



LOVELAND PLANNING COMMISSION MEETING AGENDA

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

The City of Loveland is committed to providing an equal opportunity for services, programs and activities and does not discriminate on the basis of disability, race, age, color, national origin, religion, sexual orientation or gender. For more information on non-discrimination or for translation assistance, please contact the City's Title VI Coordinator at 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.

“La Ciudad de Loveland está comprometida a proporcionar igualdad de oportunidades para los servicios, programas y actividades y no discriminar en base a discapacidad, raza, edad, color, origen nacional, religión, orientación sexual o género. Para más información sobre la no discriminación o para asistencia en traducción, favor contacte al Coordinador Título VI de la Ciudad al TitleSix@cityofloveland.org o al 970-962-2372. La Ciudad realizará las acomodaciones razonables para los ciudadanos de acuerdo con la Ley de Discapacidades para americanos (ADA). Para más información sobre ADA o acomodaciones, favor contacte al Coordinador de ADA de la Ciudad en ADAcoordinator@cityofloveland.org.”

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

CITY OF LOVELAND
PLANNING COMMISSION MINUTES
January 23, 2017

A meeting of the City of Loveland Planning Commission was held in the City Council Chambers on January 23, 2017 at 6:30 p.m. Members present: Chairman Jersvig; and Commissioners Dowding, Molloy, Forrest, Ray, McFall, Roskie, Cloutier and Fleischer. Members absent: None. City Staff present: Bob Paulsen, Current Planning Manager; Moses Garcia, Assistant City Attorney; Linda Bersch, Interim Planning Commission Secretary.

These minutes are a general summary of the meeting. A complete video recording of the meeting is available for two years on the City's web site as follows: <https://loveland.viebit.com/>

CITIZEN REPORTS

There were no citizen reports.

STAFF MATTERS

1. Planning Staff Comments

- a. **Mr. Robert Paulsen, Current Planning Manager**, provided a preview of the February 13, 2017 meeting agenda items. He noted that two items are scheduled:

- i. The Mirasol GDP Amendment is scheduled for public hearing.
- ii. A Loveland Original Town Vacation of Right of Way related to the Foundry Project is also scheduled.

He also noted that a project review and site development plan for the Foundry Project is tentatively scheduled for the February 27th meeting. The Planning Commission has full review authority for this site development plan under the Downtown BE zoning. It does not go forward to the City Council.

- b. In regard to the **Commercial Sites Tour** on January 20th, **Mr. Paulsen** does not believe a full review is necessary but would like to hear any comments the Commissioners may have. He did speak with **Commissioner Dowding** about the issue of standing for long periods of time and that will be addressed with the upcoming tour. **Commissioner Molloy** said the tour was very insightful. Seeing the final product of what has come before the Commission was very helpful. **Commissioner Ray** brought up the comments made on the tour regarding the damage to buffer yards caused by the use of magnesium chloride on the streets. **Mr. Paulsen** indicated that an investigation would be made into plantings for those areas that would not be harmed by mag chloride. Other Commissioners agreed that the tour was very insightful and helpful and well thought out.

- c. Mr. Paulsen noted the next tour, a tour of residential sites, is scheduled for Friday, February 10th from 1:00 to 4:00 PM. He inquired if the Commissioners wanted to go forward with this tour. Touring could include multi-family sites along the corridors or more traditional residential subdivisions or a combination of both. The Commissioners agreed that this tour would also be very helpful and they would like to visit a combination of sites. Hot Topics:
- d. Mr. Paulsen informed the Commissioners of the following:
 - i. He now has available for distribution to the Commissioners copies of the book "For the Love of Cities." Please take one if you so desire.
 - ii. The March 13th meeting will include a study session on the next section of the Unified Development Code.

2. Assistant City Attorney Comments:

Mr. Moses Garcia, Assistant City Attorney, informed the Planning Commission that on January 20th, the President issued a memorandum that froze all pending and new federal regulations unless they are related to health, safety or welfare. Regulations will be undergoing a review based on policy and legal concerns to determine if it is the direction the new administration wants to take. **Mr. Garcia** does not anticipate this will have any impact on Development Services or the Commission. The only regulation he is aware of that could have impact is the naming of bees to the endangered species list. It may have some effect on exempt and non-exempt employee classifications.

COMMITTEE REPORTS

There were no committee reports.

COMMISSIONER COMMENTS

1. Planning Commission Meeting Protocol

Commissioner Roskie opened a discussion regarding the informality of the Planning Commission meetings. She has concern about discussions becoming far afield from the agenda topic and the Commission's roles and responsibilities. She would like to see more formality in how meetings are conducted including:

- Assuring that all commissioners voices are heard in open discussion
- Receiving recognition from the chair before commenting in order to eliminate cross-talk. We should be turning on the microphone light or raising a hand to get recognized before speaking.
- Following the agenda
- Holding the public hearing before commissioner discussion starts in order to have all the pertinent information.

Commissioner Molloy agreed that the conduct of meetings in the last few years has gotten off track and there needs to be a return to more traditional meetings. Everyone needs to

have a turn to comment but the commission needs to move to a decision point quicker.

Commissioner McFall agreed that there was a need to get back to a more equal voice.

Commissioner Cloutier commented that more discussion is better than less but the discussions need to be a little more on target.

Commissioner Dowding commented that she has suffered from not being able to get the floor and then had the floor taken from her before her comments are finished. There needs to be respect for who has the floor.

Commission Jersvig said he understands and agrees with these points.

2. Election of Officers for 2017

Before the election of officers **Commissioners Ray and Molloy** provided background on the tradition of having officers of the Planning Commission serve for two one-year terms.

Nominations proceeded as follows:

a. Chair:

Commissioner McFall made a motion to nominate Commissioner Jersvig as Chair. Commissioner Molloy seconded the motion. **Commissioner Jersvig** was unanimously re-elected as Chair.

b. Vice-Chair:

Commissioner Molloy made a motion to nominate Commissioner Dowding as Vice-Chair. Commissioner McFall seconded the motion. **Commissioner Dowding** was unanimously elected as Vice-Chair.

c. ZBA Hearing Officer:

Commissioner Dowding motioned to nominate Commissioner Forrest for ZBA Hearing Officer. Upon a second by Commissioner McFall, **Commissioner Forrest** was unanimously elected ZBA Hearing Officer.

d. ZBA Hearing Officer Alternate:

Commissioner Forrest motioned to nominate Commissioner McFall for ZBA Hearing Officer Alternate. Upon a second by Commissioner Ray, **Commissioner McFall** was unanimously elected ZBA Hearing Officer Alternate.

3. **Commissioner McFall** provided comment that he would not be able to attend the February 13, 2017 meeting.

APPROVAL OF THE MINUTES

*Commissioner Dowding made a motion to approve the **January 9, 2017** minutes as corrected; upon a second from **Commissioner Roskie** the minutes were unanimously approved.*

REGULAR AGENDA

1. Unified Development Code (UDC)

Brett Limbaugh, Director of Development Services, introduced the UDC staff present to include, **Greg George, Project Manager, Karl Barton, Strategic Planning** as well as **Bob Paulsen** and **Moses Garcia**. He noted that this section of the code has been discussed with the Planning Commission three times and the City Council has also presented feedback that is included in tonight's hearing.

Mr. George noted this is a public hearing item concerning new legislation. The first written component of the Unified Development Code (UDC) has been drafted and will become Chapter 2 of the UDC upon completion of the document later in 2017. It addresses procedures for processing development applications, along with the associated requirements for public notice, neighborhood meetings, and appeals. Staff is requesting that the Commission recommend approval of this portion of the UDC to City Council. Upon the Commission's recommendation, this portion will be put on hold while other portions of the UDC are drafted and undergo review. Once all components of the UDC are completed, and have been reviewed by City Council and recommended for approval by the Planning Commission, a complete final draft will be brought back to the Commission for a recommendation of approval. The final version will then be forwarded to City Council for adoption.

If the Planning Commissioners are comfortable with this section, there is a motion for recommendation on page 1 of the memo provided that needs the Commission's approval.

Mr. George summarized the comments from the City Council study session and provided an overview of the project. City Council's main concerns were about the land use table and the appeals and notice process. They liked the provisions for sketch plat.

The Standardized Development Process Chart was presented. It provides for Use By Right, Limited Use, Adaptable Use and Conditional Use standards and prompted a discussion of the requirements, processes, neighborhood meetings and appeals, and the decision points illustrated. Many Commissioners had questions about the table and encourage the addition of appropriate decision points.

Mr. George noted that the Land Use Table is an illustration. This table will not be finalized until the end of the entire project. The sketch plat process was summarized as was the Appeal and Administrative Process.

Commissioner Jersvig opened the public hearing at 7:42 p.m.

