MATERIAL REMOVED FROM THE TRUNK AND/OR ROOT BALL OF THE PLANT, PRIOR TO PLANTING.
- ALL SHRUB BEDS SHALL HAVE MINIMUM 4" DEPTH SHREDDED CEDAR MULCH - NATURAL COLOR AND/OR WASHED SMOOTH COBBLE. A CONTINUOUS LAYER OF TYPICAL LANDSCAPE FABRIC OR APPROVED EQUAL SHALL BE INSTALLED IN ALL SHRUB BEDS WITH 4" OVERLAP AT SEAMS WITH 4" STAPLES # 0.12, IN ALL DIRECTIONS.
- EDGING BETWEEN GRASS TYPES AND SHRUB BEDS / ROCK COBBLE SHALL BE HEAVY DUTY STEEL EDGER MIN. 1/2" x 4" WITH ROUNDED TOP AND PLASTIC CAP AND SHALL BE SET LEVEL WITH THE TOP OF THE ADJACENT SOIL. NO EDGING SHALL BE USED BETWEEN CEDAR MULCH AND COBBLE TRANSITIONS.

### Planting Details



### Landscape Bufferyard Table:

LANDSCAPE BUFFER ALONG SOUTH PROPERTY LINE	
BUFFER TYPE A	LENGTH OF BUFFER - 600'
WIDTH OF BUFFER - 15 +/-'	PLANT MULTIPLIER - .5
REQUIRED NUMBER OF PLANTS	PLANTS PROVIDED
6 CANOPY TREES	9 CANOPY TREES
6 FLOWERING TREES / LG. SHRUBS	6 FLOWERING TREES / 4 LG. SHRUBS
18 SHRUBS	35 SHRUBS
0 EVERGREENS/CONIFERS	16 EVERGREENS/CONIFERS

### Irrigation Notes

- ENTIRE IRRIGATION SYSTEM AND ASSOCIATED IRRIGATION TAP(S) TO BE DESIGNED AND BUILT BY CONTRACTOR. IRRIGATION CONTRACTOR SHALL VERIFY P.S.I. AND GPM AVAILABLE. SYSTEM SHALL BE DESIGNED TO MEET THE AVAILABLE P.S.I. AND GPM. CONTACT THE WATER DEPARTMENT PRIOR TO BEGINNING DESIGN TO OBTAIN AVAILABLE PRESSURES (P70) 862-3706.
- ALL INDICATED SOG GRASS AREAS ARE TO BE IRRIGATED BY A PERMANENT UNDERGROUND AUTOMATIC IRRIGATION SYSTEM WITH RAIN SENSOR. TURF AREAS LESS THAN 25 FEET IN WIDTH ARE TO BE IRRIGATED WITH POP-UP SPRAY HEADS AND AREAS GREATER THAN 25 FEET SHALL USE A ROTOR POP-UP SPRAY SYSTEM.
- ALL TREES, SHRUBS AND PERENNIALS OUTSIDE OF POP-UP IRRIGATED AREAS, INCLUDING PLANTER POTS / BOXES ARE TO BE IRRIGATED WITH A PERMANENT DRIP IRRIGATION SYSTEM WITH RAIN SENSOR. IRRIGATION SYSTEM AND NECESSARY SLEEVING WILL BE DESIGNED AND BUILT BY CONTRACTOR AND ADJUSTED TO A LOW WATER REQUIREMENT, BASED ON THE NEEDS OF SELECTED PLANT MATERIAL.
- THE IRRIGATION SYSTEM SHOULD BE ADJUSTED TO A LOW WATER REQUIREMENT, BASED ON THE NEEDS OF SELECTED PLANT MATERIAL.
- QUICK COUPLERS SHALL BE PROVIDED AT EACH POINT OF CONNECTION AND AT REGULAR SPACING ALONG THE IRRIGATION MAINLINE. SPACING OF QUICK COUPLERS SHALL NOT EXCEED 200 FEET. LOCATE QUICK COUPLING VALVE AT A POINT OF EASY ACCESS.
- FINAL LOCATION OF IRRIGATION HEADS MUST BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO PLANTING. HEAD LOCATION SHALL BE COORDINATED IN THE FIELD WITH EXISTING SITE CONDITIONS AND PLANT MATERIAL.
- ALL IRRIGATION TRENCHES SHALL BE PROPERLY WATERED AND COMPACTED TO AVOID FUTURE SETTLING. ANY SETTLING DURING WARRANTY PERIOD WILL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER.
- COORDINATE ALL IRRIGATION WORK WITH EXISTING UTILITIES AND RESPECTIVE TRADES.
- ALL IRRIGATION SLEEVING SHALL BE PROVIDED AND INSTALLED BY GENERAL CONTRACTOR. IRRIGATION CONTRACTOR SHALL COORDINATE SLEEVING LOCATIONS WITH GENERAL CONTRACTOR. ALL IRRIGATION SLEEVING TO BE STAKED IN THE FIELD OR LOCATED ON DIMENSIONED 'AS-BUILT' DRAWING BY THE GENERAL CONTRACTOR TO ALLOW FUTURE USE AND LOCATION.

### Plant List

KEY	QTY	RATIO	COMMON NAME	BOTANICAL NAME	HEIGHT	WIDTH	SIZE	INSTALLATION NOTES
<b>SHADE / CANOPY TREES - 48</b>								
C	6	7.7%	CATALPA NORTHERN	Catalpa speciosa	40'	40'	2" cal. BB	BALANCED, WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
PC	10	12.82%	COTTONWOOD, PLAINS	Populus sargentii	50'	40'	2" cal. BB	BALANCED, WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
AL	6	7.7%	LINDEN REDMOND	Tilia americana 'Redmont'	35'	25'	2" cal. BB	BALANCED, WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
RSM	7	9.0%	MAPLE, RED SUNSET	Acer rubrum 'Red Sunset'	40'	40'	2" cal. BB	BALANCED, WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
RRM	2	2.6%	MAPLE, ROYAL RED	Acer plantanoides 'Royal Red'	35'	35'	2" cal. BB	BALANCED, WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
OB	9	11.5%	OAK, BUR	Quercus macrocarpa	50'	50'	2" cal. BB	BALANCED, WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
OC	2	2.56%	OAK, CRIMSON SPIRE	Quercus robur 'Crimson Spire'	40'	15'	2" cal. BB	BALANCED, WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
GO	5	6.4%	OAK, GAMBEL	Quercus gambelii	30'	15'	2" cal. BB	BALANCED, WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
EB	5	6.41%	REDBLD. EASTERN	Cercus canadensis	30'	30'	2" cal. BB	BALANCED, WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
<b>EVERGREEN TREES - 21</b>								
EB	8	10.3%	PINE, ALSTRAN	Pinus nigra	50'	30'	6" 6" BB	FULL SPECIMEN, EVENLY AND WELL BRANCHED W/ STRAIGHT TRUNK & TOP LEADER
EB	5	6.4%	PINE, VANDERWOLFS	Pinus flexilis 'Vanderwolfs'	30'	15'	6" 6" BB	FULL SPECIMEN, EVENLY AND WELL BRANCHED W/ STRAIGHT TRUNK & TOP LEADER
EB	8	10.3%	SPRUCE, COLORADO BLUE	Picea pungens 'Glauc'	40'	20'	15 Gallon	FULL SPECIMEN, EVENLY AND WELL BRANCHED W/ STRAIGHT TRUNK & TOP LEADER
EB	8	10.3%	SPRUCE, BAKERI	Picea pungens 'Bakeri'	30'	20'	6" 6" BB	FULL SPECIMEN, EVENLY AND WELL BRANCHED W/ STRAIGHT TRUNK & TOP LEADER
<b>ORNAMENTAL TREES - 17</b>								
EB	3	3.8%	CHOCOCERRY, BLACK	Prunus virginiana 'Melanocarpa'	15'	12'	1.5" cal. BB	BALANCED, WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
EB	7	9.0%	CRABAPPLE, BRANDYWINE	Malus spp. 'Brandywine'	20'	20'	1.5" cal. BB	BALANCED, WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
EB	6	7.69%	PEAR, CHANTICLEER	Pyrus calleryana 'Chanticleer'	30'	30'	1.5" cal. BB	BALANCED, WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
EB	4	5.1%	PEAR, PRAIRIE GEM	Pyrus calleryana 'Aurum Blaze'	25'	25'	1.5" cal. BB	BALANCED, WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
<b>EVERGREEN SHRUBS - 27</b>								
EB	7	-	JUNIPER, BLUE CHIP	Juniperus horizontalis 'Blue Chip'	1'	6"	5 Gallon	6" (H) FULL SPECIMEN, EVENLY AND WELL BRANCHED
EB	13	-	JUNIPER, ROCKY MOUNTAIN	Juniperus scopulorum	20'	15'	5 Gallon	6" (H) FULL SPECIMEN, EVENLY AND WELL BRANCHED
EB	7	-	JUNIPER, SEA GREEN	Juniperus media 'Sea Green'	4'	6"	5 Gallon	12" (H) FULL SPECIMEN, EVENLY AND WELL BRANCHED
EB	7	-	JUNIPER, SKYROCKET	Juniperus scopulorum 'Skyrocket'	20'	3'	5 Gallon	12" (H) FULL SPECIMEN, EVENLY AND WELL BRANCHED
<b>DECIDUOUS SHRUBS - 394</b>								
EB	14	-	CHOCOCERRY, NATIVE	Aronia melanocarpa	5'	5'	5 Gallon	24" (H) FULL SPECIMEN, EVENLY AND WELL BRANCHED
EB	22	-	DOGWOOD, REDTWIG	Cornus alba 'Sibirica'	9'	5'	5 Gallon	24" (H) FULL SPECIMEN, EVENLY AND WELL BRANCHED
EB	30	-	EUNYMUS, DWARF BURNING BUSH	Eunymus alata 'Compacta'	4'	6"	5 Gallon	12" (H) FULL SPECIMEN, EVENLY AND WELL BRANCHED
EB	86	-	HOLLY, OREGON GRAPE	Mahonia aquifolium	6'	6"	5 Gallon	24" (H) FULL SPECIMEN, EVENLY AND WELL BRANCHED
EB	28	-	POTENTILLA, JACKMAN	Potentilla fruticosa 'Jackman'	4'	4'	5 Gallon	18" (H) FULL SPECIMEN, EVENLY AND WELL BRANCHED
EB	15	-	SLAMAC, FRAGRANT	Rhus aromatica	6'	5'	5 Gallon	24" (H) FULL SPECIMEN, EVENLY AND WELL BRANCHED
EB	2	-	SLAMAC, STAGHORN	Rhus glabra	10'	10'	5 Gallon	24" (H) FULL SPECIMEN, EVENLY AND WELL BRANCHED
EB	89	-	VIBURNUM, COMPACT	Viburnum opulus 'Compactum'	5'	5'	5 Gallon	24" (H) FULL SPECIMEN, EVENLY AND WELL BRANCHED
EB	32	-	WILLOW, DWARF ARCTIC	Salix purpurea nana	6'	6"	5 Gallon	24" (H) FULL SPECIMEN, EVENLY AND WELL BRANCHED
<b>PERENNIALS / GRASSES - 123</b>								
EB	74	-	GRASS, BLUE AVENA	Helictotrichon sempervirens	4'	2'	1 Gallon	WELL ROOTED AND ESTABLISHED
EB	10	-	GRASS, FEATHER	Calamagrostis x acutiflora 'Karl Foerster'	6'	2'	1 Gallon	WELL ROOTED AND ESTABLISHED
EB	39	-	GRASS, FOUNTAIN GRASS	Pennisetum setaceum	3'	3'	1 Gallon	WELL ROOTED AND ESTABLISHED

DECIDUOUS TREE PLANTING DETAIL

CONIFER TREE PLANTING DETAIL

GROUND COVER & SHRUB PLANTING DETAIL

CALL UTILITY NOTIFICATION CENTER OF COLORADO



Know what's below. Call before you dig. CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

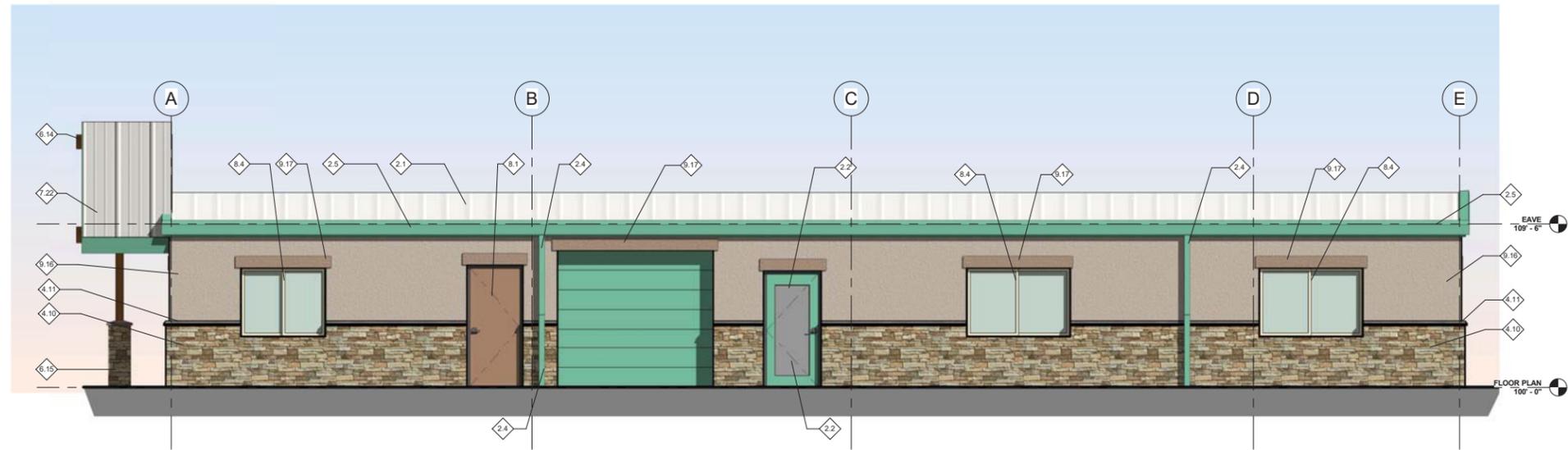
REVISIONS	DATE
January 08	2016
February 18	2016

November 02, 2015

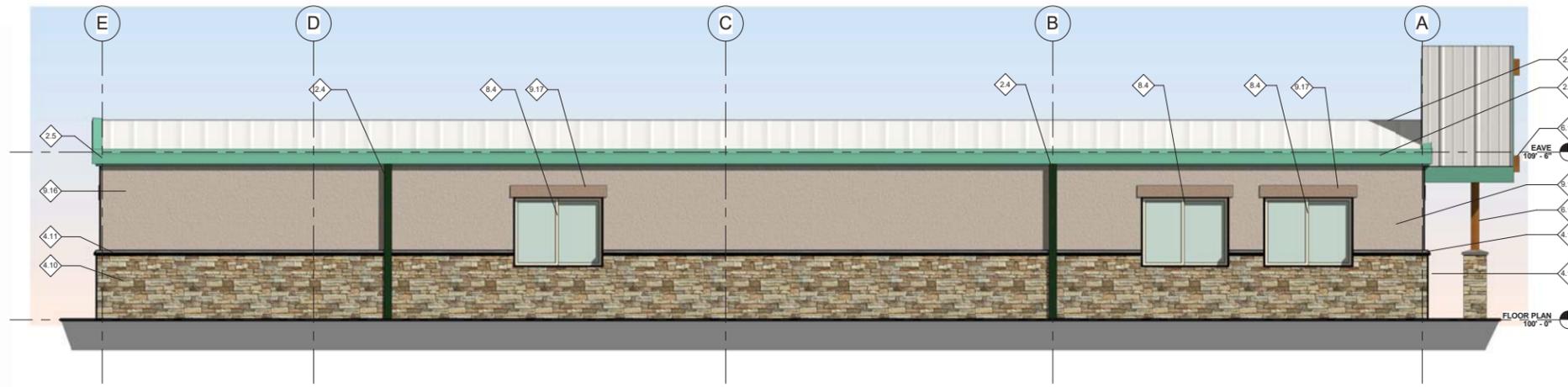
SHEET TITLE  
 LANDSCAPE NOTES & DETAILS

SHEET INFORMATION

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Key Value	Keynote Text
2.1	EXISTING METAL ROOF
2.2	EXISTING HOLLOW METAL DOOR, PAINT
2.4	EXISTING METAL DOWNSOUT
2.5	EXISTING METAL GUTTER
4.10	NEW SYNTHETIC STONE VENEER
4.11	NEW PRECAST CONCRETE STONE CAP
5.18	1 X 12 FASCIA WRAPPED W/24GA METAL FLASHING, COLOR TO MATCH EXISTING METAL BUILDING TRIM
6.14	NEW WOOD TRUSS FRAMING
6.15	NEW 6" X 6" WOOD COLUMN W/STONE BASE
7.22	STEEL 24" 22GA - GALVALUME METAL ROOF
8.1	HOLLOW METAL DOOR AND FRAME PAINTED TO MATCH ADJACENT METAL BUILDING PANEL
8.4	VINYL WINDOW W/ LOW E INSUL. GLAZING
9.16	NEW STUCCO FINISH
9.17	6" STUCCO WINDOW / DOOR HEAD W/ 1" PROJECTION



4 West  
1/4" = 1'-0"



1 East  
1/4" = 1'-0"



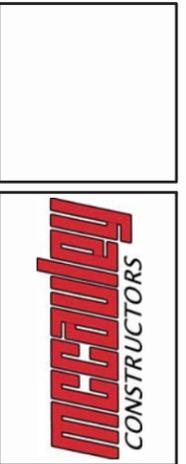
3 South  
1/4" = 1'-0"



