



## LOVELAND PLANNING COMMISSION MEETING

### AGENDA

Monday, September 12, 2016  
500 E. 3<sup>rd</sup> Street – Council Chambers  
Loveland, CO 80537  
6:30 PM

#### NOTICE OF NON-DISCRIMINATION

It is the policy of the City of Loveland to provide equal services, programs and activities without regard to race, color, national origin, creed, religion, sex, disability, or age and without regard to the exercise of rights guaranteed by state or federal law. It is the policy of the City of Loveland to provide language access services at no charge to populations of persons with limited English proficiency (LEP) and persons with a disability who are served by the City.

For more information on non-discrimination or for translation assistance, please contact the City's Title VI Coordinator at [TitleSix@cityofloveland.org](mailto:TitleSix@cityofloveland.org) or 970-962-2372. The City will make reasonable accommodations for citizens in accordance with the Americans with Disabilities Act (ADA). For more information on ADA or accommodations, please contact the City's ADA Coordinator at [adacoordinator@cityofloveland.org](mailto:adacoordinator@cityofloveland.org) or 970-962-3319.

#### NOTIFICACIÓN EN CONTRA D E LA DISCRIMINACIÓN

La política de la Ciudad de Loveland es proveer servicios, programas y actividades iguales sin importar la raza, color, origen nacional, credo, religión, sexo, discapacidad, o edad y sin importar el uso de los derechos garantizados por la ley estatal o federal. La política de la Ciudad de Loveland es proveer servicios gratis de acceso de lenguaje a la población de personas con dominio limitado del inglés (LEP, por sus iniciales en inglés) y a las personas con discapacidades quienes reciben servicios de la ciudad.

Si desea recibir más información en contra de la discriminación o si desea ayuda de traducción, por favor comuníquese con el Coordinador del Título VI de la Ciudad en [TitleSix@cityofloveland.org](mailto:TitleSix@cityofloveland.org) o al 970-962-2372. La Ciudad hará acomodaciones razonables para los ciudadanos de acuerdo con la Ley de Americanos con Discapacidades (ADA, por sus iniciales en inglés). Si desea más información acerca de la ADA o acerca de las acomodaciones, por favor comuníquese con el Coordinador de ADA de la Ciudad en [adacoordinator@cityofloveland.org](mailto:adacoordinator@cityofloveland.org) o al 970-962-3319.

Title VI and ADA Grievance Policy and Procedures can be located on the City of Loveland website at: [cityofloveland.org/](http://cityofloveland.org/)

#### 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. 9/26/16 Agenda Preview:

- Kendall Brook Townhomes – Prelim Development Plan and Prelim Plat
- Loveland Classical School campus
- South Catalyst & DDA Updates

##### 2. Zoning Code Update status

##### 3. Resignation of Commissioner Meyers

- c. **Commission Comments**
- d. **Committee Reports / Title 18 Membership**

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

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

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

The Consent Agenda includes items for which no discussion is anticipated. Upon request by a Commissioner, staff member or citizen, any item will be removed from the Consent Agenda for discussion. Items removed from the Consent Agenda will be heard at the beginning of the regular agenda.

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

- Staff Member or Commissioner request to remove an item from the Consent Agenda
- Community Member request to remove an item from the Consent Agenda

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

##### **1. Loveland Classical School – Determination of Need for Planning Commission Review (Presentation Time: 5 minutes)**

Loveland Classical Schools is preparing plans for a new campus to be located on the north side of 29<sup>th</sup> Street and west of N. Wilson Ave. Staff is requesting direction as to whether the Commission wants to review the site plan and associated materials for the new campus. Staff has tentatively scheduled this item for the September 26<sup>th</sup> Commission meeting.

##### **2. N. Taft Avenue First Subdivision Preliminary Plat – (Presentation Time: 20 minutes)**

This is a public hearing to consider a preliminary plat. This is a quasi-judicial matter. The application proposes to subdivide the property into 24 lots and four tracts for the purpose of developing single family detached houses. The property owner is Insigna Homes and the applicant is Fred Cooke. The North Taft Avenue First Subdivision is located on the west side of N. Taft Avenue between W. 8<sup>th</sup> Street and W. 10<sup>th</sup> Street. It is zoned R2 Developing Two-Family Residential zoning district. The Planning Commission has final decision making authority on this application.

##### **3. Wintergreen Townhomes Preliminary Development Plan and Preliminary Plat – (Presentation Time: 20 minutes)**

This is a public hearing to consider a preliminary development plan and preliminary plat for 3 acres of land to be known as the Wintergreen Townhomes/Wintergreen Fourth Subdivision. This is a quasi-judicial matter. The property is at 353 W. 64<sup>th</sup> Street and is generally located on the north side of W. 64<sup>th</sup> Street between N. Garfield Ave and Eden Garden Dr. It is zoned P-69 Wintergreen PUD. The application proposes to subdivide the property into 28 lots for the purpose of developing single family attached houses. The property owner is 3T Investments LLC

and the applicant is Alan Strobe, Savant Homes. The Planning Commission has final decision making authority on this application.

**4. Create Loveland Amendment to the Future Land Use Map –  
(Presentation Time: 15 minutes)**

Public Hearing for the purpose of considering a recommendation to City Council on an amendment to the procedures for processing amendments to the Future Land Use Map contained in Create Loveland, the City of Loveland's comprehensive plan. The amendment will remove the requirement for Future Land Use Map amendments to be processed in conjunction with zoning, re-zoning, or other land use applications. Instead, Land Use Map changes will be considered and processed as part of an annual review. To institute this change, small changes are being made to Chapter 4 of Create Loveland.

**VII. ADJOURNMENT**