Sarah Warnock, Loveland resident and Chair-Elect of the Loveland/Berthoud Association of Realtors reiterated that the Association supports both in content and in practice the UDC plan. This reduces the amount of time and money the developers are required to put up front as part of the development review and streamlines the process. Time is valuable and this process respects the time put in by the developer, the Planning Commission and City Council. This makes the process more efficient yet allows the Planning Commission and City Council to weigh in on important issues before the developer commits substantial resources. This will result in quality projects and encourage developers to want to work here. That is a positive for everyone in our community.

Commissioner Jersvig closed the public hearing at 7:45 p.m.

COMMISSIONER COMMENTS:

- **Commissioner Molloy** said this is moving in the right direction to simplify the process and clean things up.
- **Commissioner Roskie** noted there is confusion about who provides a summary of the neighborhood meetings, staff or developer. **Commissioner Ray** said he likes the idea of a staff report and also having the Community Participation Report as described in page 17 of the second working draft of the development review procedures.
- **Commissioner Roskie** brought up the Public Notice Requirement in regard to the notice distance and the lack of policy justification for the reduction to 250 feet instead of 600 feet. This brought about a lengthy discussion about notification procedures which lead to discussion about appeals process. As proposed, only those who are formally noticed would have standing for any appeals.
- **Mr. George** stated that the notice area distance item need to be revisited. Maybe the notice distance would need to be immediate adjacent property owners who would be most affected.
- **Commissioner Dowding** provided many editorial corrections/suggestions for the draft document including the absence of defining the terms permitted use, limited use, adaptable use and conditional use. She commented she would appreciate not have to read for edits but only for content.
- **Mr. George** indicated that definitions will be available in the 3rd working draft.
- **Mr. Paulsen** commented that he is seeing that the Commissioners would like to see a more final draft of this section before moving on. **Mr. George** agreed and stated that if they have further questions or comments/suggestions on this draft to send those comments to him and he will red line the changes and return to the commissioners
- **Commissioner Ray** indicated support for the notion that notice area be expanded or decreased at the Directors discretion.
- **Commissioner Roskie** stated that many of the terms used in this section are not yet defined and that those terms should first be defined before any decisions are made.
- **Commissioner Forrest** agreed that more information is needed.
- **Commissioner Ray** asked for more clarity on how to manage public comment input as described on page 14 of 33, item 9 of the second draft. He also questioned the Extension

of Vested Property Right segment on page 24 of 33 in regard to limiting the number of times an extension can be requested. **Mr. George** indicated he would investigate.

- **Commissioner Forrest** queried about adding clarity on public comments. **Commissioner Jersvig** said he did not like the idea of restricting any public comment. Further discussion ensued. **Mr. Paulsen** suggested that a guide or handout be developed to help citizens understand and prepare for public comment rather than inserting such regulations into the new code.
- **Mr. George** said they would come back with a third working draft with red lined comments for the Commission to review. If there are any additional comments from the commissioners they should be to him by February 1st. The 3rd draft would need to be to the Commissioners by February 6th in order to discuss at the next meeting.

Commissioner Ray motioned to continue this item to the February 13th Planning Commission meeting. Commissioner Dowding seconded the motion and it was passed unanimously.

Commissioner Jersvig called for a recess at 9:07 p.m.

Commissioner Jersvig called the meeting to order at 9:12 p.m.

2. Finalize 2016 Accomplishments and 2017 Goals & Discuss Boards and Commission Summit

Mr. Paulsen noted that this information will be presented at the annual Boards and Commission Summit on March 9th. Normally the Chair and Vice-Chair attend. This year the Planning Commission will be providing a presentation to the group. The goals are important to staff.

He incorporated comments received by e-mail and asked if there are any other comments.

Commissioner Jersvig stated that documents are good and he would appreciate a Power Point presentation for the Summit. **Mr. Paulsen** indicated that **Nikki Garshelis** coordinates this summit and could assist with the Power Point. If desired he would arrange contact with her.

The Commissioners had no further comments on the goals and accomplishments and agreed that **Commissioners Jersvig and Dowding** should attend.

ADJOURNMENT

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

Commissioner Jersvig adjourned the meeting at 9:25 p.m.

Approved by: _____
Jeremy Jersvig, Planning Commission Chair

Linda Bersch, Interim Planning Commission Secretary.



Planning Commission Staff Report

February 13, 2017

Agenda #: Consent Agenda - 1

Title: Original Town of Loveland Addition
– Vacation of Public Right-of-Ways

Applicant: Scott Ranweiler, Brinkman Partners

Request: **Vacate a public alley (Opera Alley) and a portion of E. Third Street**

Location: Opera Alley and portion of E. Third Street between N. Lincoln Avenue and N. Cleveland Avenue

Existing Zoning: Be – Established Business District

Proposed Use: Mixed-use development (Foundry)

Staff Planner: Troy Bliss

Staff Recommendation

APPROVAL of the vacation of public right-of-ways.

Recommended Motions:

- 1. Move to make the findings listed in Section VIII of the Planning Commission staff report dated February 13, 2017 and, based on those findings, recommend that City Council approve the Original Town of Loveland Addition – Vacation of Public Right-of-Ways, subject to the conditions listed in Section IX, as amended on the record.*

Summary of Analysis

This is a public hearing concerning the vacation of Opera Alley and portions of E. Third Street in conjunction with the Foundry redevelopment project. The Foundry consists of a parking garage, a mixed-use building along N. Cleveland Avenue, a foot mixed-use building along N. Lincoln Avenue, and a central plaza. The Planning Commission is scheduled to review the site plan for The Foundry on February 27, 2017; details of a movie theater and hotel are to follow in what likely will be separate site plan submittals.

In proposing to vacate these right-of-ways, there will be provisions made to assure connectivity and proper circulation for all pedestrians, vehicles, and all modes of transportation. Additionally, all existing utilities within Opera Alley would be relocated/rerouted. These provisions are being addressed through the associated Site Development Plan, Public Improvement Construction Plan, and Amended Plat development applications that are currently under review.

Applications for vacation of public right-of-way are considered legislative. Under Loveland Municipal Code Chapter 16.36, the Planning Commission holds a public hearing and makes a recommendation to Council on the request. City Council is scheduled to hear this matter on March 7, 2017. Only City Council may authorize the vacation through adoption of an ordinance. The proposed vacation does not grant development rights.

I. SUMMARY

The application to vacate Opera Alley and portions of E. Third Street are prompted by an overall mixed-use redevelopment plan that the City and Brinkman Partners are collaborating on. The Foundry redevelopment project generally consists of a 456 space multi-story parking garage, a 98,000 square foot mixed-use building along N. Cleveland Avenue, a 58,000 square foot mixed-use building along N. Lincoln Avenue, and a central plaza containing the *Little Man Ice Cream* and other amenities. Details of the theater and hotel are to follow in what likely will be separate site plan submittals. The project site is approximately 4 acres located in the heart of downtown between Backstage Alley and E. 1st Street and N. Lincoln Avenue and Cleveland Avenue. Site details (i.e. access, circulation, traffic, parking, building orientation, architecture, landscaping, etc.) associated with redevelopment will be presented to the Planning Commission on February 27, 2017, for consideration. An illustrative site plan has been provided for reference purposes only (see **Attachment 3**).

The purpose in vacating both Opera Alley and portions of E. Third Street is based on the Foundry redevelopment plan to extend buildings across Opera Alley and the redesign E. Third Street to become more pedestrian focused and integrate into the adjacent central plaza space. Exhibits for the right-of-ways (see **Attachment 1**) illustrate the areas to be vacated – totaling approximately 0.31 acres. While this vacation application will make way for the Foundry project, the vacations will not guarantee redevelopment. Development applications including a Site Development Plan, Public Improvement Construction Plans, and an Amended Plat must be approved before any redevelopment can occur.

Opera Alley in particular includes a number of existing utilities that would be in conflict with the proposed redevelopment, including a City of Loveland wastewater main, City of Loveland power, *Comcast* services, and *Century Link* services. Approval of this vacation is subject to the installation/activation of an alternate wastewater main that the City will be completing within N. Cleveland Avenue in April, 2017. In addition, the City will be decommissioning overhead power lines and removing the utility poles. This work is not subject to the vacation approval because the City's power is only a radial line that was serving former buildings on both sides of the alley. By removing the power line and poles, there would be no impacts to surrounding properties from a power standpoint. The City owns the poles whereas *Comcast* and *Century Link* were given permission to use the poles. With removal of the poles, these service providers will re-route their services as needed. Re-routing of *Comcast* services would follow once the poles are removed. Removal of the poles has no impact to *Century Link*.