2 North  
1/4" = 1'-0"

**MATERIAL LEGEND**  
1/4" = 1'-0"

 STUCCO COLOR A SHERWIN-WILLIAMS SOFTER TAN SW 6141	 STUCCO COLOR B SHERWIN-WILLIAMS BASKET BEIGE SW 6143	 CULTURED STONE VENEER COUNTRY LEDGESTONE	 STEEL - 24" - 22GA - GALVALUME METAL ROOF	 PAINT - PATINA GREEN TO MATCH ADJACENT BUILDINGS	 <b>D-Series Size 2</b> LED Wall Luminaire	 BUILDING LIGHTING
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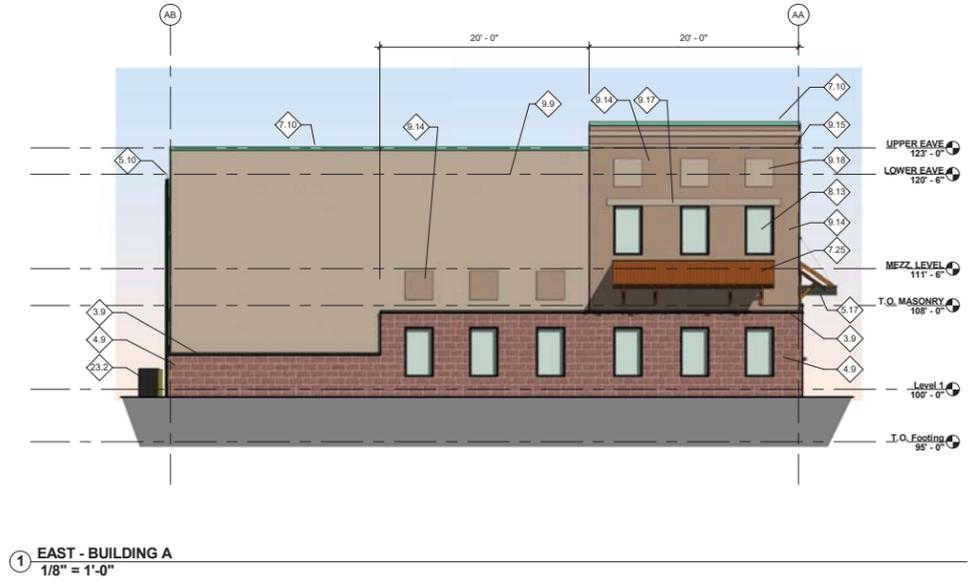
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E-mail: info@hauserarchitects.com HauserArchitects.com

**MOUNTAIN PACIFIC BUSINESS PARK**  
232 East County Road 30  
Loveland, CO 80538  
**OFFICE BUILDING ELEVATIONS**

REVISIONS	DATE	DESCRIPTION
SDP RESPONSE #1	01.08.2016	
SDP RESPONSE #2	03.24.2016	
SDP ELEVATIONS	11.02.2015	

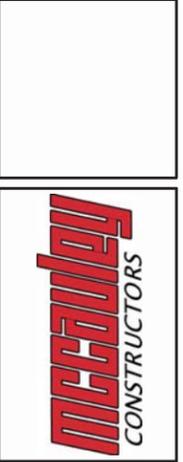
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Keynote Legend	
Key Value	Keynote Text
3.9	4" PRECAST CONCRETE CAP
4.9	4X8X16 SPLIT FACE CMU, INTEGRAL COLOR UNITS
5.10	PRE-FINISHED METAL GUTTER; RE: METAL BUILDING MANUFACTURER, COLOR HARTFORD GREEN
5.13	PIPE BOLLARD TYP.
5.15	PRE-FINISHED METAL DOWNSPOUT
5.17	STEEL CANOPY, PAINT BLACK
7.10	PRE-FINISHED METAL CAP FLASHING, W/ 4" END LAPS, COLOR HARTFORD GREEN
7.22	STEEL 24" 22GA - GALVALUME METAL ROOF
7.25	STANDING SEAM METAL ROOFING, 16" WIDE, 1 1/2" HIGH SEAM, 24 GAUGE PANEL, KYNAR 500 FINISH, BERRIDGE, CEE-LOCK OR EQUAL
8.1	HOLLOW METAL DOOR AND FRAME PAINTED TO MATCH ADJACENT METAL BUILDING PANEL
8.3	ALUM-FRAMED ENTRANCE / STOREFRONT, BRONZE
8.13	ALUMINUM FRAMED STOREFRONT WINDOW
8.14	OVERHEAD SECTIONAL GARAGE DOOR, BROWN
9.9	STUCCO, COLOR A
9.14	STUCCO, COLOR B
9.15	6" STUCCO BAND W/ 1" PROJECTION
9.17	6" STUCCO WINDOW / DOOR HEAD W/ 1" PROJECTION
9.18	2' X 8" X 2' X 8" STUCCO SQUARE W/ 1" PROJECTION
13.5	FIRE DEPARTMENT FDC
23.2	CONDENSING UNIT



**MATERIAL LEGEND**  
1/4" = 1'-0"

	STUCCO COLOR A SHERWIN-WILLIAMS SOFTER TAN SW 6141		STUCCO COLOR B SHERWIN-WILLIAMS BASKET BEIGE SW 6143		SPLIT FACE CMU VENEER BASALITE 504-WR		STEEL - 24" - 22GA - GALVALUME METAL ROOF		PAINT - PATINA GREEN TO MATCH ADJACENT BUILDINGS		STOREFRONT DARK BRONZE ANODIZED		D-Series Size 2 LED Wall Luminaire BUILDING LIGHTING
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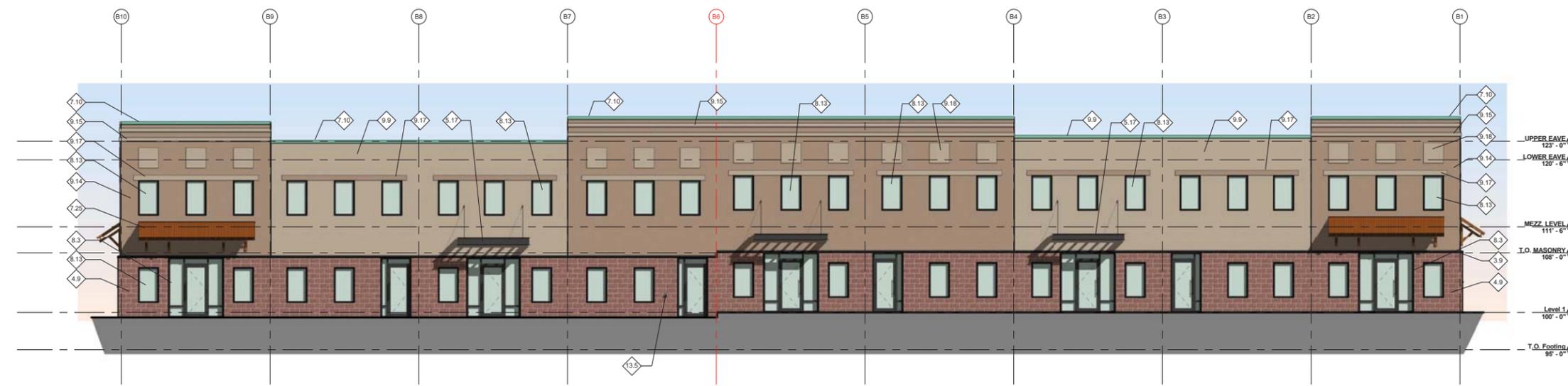
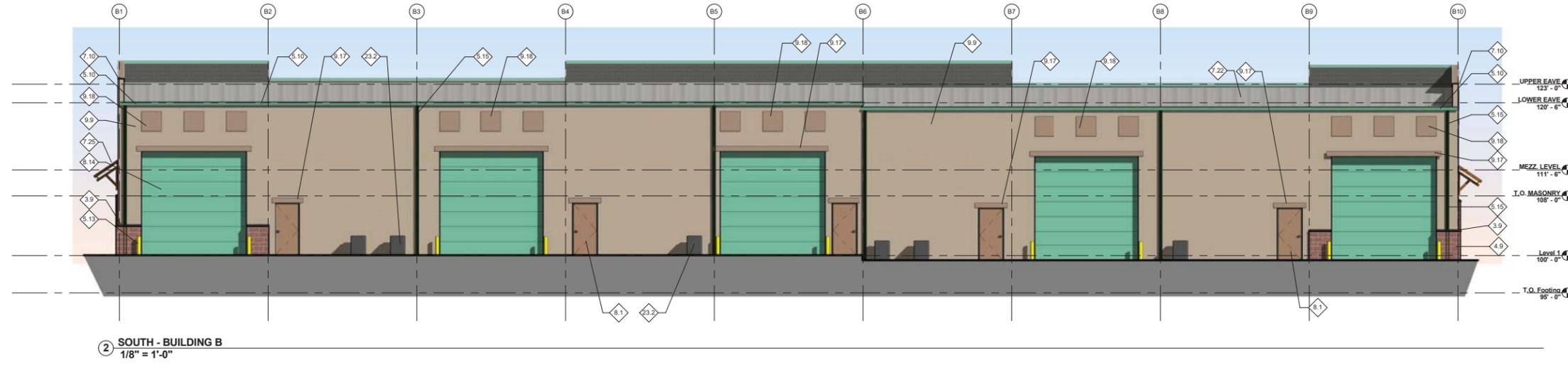
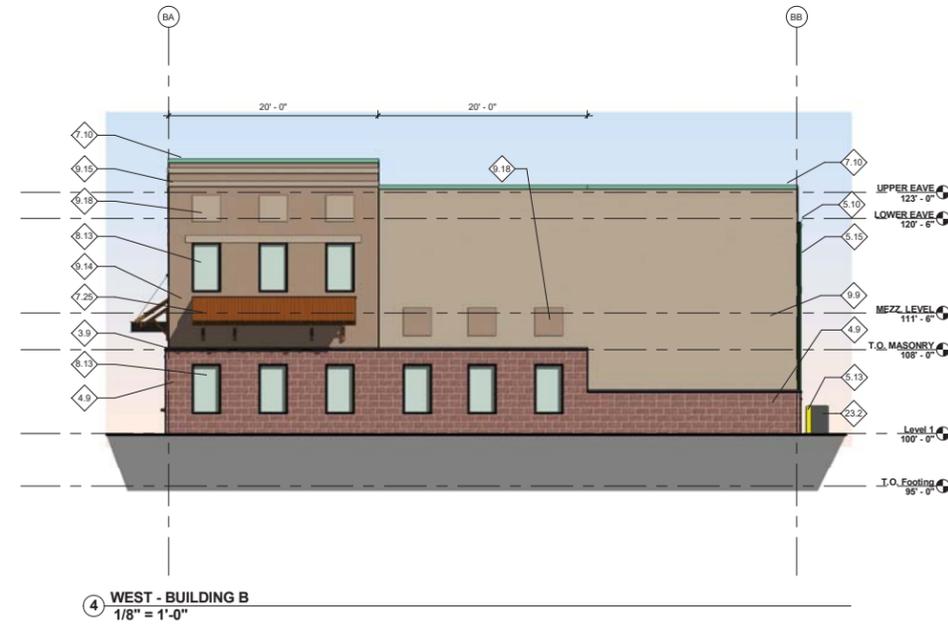
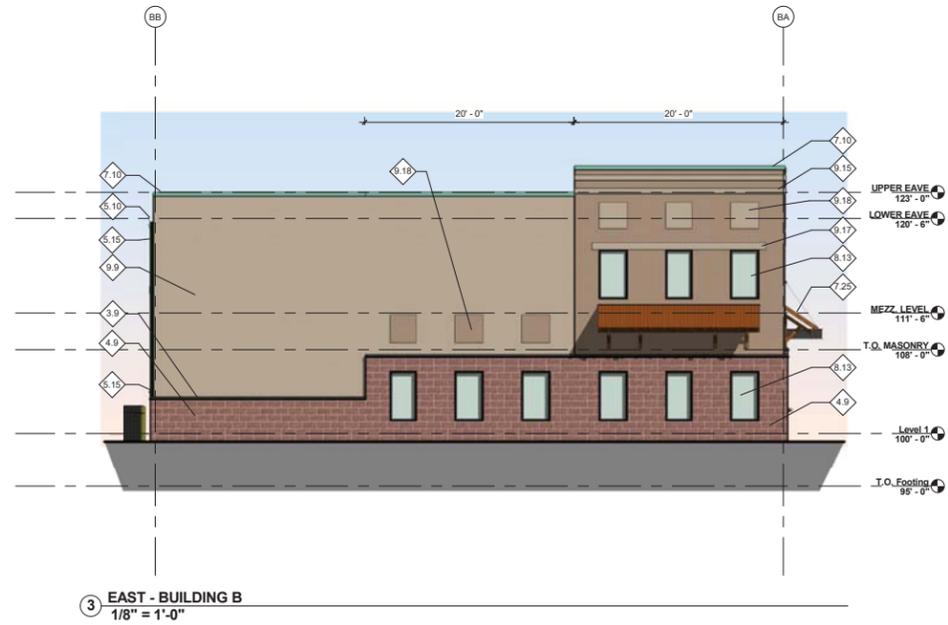


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**MOUNTAIN PACIFIC BUSINESS PARK**  
ELEVATIONS BUILDING A  
232 East County Road 30  
Loveland, CO 80538

REVISIONS	DATE	DESCRIPTION
SDF RESPONSE #1	01.08.2016	
SDF RESPONSE #2	03.24.2016	
SDF ELEVATIONS	11.02.2015	

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7.25	STANDING SEAM METAL ROOFING, 16" WIDE, 1 1/2" HIGH SEAM, 24 GAUGE PANEL, KYNAR 500 FINISH, BERRIDGE, CEE-LOCK OR EQUAL
8.1	HOLLOW METAL DOOR AND FRAME PAINTED TO MATCH ADJACENT METAL BUILDING PANEL
8.3	ALUM-FRAMED ENTRANCE / STOREFRONT, BRONZE
8.13	ALUMINUM FRAMED STOREFRONT WINDOW
8.14	OVERHEAD SECTIONAL GARAGE DOOR, BROWN
9.9	STUCCO, COLOR A
9.14	STUCCO, COLOR B
9.15	6" STUCCO BAND W/ 1" PROJECTION
9.17	6" STUCCO WINDOW / DOOR HEAD W/ 1" PROJECTION
9.18	2' X 8" X 2' X 8" STUCCO SQUARE W/ 1" PROJECTION
13.5	FIRE DEPARTMENT FDC
23.2	CONDENSING UNIT

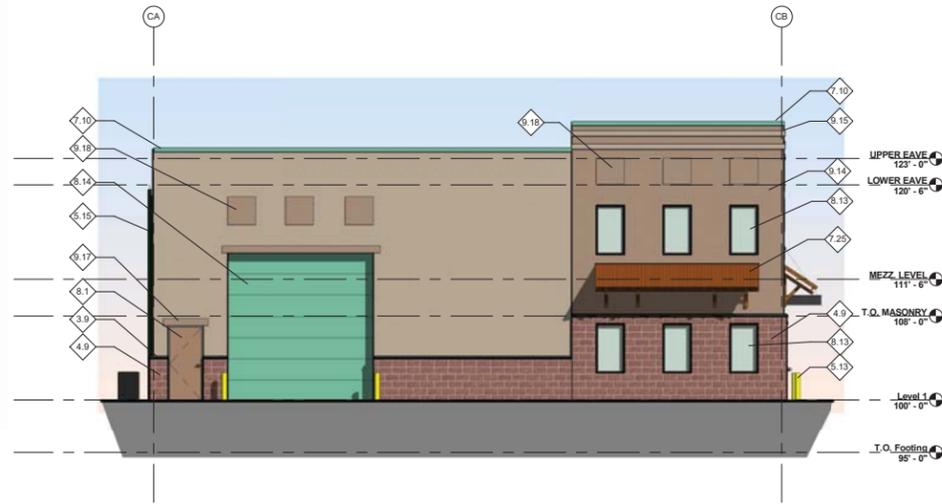


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**MOUNTAIN PACIFIC BUSINESS PARK**  
232 East County Road 30  
Loveland, CO 80538  
**ELEVATIONS BUILDING B**

REVISIONS	DATE	DESCRIPTION
SDP RESPONSE #1	01.08.2016	
SDP RESPONSE #2	03.24.2016	
SDP ELEVATIONS	11.02.2015	

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5.15	PRE-FINISHED METAL DOWNSPOUT
7.10	PRE-FINISHED METAL CAP FLASHING, W/ 4" END LAPS, COLOR HARTFORD GREEN
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8.14	OVERHEAD SECTIONAL GARAGE DOOR, BROWN
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9.14	STUCCO, COLOR B
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9.18	2" X 8" X 2" X 8" STUCCO SQUARE W/ 1" PROJECTION
13.5	FIRE DEPARTMENT FDC
23.2	CONDENSING UNIT



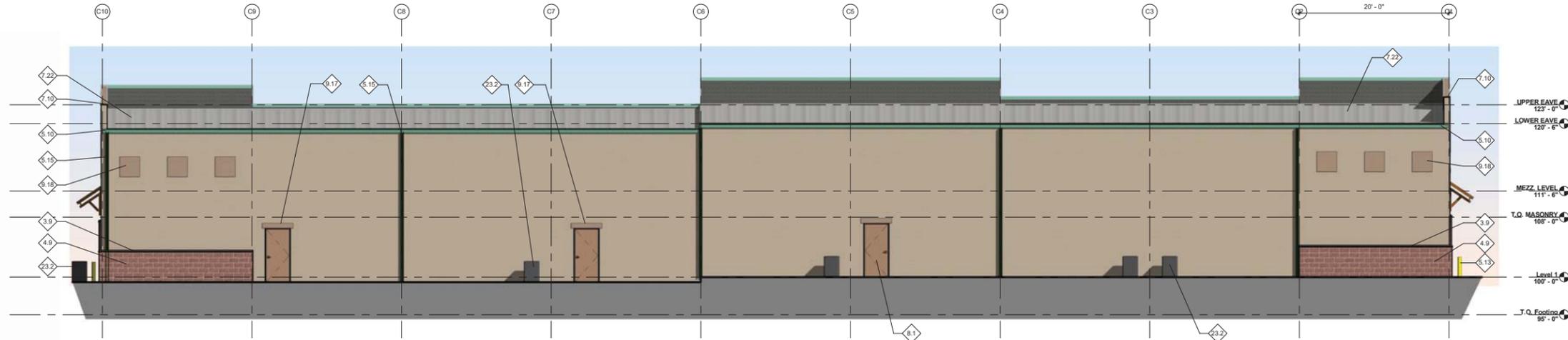
4 WEST - BUILDING C  
1/8" = 1'-0"



