



LOVELAND PLANNING COMMISSION MEETING AGENDA

Monday, February 13, 2017
500 E. 3rd Street – Council Chambers
Loveland, CO 80537
6:30 PM

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LOVELAND PLANNING COMMISSIONERS: Jeremy Jersvig (Chair), Carol Dowding (Vice-Chair), Michele Forrest, Pat McFall, Rob Molloy, and 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. Current Planning Updates

- 1. Introduce Laurie Stirman, Assistant City Attorney**
- 2. Effective February 8th, Terry Andrews retired as City Clerk; Beverly Walker is the Acting City Clerk**
- 3. February 27th Agenda Preview:**
 - i. Site Plan for The Foundry**
 - ii. Anderson Farm 12th Vacation**
 - iii. Affordable Housing Code Changes**
 - iv. Unified Development Code – Simplified Procedures (final draft)**

4. Housing Tour Date: Friday afternoon, March 3rd

5. Hot Topics:

- c. **City Attorney's Office Updates:**
- d. **Committee Reports**
- e. **Commission Comments**

IV. APPROVAL OF MINUTES

Review and approval of the January 23, 2017 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 requested to be 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 anyone in the audience wish to remove an item from the Consent Agenda?
- Does any staff member wish to remove an item from the Consent Agenda?
- Does any Commissioner wish to add any item from the Regular Agenda to the Consent Agenda or remove an item from the Consent Agenda?

1. Vacation of Rights-of-Way Request

This is a public hearing item on a legislative matter concerning the vacation of right-of-way in the downtown area associated with The Foundry redevelopment project. The proposal is to vacate Opera Alley and portions of East Third Street to accommodate this project. The rights-of-way proposed for vacation will no longer be needed. Plans associated with The Foundry project will ensure the provision of adequate vehicular and pedestrian circulation as well as adequate utility provision. The Planning Commission's role is to make a recommendation on the vacation request to City Council for final action. Staff believes that all key issues have been addressed and staff supports the proposed vacation.

VI. REGULAR AGENDA:

2. Community General Development Plan Amendment

This is a public hearing to consider a request is to amend the General Development Plan (GDP) for the Mirasol Community Planned Unit Development (PUD). The site located at the southeast corner of 4th Street SE and South Saint Louis Avenue. Amending the GDP is tantamount to a zone change as the request would allow for an additional use option within a portion of the area governed by the GDP. The amendment would allow the development of three "greenhouse skilled nursing homes" to be developed in Area 1 of the Mirasol PUD. As currently approved, ten single family or duplex units are permitted to develop in this portion of the Mirasol PUD.

The Planning Commission's role is to make a recommendation on the GDP amendment to City Council for final action. Staff believes that all key issues have been addressed and staff supports the proposed vacation.

3. Unified Development Code, Chapter 2 (Continued from January 23, 2017)

At the January 23, 2017 Planning Commission meeting, the public hearing on Chapter 2 of the Unified Development Code was continued to February 13, 2017. The continuance was needed to provide staff with the opportunity to address Planning Commission comments. Commission comments included a request for the following:

- Further information and justification relating to the recommended public notification process, including some mapped examples of mailed notice radius distances
- Descriptions of the proposed approval procedures
- Specification of "Threshold Review" criteria for determining when neighborhood meetings are required

Staff has responded with information that addresses these and other items of concern. Staff requests that the Commission provide direction on the above items and any other items of concern in order for staff to prepare a final draft of Chapter 2 for the Commission's review on February 27, 2017.

Because this is a continuance of a public hearing item, the Planning Commission should re-open the public hearing on this matter, providing interested parties with the opportunity to address the Commission.

VII. ADJOURNMENT