II. ATTACHMENTS

1. Vacation of Public Right-of-Ways Legal Descriptions and Exhibits
2. Loveland Original Town Addition (annexation map for reference identifying Opera Alley and E. Third Street areas to be vacated)
3. Foundry Site Plan (for reference only – no approvals have been issued)

III. VICINITY MAP



IV. SITE DATA

ACREAGE OF ALLEY	+/- 0.31 ACRES
ACREAGE OF SITE	+/- 4.0 ACRES
EXISTING ZONING	BE – CENTRAL BUSINESS DISTRICT
MASTER PLAN DESIGNATION	DAC – DOWNTOWN ACTIVITY CENTER
EXISTING USE	VACANT/UNDEVELOPED

PROPOSED USE.....	MIXED-USE DEVELOPMENT (FOUNDRY)
ACREAGE OF OPEN SPACE PROPOSED	N/A
EXISTING ADJACENT ZONING AND USE - NORTH.....	BE – CENTRAL BUSINESS DISTRICT – VARIOUS COMMERCIAL USES
EXISTING ADJACENT ZONING AND USE - EAST	BE – CENTRAL BUSINESS DISTRICT – VARIOUS COMMERCIAL USES
EXISTING ADJACENT ZONING AND USE - SOUTH	BE – CENTRAL BUSINESS DISTRICT – VARIOUS COMMERCIAL USES
EXISTING ADJACENT ZONING AND USE - WEST	BE – DEVELOPING BUSINESS – VARIOUS COMMERCIAL USES AND RESIDENTIAL USES
UTILITY SERVICE PROVIDER - SEWER	CITY OF LOVELAND
UTILITY SERVICE PROVIDER - ELECTRIC.....	CITY OF LOVELAND
UTILITY SERVICE PROVIDER - WATER	CITY OF LOVELAND
WATER RIGHTS PAID	NO WATER RIGHTS DUE

V. KEY ISSUES

No key issues have been identified with the vacation request from a City staff perspective. Vacating Opera Alley and the portions of E. Third Street will not have a detrimental impact to the use of the right-of-ways because provisions are being built into the associated development applications to assure proper connectivity, access, circulation, and the rerouting/relocation of utilities. Additionally, the vacation is recommended to not go into effect until associated work to re-route/relocation existing utilities is completed. Another key factor is that the City currently owns all the properties surrounding the right-of-ways to be vacated. If something were to change as a result of the Foundry redevelopment the right-of-ways being vacated would still remain public and could be re-established.

From a neighborhood and surrounding property owner perspective, a lot of outreach has been done with the Foundry project as a whole. Information obtained suggests a strong support to the project. Many citizens are encouraged to see redevelopment of this magnitude in downtown. The most recent outreach efforts will be completed during the Fire and Ice event during February 10, 11, and 12, 2017.

VI. BACKGROUND

The Loveland Original Town Addition is the oldest part of the City, annexed in 1877. The addition includes properties between E. Ninth Street and E. First Street (north and south) and N. Lincoln Avenue and N. Garfield Avenue (east and west). Most of the properties are within the Be zoning district. There are also some commercial and high-density residential properties up near E. Ninth Street.

VII. STAFF, APPLICANT, AND NEIGHBORHOOD INTERACTION

A. Notification

An affidavit was provided by Troy Bliss with the City of Loveland, indicating that proper notice as provided which included signs posted in prominent locations on January 27, 2017, and notice was published in the Reporter Herald on January 28, 2017. All notices stated that the Planning Commission will hold a public hearing on February 13, 2017.

B. Neighborhood Interaction/Response

A neighborhood meeting is not required in conjunction with an application to vacate public right-of-way. However, all surface owners and all owners of easements or right-of-way abutting the right-of-way to be vacated were notified of the application. Further, at least

50% of such owners must be party to the application. Given these requirements and the configuration of the properties, the City of Loveland is with only abutting owner.

VIII. FINDINGS AND ANALYSIS

The chapters and sections cited below are from the Loveland Municipal Code as it relates to vacating a public right-of-way:

Chapter 16.36, Section 16.36.010.B

1. *That no land adjoining any right-of-way to be vacated is left without an established public or private right-of-way or easement connecting said land with another reestablished public or private right-of-way:*

Vacating Opera Alley and portions of E. Third street (between N. Lincoln Avenue and N. Cleveland Avenue) would not create any right-of-ways that would be left without a connection to public or private right-of-ways.

2. *That the right-of-way or easement to be vacated is no longer necessary for the public use and convenience.*

The right-of-ways are not necessary for public use in their current configurations – especially considering the overall redevelopment plans for the surrounding properties.

Development Review Team Analysis

Current Planning

The existence of Opera Alley within the overall Foundry project site is a right-of-way design that speaks to how the property was once developed (single-family homes lined along E. Second street with rear alley access). Additionally, mid-block alleys are common in older downtown/commercial areas such as Loveland as being an integral part of how development patterns occurred. However, with redevelopment plans like the Foundry, these alleys are not practical and do not offer a public benefits in terms of access and utilities because they are accounted for elsewhere through the design. Vacating Opera Alley also affords the opportunity to create a unique central plaza space that will provide more of a public benefit to the project than what a narrow alley could otherwise achieve.

Vacating portions of E. Third Street will have no impact on the continuation of the street in both east/west directions. Rather, the vacation will give a design element to this section of E. Third Street that will be more focused on pedestrian use and help integrate the development on the north side of the street (such as the movie theater and Crow Hop) into the plaza space creating a unique amenity in downtown Loveland.

Transportation Development Review

The vacation of right-of-way for Opera Alley and portions of E. Third Street will not negatively impact access to the City's public street network. Access and circulation within the Foundry Development and City of Loveland downtown vicinity will be served by existing right-of-way and new public access and pedestrian easements.

Fire

Staff believes that this finding can be met, due to the following:

- The vacation of the existing Opera alley and portions of E. Third Street will not negatively impact fire protection for the subject development or surrounding properties due to a new access design for proposed development.
- The development site will continue to comply with the requirements in the ACF Ordinance for response distance requirements from the first due Engine Company.

Water/Wastewater

The area to be vacated known as Opera Alley right of way contains an existing wastewater main. A specific Department Capital Improvement Project will construct an alternative alignment for the wastewater main so that the wastewater main within Opera Alley can be vacated. Since there are existing facilities, the Department can only approve the vacation until the new wastewater main is constructed and the existing main is abandoned.

The Department finds that:

- The existing right-of-way to be vacated does not impact the existing water and wastewater utility configuration within and adjacent to this development.
- The existing right-of-way to be vacated is no longer necessary for public use and convenience.

Stormwater

The existing Opera Alley and E. Third Street right-of-ways convey Stormwater to Lincoln Avenue and Cleveland Avenue. The existing right-of-ways are being re-platted to function differently from a storm drainage perspective. Therefore the existing right-of-ways are no longer necessary for the public use and conveyance of Stormwater.

Power

The subject area to be vacated is the City's current service area for power. Staff believes that this finding can be met due to the following:

- The existing right-of-ways to be vacated do not negatively impact the existing power utility configuration within and adjacent to this development since existing power will be removed and re-routed through the development.

IX. RECOMMENDED CONDITIONS

This vacation of public right-of-ways involves:

- Opera Alley and a portion of E. Third Street (between N. Lincoln Avenue and N. Cleveland Avenue) to be vacated – Opera Alley in both east/west directions from this site is to remain which serves a public use in terms of access and utilities to surrounding businesses and residences, and;
- Existing public utilities that will need to be re-routed/relocated.

In order to proceed with the vacation request, City staff believes that the following general conditions need to be required:

PW-Transportation:

1. New public access easements and pedestrian easements will need to be dedicated with an Amended Plat and prior to any transfer of ownership of properties along E. Third Street.

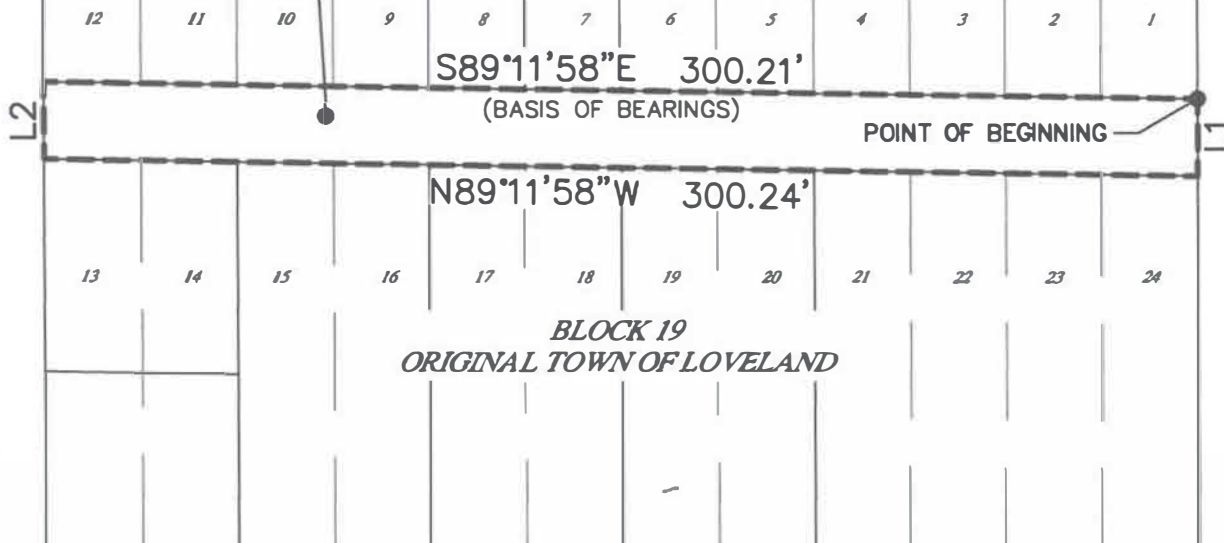
Water/Wastewater:

1. The vacation ordinance will not take effect until the alternate wastewater main is installed and activated.

NORTH CLEVELAND AVENUE

PARCEL
6,004 SQ.FT.
0.138 ACRES

BLOCK 19
ORIGINAL TOWN OF LOVELAND



NORTH LINCOLN AVENUE

NOTE: This exhibit drawing is not intended to be a monumented land survey. It's sole purpose is as a graphic representation to aid in the visualization of the written property description which it accompanies. The written property description supersedes the exhibit drawing.