3 EAST - BUILDING C  
1/8" = 1'-0"



2 SOUTH - BUILDING C  
1/8" = 1'-0"



1 NORTH - BUILDING C  
1/8" = 1'-0"

**MATERIAL LEGEND**  
1/4" = 1'-0"

	STUCCO COLOR A SHERWIN-WILLIAMS SCOTTER TAN SW 6141		STUCCO COLOR B SHERWIN-WILLIAMS BASKET BEIGE SW 6143		SPLIT FACE CMU VENEER BASALITE 504-WR		STEEL - 24" - 22GA - GALVALUME METAL ROOF		PAINT - PATINA GREEN TO MATCH ADJACENT BUILDINGS		STOREFRONT DARK BRONZE ANODIZED		D-Series Size 2 LED Wall Luminaire	BUILDING LIGHTING
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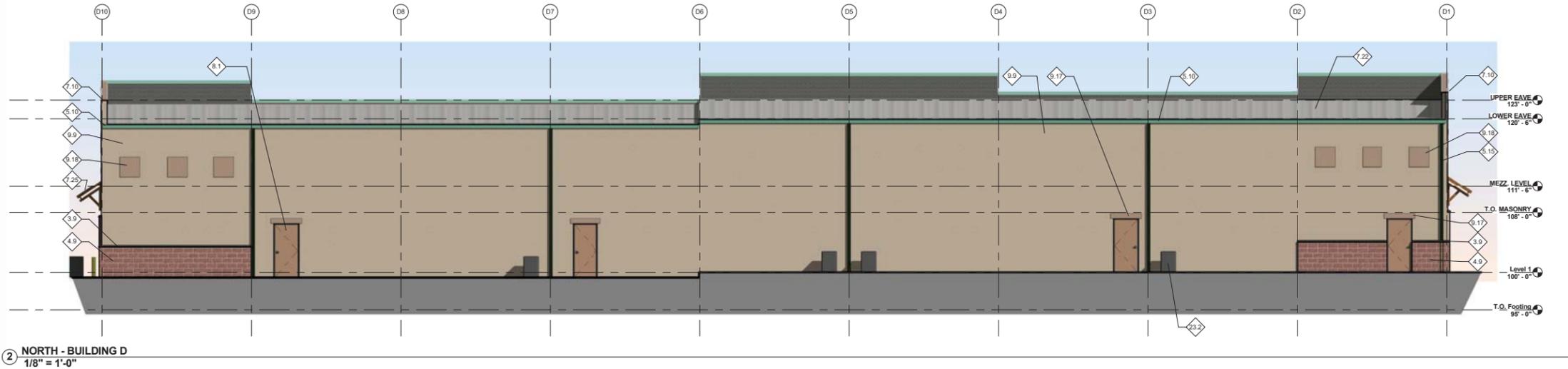
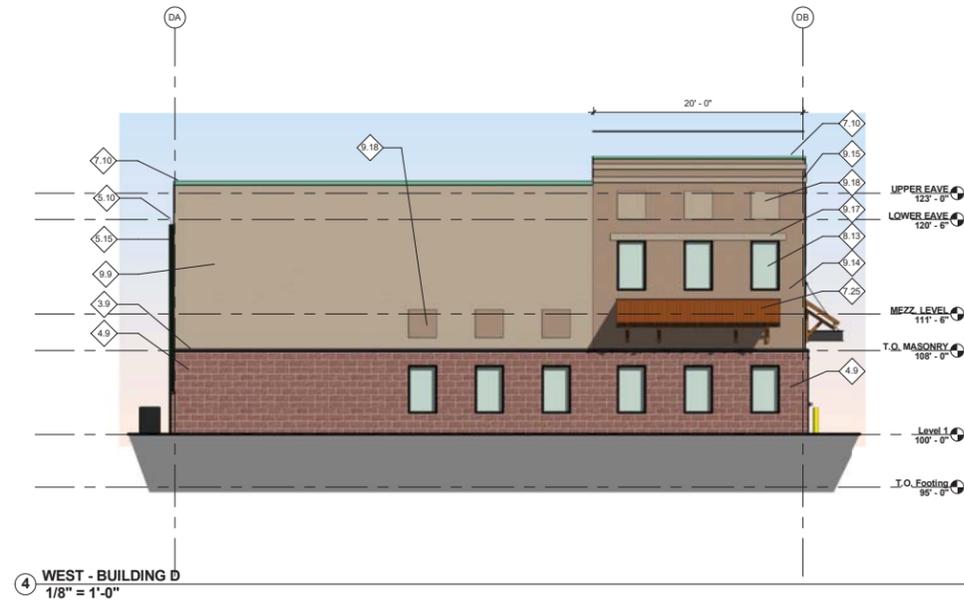
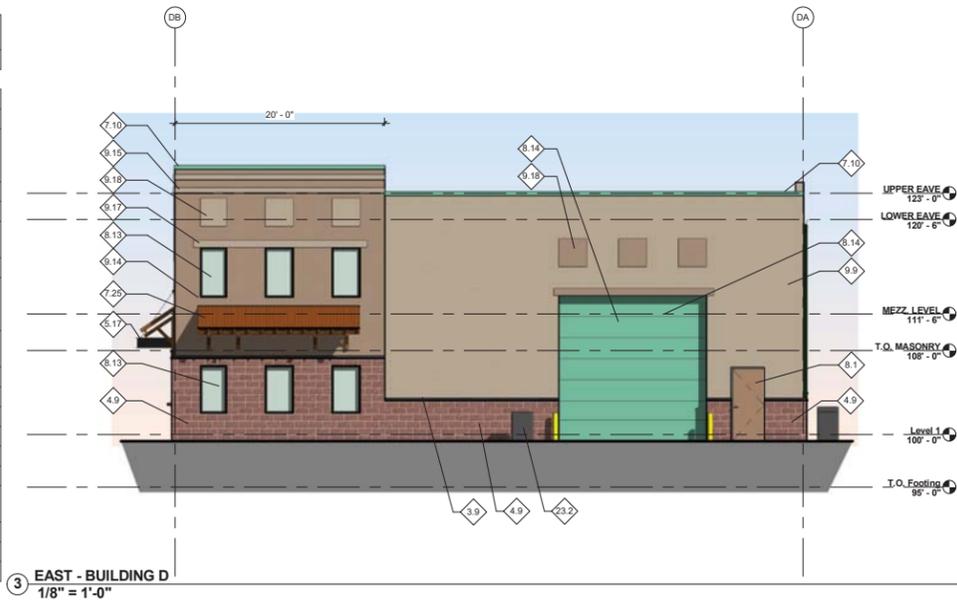


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**MOUNTAIN PACIFIC BUSINESS PARK**  
ELEVATIONS BUILDING C  
232 East County Road 30  
Loveland, CO 80538

REVISIONS	DATE	DESCRIPTION
SDP RESPONSE #1	01.08.2016	
SDP RESPONSE #2	03.24.2016	
SDP ELEVATIONS	11.02.2015	

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9.14	STUCCO, COLOR B
9.15	6" STUCCO BAND W/ 1" PROJECTION
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13.5	FIRE DEPARTMENT FDC
23.2	CONDENSING UNIT



**MATERIAL LEGEND**  
1/4" = 1'-0"

	STUCCO COLOR A SHERWIN-WILLIAMS SOFTER TAN SW 6141		STUCCO COLOR B SHERWIN-WILLIAMS BASKET BEIGE SW 6143		SPLIT FACE CMU VENEER BASALITE 504-WR		STEEL - 24" - 22GA - GALVALUME METAL ROOF		PAINT - PATINA GREEN TO MATCH ADJACENT BUILDINGS		STOREFRONT DARK BRONZE ANODIZED		D-Series Size 2 LED Wall Luminaire	BUILDING LIGHTING
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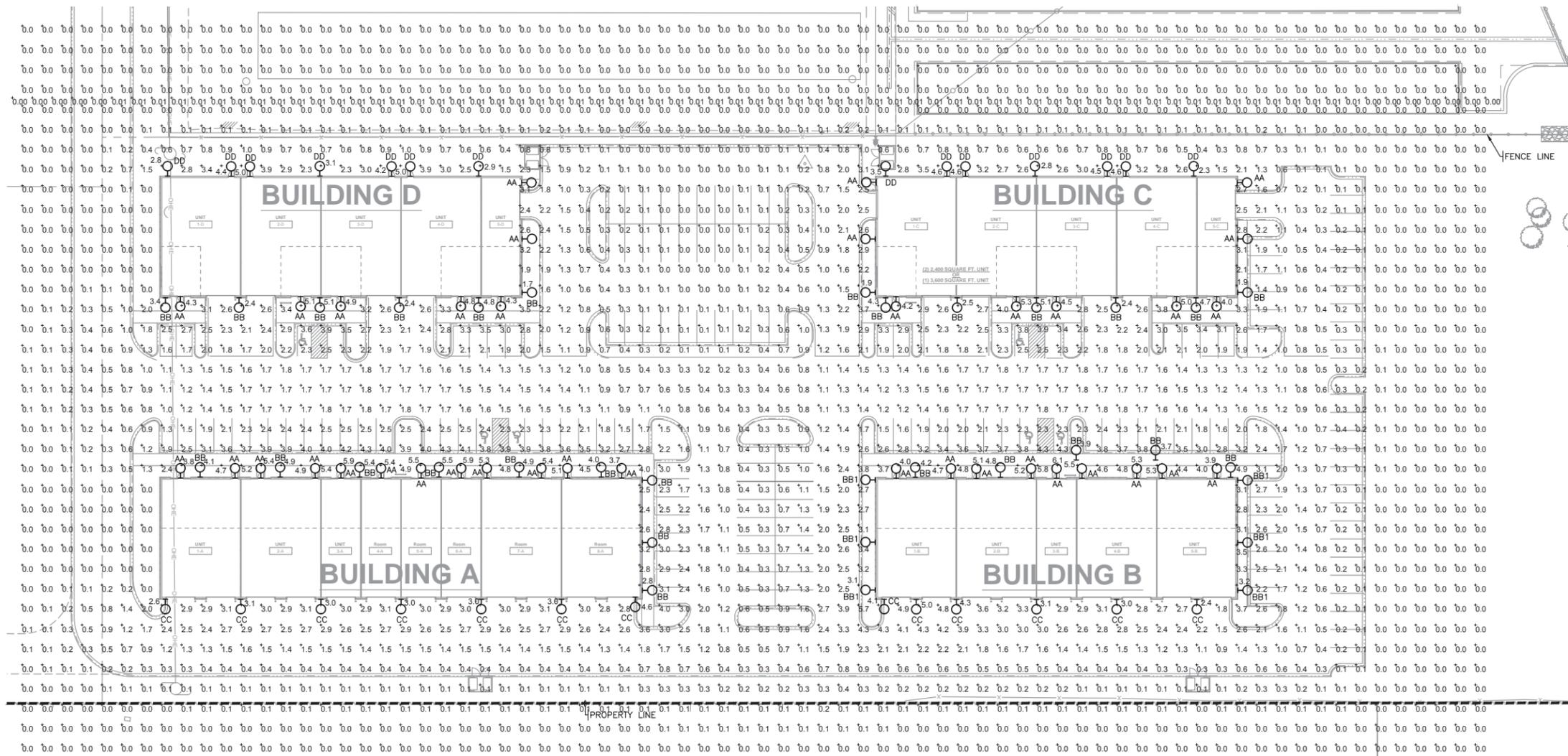
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 232 East County Road 30  
 Loveland, CO 80538  
**ELEVATIONS BUILDING D**

REVISIONS	DATE	DESCRIPTION
SDP RESPONSE #1	01.08.2016	
SDP RESPONSE #2	03.24.2016	
SDP ELEVATIONS	11.02.2015	

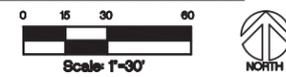
LIGHTING FIXTURE SCHEDULE								
TYPE	LAMPS	DESCRIPTION	FINISH	MOUNTING	MANUFACT.	CATALOG #	VOLT.	NOTES
AA	10 LED 20 WATTS 40K	WALL MOUNTED LED CUT-OFF LUMINAIRE, TYPE 4 LIGHT DISTRIBUTION, EMERGENCY BATTERY BACK-UP.	DARK BRONZE	WALL +9'-0" AFG	LITHONIA	DSXW1-LED-10C-530/40K-T4M- MVOLT-DBXD (ELCW)	MVOLT	
BB	20 LED 47 WATTS 40K	WALL MOUNTED LED CUT-OFF LUMINAIRE, TYPE 4 LIGHT DISTRIBUTION.	DARK BRONZE	WALL +20'-0" AFG	LITHONIA	DSXW2-LED-20C-700/40K-T4M- MVOLT-DBXD	MVOLT	
BB1	20 LED 47 WATTS 40K	SAME AS TYPE 'BB', EXCEPT MOUNTING HEIGHT.	DARK BRONZE	WALL +16'-0" AFG	LITHONIA	DSXW2-LED-20C-700/40K-T4M- MVOLT-DBXD	MVOLT	
CC	20 LED 47 WATTS 40K	WALL MOUNTED LED CUT-OFF LUMINAIRE, TYPE 2 LIGHT DISTRIBUTION.	DARK BRONZE	WALL +16'-0" AFG	LITHONIA	DSXW2-LED-20C-700/40K-T2M- MVOLT-DBXD	MVOLT	
DD	10 LED 20 WATTS 40K	WALL MOUNTED LED CUT-OFF LUMINAIRE, TYPE 2 DISTRIBUTION, EMERGENCY BATTERY BACK-UP.	DARK BRONZE	WALL +9'-0" AFG	LITHONIA	DSXW1-LED-10C-530/40K-T2M- MVOLT-DBXD (ELCW)	MVOLT	

PARKING AND DRIVEWAYS

Illuminance (Fc)  
Average = 0.9  
Maximum = 6.1  
Minimum = 0.0  
Avg/Min Ratio = N/A  
Max/Min Ratio = N/A



SITE PHOTOMETRIC PLAN



**A STORAGE PLACE  
PHASE 3**  
232 E COUNTY ROAD 30 LOVELAND, CO

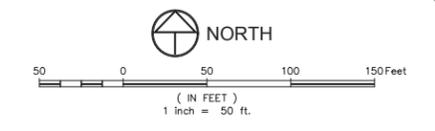
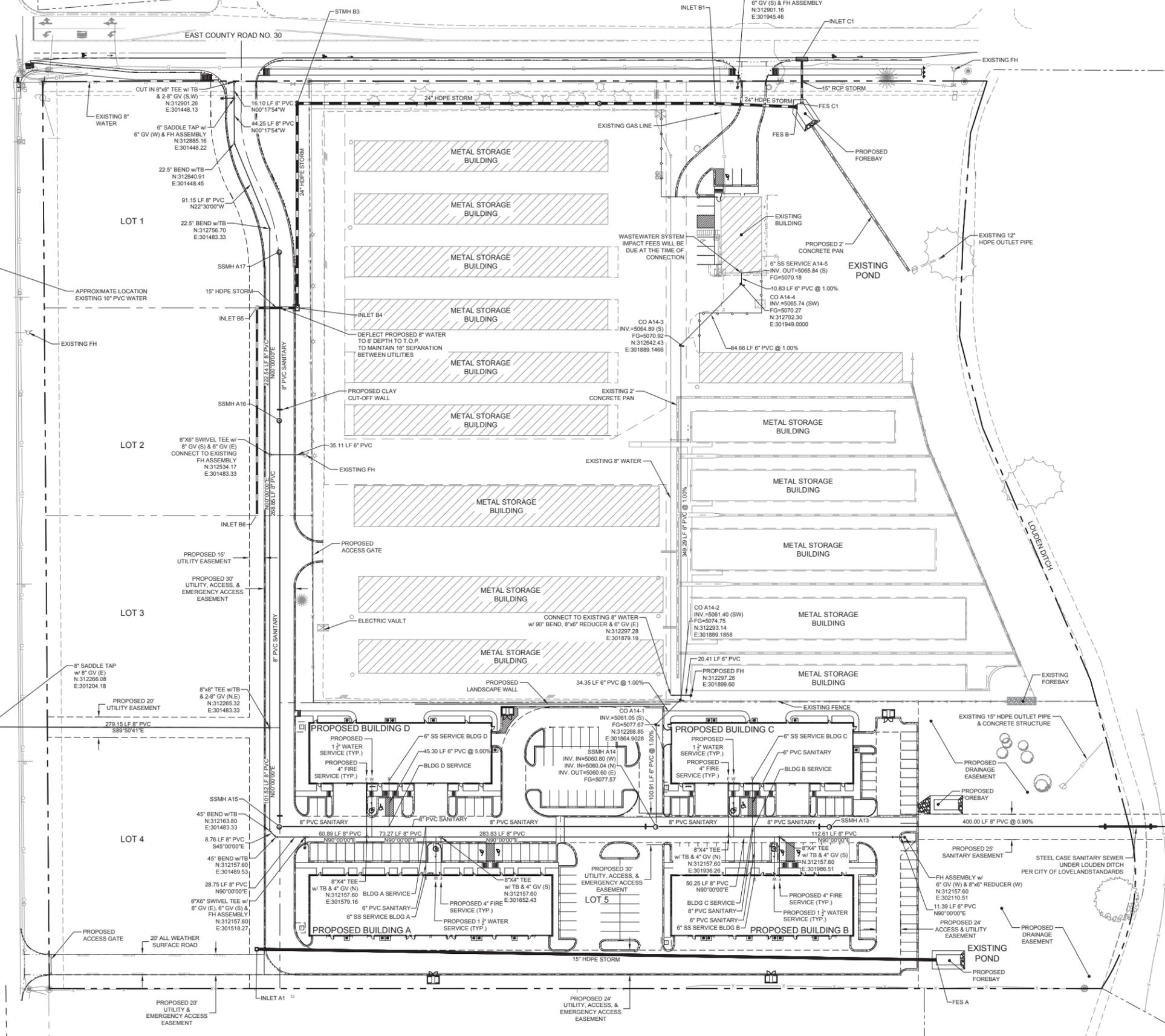
**SITE PHOTOMETRIC PLAN**

PROJECT NO. \_\_\_\_\_  
DRAWN BY CAD  
CHECKED BY RB

SHEET 11 of 17



NORTH GARFIELD AVENUE  
STATE HIGHWAY NO. 287



- GENERAL NOTES:**
- THE SIZE, TYPE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE PER THE BEST AVAILABLE INFORMATION PROVIDED WHEN SHOWN ON THESE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE OF ALL UNDERGROUND UTILITIES IN THE AREA OF THE WORK. BEFORE COMMENCING NEW CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR ALL UNKNOWN UNDERGROUND UTILITIES.
  - ALL WATER LINE FACILITIES BETWEEN THE PROPOSED GATE VALVE AT THE NORTH END OF THE SITE TO THE PROPOSED TEMPORARY BLOWOFF ARE TO BE PRIVATELY OWNED AND MAINTAINED.
  - THE EXISTING WATER SERVICE SHALL BE ENHANCED TO MEET ALL FORT COLLINS LOVELAND WATER DISTRICT'S CURRENT STANDARDS.

