



## **LOVELAND PLANNING COMMISSION MEETING AGENDA**

**Monday, November 28, 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, sexual orientation, 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 de 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, orientación sexual, 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/)

**LOVELAND PLANNING COMMISSIONERS: Jeremy Jersvig (Chair), Carol Dowding (Vice-Chair), Michelle Forrest, Pat McFall, Rob Molloy, Mike Ray, David Cloutier, Jamie Baker Roskie, and Jeff Fleischer.**

### **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. Welcome new commissioner: Jeffrey Fleischer**
- 2. Planning Commission Appreciation Dinner: 12/12/16 prior to the regular meeting**

3. **12/12/16 Agenda Preview:**
  - i. **Process Improvements for Sign Approvals**
4. **Hot Topics:**

- c. **Committee Reports**
- d. **Commission Comments**

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

##### **Review and approval of the November 14, 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 may be removed from the Consent Agenda for discussion. Items removed from the Consent Agenda will be heard at the beginning of the regular agenda.

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

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

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

##### **1. Larimer County Location and Extent Review (45 minutes)**

Larimer County is pursuing the development of a new office building at the NW corner of 1<sup>ST</sup> Street and Denver Avenue. The vacant 8-acre site would be developed to include a 48,000 square foot building that houses County services that will be relocated from the current downtown 6<sup>TH</sup> Street location. On November 15<sup>TH</sup>, the Loveland City Council approved a waiver of a number of City development-related fees to help make this project feasible. Fee waivers were also approved for a 10,000 square foot expansion of the Police & Courts building that is an associated component of the overall County project, with the expansion housing criminal justice services. By Colorado State Statute, the Planning Commission has the responsibility to review the site plan for the new County office development proposal. Staff supports the County proposal.

#### **VII. ADJOURNMENT**

#### **STUDY SESSION**

##### **1. Foundry Project Update: provided by the Brinkman Design Team (45 minutes)**

The Foundry is a proposed mixed-use development located in downtown Loveland between Backstage Alley and E. 1<sup>st</sup> Street from north to south and between N. Lincoln Avenue and N.

Cleveland Avenue from east to west. The net acreage of the site includes approximately 4 acres that the City purchased and has recently razed in preparation for the development. In collaboration with Brinkman (developer), the vision is to develop a mix of buildings and uses including a parking garage, movie theater, multi-story residential apartments with ground floor retail (4 to 5 stories), hotel, and central plaza with connecting paseos.

Beginning on October 6, 2016, the City of Loveland Development Review Team (DRT) and the Brinkman Team have been conducting weekly collaborative meetings to resolve design issues in preparation for the submittal of development applications early in 2017. Discussion points to-date have included street section design for both Lincoln and Cleveland avenues, edge treatments along buildings and sidewalks facing Lincoln/ and Cleveland, subdivision of land/vacating easements/rights-of-way, and utility design. The study session will provide an update on project progress but it is not intended to address detailed design issues or compliance with code requirements.

## **2. Unified Development Code (60 minutes)**

On November 14<sup>TH</sup>, the Planning Commission was provided with a detailed presentation on progress being made on the Unified Development Code, including a draft version of the *Development Review Procedures*. During the discussion, numerous questions arose, many of which centered on the level of public involvement in the development review process afforded by the new code provisions. Given the expressed concerns, the staff project team has decided to provide clarifications and give the Commission a further opportunity to ask questions and provide input.