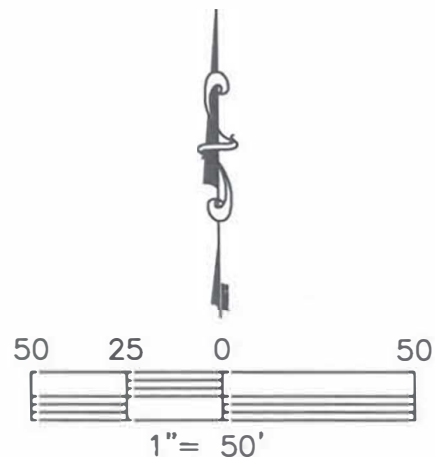
NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon. (13-80-105 C.R.S. 2012)

LINE TABLE

LINE	BEARING	LENGTH
L1	S00°11'24\"W	20.00'
L2	N00°15'40\"E	20.00'



David B. Dusdal — On Behalf Of King Surveyors
Colorado Registered Professional
Land Surveyor #28650



KING SURVEYORS

650 E. Garden Drive | Windsor, Colorado 80550

phone: (970) 686-5011 | fax: (970) 686-5821

email: contact@KingSurveyors.com

PROJECT NO: 20160827

DATE: 1/23/17

CLIENT: INTERWEST

DWG: 20160827EXH

DRAWN: LEC CHECKED: DBD

PC ATTACHMENT 1

EXHIBIT A

PROPERTY DESCRIPTION

Opera Right of Way Vacation

A description of the Alley Right of Way, being part of the Original Town of Loveland as recorded October 18, 1877 as Reception No. 5280 and re-recorded on November 15, 1877 at Reception No. 5335 of the Records of Larimer County, bounded on the North by the South line of Lots 1 through 12 of Block 19, bounded on the East by the West Right of Way Line of North Lincoln Avenue, bounded on the South by the North Line of Lots 13 through 24 Block 19, and bounded on the West by the Easterly Right of Way line of North Cleveland Avenue and commonly known as a portion of Opera Alley, located in the Southwest Quarter (SW1/4) of Section Thirteen (13), Township Five North (T.5N.), Range Sixty-Nine West (R.69W.) of the Sixth Principal Meridian (6th P.M.), City of Loveland, County of Larimer, State of Colorado and being more particularly described as follows:

Beginning at the Southeast corner of Lot 1, Block 19, and assuming the South line of Lots 1 through 12 Block 19, as bearing N 89° 11'58" W, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 300.21 feet to the Southwest corner of Lot 12 of said Block 19, with all other bearings contained herein relative thereto;

THENCE S 00° 11'24" W along Westerly Right of Way line of North Lincoln Avenue a distance of 20.00 feet to the Northeast corner of Lot 24 of said Block 19;
THENCE N 89°11'58" W a distance of 300.24 feet to the Northwest corner of Lot 13 Block 19;
THENCE N 00°15'40" E a distance of 20.00 feet along the Easterly Right of Way line of North Cleveland Avenue to the Southwest corner of Lot 12 Block 19;
THENCE S 89°11'58" E along the said Southerly line of Lots 1 through 12 Block 19 a distance of 300.21 feet to the Southeast corner of Lot 1 Block 19 and the POINT OF BEGINNING.

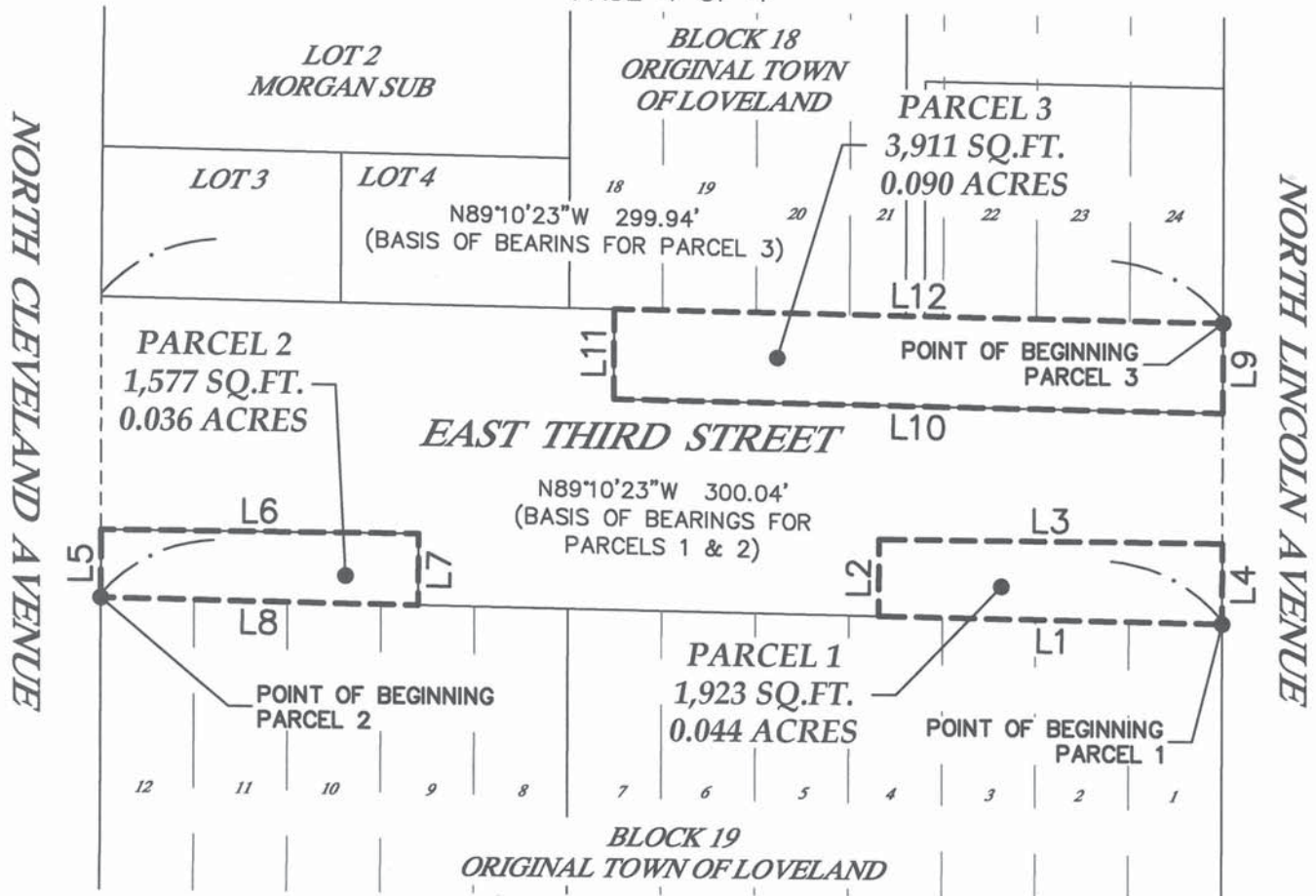
Said described parcel of land contains 6,004 Square Feet or 0.138 Acres, more or less (\pm), and is subject to any rights-of-way or other easements of record or as now existing on said described parcel of land.

SURVEYORS STATEMENT

I, David B. Dusdal, a Colorado Registered Professional Land Surveyor do hereby state that this Parcel Description was prepared under my personal supervision and checking and that it is true and correct to the best of my knowledge and belief.