DATE: **FEB-18, 2016**  
 PROJECT: **591-004**  
 DESIGNED BY: **C. Shroden**  
 DRAWN BY: **B. Ruch**  
 REVISIONS: **REVIEW SET NOT FOR CONSTRUCTION FEB-18-2016**

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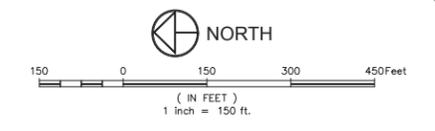
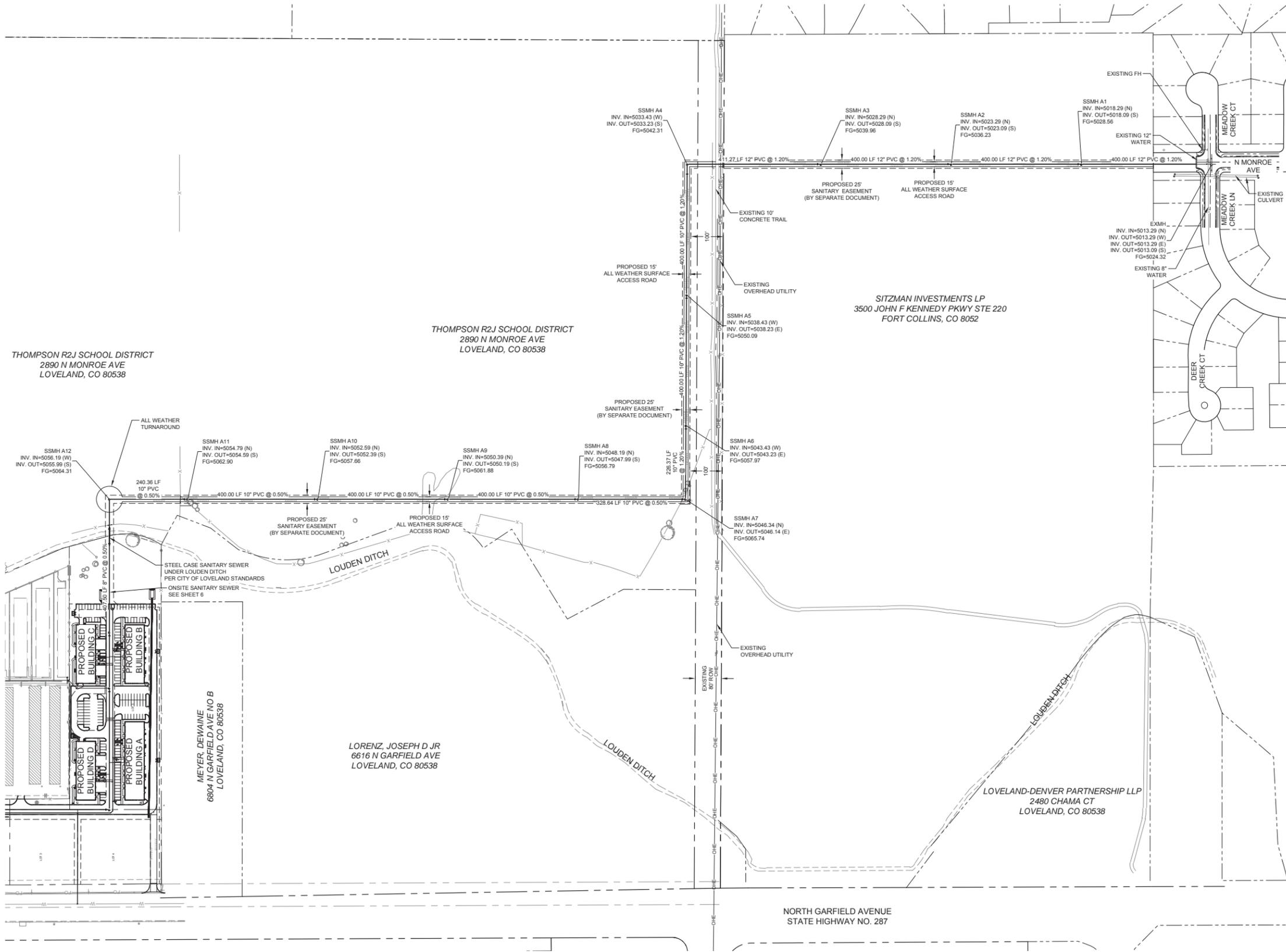
**NORTHERN ENGINEERING**  
 301 North Nevada Street, Suite 100  
 Fort Collins, Colorado 80521  
 Phone: 970.221.4158  
 www.northerneng.com

DATE: **FEB-18, 2016**  
 SCALE: **1"=50'**  
 DESIGNED BY: **C. Shroden**  
 DRAWN BY: **B. Ruch**  
 REVIEWED BY: **R. Curtiss**

**MOUNTAIN PACIFIC FIRST SUBDIVISION  
 SITE PLAN  
 UTILITY PLAN**

Sheet **13**

CALL UTILITY NOTIFICATION CENTER OF COLORADO  
  
 Know what's below.  
 Call before you dig.  
 CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRAB, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.



**LEGEND:**

PROPERTY BOUNDARY	---
EXISTING EASEMENT LINE	---
PROPOSED EASEMENT LINE	---
LOT LINE	---
EXISTING FENCE LINE	---
EXISTING EDGE OF ASPHALT	---
EXISTING OVERHEAD UTILITY LINES	OHU OHU
EXISTING SANITARY SEWER LINE W/ MH	SS
PROPOSED STORM SEWER LINE W/ MH	---
EXISTING STORM SEWER LINE W/ MH	---
PROPOSED WATER LINE W/ FITTING	---
PROPOSED FIRE HYDRANT	⊙
EXISTING ELECTRIC BOX	⊗
EXISTING FIRE HYDRANT	⊙
EXISTING IRRIGATION CONTROL VALVE	⊗
EXISTING LIGHT POLE	⊙
EXISTING GAS MARKER	⊗
EXISTING WATER METER	⊙
EXISTING WATER MANHOLE	⊙
EXISTING TELEPHONE PEDESTAL	⊗
EXISTING POWER POLE	⊙
EXISTING WATER VALVE	⊗
ELECTRIC VAULT	⊙
EXISTING VERTICAL PIPE	⊗
EXISTING TREES	⊙
EXISTING MAILBOX	⊗
EXISTING GAS VALVE	⊙

- GENERAL NOTES:**
1. THE SIZE, TYPE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE PER THE BEST AVAILABLE INFORMATION PROVIDED WHEN SHOWN ON THESE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE OF ALL UNDERGROUND UTILITIES IN THE AREA OF THE WORK. BEFORE COMMENCING NEW CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR ALL UNKNOWN UNDERGROUND UTILITIES.
  2. ALL WATER LINE FACILITIES BETWEEN THE PROPOSED GATE VALVE AT THE NORTH END OF THE SITE TO THE PROPOSED TEMPORARY BLOWOFF ARE TO BE PRIVATELY OWNED AND MAINTAINED.
  3. THE EXISTING WATER SERVICE SHALL BE ENHANCED TO MEET ALL FORT COLLINS LOVELAND WATER DISTRICT'S CURRENT STANDARDS.

Date: \_\_\_\_\_  
 Revisions: \_\_\_\_\_  
**REVIEW SET**  
**NOT FOR CONSTRUCTION**  
 FEB-16-2016

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 Phone: 970.221.4158

**NE**  
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 Fort Collins, Colorado 80521

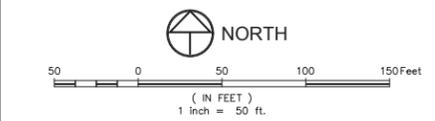
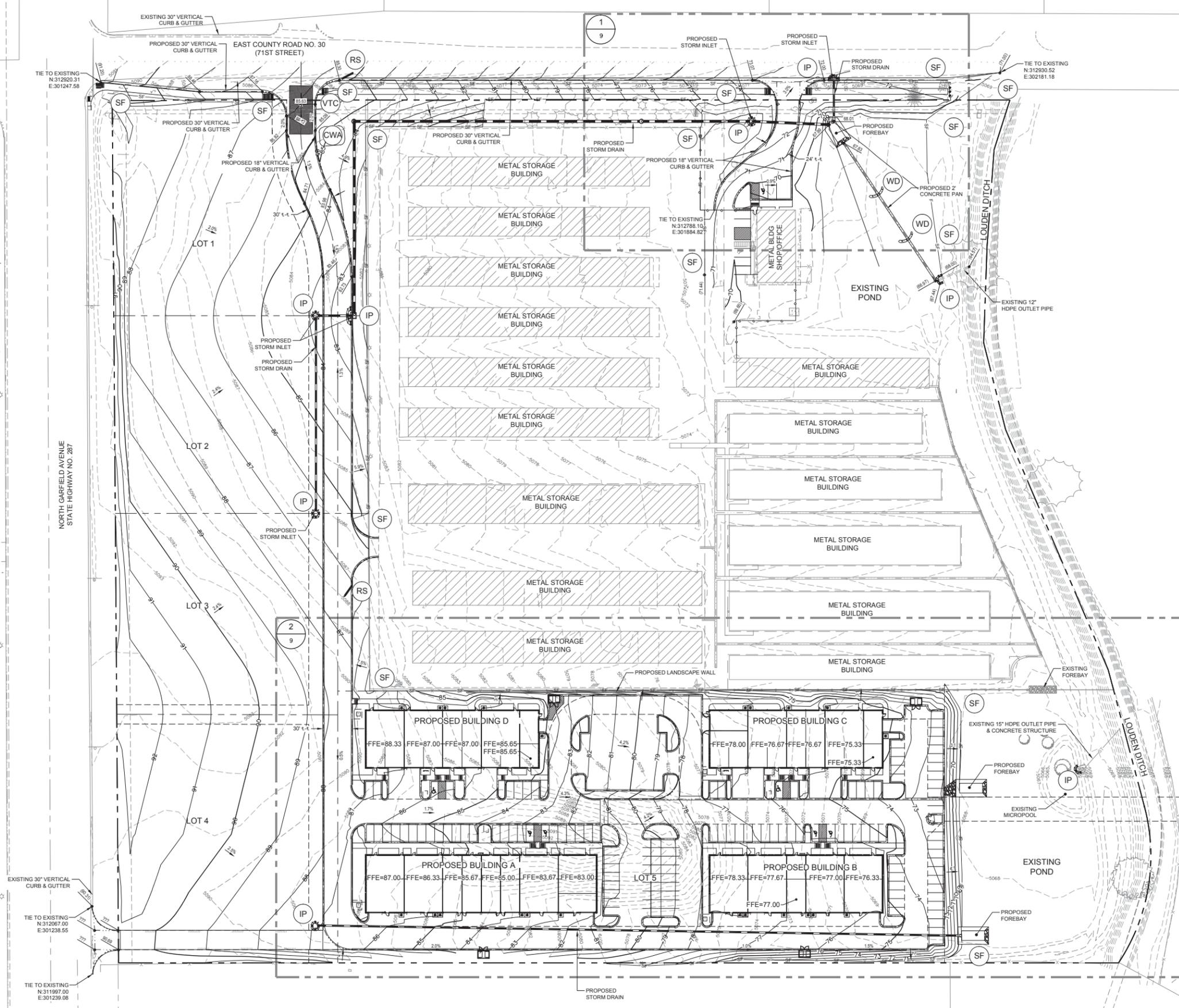
PROJECT: 591-004	DATE: Feb. 16, 2016
DESIGNED BY: C. Shroden	SCALE: 1"=150'
DRAWN BY: B. Ruch	REVIEWED BY: R. Curtiss

**MOUNTAIN PACIFIC FIRST SUBDIVISION**  
**SITE PLAN**  
**OFF-SITE SANITARY SEWER PLAN**

Sheet  
**14**



**ATTACHMENT A**



**LEGEND:**

EXISTING STORM SEWER	—ST—
PROPOSED STORM SEWER	—S—
PROPOSED STORM INLET	—93—
PROPOSED CONTOUR	—501.3—
EXISTING CONTOUR	—501.3—
PROPOSED SWALE	—S—
PROPOSED VERTICAL CURB & GUTTER	—S—
PROJECT BOUNDARY	—S—
LOT LINE	—S—
PROPOSED FIRE HYDRANT	—S—
PROPOSED SPOT ELEVATION	33.43 (47.40)
EXISTING SPOT ELEVATION	33.43 (47.40)
PROPOSED SLOPES	2.0%
PLANTED RIPRAP PROTECTION	RP
WATTLE DIKE	WD
VEHICLE TRACKING CONTROL PAD	VTC
SILT FENCE	SF
INLET PROTECTION	IP
CONCRETE WASHOUT AREA	CWA
ROCK SOCK	RS

- NOTES:**
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  2. THE TOP OF FOUNDATION ELEVATIONS SHOWN ARE THE MINIMUM ELEVATIONS REQUIRED FOR PROTECTION FROM THE 100 YEAR STORM. THE LOWEST OPENING ELEVATIONS SHOWN ARE AT LEAST ONE FOOT ABOVE THE 100 YEAR STORM ELEVATION OF ADJACENT STREETS, CHANNELS, DITCHES, SWALES, OR OTHER DRAINAGE FACILITIES. MINIMUM FINISHED FLOOR ELEVATIONS ABOVE 100-YEAR WATER SURFACE IN STREETS, CHANNELS, DITCHES, SWALES, OR OTHER DRAINAGE FACILITIES, AS ILLUSTRATED BY A MASTER GRADING PLAN ARE TO BE SHOWN.

Date: **REVIEW SET**  
 Revisions: **NOT FOR CONSTRUCTION**  
 No. FEB-16-2016

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 Phone: 970.221.4158

**NE**

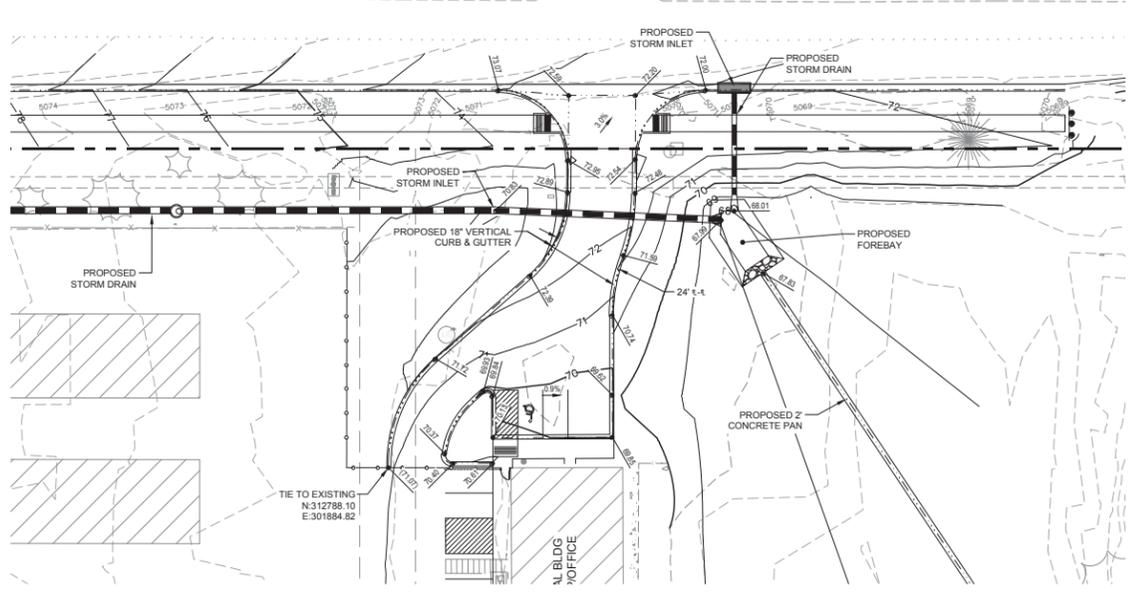
PROJECT: 591-004	DATE: Feb. 16, 2016
DESIGNED BY: C. Shroden	SCALE: 1"=50'
DRAWN BY: B. Ruch	REVIEWED BY: R. Curtiss

**MOUNTAIN PACIFIC FIRST SUBDIVISION  
 SITE PLAN  
 OVERALL GRADING &  
 EROSION CONTROL PLAN**

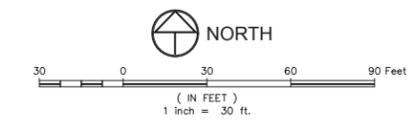
Sheet **14**  
 Of 16 Sheets



**ATTACHMENT A**



1  
8  
GRADING DETAIL 1"=30'