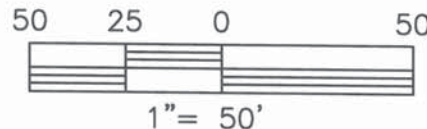
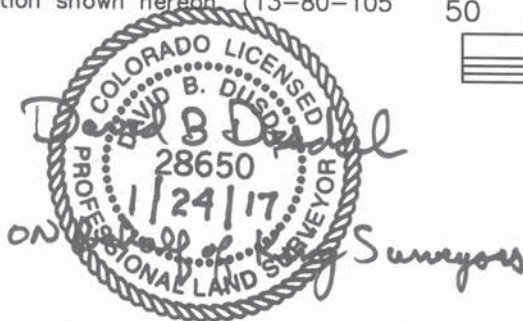
David B. Dusdal - on behalf of King Surveyors
Colorado Registered Professional
Land Surveyor #28650

KING SURVEYORS
650 Garden Drive
Windsor, Colorado 80550
(970) 686-5011



NOTE: This exhibit drawing is not intended to be a monumented land survey. It's sole purpose is as a graphic representation to aid in the visualization of the written property description which it accompanies. The written property description supersedes the exhibit drawing.

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon. (13-80-105 C.R.S. 2012)



LINE TABLE

LINE	BEARING	LENGTH
L1	N89°10'23"W	92.01'
L2	N00°11'24"E	20.39'
L3	S89°48'36"E	92.00'
L4	S00°11'24"W	21.42'
L5	N00°15'40"E	18.08'
L6	S89°48'36"E	85.00'
L7	S00°15'40"W	19.03'
L8	N89°10'23"W	85.00'
L9	S00°11'24"W	24.00'
L10	N89°10'23"W	162.98'
L11	N00°13'44"E	24.00'
L12	S89°10'23"E	162.96'

David B. Dusdal — On Behalf Of King Surveyors
Colorado Registered Professional
Land Surveyor #28650



KING SURVEYORS

650 E. Garden Drive | Windsor, Colorado 80550
phone: (970) 686-5011 | fax: (970) 686-5821
email: contact@KingSurveyors.com

PROJECT NO: 20160827

DATE: 1/23/17

CLIENT: INTERWEST

DWG: 20160827EXH

DRAWN: LEC CHECKED: DBD

PC ATTACHMENT 1

EXHIBIT A

PROPERTY DESCRIPTION

Third Street Right of Way Vacation – Parcel 1

A description of a portion of the Third Street Right of Way, being part of the Original Town of Loveland as recorded October 18, 1877 as Reception No. 5280 and re-recorded on November 15, 1877 at Reception No. 5335 of the Records of Larimer County, located in the Southwest Quarter (SW1/4) of Section Thirteen (13), Township Five North (T.5N.), Range Sixty-Nine West (R.69W.) of the Sixth Principal Meridian (6th P.M.), City of Loveland, County of Larimer, State of Colorado and being more particularly described as follows:

Beginning at the Northeast corner of Lot 1, Block 19 and assuming the North line of said Block 19 as bearing N 89° 10' 23" W, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 300.04 feet to the Northwest corner of Lot 12 of said Block 19, with all other bearings contained herein relative thereto;

THENCE N 89° 10' 23" W along the said North line of Block 19, a distance of 92.01 feet;

THENCE N 00° 11' 24" E a distance of 20.39 feet;

THENCE S 89° 48' 36" E a distance of 92.00 feet to a point on the Westerly Right of Way line of North Lincoln Avenue;

THENCE S 00° 11' 24" W along the Westerly Right of Way line of North Lincoln Avenue a distance of 21.42 feet to the said Northeast corner of Lot 1 Block 19 and the POINT OF BEGINNING.

Said described parcel of land contains 1,923 Square Feet or 0.044 Acres, more or less (\pm), and is subject to any rights-of-way or other easements of record or as now existing on said described parcel of land.

SURVEYORS STATEMENT

I, David B. Dusdal, a Colorado Registered Professional Land Surveyor do hereby state that this Parcel Description was prepared under my personal supervision and checking and that it is true and correct to the best of my knowledge and belief.

David B. Dusdal - on behalf of King Surveyors
Colorado Registered Professional
Land Surveyor #28650

KING SURVEYORS
650 Garden Drive
Windsor, Colorado 80550
(970) 686-5011

EXHIBIT A

PROPERTY DESCRIPTION

Third Street Right of Way Vacation – Parcel 2

A description of a portion of the Third Street Right of Way, being part of the Original Town of Loveland as recorded October 18, 1877 as Reception No. 5280 and re-recorded on November 15, 1877 at Reception No. 5335 of the Records of Larimer County, located in the Southwest Quarter (SW1/4) of Section Thirteen (13), Township Five North (T.5N.), Range Sixty-Nine West (R.69W.) of the Sixth Principal Meridian (6th P.M.), City of Loveland, County of Larimer, State of Colorado and being more particularly described as follows:

Beginning at the Northwest corner of Lot 12, Block 19, and assuming the North line of said Block 19 as bearing S 89° 10'23" E, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 300.04 feet to the Northeast corner of Lot 1 of said Block 19, with all other bearings contained herein relative thereto;

THENCE N 00° 15'40" E along Easterly Right of Way line of North Cleveland Avenue a distance of 18.08 feet;

THENCE S 89°48'36" E a distance of 85.00 feet;

THENCE S 00°15'40" W a distance of 19.03 feet to a point on the said Northerly line of Block 19;

THENCE N 89°10'23" W along the said Northerly line of Block 19 a distance of 85.00 feet to the Northwest corner of Lot 12 Block 19 and the POINT OF BEGINNING.

Said described parcel of land contains 1,577 Square Feet or 0.036 Acres, more or less (\pm), and is subject to any rights-of-way or other easements of record or as now existing on said described parcel of land.

SURVEYORS STATEMENT

I, David B. Dusdal, a Colorado Registered Professional Land Surveyor do hereby state that this Parcel Description was prepared under my personal supervision and checking and that it is true and correct to the best of my knowledge and belief.

David B. Dusdal - on behalf of King Surveyors
Colorado Registered Professional
Land Surveyor #28650

KING SURVEYORS
650 Garden Drive
Windsor, Colorado 80550
(970) 686-5011

EXHIBIT A

PROPERTY DESCRIPTION

Third Street Right of Way Vacation – Parcel 3

A description of a portion of the Third Street Right of Way, being part of the Original Town of Loveland as recorded October 18, 1877 as Reception No. 5280 and re-recorded on November 15, 1877 at Reception No. 5335 of the Records of Larimer County, located in the Southwest Quarter (SW1/4) of Section Thirteen (13), Township Five North (T.5N.), Range Sixty-Nine West (R.69W.) of the Sixth Principal Meridian (6th P.M.), City of Loveland, County of Larimer, State of Colorado and being more particularly described as follows:

Beginning at the Southeast corner of Lot 24, Block 18, and assuming the South line of said Block 18 as bearing N 89° 10'23" W, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 299.94 feet to the Southwest corner of Lot 13 of said Block 18, with all other bearings contained herein relative thereto;

THENCE S 00° 11'24" W along Westerly Right of Way line of North Lincoln Avenue a distance of 24.00 feet to a line parallel with and 24.00 feet Southerly of, as measured at a right angle to the South line of said Block 18;

THENCE N 89°10'23" W a distance of 162.98 feet;

THENCE N 00°13'44" E a distance of 24.00 feet to a point on the said South line of said Block 18;

THENCE S 89°10'23" E along the said Southerly line of Block 18 a distance of 162.96 feet to the Southeast corner of Lot 24 Block 18 and the POINT OF BEGINNING.

Said described parcel of land contains 3,911 Square Feet or 0.090 Acres, more or less (\pm), and is subject to any rights-of-way or other easements of record or as now existing on said described parcel of land.

SURVEYORS STATEMENT

I, David B. Dusdal, a Colorado Registered Professional Land Surveyor do hereby state that this Parcel Description was prepared under my personal supervision and checking and that it is true and correct to the best of my knowledge and belief.

David B. Dusdal - on behalf of King Surveyors
Colorado Registered Professional
Land Surveyor #28650

KING SURVEYORS
650 Garden Drive
Windsor, Colorado 80550
(970) 686-5011

State of
Colorado
County of
San Juan

Note:
Any additional information
added to plat is intended for
reference purposes only

LOVELAND

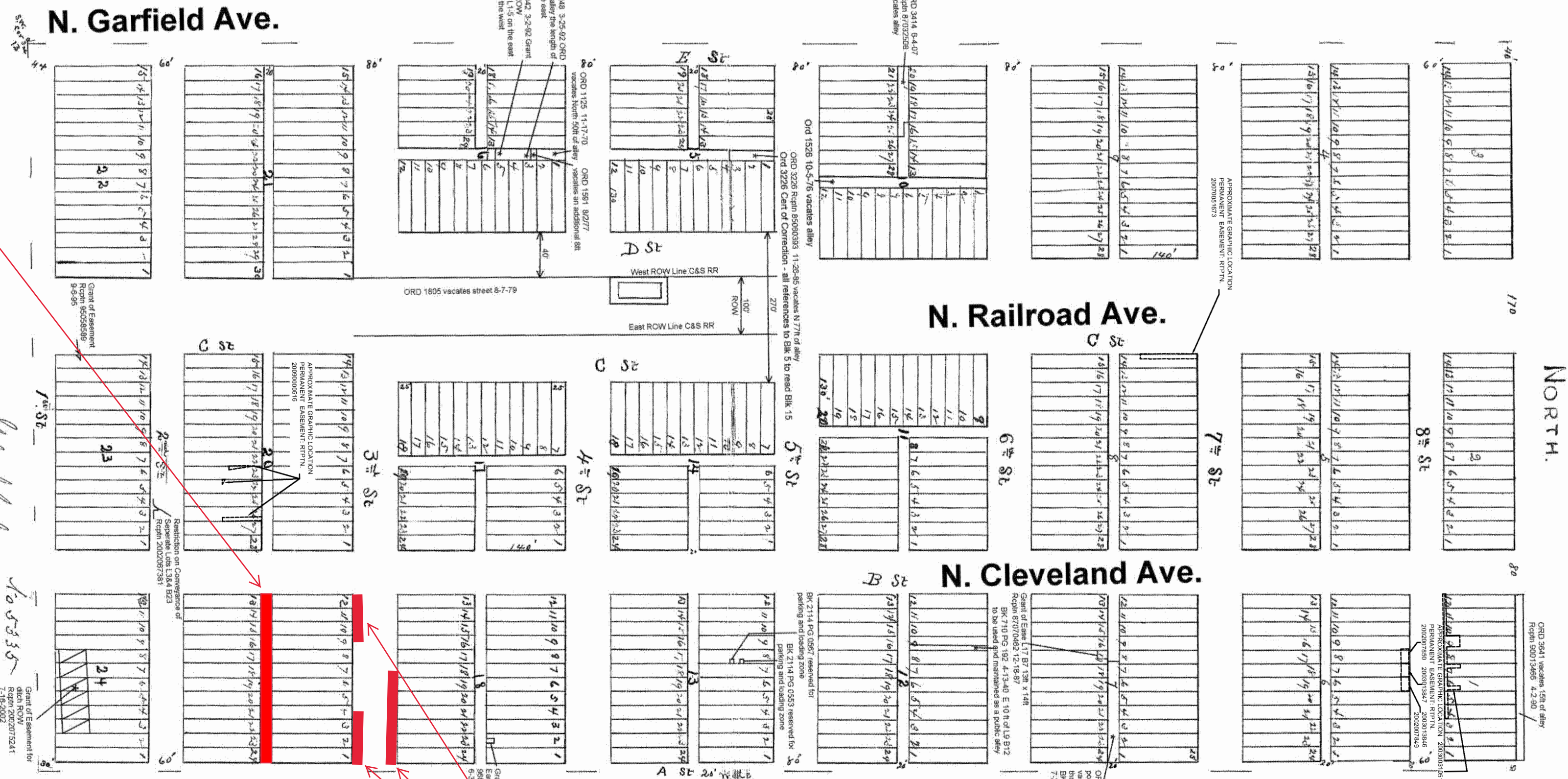
LARIMER CO. COLO.

Side note to W 1/2 SW 1/4 Sec 13 T 5 N R 69 W

To 5280.
State of Colorado
County of Larimer
This instrument was filed for
Record October 18th 2018 at one o'clock
P.M.
Char. H. Smith
Recorder

OPERA ALLEY -
AREA TO BE
VACATED

SOUTH
County of Larimer
This instrument was filed for
Record October 18th 2018 at one o'clock
P.M.
Char. H. Smith
Recorder
#9



N. Lincoln

2nd to 4th St South 25' x 140'

East of West Side 25' x 130'

except Blk 1, 243 which are 25' x 120' and 22, 23 & 24 which are 170' x 25'

E. THIRD STREET -
AREA TO BE
VACATED



THE FOUNDRY



Current Planning Division

410 E. 5th Street • Loveland, CO 80537
(970) 962-2523 • eplan-planning@cityofloveland.org
www.cityofloveland.org/DC

Planning Commission Staff Report

February 13, 2017

Agenda #: Regular Agenda - 2
Title: Mirasol Community PUD
Applicant: Housing Authority of the City of Loveland, Jeff Feneis
Request: **General Development Plan Amendment**
Location: Southeast corner of 4th Street SE and S. St. Louis Avenue.
Existing Zoning: Mirasol Community PUD
Staff Planner: Kerri Burchett

Staff Recommendation

APPROVAL of the GDP Amendment.

Recommended Motion:

Move to make the findings listed in Section VII of the Planning Commission staff report dated February 13, 2017 and, based on those findings, recommend that City Council approve the Mirasol Community PUD General Development Plan Fourth Amendment.

Summary of Analysis

The public hearing is to consider an amendment to the Mirasol Community PUD General Development Plan. The amendment would add the use of “greenhouse skilled nursing homes” as an allowable land use option in GDP Area I. Area I is located adjacent to the south of 4th Street SE. This area was recently annexed and zoned as part of the PUD. Currently, the GDP permits 10 single family or duplex units in this area. With the GDP amendment, three greenhouse skilled nursing homes would be permitted as an option on the parcel.

A “greenhouse” model of skilled nursing is an innovative approach to skilled nursing that creates a home environment for residents. In Mirasol, there are 6 existing greenhouse homes built in GDP Areas D and E. Each building contains ten 1-bedroom units, a central kitchen and common living space. The demand for these units have increased, generating a waiting list of approximately 12-16 months. Developing greenhouse homes in Area I would provide additional units to address the community’s need. The greenhouse homes would match the architecture of the existing units in the Mirasol development.

The proposal to add greenhouse units as an option on the parcel was generally well received by the neighborhood at the neighborhood meeting. Questions on construction timing, lighting, parking, and traffic were raised. If the amendment is approved, the next step in the PUD process would be the review of a preliminary development plan that would include a specific site plan, building design and infrastructure. The PDP requires a neighborhood meeting and a public hearing with the Planning Commission.

The Planning Commission’s role with the GDP amendment is to review the findings contained in this report and based on those findings, make a recommendation to City Council. Staff is recommending approval of the GDP amendment.

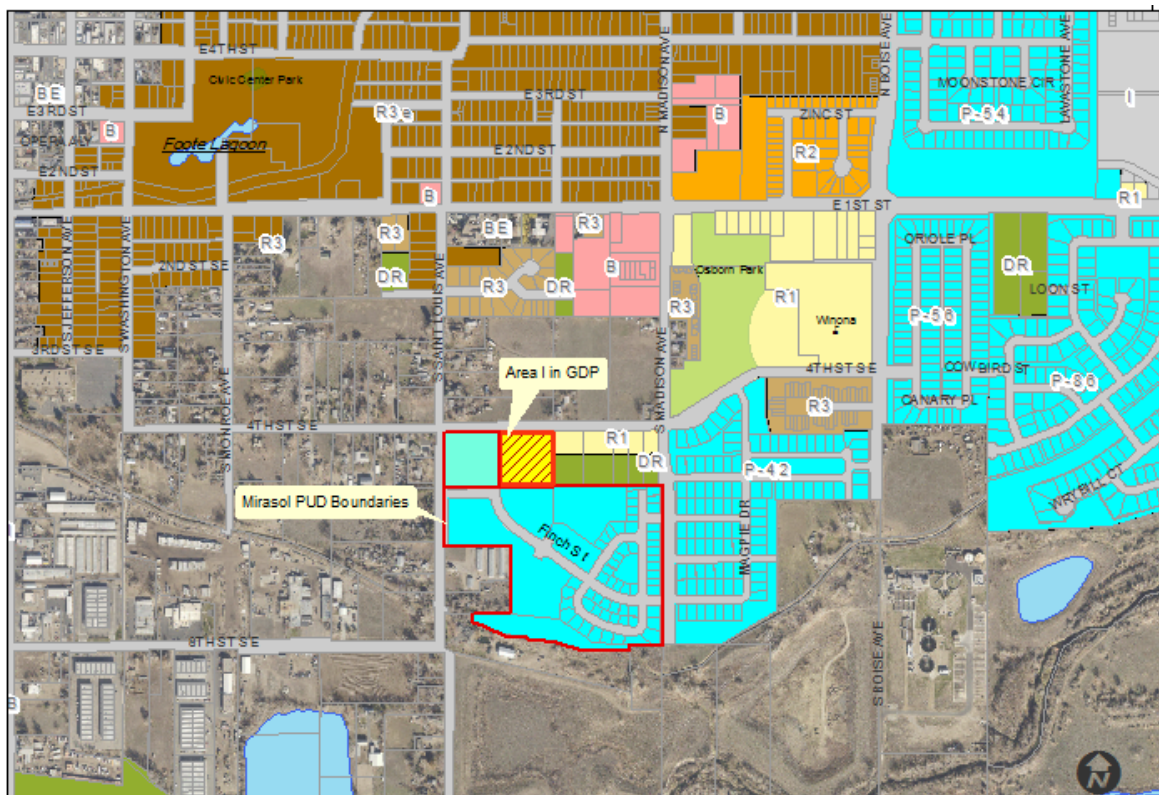
I. SUMMARY

This proposal is to amend the General Development Plan to allow “greenhouse skilled nursing homes” as an allowable land use in Area I of the GDP. Area I is approximately 2.1 acres and is located south of 4th Street SE and east of S. St. Louis Avenue. The property is owned by the Housing Authority of the City of Loveland and was recently annexed into the City in October of 2016. Currently, the GDP permits 10 single family or duplex units in this area. With the GDP amendment, three greenhouse skilled nursing homes would be permitted as an alternate option on the parcel.