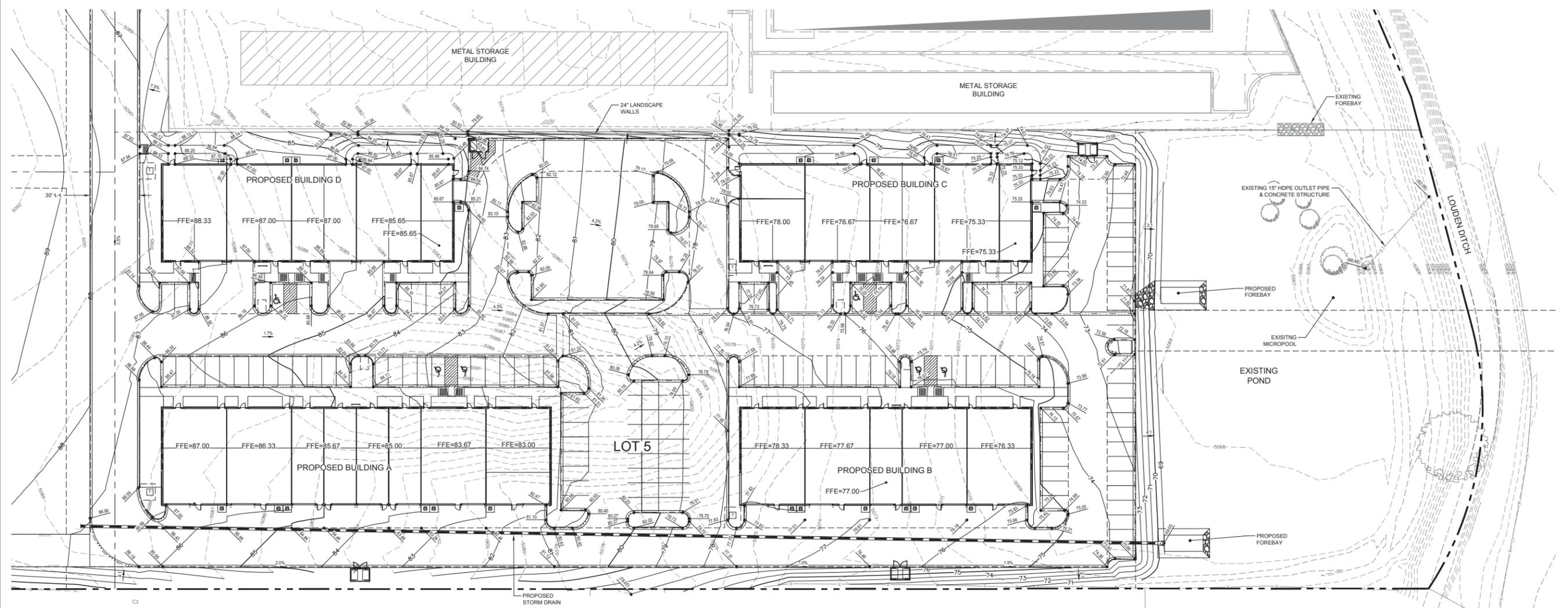
**LEGEND:**

EXISTING STORM SEWER	—ST—
PROPOSED STORM SEWER	—S—S—
PROPOSED STORM INLET	—SI—
PROPOSED CONTOUR	—93—
EXISTING CONTOUR	—5013—
PROPOSED SWALE	—SW—
PROPOSED VERTICAL CURB & GUTTER	—VCG—
PROJECT BOUNDARY	—PB—
LOT LINE	—LL—
PROPOSED FIRE HYDRANT	—FH—
PROPOSED SPOT ELEVATION	• 33.43 (47.48)
EXISTING SPOT ELEVATION	• 33.43 (47.48)
PROPOSED SLOPES	—2.0%

- NOTES:**
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Call before you dig.  
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.



2  
8  
GRADING DETAIL 1"=30'

Date: \_\_\_\_\_  
 Revisions: \_\_\_\_\_  
 No. \_\_\_\_\_  
**REVIEW SET**  
**NOT FOR CONSTRUCTION**  
 FEB-16-2016

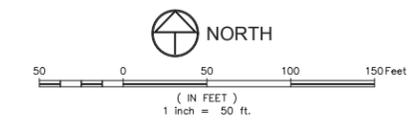
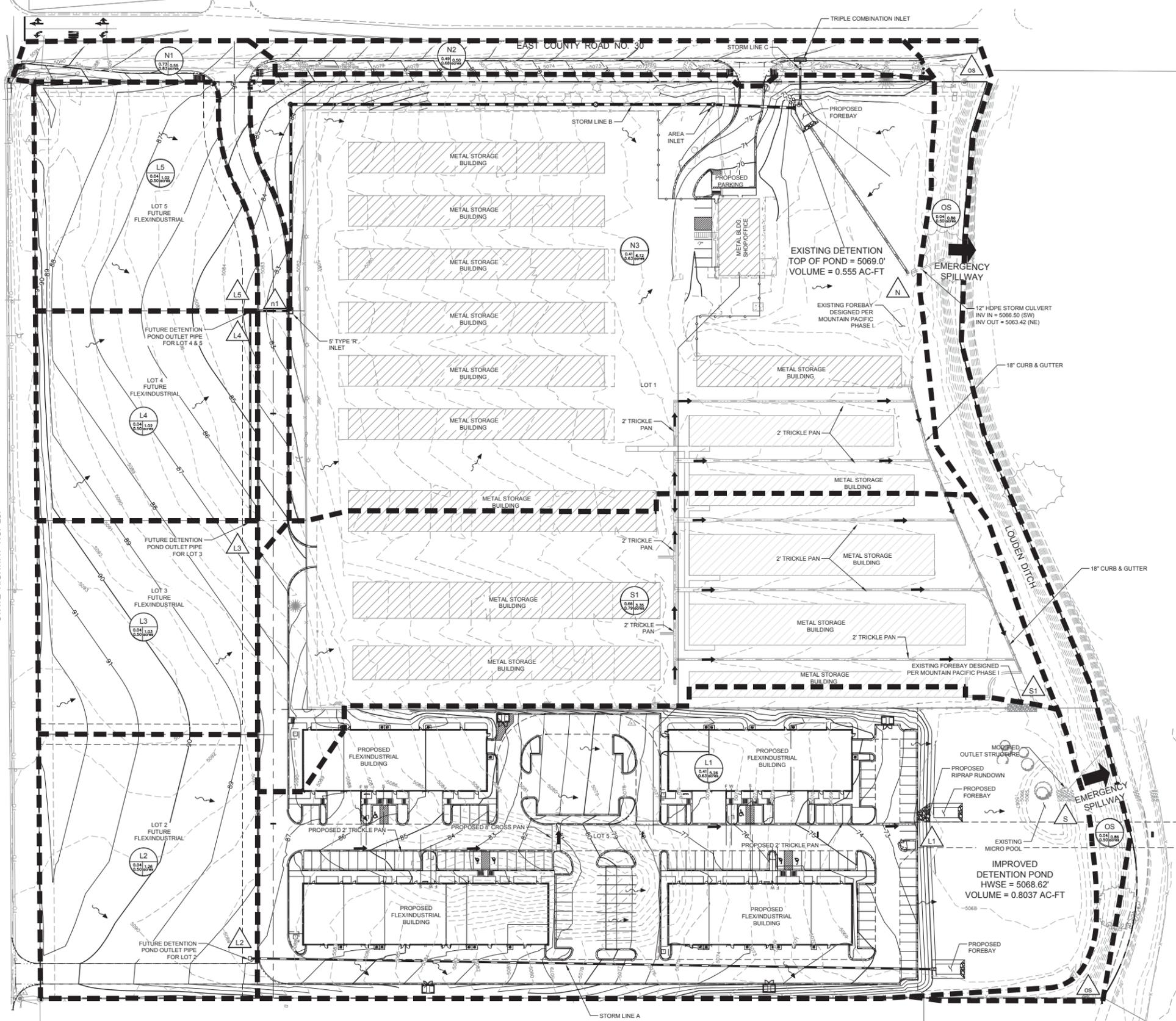
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**NORTHERN ENGINEERING**

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Phone: 970.221.4158  
www.northerneng.com

PROJECT: 591-004	DATE: Feb. 16, 2016
DESIGNED BY: C. Shovden	SCALE: 1"=30'
DRAWN BY: B. Ruch	REVIEWED BY: R. Curtiss

MOUNTAIN PACIFIC FIRST SUBDIVISION  
 SITE PLAN  
 DETAILED GRADING PLAN



**LEGEND:**

PROPOSED STORM SEWER	
PROPOSED POND OUTLET STRUCTURE	
PROPOSED CURB & GUTTER	
PROPOSED EASEMENT	
PROPOSED SWALE	
EXISTING BUILDING	
EXISTING LOT LINE	
PROPERTY BOUNDARY	
EXISTING EASEMENT	
EXISTING STORM SEWER	
PROPOSED CONTOURS	
BASIN BOUNDARY	
DESIGN POINT	
FLOW ARROW	
BASIN DESIGNATOR	
10 YEAR RUNOFF COEFF.	
100 YEAR RUNOFF COEFF.	
AREA IN ACRES	

**NOTES:**

1. MAINTENANCE AND UPKEEP OF STORMWATER DETENTION PONDS AND PERMANENT STORMWATER QUALITY IMPROVEMENTS ARE REQUIRED BY THE CITY OF LOVELAND AND ARE A CONTINUING OBLIGATION OF THE PRIVATE PROPERTY OWNER. THE OWNER(S) OR RESPONSIBLE PARTIES SHALL PROVIDE ONGOING MAINTENANCE TO THE PRIVATE STORMWATER IMPROVEMENTS AS NEEDED TO MAINTAIN COMPLIANCE WITH THE APPROVED CONSTRUCTION PLANS AND REPORTS.

Date: \_\_\_\_\_  
 Revisions: \_\_\_\_\_  
 No. \_\_\_\_\_  
**REVIEW SET**  
**NOT FOR CONSTRUCTION**  
 FEB-16-2016

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**NE**

PROJECT: 591-004  
 DATE: Feb. 16, 2016  
 DESIGNED BY: C. Shroden  
 SCALE: 1"=50'  
 DRAWN BY: B. Ruch  
 REVIEWED BY: R. Curtiss

**MOUNTAIN PACIFIC FIRST SUBDIVISION**  
**SITE PLAN**  
**OVERALL DRAINAGE**  
**EXHIBIT**

Sheet  
**17**  
 Of 17 Sheets



# MOUNTAIN PACIFIC FIRST SUBDIVISION

## BEING A SUBDIVISION OF LOT 2, BLOCK 1, AMENDED PLAT OF PARCELS B & C, MOUNTAIN PACIFIC FIRST ADDITION, LOCATED IN THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 6 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO

### CERTIFICATE OF OWNERSHIP AND DEDICATION:

KNOW ALL PERSONS BY THESE PRESENTS that the undersigned, being all the owners and lienholders of the following described property, except any existing public streets, roads or highways, which property is located in that portion of the Northwest Quarter of Section 25, Township 6 North, Range 69 West of the 6th Principal Meridian, City of Loveland, County of Larimer, State of Colorado being more particularly described as follows:

LOT 2, BLOCK 1, AMENDED PLAT OF PARCELS B AND C, MOUNTAIN PACIFIC FIRST ADDITION (according to the Plat recorded with Larimer County Clerk and Recorder on January 15, 2008 at Reception No. 20080003143), to the City of Loveland, County of Larimer, State of Colorado.

Containing 459,374 square feet or 10.546 acres more or less, and is subject to all easements and rights-of-way on record or existing, do hereby subdivide the same into lots, blocks, tracts, outlots, rights-of-way and easements, as shown on this plat; and do hereby designate and dedicate: (i) all such rights-of-way and easements, other than utility easements and private easements, to and for public use, except where indicated otherwise on this plat; and (ii) all such utility easements to and for public use for the installation and maintenance of utility, irrigation and drainage facilities; and do hereby designate the same as "MOUNTAIN PACIFIC FIRST SUBDIVISION" to the City of Loveland, Colorado.

All expenses involving necessary improvements for water system, sanitary sewer system, storm sewer system, curbs and gutters, sidewalks, street improvements, street signs, grading and landscaping shall be paid by \_\_\_\_\_ if it is determined to be required.

### OWNER:

By: \_\_\_\_\_

STATE OF COLORADO )  
                                  ) ss.  
COUNTY OF LARIMER )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_ as \_\_\_\_\_ of \_\_\_\_\_.

Witness my hand and official seal.

My Commission Expires: \_\_\_\_\_

Notary Public

### LIENHOLDER:

By: \_\_\_\_\_

STATE OF \_\_\_\_\_ )  
                                  ) ss.  
COUNTY OF \_\_\_\_\_ )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_ as \_\_\_\_\_ of \_\_\_\_\_.

Witness my hand and official seal.

My commission expires \_\_\_\_\_.

Notary Public

### ATTORNEY CERTIFICATE:

I, \_\_\_\_\_, an attorney licensed to practice law in the State of Colorado, certify that I have examined title to the above described land dedicated to the City of Loveland, Colorado, and that the parties executing the dedication are the owners thereof in fee simple and the dedicated land is free and clear of all liens and encumbrances, except as set forth herein.

So sworn this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Attorney at Law

### CITY OF LOVELAND CERTIFICATE:

This plat is approved by the Director of Development Services of the City of Loveland, Larimer County, Colorado, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, for filing with the Clerk and Recorder of Larimer County and for conveyance to the City of the public dedications shown herein, which are accepted; subject to the provision that approval in no way obligates the City of Loveland, for financing or construction of improvements on land, streets, or easements dedicated to the public except as specifically agreed to by the Director of Development Services.

Director of Development Services

Witness my hand and seal of the Director of Development Services.

ATTEST:

City Clerk

### SURVEYOR'S CERTIFICATE:

I, Robert C. Tessely, being a Registered Professional Land Surveyor in the State of Colorado, do hereby certify that the survey of "REPLAT OF LOT 2, BLOCK 1, AMENDED PLAT OF PARCELS B AND C, MOUNTAIN PACIFIC FIRST ADDITION" was made by me or under my supervision and that the survey is accurately represented on this plat and that the statements contained hereon were read by me and the same are true to the best of my knowledge.

Robert C. Tessely  
Colorado Registered Professional Land Surveyor No. 38470  
For and on Behalf of Northern Engineering Services, Inc.

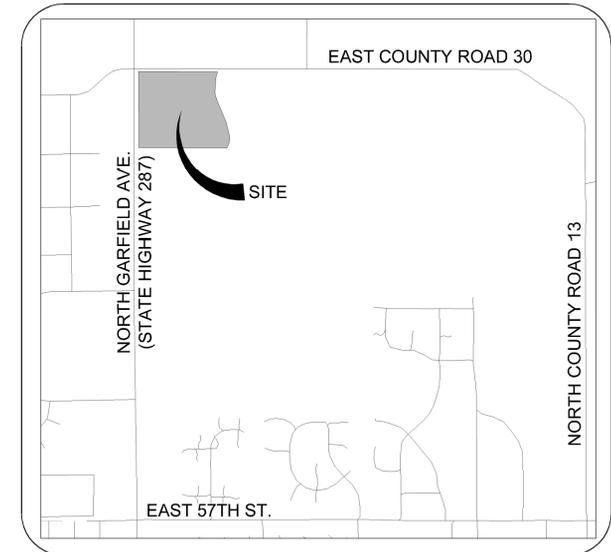
### NOTES:

- Basis of Bearings is the West line of Lot 1 as bearing North 00° 25' 19" West (assumed bearing) and monumented as shown on drawing.
- The lineal unit of measurement for this drawing is U.S. Survey Feet.
- Easement note:  
Total area in square feet of easements dedicated to the public or the city by this plat (163,057 s.f. total).  
Total area in square feet - Drainage Easement: 56,496 s.f.  
Total area in square feet - Utility Easement: 16,980 s.f.  
Total area in square feet - Utility, Access & Emergency Access Easement: 89,581 s.f.  
Total area in square feet of easements dedicated to the public or the city that is being vacated by this plat. Total area in square feet - 0 s.f.
- All information regarding easements, rights-of-way or title of record, Northern Engineering relied upon Order No. ABN25135030, dated October 2, 2015, prepared by Old Republic National Title Insurance Company.
- Maintenance and upkeep of Stormwater detention ponds, storm sewer systems, swales, and permanent Stormwater quality improvements are required by the City of Loveland and are a continuing obligation of the homeowner association (HOA), business owner association (BOA), or private property owner. The owner(s) or responsible parties (HOA, BOA) shall provide ongoing maintenance to the private Stormwater improvements as needed to maintain compliance with the approved construction plans and reports.

# DRAFT

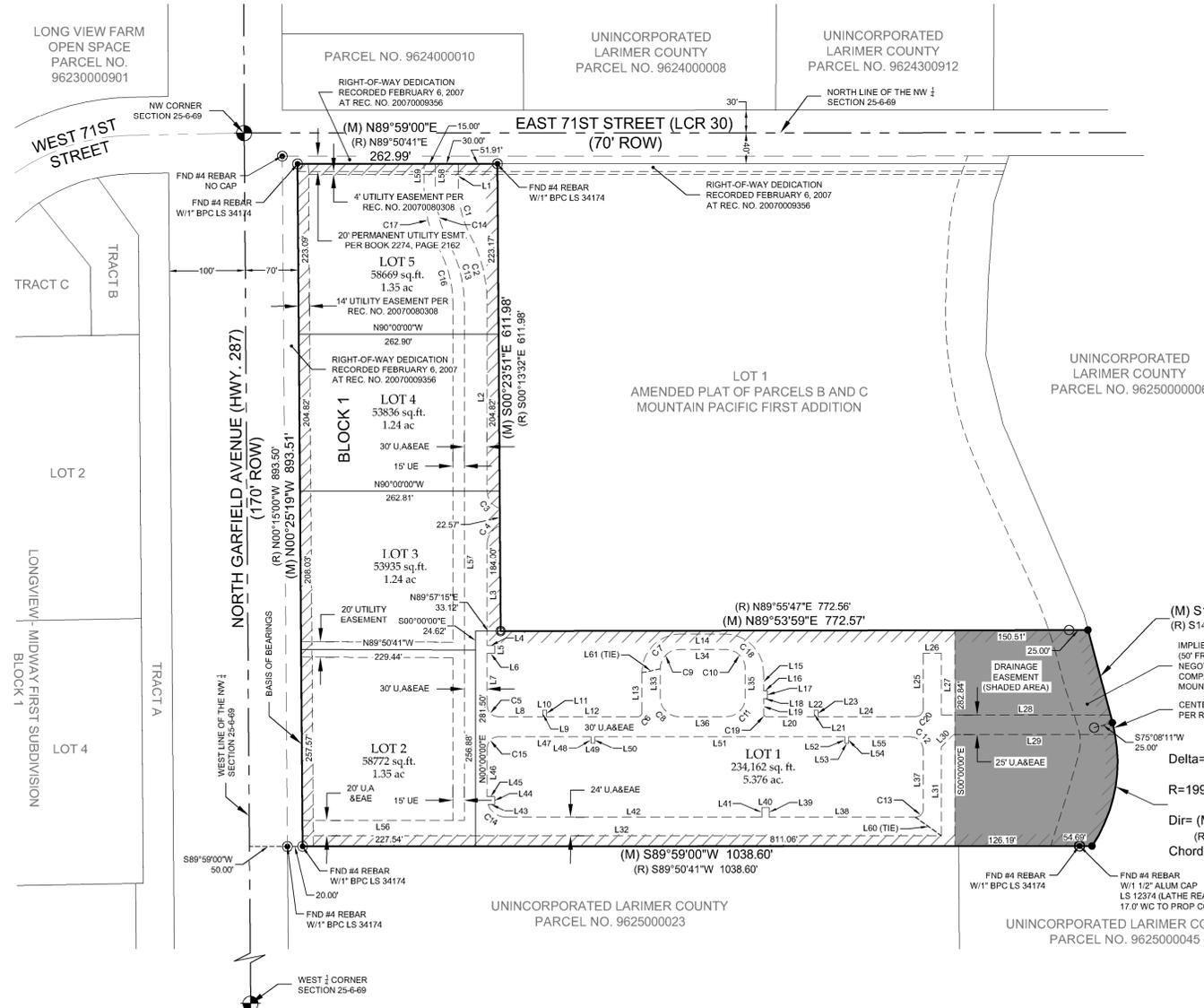
2-17-16

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	28°13'14"	130.00'	64.03'	N14°06'37"W	63.39'
C2	28°13'14"	190.00'	93.58'	N14°06'37"W	92.64'
C3	71°21'31"	25.00'	31.14'	N35°40'45"W	29.16'
C4	71°44'13"	25.00'	31.30'	S35°52'06"W	29.30'
C5	90°00'16"	15.00'	23.56'	S45°00'08"E	21.21'
C6	89°59'44"	5.00'	7.85'	N44°59'52"E	7.07'
C7	89°59'56"	50.00'	78.54'	N44°59'58"E	70.71'
C8	90°00'12"	25.00'	39.27'	N45°00'10"W	35.36'
C9	90°00'00"	25.00'	39.27'	N44°59'56"E	35.36'
C10	90°00'04"	25.00'	39.27'	S45°00'02"E	35.36'
C11	89°59'44"	25.00'	39.27'	S44°59'52"W	35.35'
C12	90°00'00"	17.00'	26.70'	N45°00'00"W	24.04'
C13	90°00'00"	10.00'	15.71'	N45°00'00"E	14.14'
C13	28°13'14"	160.00'	78.81'	S14°06'37"E	78.01'
C14	71°29'29"	25.00'	31.19'	S54°15'16"E	29.21'
C14	28°13'14"	160.00'	78.81'	S14°06'37"E	78.01'
C15	90°00'00"	15.00'	23.56'	S45°00'00"W	21.21'
C16	28°13'14"	145.00'	71.42'	N14°06'37"W	70.70'
C17	28°13'14"	175.00'	86.20'	N14°06'37"W	85.33'
C18	90°00'04"	50.00'	78.54'	S45°00'02"E	70.71'
C19	90°00'16"	3.50'	5.50'	S45°00'08"E	4.95'
C20	90°03'50"	10.00'	15.72'	N44°57'49"E	14.15'

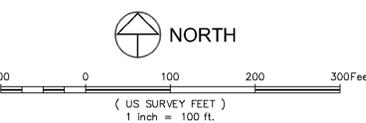


VICINITY MAP  
SCALE 1" = 1000'

LINE TABLE			LINE TABLE			LINE TABLE		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	31.00'	N00°00'00"E	L21	8.51'	N00°00'00"E	L41	12.73'	N00°00'00"E
L2	245.69'	N00°00'00"E	L22	5.00'	N90°00'00"E	L42	336.45'	N90°00'00"E
L3	132.82'	S00°00'00"E	L23	8.51'	S00°00'00"E	L43	8.71'	N90°00'00"W
L4	10.00'	N90°00'00"E	L24	128.27'	N89°59'44"E	L44	10.00'	S00°00'00"E
L5	10.00'	S00°00'00"E	L25	72.81'	N00°04'06"W	L45	10.00'	N90°00'00"E
L6	10.00'	N90°00'00"W	L26	24.07'	N90°00'00"E	L46	63.94'	S00°00'00"E
L7	68.00'	S00°00'00"E	L27	80.82'	S00°00'00"E	L47	121.60'	N90°00'00"W
L8	58.33'	N89°59'44"E	L28	222.52'	S90°00'00"E	L48	8.50'	N00°00'00"E
L9	8.54'	N00°00'00"E	L29	212.38'	S90°00'00"E	L49	5.00'	N90°00'00"E
L10	5.00'	N90°00'00"E	L30	22.83'	N45°00'00"E	L50	8.50'	S00°00'00"E
L11	8.54'	S00°00'00"E	L31	116.86'	N00°00'00"E	L51	329.08'	N90°00'00"W
L12	120.35'	N89°59'44"E	L32	840.24'	N90°00'00"E	L52	8.50'	N00°00'00"E
L13	37.74'	N00°00'04"W	L33	37.74'	N00°00'04"W	L53	5.00'	N90°00'00"W
L14	60.00'	N89°59'56"E	L34	62.00'	N89°59'56"E	L54	8.50'	S00°00'00"E
L15	24.15'	S00°00'00"E	L35	37.74'	S00°00'00"E	L55	81.00'	N90°00'00"W
L16	5.00'	N90°00'00"E	L36	62.00'	S89°59'44"W	L56	212.56'	N90°00'00"W
L17	10.00'	S00°00'00"E	L37	79.00'	S00°00'00"E	L57	677.47'	S00°00'00"E
L18	5.00'	N90°00'00"W	L38	192.23'	N90°00'00"E	L58	30.99'	S00°00'00"E
L19	20.08'	S00°00'00"E	L39	12.73'	S00°00'00"E	L59	30.99'	N00°00'00"E
L20	63.25'	N89°59'44"E	L40	10.00'	N90°00'00"E	L60	41.62'	N54°46'57"W



LEGEND	
---	EASEMENT LINE
---	CENTERLINE
---	EXISTING RIGHT-OF-WAY
---	PLATTED BOUNDARY LINE
---	RIGHT-OF-WAY
---	LOT LINE
●	FOUND CORNER AS DESCRIBED
○	SET #4 REBAR w/PLASTIC CAP LS 38470
○	SET #4 REBAR w/1" ALUMINUM CAP 25" WITNESS CORNER, LS 38470
●	CALCULATED POSITION TRUE CORNER FALLS IN DITCH
U, A, E, AE	UTILITY, ACCESS & EMERGENCY ACCESS EASEMENT
(M)	MEASURED BEARING & DISTANCE
(R)	RECORDED BEARING & DISTANCE



NOTICE:  
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years after the date of the certificate shown hereon.

SECTION: 25  
TOWNSHIP: 6N  
RANGE: 69 W of the 6th PM

NORTHERN ENGINEERING  
PHONE: 970.221.4158  
www.northerneng.com

30: North Hovels Street, Suite 100  
Fort Collins, Colorado 80521

DATE: 2/17/16  
PROJECT: 891-004  
DESIGNED BY: U. Smith  
DRAWN BY: B. Tessely

MOUNTAIN PACIFIC FIRST SUBDIVISION  
CITY OF LOVELAND, STATE OF COLORADO

Sheet  
1  
Of 1 Sheet

# PRELIMINARY DEVELOPMENT PLAN APPLICATION

<b>Project Name:</b>		
<b>PROJECT</b>		
<b>Narrative Description of Project</b> , including purpose, number of lots, type of use, and other pertinent information:		
Existing Legal Description of Property Boundary (Lots, Blocks, Tracts and Subdivision Name, or Metes & Bounds):		
Address of Existing Buildings or Property:		
<b>APPLICANT INFORMATION</b>		
<b>OWNER'S REPRESENTATIVE (CONTACT PERSON)</b>		
Company:	Name:	Phone:
		Fax:
Address: _____		
City, State: _____		Zip Code: _____
Email Address: _____		
<b>CONSULTANT</b>		
Company:	Name :	Phone:
		Fax:
Address: _____		
City, State: _____		Zip Code: _____
Email Address: _____		
<b>CONSULTANT</b>		
Company:	Name :	Phone:
		Fax:
Address: _____		
City, State: _____		Zip Code: _____
Email Address: _____		
<b>CONSULTANT</b>		
Company:	Name :	Phone:
		Fax:
Address: _____		
City, State: _____		Zip Code: _____
Email Address: _____		

OWNER		
Company :	Name :	Phone:
		Fax:
Address: _____		
City, State: _____		Zip Code: _____
Email Address: _____		
SITE		
<b>Site Use and Zoning</b>	<b>Existing Adjacent Zoning and/or Use</b>	
Existing Use:	North Side:	
Proposed Use:	South Side:	
Existing Zoning:	West Side:	
	East Side:	
<b>Other Information</b>	<b>Acreage of Site</b>	
Number of Units Existing:	Gross:	
Number of Units Proposed:	Right-of-Way:	
Number of Lots Proposed:	Net:	
Non-Residential Bldg. Area (Sq. Ft.) Proposed:	<b>Utility Services Provided by</b>	
Total Number of Parking Spaces:	Water:	
	Wastewater:	
	Electric:	
FEMA FLOODPLAIN		
Is any portion located in a FEMA floodplain?	* If Yes, please submit legal description	
<input type="checkbox"/> Yes <input type="checkbox"/> No		

DESIGNATION OF OWNER'S REPRESENTATIVE
<p>The undersigned owner(s) agree(s) that (please print name)</p> <p>_____ represents the undersigned in all matters pertaining to this project, including subsequent modifications to the application.</p> <p style="text-align: center;"><b>Owner</b></p> <p>Signature: _____ Date: _____</p>
ACKNOWLEDGMENTS
<p>I, as the Owner or Owner's Representative, hereby acknowledge that the application is correct and complete as per the specifications in the submittal checklist.</p> <p style="text-align: center;"><b>Owner or Owner's Representative</b></p> <p>Signature: _____ Date: _____</p> <p>Printed Name: _____</p>



## **Staff Report: Flexible Zoning Overlay District**

April 25, 2016

FROM: Bob Paulsen, Current Planning Manager, Development Services Department

TO: Loveland Planning Commission

SUBJECT: Proposed amendment to Title 18 of the Municipal Code to incorporate new chapter 18.44 - Flexible Zoning Overlay District

### **SUMMARY**

On March 14, 2016, the Planning Commission conducted a public hearing to consider incorporation of proposed chapter 18.44 – Flexible Zoning Overlay District into Title 18 of the Municipal Code. After review of the provisions, the Planning Commission unanimously voted to recommend that City Council approve the provisions as presented.

Subsequent to the March 14, 2016 Planning Commission hearing, staff determined that the code provisions would benefit from clarifications and minor adjustments prior to consideration by the City Council. On March 28<sup>th</sup>, Planning staff requested that the Planning Commission consent to further consideration of the proposed code provisions by staff along with review by the Title 18 Committee. The Commission agreed to this request with the understanding that the delay would be minimal.

The attached redline version of the proposed code provisions incorporate the recent revisions prepared by Current Planning staff. These adjustments were reviewed and agreed upon at the Title 18 Committee meeting on April 14, 2016. This staff report is an updated supplement to the April 14, 2016 staff report.

### **RECOMMENDED ACTION**

Staff recommends that the Commission recommend approval of the Flexible Zoning Overlay District to the City Council.

### **RECOMMENDED MOTION**

Move to recommend that City Council approve the proposed Flexible Zoning Overlay District and incorporate these provisions into the Municipal Code as Chapter 18.44 as presented to the Planning Commission in a public hearing on April 25, 2016 and as described in the Planning Commission staff report dated April 25, 2016 as specified in the attachments thereto and as further amended on the record.

## **ATTACHMENTS**

- A. Chapter 18.44 FLEXIBLE ZONING OVERLAY DISTRICT (Revised for 4-25-16)
- B. Flexible Zoning Summary (Revised for 4-25-16)
- C. March 14, 2016 Planning Commission Staff Report: Flexible Zoning Overlay District

## **SUMMARY OF THE FLEXIBLE ZONING OVERLAY DISTRICT**

As proposed, the Flexible Zoning Overlay District provisions would establish a new chapter of the zoning code (18.44). The provisions represent a departure from traditional practice of establishing new or revised standards, as these provisions would allow development to be partially or completely exempt from existing zoning standards like landscaping, building setbacks, architectural design and parking requirements. As such, the provisions are designed to stimulate development and redevelopment on properties that are experiencing disinvestment or under-utilization. The provisions would allow a property owner or group of owners to pursue a development plan that does not conform to some or all existing zoning standards, thereby increasing the financial feasibility of the project and allowing for design innovations that would otherwise be unavailable. In short, the intent is to provide regulatory relief that will encourage investment and new development.

The Flexible Zoning Overlay District provisions could be applied across the city, with the exception of greenfield sites. An overlay district, once approved, would “float over” the existing zoning designation establishing a set of tailored or exclusive development standards for the designated property. All new development occurring within an approved district would have to meet the specified standards. The standards could provide relief from any or all zoning standards of the underlying zoning district. An established district could not exempt development from the Building Code or from the City’s street standards or infrastructure requirements; exemptions would be limited to zoning.

For a more detailed description of the code provisions, please refer to the March 14, 2016 Planning Commission staff report; see **ATTACHMENT C**.

## **SUMMARY OF THE REVISIONS AS PRESENTED ON APRIL 25, 2016**

Revisions to the proposed code provisions as presented to the Planning Commission in a public hearing on April 14, 2015 are indicated by redline adjustments as shown in **ATTACHMENT A**. The revisions are itemized below with an explanation for each change.

1. Text has been inserted into two sections of the provisions indicating that the Flexible Zoning Districts and District Plans are to be consistent with the intent and goals of adopted plans; see Sections 18.44.020.A and 18.44.050.E. The purpose of these two insertions is to guide city decision making that furthers the intent of adopted plans, including the Comprehensive Plan, the Highway 287 Strategic Plan and the Downtown Heart Improvement Project Plan.
2. Inserted text in Section 18.44.050.E referenced above, includes a clarification that a District Plan may exceed the density and intensity policies specified in the Land Use Plan component of the Comprehensive Plan. This clarification is provides to give City decision makers the clear authority to approve a District Plan that does not comport with this specific policy.

3. A definition of “Greenfield sites” has been added. This definition ties to the district eligibility criteria in Section 18.44.050.A. This adjustment specifies that Districts must fit the City’s infill definition and further states that Districts are unsuitable for greenfield sites. The purpose of these additions is to strengthen the policy emphasis that the Flexible Overlay Districts are designed to encourage reinvestment in properties that are experiencing blight or disinvestment. Greenfield sites are not generally subject to such factors.
4. Two additions have been made to Section 18.44.070 which addresses application requirements, including the requirement that an applicant provide an explanation as to the community benefit of the District and how it furthers the policies and goals of applicable plans; secondly, an additional application requirement specifies that the applicant explain how the proposed development achieves compatibility with surrounding uses. The purpose of these additions is ensure that the applicant has a clear purpose and justification for the waiving zoning requirements and articulates how compatibility with other uses is to be achieved.
5. A third adjustment to the application requirements is provided in Subsection 18.44.070.D.6 that better clarifies that a District Plan includes a master plan for the property.
6. In Section 18.44.080.B replacement text specifies that the public notice distance requirements for Districts is the same as the distance requirements for rezonings. This adjustment ties the notice process to existing standards, creating more consistency within the code.
7. Inserted text in Section 18.44.080.H specifies that the current planning manager has authority to amend District Plans with proposed density and intensity increases of up to 20%. This adjustment provides more flexibility to grant administrative approvals, but within clear limitations.
8. A minor clarification has been added to 18.44.090 to specify that Project Plans, in addition other requirements, are subject to conditions adopted by Council.
9. New Subsection 18.44.100.C addresses the issue of nonconformity, specifying that if a District Plan is approved and a building permit is issued for property within the established District, then the District Plan approval runs with the land and does not terminate even if District expires or the City Council terminates the District Plan. This addition protects a property owner who has relied on and invested in a District Plan.
10. Based on direction at the April 14<sup>th</sup> Title 18 Committee meeting, Subsection 18.44.110.A has been adjusted to specify that Districts and District Plans shall be established for a period of 48 months unless the City Council specifies otherwise when approving a District. Committee members indicated that they did not want Districts, especially Districts that were not active, to extend beyond a time period that is reasonable for development to occur.
11. On April 14<sup>th</sup>, the Title 18 Committee also requested that new Subsection 18.44.110.D be added to clarify that property owners within an established District can request vacation of the District by City Council.

### Chapter 18.44

#### FLEXIBLE ZONING OVERLAY DISTRICT

##### Sections:

- 18.44.010 Purpose.**
- 18.44.020 Objectives of the flexible zoning overlay district.**
- 18.44.030 Definitions.**
- 18.44.040 Establishment of flexible zoning overlay districts.**
- 18.44.050 Eligibility criteria.**
- 18.44.060 Permitted uses and applicable development standards.**
- 18.44.070 Overlay district application requirements.**
- 18.44.080 Procedures for approval of flexible zoning overlay districts.**
- 18.44.090 Flexible zoning project plan application requirements.**
- 18.44.100 Procedures for approval of flexible zoning project plans.**
- 18.44.110 Expiration of a district and termination of a district plan.**

##### **18.44.010 Purpose.**

The purpose of this chapter is to provide standards and procedures for the establishment of flexible zoning overlay districts in areas of the community that are experiencing disinvestment or under-utilization of land. The flexible zoning overlay is intended to stimulate innovative development and promote reinvestment by providing relief from regular land use controls, including the opportunity for relief from use restrictions, development intensity limitations and associated standards included in the provisions of the underlying zoning.