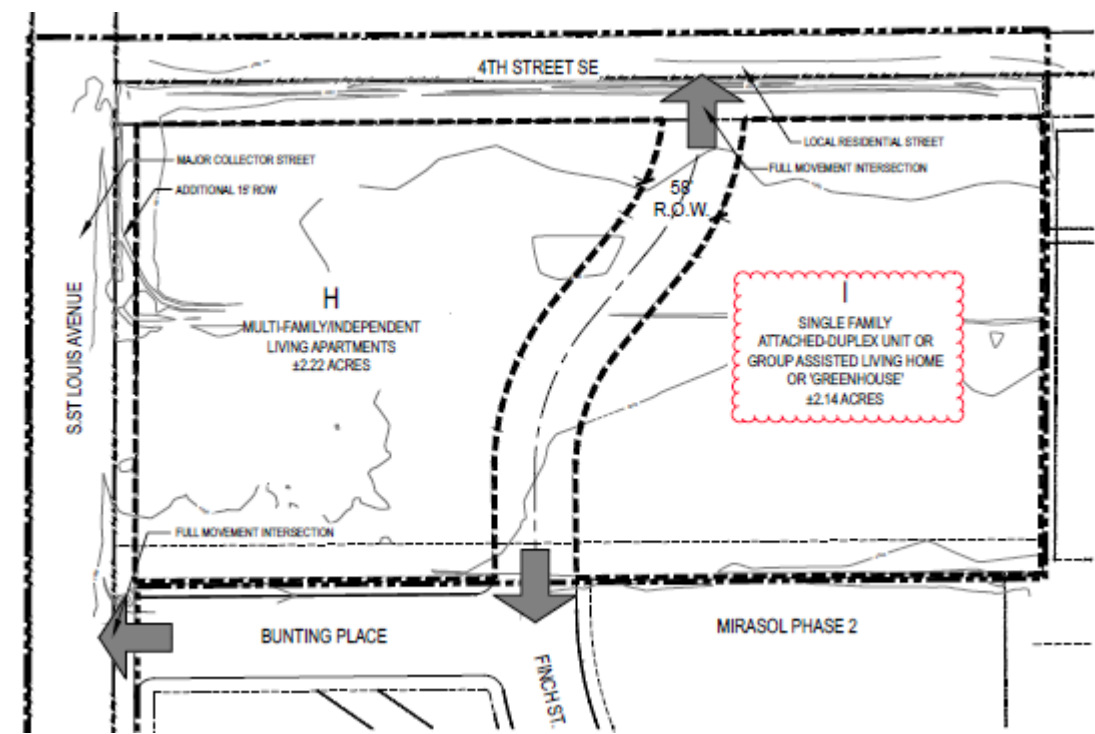
A “greenhouse” model of skilled nursing is an innovative approach to skilled nursing that creates a home environment for residents. In Mirasol, there are 6 existing greenhouse homes built south of Bunting Place and west of Finch Street in GDP Areas D and E. Each building contains ten 1-bedroom units, a central kitchen and common living space. The demand for these units have increased creating a waiting list of approximately 12-16 months. At the neighborhood meeting, John Stewart, the manager of the greenhouse homes, indicated that there were more than 100 seniors currently on their waiting list. Developing additional greenhouse homes in Area I would help address this community need.

The greenhouse homes would match the architecture of the existing units and the theme established in the Mirasol development, which consists of stucco and stone combinations. The homes would be one-story which would still provide a transition from the existing single family homes on 4th Street to the higher density apartments anticipated at the corner of St. Louis Avenue and 4th Street SE. The property is designated as medium density residential in Create Loveland, the city's comprehensive master plan. The plan targets a density range between 4-10 units per acre. The density of the Mirasol Community PUD is 9.5 units per acre.

Map 1. Vicinity Map



Map 2. GDP Amendment Map



II. ATTACHMENTS

- A. General Development Plan Amendment

III. SITE DATA

ACREAGE OF SITE GROSS	30.7 ACRES (TOTAL GDP)
	2.14 ACRES (AREA OF AMENDMENT)
MASTER PLAN DESIGNATION	MEDIUM DENSITY RESIDENTIAL
EXISTING ZONING	MIRASOL COMMUNITY PLANNED UNIT DEVELOPMENT
EXISTING USE AREA I.....	VACANT
PROPOSED USE.....	10 SINGLE FAMILY & PAIRED RES OR 3 GROUP ASSISTED GREENHOUSE UNITS
EXIST ADJ ZONING & USE - NORTH	COUNTY FA - 4 TH STREET SE & SINGLE FAMILY RESIDENTIAL
EXIST ADJ ZONING & USE - SOUTH.....	PUD – MIRASOL COMMUNITY SENIOR DEVELOPMENT, MULTIFAMILY
EXIST ADJ ZONING & USE - WEST.....	COUNTY FA –S. ST. LOUIS AVENUE & SINGLE FAMILY RESIDENTIAL
EXIST ADJ ZONING & USE - EAST.....	R-1 RESIDENTIAL & DR DEVELOPING RESOURCE – SINGLE FAMILY RESIDENTIAL
UTILITY SERVICE – WATER, SEWER.....	CITY OF LOVELAND
UTILITY SERVICE – ELECTRIC	CITY OF LOVELAND

IV. KEY ISSUES

City staff believes that all technical issues have been addressed regarding the GDP amendment.

V. BACKGROUND

The 6.8 acre property was annexed into the City limits on October 4, 2016 and was zoned as part of the Mirasol Community Planned Unit Development.

VI. STAFF, APPLICANT, AND NEIGHBORHOOD INTERACTION

- A. Notification:** An affidavit was received from Jeff Feneis with the Housing Authority certifying that written notice was mailed to all property owners within 1,200 feet of the property on December 26, 2016 and notices were posted in prominent locations on the perimeter of the site at least 15 days prior to the date of the Planning Commission hearing. There were no mineral owners associated with the property. In addition, a notice was published in the Reporter Herald on January 28, 2017.
- B. Neighborhood Response:** A neighborhood meeting was held at 5:30 p.m. on January 11, 2017 at the Mirasol Community Event Center. The meeting was attended by 22 neighbors and interested parties along with City staff and consultants. At the meeting, general questions were raised regarding the nature of the greenhouse homes, resident and staffing levels, inclusion into the Mirasol community, additional noise from ambulances, construction timing, trash pick-up, buffering from the single family homes, and increased traffic. Generally, the proposal was well received by the neighborhood.

VII. FINDINGS AND ANALYSIS

The chapters and sections cited below are from the Loveland Municipal Code.

A. City Utilities/Services and Transportation

1. Loveland Municipal Code

- a. Section 18.41.050.D.4:** *Development of the subject property pursuant to any of the uses permitted by right under the zoning district would result in impacts on City infrastructure and services that are consistent with current infrastructure and services master plans.*
- b. Section 18.04.010:** *The zoning, as proposed, would: lessen congestion in the streets; secure safety from fire, panic, and other dangers; and promote health and general welfare.*

Staff believes that these finding can be met, based on the following facts:

- The amendment to add an alternative option to develop 3 greenhouse homes as opposed to 10 single family or duplex units will not affect the provision of City utilities, fire response distances or traffic. Utilities are available to serve the property.
- Future proposed development within this property will be reviewed at the time of the Preliminary Development Plan to determine compliance with the City's ACF Ordinance.
- Development of the subject property would result in impacts on City infrastructure and services that are consistent with current infrastructure and service master plans.