##### **18.44.020 Objectives of the flexible zoning overlay district.**

Objectives to be achieved through the establishment of a flexible overlay zoning district are to:

- A. Further the intent and goals of adopted land use plans;
- B. Encourage investment in areas experiencing blight, disinvestment or underutilization of land;
- C. Create opportunities for development and redevelopment that would otherwise be unachievable.
- D. Promote coordination and cooperation between property owners that are interested in pursuing redevelopment initiatives;
- E. Facilitate design innovation with the reduction or elimination of certain land use and zoning controls;
- F. Ensure adequate public safety within and adjacent to district boundaries;
- G. Maintain quality standards for the provision of city services for properties within and adjacent to district boundaries; and
- H. Protect land uses and neighborhoods that are adjacent to flexible overlay zoning districts from material negative impacts.

## Flexible Zoning Overlay District Provisions

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### 18.44.030 Definitions.

The words, terms and phrases in this section shall have the meanings as set forth below, unless the context requires otherwise.

- A. “Flexible zoning overlay district” or “district” shall mean all land within a designated area that has been approved by the council following a public hearing with public notice that will be subject to the provisions of this chapter.
- B. “Flexible zoning overlay district plan” or “district plan” shall mean a general plan of development that complies with the requirements specified in this chapter.
- C. “Flexible zoning project” or “project” shall mean a development project located within a district that conforms to the established district plan.
- D. “Flexible zoning project plan” or “project plan” shall mean a site specific plan of development located within a district that complies with the requirements specified in this chapter.
- E. “Greenfield sites” shall mean open land that is not surrounded by or substantially constrained by development, including leapfrog development, and where there has been no previous development activity other than agricultural uses or similar low-intensity uses.
- E.F. “Sensitive uses” shall mean single family and two-family homes, public and private schools with on-site enrollment of 25 or more students, medical care facilities including hospitals, clinics and nursing facilities, or other uses that may be materially impacted in a negative manner by the location of a district or development project.

### 18.44.040 Establishment of flexible zoning overlay districts.

Establishment of a flexible zoning overlay district includes the following:

- A. Submittal of a complete application signed by owners of real property within the district boundaries;
- B. Review of the application by the development review team for completeness;
- C. Conducting a neighborhood meeting and public hearings by the planning commission and the council all of which shall be publicly noticed; and
- D. Approval of the district, district plan, and, if applicable, the project plan by council following the public hearing.

### 18.44.050 Eligibility criteria.

~~Property within a proposed district shall meet~~ All districts shall meet the following eligibility requirements:

- A. District boundaries shall be consistent with the city’s infill definition where at least eighty percent of the district boundary is abutting and contiguous to properties within the city limits; greenfield sites are unsuitable for district designation;
- B. Property within the district boundaries is contiguous or separated only by public rights-of-way;
- C. District boundaries are reasonably discernable and distinguishable from adjacent land;

## Flexible Zoning Overlay District Provisions

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- D. The district use meets applicable Adequate Community Facilities (ACF) standards set forth in chapter 16.41;
- E. The district plan is consistent with the intent and goals of applicable land use plans and policies; however, a district plan may exceed the density and intensity provisions specified in the land use plan component of the Comprehensive Plan;
- F. The district plan has been designed to prevent incompatibility with adjacent and nearby property and land uses, particularly sensitive uses;
- G. Community benefits of the flexible zoning overlay district and the associated district plan shall outweigh any negative impacts to surrounding properties or to the community; and
- H. Establishment of the district encourages property investment and development which might otherwise not occur, and furthers a valid public purpose.

### **18.44.60 Permitted uses and applicable development standards.**

- A. When a flexible zoning overlay district is established, the underlying zoning designation remains in place except as modified by the district plan.
- B. Once a district has been established and a district plan approved, subsequent development and redevelopment within the district must conform to the district plan.
- C. All property within a flexible zoning overlay district is subject to this title, except where specifically exempted in the district plan.

### **18.44.070 Overlay district application requirements.**

- A. An application for establishment of a flexible zoning overlay district may be submitted by a property owner within the proposed district boundaries or by written consent of three city council members.
- B. An applicant must present preliminary plans for a proposed district at a concept review meeting prior to making an application to establish a district.
- C. Written consent from all owners of property within the proposed district boundaries must be provided before notice of a public hearing before the planning commission.
- D. The application shall include the following information along with information specified on the city's submittal checklist for establishment of a district:
  - 1. A written explanation of the community benefit that the district and district plan will provide and how the proposed development furthers the intent and goals of applicable land use plans and policies;
  - 2. A written explanation of how the proposed development achieves compatibility with surrounding uses;
  - 3. A purpose statement indicating how the district plan achieves compliance with the eligibility criteria listed in Section 18.44.050;
  - 4. A map of the proposed district boundaries, including all lots, tracts, outlots and rights-of-way;
  - 5. A list of all owners of real property within the district boundaries;

## Flexible Zoning Overlay District Provisions

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6. A district plan which specifies the type and extent of development proposed, including the following components:
  - a. ~~The district plan shall~~ A master plan indicating the intensity and configuration of the proposed use or uses;
  - b. ~~an~~ An architectural concept plan that includes a building massing and height study;
  - c. ~~a~~ A phasing plan, including a projected timeframe for each phase; and,
  - d. ~~a~~ A listing of zoning standards that will be applicable to development within the district.

### 18.44.080 Procedures for approval of flexible zoning overlay districts.

- A. Review process. Upon receipt of a complete application within the allowed timeframe, the development review team will undertake the review procedures specified in chapter 18.39 of this title.
- B. Public notice requirements. Notice shall be provided in accordance with chapter 18.05, and conform to the notice distance requirements for rezoning applications as specified in Table 18.05-1. except that mailed notice distance shall be six hundred feet from the boundaries of an overlay district that is less than five acres and one thousand and two hundred feet for a district larger than five acres.
- C. Neighborhood meeting. Prior to completion of the review process by the development review team, the applicant shall provide public notice for and conduct a neighborhood meeting.
- D. Planning commission.
  1. A public hearing shall be conducted with public notice before the planning commission following the neighborhood meeting.
  2. Notes from the neighborhood meeting, relevant application materials, written input from interested parties and a recommendation from the current planning manager as to whether the district plan meets the eligibility criteria of section 18.44.050 shall be forwarded to the planning commission for review at the public hearing.
  3. Based upon information received at the public hearing, the planning commission shall, by resolution within thirty days of the hearing, recommend approval, approval with conditions or denial of the district and district plan based on eligibility criteria of Section 18.44.050.
  4. The public hearing may be continued if the planning commission determines that additional information is necessary to consider before a decision can be rendered.
  5. If the applicant objects to any condition of approval placed by the planning commission upon the district plan, the planning commission shall recommend denial.
  6. The planning commission's recommendation shall be forwarded to the council along with the approved minutes of the public hearing and all other material considered by the planning commission in making its recommendation.

## Flexible Zoning Overlay District Provisions

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- E. City council. The council shall conduct a public hearing with public notice upon receipt of the recommendation of the planning commission, the approved minutes of any planning commission public hearing, and all materials considered by the planning commission in making its recommendation, and any materials submitted following any such planning commission hearing.
1. Council shall approve, approve with conditions or to deny the district and the associated district plan based on eligibility criteria of section 18.44.050.
  2. Council may establish an expiration date for a district and for associated district plans.
  3. If the applicant objects to any condition of approval placed upon the district plan by the council, the district plan shall not be approved.
  4. The council may remand a district plan to the planning commission for any reason.
  5. If the council approves a district plan, it shall adopt an ordinance establishing the district and the district plan. The adopted plan, signed by the mayor, the city attorney and the current planning manager, shall be recorded with the county clerk and recorder's office along with the adopting ordinance.
  6. The adopted overlay zone shall be designated on the official zoning map.
- F. Development within a designated overlay zone shall not occur unless a project plan has been approved for the district.
- G. A project plan may be considered concurrently with a district plan. When a concurrent submittal is made, the council shall have final decision making authority on both plans.
- H. A district plan shall be amended in the same manner it was approved unless the current planning manager determines that the proposed amendment meets the following criteria:
1. The amendment would not allow new uses;
  2. The amendment would not allow an increase in development density or intensity greater than 20%;
  3. The amendment would not alter a condition approved by council; and
  4. There is no reason to believe that any party would be aggrieved by the amendment.
- Where these criteria have been met, the amendment shall be considered minor and the current planning manager shall have the authority to approve, approve with conditions or deny the amendment. Alternatively, the current planning manager may forward a minor amendment to the planning commission for determination at a public hearing with public notice.
- I. Planning commission decisions on district plan amendments may be appealed to council by a party in interest. The appeal shall be processed and heard as specified in chapter 18.80.

### **18.44.90 Flexible zoning project plan application requirements.**

Applications for flexible zoning project plans, including associated subdivision, infrastructure and related applications, shall be subject to the requirements for site development plans specified in chapter 18.46 and any conditions adopted by Council.

## Flexible Zoning Overlay District Provisions

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### 18.44.100 Procedures for approval of flexible zoning project plans.

- A. Development within an established district must be consistent with the approved district plan.
- B. Applications for approving or amending project plans shall be subject to the procedures for site development plans specified in chapter 18.39 and 18.46 unless project plans are approved as otherwise authorized by this chapter.
- C. Once a project plan is approved, the approval runs with the land unless the district or the district plan expires or is terminated prior to the issuance of a building permit for one or more structures within the district boundaries.
- D. Building permits. Any building permit issued for development or redevelopment within a district shall be consistent with the district plan and with the project plan approved for the property.

### 18.44.110 Expiration of a district and termination of a district plan.

Council has exclusive authority to establish, terminate, vacate, limit and extend districts, and to approve and terminate district plans.

- A. Districts and associated district plans shall be established for a period of forty-eight months from the date of the approval of the adopting ordinance, unless the adopting ordinance specifies otherwise. ~~When establishing a district, the council may specify a date upon which the district designation would expire and any associated plans would be terminated.~~ Expiration of a district results in the removal of the district overlay designation on the official zoning map ~~and~~. When a district expires or is terminated or removed, reestablishment of the authority of the underlying zoning regulations is reestablished except as specified in Section 18.44.100.
- B. The established expiration date for a flexible zoning overlay district may be extended by the council at the request of all property owners within the district. An extension must occur prior to the expiration date.
- C. Any district with an expiration date shall be approved only after the applicant has provided an agreement, in a form approved by the city attorney, that acknowledges the limited term of the district and the absence of any right to use or rely on the district beyond such term and indemnifies the city for any claim related to the expiration of the district.
- D. At the request of all property owners within a district, council may vacate the approval of the district and terminate district plans. Upon council approval, the district overlay designation on the official zoning map is removed and the authority of the underlying zoning regulations is reestablished. Any nonconforming uses or buildings resulting from a district vacation will be subject to Chapter 18.56 of this title.

## **FLEXIBLE ZONING DISTRICT OVERLAY SUMMARY** [Last Revision: 4-20-16]

1. The Flexible Zoning District Overlay is intended to stimulate innovative development and promote reinvestment by providing relief from regular land use controls.
2. The City Council would have final authority to approve an Overlay District and a District Plan following staff review, a neighborhood meeting and a Planning Commission hearing.
3. Flexible Zoning Districts could be located anywhere in the City, except in greenfield areas or sites which do not meet the definition for infill.
4. The approved District Plan would replace standard zoning requirements.
5. Flexible Zoning Overlay Districts would allow development that does not meet standard zoning requirements. Requirements like building setbacks, height limitations, parking, landscaping and architectural standards could be reduced or completely eliminated.
6. Building code and infrastructure requirements for development could not be waived. Existing standards for street, stormwater, water, sewer, emergency services and building safety would still apply.
7. Flexible Zoning Overlay Districts would be established for specific locations and would “float” over existing zoning. Therefore, the existing, underlying zoning would not change, but would be suspended unless the District expired or was terminated by the City Council.
8. Property owners (or City Council) could apply to establish a Flexible Zoning Overlay District.
9. Each district could include one or more properties, with no minimum size requirement.
10. Prior to submitting an application for an Overlay District, participating owners would be required to have a concept review meeting with development review staff.
11. To apply for Overlay District designation, applicants would be required to submit conceptual plans for the project area, provide a narrative explanation of their proposal, and indicate what standard zoning requirements (if any) they are seeking to apply—similar to a PUD.
12. Upon staff review of an Overlay District application, a neighborhood meeting would be conducted with notice provided to property owners within an established radius of the site.
13. The Overlay District request could proceed to a Planning Commission public hearing only if the development review team determined that the necessary infrastructure is available to serve the site—ie. the project is feasible in terms of the provision of adequate water, sewer, stormwater, fire and transportation facilities.
14. The Planning Commission would review the proposal in a public hearing and make a recommendation to City Council, including any recommended conditions.
15. Council would conduct a public hearing and approve, approve with conditions or deny.
16. If approved, the applicant(s) could then submit a site development plan for (administrative) review and approval of any sites within the overlay area. Projects would only be subject to the development standards specified in the approved Overlay District Plan. All other city standards/requirements would need to be met unless specifically waived by City Council.



## **Staff Report: Flexible Zoning Overlay District**

March 14, 2016

FROM: Bob Paulsen, Interim Director, Development Services Department

TO: Loveland Planning Commission

SUBJECT: Proposed amendment to Title 18 of the Municipal Code to incorporate new chapter 18.44 - Flexible Zoning Overlay District

### **SUMMARY**

On March 14, 2016, the Planning Commission will conduct a public hearing to consider incorporation of proposed chapter 18.44 – Flexible Zoning Overlay District into Title 18 of the Municipal Code. Consideration of the proposed code amendment is a legislative matter and Planning Commissioners are free to discuss this material outside of the public hearing process. Upon action on this matter by the Planning Commission, this proposed amendment to the zoning code will be forwarded to the City Council for final action.

### **RECOMMENDED ACTION**

Staff recommends that the Commission recommends approval of the Flexible Zoning Overlay District to the City Council.

### **RECOMMENDED MOTION**

Move to recommend that City Council approve the proposed Flexible Zoning Overlay District and incorporate these provisions into the Municipal Code as Chapter 18.44 as presented to the Planning Commission in a public hearing on March 14, 2016 and as described in the Planning Commission staff report dated March 14, 2016 as specified in the attachments thereto and as further amended on the record.

### **ATTACHMENTS**

- A. Chapter 18.44 FLEXIBLE ZONING OVERLAY DISTRICT
- B. Flexible Zoning Summary
- C. February 13, 2016 Reporter Herald article on the Flexible Zoning Overlay District
- D. February 15, 2016 Reporter Herald editorial on the Flexible Zoning Overlay District

## **SUMMARY OF THE AMENDMENTS**

As proposed, the Flexible Zoning Overlay District provisions would establish a new chapter of the zoning code (18.44). The provisions represent a significant departure from traditional practice of establishing new or revised standards, as these provisions would allow development to be partially or completely exempt from existing zoning standards like landscaping, building setbacks, architectural design and parking requirements. As such, the provisions are designed to stimulate development and redevelopment on properties that are experiencing disinvestment or under-utilization. The provisions would allow a property owner or group of owners to pursue a development plan that does not conform to some or all existing zoning standards, thereby increasing the financial feasibility of the project and allowing for design innovations that would otherwise be unavailable. In short, the intent is to provide regulatory relief that will encourage investment and new development.

The Flexible Zoning Overlay District provisions could be applied anywhere within the City. An overlay district, once approved, would “float over” the existing zoning designation establishing a set of tailored or exclusive development standards for the designated property. All new development occurring within an approved district would have to meet the specified standards. The standards could provide relief from any or all zoning standards of the underlying zoning district. An established district could not exempt development from the Building Code or from the City’s street standards or infrastructure requirements; exemptions would be limited to zoning.

The City Council would have exclusive authority to approve a Flexible Zoning Overlay District and the associated District Plan. The approval process would follow standard City development review approval procedures, including the following sequence:

1. Concept Review meeting with the development review team (DRT)
2. Administrative review by the DRT to ensure plans are complete and applicable City standards are adhered to
3. A noticed neighborhood meeting
4. A public hearing before the Planning Commission
5. A public hearing before the City Council

To achieve Council approval, the property owner(s) would need to identify the designated district and provide a district plan that identifies the scope of development within the district and indicates what the zoning exemptions will be. The Council would have the ability to establish any conditions and would be able to establish a sunset date for the district. The conceptual (district) plan is designed to set the parameters for development within the district without requiring detailed engineering or architectural plans until the district is established. This approach will allow developers to minimize their costs (and their financial risks) until the discretionary approvals are made. Once a district is established, site specific plans would proceed through the city’s development review process and building permit process. Site specific plans would need to comply with the approved district plan.

A summary of the proposed amendment is provided as Attachment B to this report.

## **BACKGROUND**

The original concept for the Flexible Zoning Overlay emanated from discussions at the City Council level. This concept was viewed as a means to provide regulatory relief to incent development of difficult sites as an alternative to fee reductions or other financial incentives. In response to the Council’s interest in this topic, the City Manager directed staff to conduct research and to work with

the Title 18 Committee in developing an ordinance to implement this concept. In early 2015, Planning staff brought forward a code amendment proposal to the Title 18 Committee that would allow for the waiving of zoning requirements within a specified or designated area. This was labeled the “No Zoning Zone.” Over a series of meetings, the Title 18 Committee worked with Current Planning staff to develop a more complete approach that has resulted in the provisions described in this Staff Report.

On January 25, 2016, the Planning Commission conducted a study session on the proposed Flexible Zoning Overlay District provisions. The Commission expressed support for the provisions and directed staff to move forward to the public hearing process. At the February 11, 2016 Title 18 Committee meeting, the Committee indicated support for Commission’s directive, requesting that a public outreach effort be conducted and that a final review of the provisions be completed by the City Attorney’s office.

Subsequent to the January 25<sup>th</sup> study session, staff has modified the provisions to allow overlay districts to be established anywhere within the municipal limits. In addition to this revision, Planning staff has incorporated numerous technical adjustments into the code provisions in response to comments from the City Attorney’s office. These adjustments have not substantially altered the purpose or application of the provisions.

#### **NOTICE AND OUTREACH**

In addition to the notice provided for the January 25<sup>th</sup> Planning Commission study session the following steps have been taken to inform the public of the proposed Flexible Zoning Overlay District provisions:

- A prominent feature article was published in the Reporter Herald on February 13<sup>th</sup> that described the purpose of the Flexible Zoning Overlay District.
- On February 15, 2016 the Reporter Herald published an editorial in qualified support of the Flexible Overlay provisions.
- The proposed code provisions have been posted on the Current Planning pages of the city’s web site. In addition to the actual code provisions, a one-page summary has also been posted.
- On February 26, 2016 an email was sent to over 100 planning and development review customers summarizing the Flexible Zoning Overlay District provisions, alerting recipients to the web site posting, informing them of the Planning Commission hearing on March 14<sup>th</sup> and offering to provide further information upon request. In response to this email, Planning staff have received approximately five inquiries; those inquiring were supportive of the content of the provisions.
- The March 14<sup>th</sup> public hearing has been properly noticed in the Report Herald.

## Chapter 18.44

### FLEXIBLE ZONING OVERLAY DISTRICT

#### Sections:

- 18.44.010 Purpose.**
- 18.44.020 Objectives of the flexible zoning overlay district.**
- 18.44.030 Definitions.**
- 18.44.040 Establishment of flexible zoning overlay districts.**
- 18.44.050 Eligibility criteria.**
- 18.44.060 Permitted uses and applicable development standards.**
- 18.44.070 Overlay district application requirements.**
- 18.44.080 Procedures for approval of flexible zoning overlay districts.**
- 18.44.090 Flexible zoning project plan application requirements.**
- 18.44.100 Procedures for approval of flexible zoning project plans.**
- 18.44.110 Expiration of a district and termination of a district plan.**

#### **18.44.010 Purpose.**

The purpose of this chapter is to provide standards and procedures for the establishment of flexible zoning overlay districts in areas of the community that are experiencing disinvestment or under-utilization of land. The flexible zoning overlay is intended to stimulate innovative development and promote reinvestment by providing relief from regular land use controls, including the opportunity for relief from use restrictions, development intensity limitations and associated standards included in the provisions of the underlying zoning.

#### **18.44.020 Objectives of the flexible zoning overlay district.**

Objectives to be achieved through the establishment of a flexible overlay zoning district are:

- A. Encourage investment in areas experiencing blight, disinvestment or underutilization of land;
- B. Create opportunities for development and redevelopment that would otherwise be unachievable.
- C. Promote coordination and cooperation between property owners that are interested in pursuing redevelopment initiatives;
- D. Facilitate design innovation with the reduction or elimination of certain land use and zoning controls;
- E. Ensure adequate public safety within and adjacent to district boundaries;
- F. Maintain quality standards for the provision of city services for properties within and adjacent to district boundaries; and

- G. Protect land uses and neighborhoods that are adjacent to flexible overlay zoning districts from material negative impacts.

**18.44.030 Definitions.**

The words, terms and phrases in this section shall have the meanings as set forth below, unless the context requires otherwise.

- A. “Flexible zoning overlay district” or “district” shall mean all land within a designated area that has been approved by the council following a public hearing with public notice that will be subject to the provisions of this chapter.
- B. “Flexible zoning overlay district plan” or “district plan” shall mean a general plan of development that complies with the requirements specified in this chapter.
- C. “Flexible zoning project” or “project” shall mean a development project located within a district that conforms to the established district plan.
- D. “Flexible zoning project plan” or “project plan” shall mean a site specific plan of development located within a district that complies with the requirements specified in this chapter.
- E. “Sensitive uses” shall mean single family and two-family homes, public and private schools with on-site enrollment of 25 or more students, medical care facilities including hospitals, clinics and nursing facilities, or other uses that may be materially impacted in a negative manner by the location of a district or development project.

**18.44.040 Establishment of flexible zoning overlay districts.**

Establishment of a flexible zoning overlay district includes the following:

- A. Submittal of a complete application signed by owners of real property within the district boundaries;
- B. Review of the application by the development review team for completeness;
- C. Conducting a neighborhood meeting and public hearings by the planning commission and the council all of which shall be publicly noticed; and
- D. Approval of the district, district plan, and, if applicable, the project plan by council following the public hearing.

**18.44.050 Eligibility criteria.**

Property within a proposed district shall meet the following eligibility requirements:

- A. Property within the district boundaries is contiguous or separated only by public rights-of-way;
- B. District boundaries are reasonably discernable and distinguishable from adjacent land;
- C. The district use meets applicable Adequate Community Facilities (ACF) standards set forth in chapter 16.41;
- D. The district plan has been designed to prevent incompatibility with adjacent and nearby property and land uses, particularly sensitive uses;

- E. Community benefits of the flexible zoning overlay district and the associated district plan shall outweigh any negative impacts to surrounding properties or to the community; and
- F. Establishment of the district encourages property investment and development which might otherwise not occur, and furthers a valid public purpose.

**18.44.60 Permitted uses and applicable development standards.**

- A. When a flexible zoning overlay district is established, the underlying zoning designation remains in place except as modified by the district plan.
- B. Once a district has been established and a district plan approved, subsequent development and redevelopment within the district must conform to the district plan.
- C. All property within a flexible zoning overlay district is subject to this title, except where specifically exempted in the district plan.

**18.44.070 Overlay district application requirements.**

- A. An application for establishment of a flexible zoning overlay district may be submitted by a property owner within the proposed district boundaries or by written consent of three city council members.
- B. An applicant must present preliminary plans for a proposed district at a concept review meeting prior to making an application to establish a district.
- C. Written consent from all owners of property within the proposed district boundaries must be provided before notice of a public hearing before the planning commission.
- D. The application shall include the following information along with information specified on the city's submittal checklist for establishment of a district:
  - 1. A map of the proposed district boundaries, including all lots, tracts, outlots and rights-of-way;
  - 2. A list of all owners of real property within the district boundaries;
  - 3. A purpose statement demonstrating compliance of the district plan with the eligibility criteria listed in Section 18.44.050; and
  - 4. A district plan which specifies the type and extent of development proposed. The district plan shall indicate the intensity and configuration of the proposed use or uses; an architectural concept plan that includes a building massing and height study; a phasing plan, including a projected timeframe for each phase; and, a listing of zoning standards that will be applicable to development within the district. The district plan must indicate how the proposed development achieves compatibility with surrounding uses and the community.

**18.44.080 Procedures for approval of flexible zoning overlay districts.**

- A. Review process. Upon receipt of a complete application within the allowed timeframe, the development review team will undertake the review procedures specified in chapter 18.39 of this title.
- B. Public notice requirements. Notice shall be provided in accordance with chapter 18.05, except that mailed notice distance shall be six hundred feet from the boundaries of an

overlay district that is less than five acres and one thousand and two-hundred feet for a district larger than five acres.

- C. Neighborhood meeting. Prior to completion of the review process by the development review team, the applicant shall provide public notice for and conduct a neighborhood meeting.
- D. Planning commission.
  - 1. A public hearing shall be conducted with public notice before the planning commission following the neighborhood meeting.
  - 2. Notes from the neighborhood meeting, relevant application materials, written input from interested parties and a recommendation from the current planning manager as to whether the district plan meets the eligibility criteria of section 18.44.050 shall be forwarded to the planning commission for review at the public hearing.
  - 3. Based upon information received at the public hearing, the planning commission shall, by resolution within thirty days of the hearing, recommend approval, approval with conditions or denial of the district and district plan based on eligibility criteria of Section 18.44.050.
  - 4. The public hearing may be continued if the planning commission determines that additional information is necessary to consider before a decision can be rendered.
  - 5. If the applicant objects to any condition of approval placed by the planning commission upon the district plan, the planning commission shall recommend denial.
  - 6. The planning commission's recommendation shall be forwarded to the council along with the approved minutes of the public hearing and all other material considered by the planning commission in making its recommendation.
- E. City council. The council shall conduct a public hearing with public notice upon receipt of the recommendation of the planning commission, the approved minutes of any planning commission public hearing, and all materials considered by the planning commission in making its recommendation, and any materials submitted following any such planning commission hearing.
  - 1. Council shall approve, approve with conditions or to deny the district and the associated district plan based on eligibility criteria of section 18.44.050.
  - 2. Council may establish an expiration date for a district and for associated district plans.
  - 3. If the applicant objects to any condition of approval placed upon the district plan by the council, the district plan shall not be approved.
  - 4. The council may remand a district plan to the planning commission for any reason.
  - 5. If the council approves a district plan, it shall adopt an ordinance establishing the district and the district plan. The adopted plan, signed by the mayor, the city attorney and the current planning manager, shall be recorded with the county clerk and recorder's office along with the adopting ordinance.
  - 6. The adopted overlay zone shall be designated on the official zoning map.
- F. Development within a designated overlay zone shall not occur unless a project plan has been approved for the district.

- G. A project plan may be considered concurrently with a district plan. When a concurrent submittal is made, the council shall have final decision making authority on both plans.
- H. A district plan shall be amended in the same manner it was approved unless the current planning manager determines that the proposed amendment meets the following criteria:
  - 1. The amendment would not allow new uses;
  - 2. The amendment would not allow an increase in development density or intensity;
  - 3. The amendment would not alter a condition approved by council; and
  - 4. There is no reason to believe that any party would be aggrieved by the amendment.Where these criteria have been met, the amendment shall be considered minor and the current planning manager shall have the authority to approve, approve with conditions or deny the amendment. Alternatively, the current planning may forward a minor amendment to the planning commission for determination at a public hearing with public notice.
- I. Planning commission decisions on district plan amendments may be appealed to council by a party in interest. The appeal shall be processed and heard as specified in chapter 18.80.

**18.44.90 Flexible zoning project plan application requirements.**

Applications for flexible zoning project plans, including associated subdivision, infrastructure and related applications, shall be subject to the requirements for site development plans specified in chapter 18.46.

**18.44.100 Procedures for approval of flexible zoning project plans.**

- A. Development within an established district must be consistent with the approved district plan.
- B. Applications for approving or amending project plans shall be subject to the procedures for site development plans specified in chapter 18.39 and 18.46 unless project plans are approved as otherwise authorized by this chapter.
- C. Building permits. Any building permit issued for development or redevelopment within a district shall be consistent with the district plan and with the project plan approved for the property.

**18.44.110 Expiration of a district and termination of a district plan.**

Council has exclusive authority to establish, terminate, limit and extend districts, and to approve and terminate district plans.

- A. When establishing a district, the council may specify a date upon which the district designation would expire and any associated plans would be terminated. Expiration of a district results in the removal of the district overlay designation on the official zoning map and reestablishment of the authority of the underlying zoning regulations.
- B. The established expiration date for a flexible zoning overlay district may be extended by the council at the request of all property owners within the district. An extension must occur prior to the expiration date.

- C. Any district with an expiration date shall be approved only after the applicant has provided an agreement, in a form approved by the city attorney, that acknowledges the limited term of the district and the absence of any right to use or rely on the district beyond such term and indemnifies the city for any claim related to the expiration of the district.

### **Provided by the Current Planning Division**

1. The Flexible Zoning District Overlay is intended to stimulate innovative development and promote reinvestment by providing relief from regular land use controls.
2. The City Council would have final authority to approve an Overlay District and a District Plan following staff review, a neighborhood meeting and a Planning Commission hearing.
3. Flexible Zoning Districts could be located anywhere in the City, upon City Council approval.
4. The approved District Plan would replace standard zoning requirements.
5. Flexible Zoning Overlay Districts would allow development that does not meet standard zoning requirements. Requirements like building setbacks, height limitations, parking, landscaping and architectural standards could be reduced or completely eliminated.
6. Infrastructure requirements for development could not be waived. Existing standards for street, stormwater, water, sewer, emergency services and building safety would still apply.
7. Flexible Zoning Overlay Districts would be established for specific locations and would “float” over existing zoning. Therefore, the existing, underlying zoning would not change, but would be suspended unless the District expired or was terminated by the City Council.
8. Property owners (or City Council) could apply to establish a Flexible Zoning Overlay District.
9. Each district could include one or more properties, with no minimum size requirement.
10. Prior to submitting an application for an Overlay District, participating owners would be required to have a concept review meeting with development review staff.
11. To apply for Overlay District designation, applicants would be required to submit conceptual plans for the project area, provide a narrative explanation of their proposal, and indicate what standard zoning requirements (if any) they are seeking to apply—similar to a PUD.
12. Upon staff review of an Overlay District application, a neighborhood meeting would be conducted with notice provided to property owners within an established radius of the site.
13. The Overlay District request could proceed to a Planning Commission public hearing only if the development review team determined that the necessary infrastructure is available to serve the site—ie. the project is feasible in terms of the provision of adequate water, sewer, stormwater, fire and transportation facilities.
14. The Planning Commission would review the proposal in a public hearing and make a recommendation to City Council, including any recommended conditions.
15. Council would conduct a public hearing and approve, approve with conditions or deny.
16. If approved, the applicant(s) could then submit a site development plan for (administrative) review and approval of any sites within the overlay area. Projects would only be subject to the zoning requirements, if any, specified in the approved Overlay District Plan. All other city standards/requirements would need to be met unless specifically waived by City Council.

Last Revision: 3-3-16

# Stretching the rules for development

City explores 'flexible zoning overlays' to encourage owners to revive moribund properties

By Craig Young

Reporter-Herald Staff Writer

POSTED: 02/13/2016 02:35:30 PM MST



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Areas in Loveland such as the city's designated South Catalyst Project between First and Third streets and Lincoln and Cleveland avenues, shown here in January 2014, could benefit from the "flexible zoning overlay" concept, according to City Councilman Troy Krenning. (Jenny Sparks / Reporter-Herald file photo)

The city is exploring a way to provide incentives to develop property that doesn't involve "throwing money at" a project.

The idea, called a "flexible zoning overlay," would allow a property owner to obtain permission from Loveland's Planning Commission and City Council to disregard certain zoning requirements in order to build something on a specifically designated plot.

"We spend an awful lot of time talking about ways to incentivize development," said City Councilman Troy Krenning, who first brought the idea to a city committee to study. Those incentives often involve "throwing money" at a developer, he said.

"I hear from those in the development community and from economic development as well that it's not always about money," Krenning said. "Sometimes, it's about process."

The city already has procedures through which zoning regulations can be relaxed, such as the special review process and planned unit development, but they can be complicated and costly.

"Sometimes, it's not cost-effective to develop a piece of dilapidated property," Krenning said. "If I didn't have to worry about going through the various codes, rules and regulations, would that serve as an incentive?"

## Planning Commission interest

Bob Paulsen, the city's acting director of Development Services, presented the concept during a Planning Commission study session Jan. 25, and he said the commission liked the idea and encouraged the staff to move forward with it.

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He said a more formalized version of the concept could be presented to the commission in a public hearing in the next month and a half.

"The idea is that there may be areas in town, whether they're blighted or experiencing a lack of investment, where this overlay zone may give the owners an opportunity to pursue innovative design solutions that might not otherwise be allowed," Paulsen said.

"Things like height, setback, landscaping and even use limitations could be waived in a final approval by the City Council," he said.

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The concept would keep in place infrastructure requirements such as water, power, sewer and streets, Paulsen said, as well as safety rules.

Buddy Meyers, a member of the Planning Commission who studied the flexible zoning overlay concept as a member of the Title 18 Committee, said there are areas in downtown Loveland, on West Eisenhower Boulevard and on North U.S. 287 that are languishing that could benefit from relaxed rules.

### Achieving an eclectic community

He gave as an example an area with zoning that allows only commercial structures, where a landowner could obtain an overlay zone that would permit a two-story mixed-use building with retail downstairs and residential upstairs.

He said such development would hark back to earlier times when shopkeepers lived above their stores, and neighborhoods had a more eclectic feel.

On the other hand, Meyers, Krenning and Paulsen all said the idea isn't to create a free-for-all where any kind of building goes.

"Of course, you don't want to have a city that doesn't have any zoning in it," Krenning said.

"If adjoining property owners don't see any objections, this is a way for the city of Loveland to get out of the way and see what would happen," he said.

Paulsen said the city hasn't run the idea past the real estate, development or business communities yet.

Krenning called the idea a "test tube experiment."

"This is thinking outside the box, which is something we don't tend to do very often," he said. "If it works, great. If it doesn't, then there's no harm. I just don't see any downside to it."

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# Editorial: New zoning overlays could be attractive

POSTED: 02/15/2016 10:52:13 PM MST

By dribs and drabs, some long-vacant buildings are starting to draw interest from developers — either for the buildings themselves or for the property on which they sit.

In north Loveland, a developer's plan to replace the former restaurant at 30th Street and Garfield Avenue with a KFC franchise will start a new chapter at a location that had become an attractor to trespassers and birds. In downtown, properties are filling with new businesses that see the energy that events such as the Loveland Fire and Ice Festival have brought to the core of Loveland.

Yet still more properties sit idle, in part because of zoning restrictions created for a user that might be long departed or from a time that has long since passed.

Last month, the Loveland Planning Commission heard about a program that would create a "flexible zoning overlay" to allow the property owner to bypass certain requirements that might have been included in the original zoning designation for the land or building. It's not the same as seeking a rezoning or a special review, which can call for costly studies and other bureaucratic hoops through which a developer would have to jump.

Instead, the city would be more flexible on issues such as building heights, the landscaping requirements or even the allowable uses — but not without the opportunity for neighbors and residents to have their voices heard. Such overlays would require a public hearing and City Council approval.

City officials rightly note the flexibility cannot extend to elements of public safety, or infrastructure requirements such as water, power and sewer services.

However, in the long run, such flexibility might allow what could be considered a return to the good old days, when mixed-use buildings allowed both commercial and residential uses in several areas of the city beyond the downtown core.

As long as the city remains committed to the notion that zoning overlays are to promote development of existing properties — and not for "greenfield" developments at the city's edge, the idea could be one that makes Loveland stronger for years to come.

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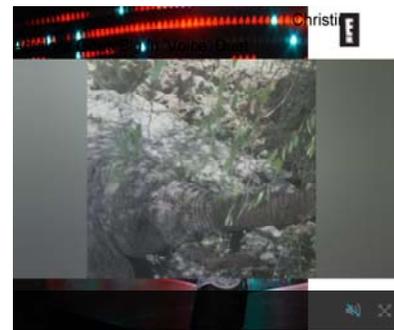
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