B. Land Use

1. Create Loveland Comprehensive Master Plan: Development Review and Consistency

a. The proposal is consistent with the Policies and Supporting Strategies in Chapter 2: Our Future

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

- Create Loveland identifies the area proposed for annexation as being in a designated opportunity area that encourages complete neighborhoods and a revitalization of the corridors. Adding an alternative housing type on the parcel, complies with the vision of the Master Plan.
- The development supports policies contained in Create Loveland including:
 - Providing housing needs of low and moderate income households and the development of diverse housing types;
 - Responding to trends in Loveland's demographics by encouraging housing diversity, accessibility, and affordability; and
 - Work to ensure housing affordability for existing residents, particularly for the elderly, to allow for aging within the community.

b. The proposal is consistent with the Land Use Plan and Land Use Designations contained in Chapter 3: Our Places

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

- The land use plan designates the site as medium density residential. This category allows for a variety of housing types at a moderate density. The targeted density range is 4-10 units per acre with building heights between 1-4 stories. The Mirasol development has an approved density of 9.5 units per acre. Area I allows for the development of 10 single family or duplex units. Adding the option of 3 greenhouse homes on this parcel will not increase the density of the development.

2. Loveland Municipal Code

a. Section 18.04.010:

- (i) *Whether the zoning will provide adequate light and air; prevent overcrowding of land; avoid undue concentration of population; and facilitate the adequate provision of transportation, water, sewage, schools, parks, and other public requirements.*
- (ii) *The character of the district and the particular uses permitted by right in the district will preserve the value of buildings and encourage the most appropriate use of land.*

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

- Development of the property will provide adequate light and air and prevent overcrowding of the land. The density of the development aligns with the city's vision established in the land use plan. The greenhouse homes will be one-story and will provide an appropriate transition in scale adjacent to the single family homes to the east.
- As the project is contiguous to existing developments receiving city services, an extension of infrastructure services is practical.

- 3. Loveland Municipal Code, Section 18.41.050.D.4.c:** *Whether the GDP incorporates environmentally sensitive areas into the project design. Environmentally sensitive areas include, but are not limited to, wetlands, wildlife habitat and corridors, slopes in excess of 20%, flood plain, soils classified as having high water table, stream corridors, and mature stands of vegetation.*

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

- An environmentally sensitive areas report was previously submitted and reviewed with the annexation and original GDP Amendment. The report indicated that the only unique habitat within the project area is the woodland habitat created by the historic tree farm area and adjacent residential trees. Conditions were approved with the annexation and GDP Amendment that required compliance with the environmental report.

- F. Mineral Extraction Colorado Revised Statute:** *The proposed location and the use of the land, and the conditions under which it will be developed, will not interfere with the present or future extraction of a commercial mineral deposit underlying the surface of the land, as defined by CRS 34-1-3021 (1) as amended.*

Planning: Staff believes that this finding can be met, due to the following facts:

- There are no severed mineral leasehold owners on the property.
- A geologic hazards and mineral extraction evaluation report was previously submitted and reviewed with the annexation. The report indicated that no apparent significant geologic hazards exist on the property.

III. RECOMMENDED CONDITIONS

There are no recommended conditions of approval by City Staff.

MIRASOL COMMUNITY
GENERAL DEVELOPMENT PLAN
FOURTH AMENDMENT

ALL THAT PORTION OF THE SE 1/4 OF SECTION 24, TOWNSHIP 5
NORTH, RANGE 69 WEST OF THE 6TH P.M., COUNTY OF LARIMER,
STATE OF COLORADO

DEVELOPMENT PLAN NARRATIVE CONTINUED

5. PUBLIC FACILITIES PROVIDERS

a. GAS, CABLE TV AND TELEPHONE

SERVICES ARE AVAILABLE FOR THESE UTILITIES AND PLANS FOR INSTALLATION AND ROUTING WILL BE PROVIDED BY THE PROVIDERS.

b. PARKS AND OPEN SPACE

THIS DEVELOPMENT WILL INCORPORATE OPEN AREAS , GREEN SPACES, AND LANDSCAPE BUFFER AREAS. THESE AREAS WILL BE LINKED THROUGHOUT THE PROJECT WITH HARD SURFACED TRAILS AND WALKING PATH. THE OPEN SPACE WILL BE PASSIVE IN NATURE, WITH THE WALKING PATH SYSTEM CONNECTING SEATING AREAS AND GAZEBOS.

c. SCHOOLS

NO SCHOOL SITE IS INTENDED ON THIS SITE AS THE OVERALL PROJECT IS FOR HOUSING FACILITIES.

d. FIRE AND POLICE

THE DEVELOPMENT WILL BE SERVICED BY THE CITY OF LOVELAND POLICE AND FIRE DEPARTMENTS.

6. LANDSCAPING AND FENCING

A. OVERALL CONCEPT

LANDSCAPING WILL BE DESIGNED WITH A COMPLETE SITE THEME THAT WILL COMPLIMENT THE ARCHITECTURAL THEME AND FEATURES OF THE PROJECT. ENTRY AND IDENTITY FEATURES WILL COMPLEMENT THE OVERALL SITE DESIGN. COLLECTOR AND LOCAL STREETS WILL BE DESIGNED WITH DETACHED SIDEWALKS AND STREET TREES. OPEN AREAS SHALL BE PLANTED WITH VARIOUS SHADE TREES AND GRASSY AREAS. THE OVERALL CONCEPT IS TO ESTABLISH A SOUTHWESTERN FLAIR TO THE LANDSCAPING INCORPORATING XERISCAPE PLANT MATERIALS AND GROUNDCOVER. THE AMOUNT OF FULLY IRRIGATED LANDSCAPE WILL BE CAREFULLY REGULATED AND DRIP IRRIGATION WILL BE EMPLOYED FOR MOST PLANTS.

B. EDGE TREATMENT

PERIMETER LANDSCAPING AND GRADING HAVE SEVERAL EDGE FUNCTIONS, INCLUDING SEPARATION OF USES, NOISE MITIGATION, AESTHETIC QUALITIES AND STORM DRAINAGE MANAGEMENT. PERIMETER LANDSCAPING WILL BE USED TO CREATE A VISUALLY INTERESTING STREETScape AND ENHANCED VIEWS FROM WITHIN THE SITE AND OF SITE LOOKING IN.

A PERIMETER FENCE WILL BE ADDED ALONG THE SOUTH BOUNDARY AS SEPARATION FROM THE EXISTING IRRIGATION DITCH. OTHER SITE FENCING MAY BE USED TO PROVIDE A VISUAL LANDSCAPING ELEMENT THROUGHOUT THE PROJECT.

c. STREETScape

ALL STREETS AND LANES WITHIN THE DEVELOPMENT WILL BE DESIGNED WITH DETACHED SIDEWALKS, STREET TREES AND TREE LAWNS BETWEEN THE CURB AND SIDEWALK. THE OVERALL CONCEPT IS TO CREATE TREE-LINED ROADWAYS THAT ACCOMMODATE PEDESTRIAN ACTIVITIES IN A MANNER SIMILAR TO THE DESIGN OF TRADITIONAL COLORADO NEIGHBORHOODS.

7. ARCHITECTURAL STANDARDS

a. TO CREATE AND MAINTAIN A NEIGHBORHOOD WITH THE ARCHITECTURAL CHARACTERISTICS AND QUALITY OF DEVELOPMENT DESIRED FOR THIS COMMUNITY, THE FOLLOWING STANDARDS SHALL BE INCORPORATED INTO THE DESIGN OF ALL STRUCTURES.

1. A SLOPING ROOF WITH AT LEAST ONE BREAK IN THE ROOF LINE.

2. WINDOWS, EXTERIOR WINDOW TREATMENTS AND/OR OTHER SIMILAR ARCHITECTURAL FEATURES ON ALL ELEVATIONS OF THE BUILDINGS (EXCEPT PAIRED DWELLING UNITS WHERE PRIVACY IS A FACTOR IN THE PLACEMENT OF WINDOWS).

3. EXTERIOR WALLS SHALL CONTAIN OFFSETS AND PROTRUSIONS.

4. EXTERIOR MATERIALS (ROOFING, WALL FINISH MATERIALS AND COLORS, WINDOWS, DOORS) SHALL BE COORDINATED TO ACHIEVE A TOTAL ARCHITECTURAL AFFECT OF COMPATIBLE VARIETY.

5. ALL ROOFING MATERIALS TO BE A MINIMUM OF 20 TO 25 YEAR ASPHALT SHINGLES.

6. ALL BUILDINGS TO HAVE BRICK OR STONE OR STUCCO ON AT LEAST 50% OF THE FIRST FLOOR ELEVATION, EXCLUDING DOORS, WINDOWS AND GARAGE DOORS.

7. ALL ROOF OVERHANG DIMENSIONS TO BE A MINIMUM OF 18".

8. WHERE FLOOR PLANS ARE OFFERED ON A REPEATING BASIS, ALTERNATIVE ELEVATIONS SHALL BE DEVELOPED AND THE SAME ELEVATION SHALL NOT BE REPEATED ADJACENT TO OR ACROSS THE STREET FROM ONE ANOTHER.

9. THE MINIMUM SQUARE FOOTAGES FOR DWELLING UNITS SHALL BE 700 SQ. FT. FOR INDEPENDENT LIVING APARTMENTS AND 800 SQ. FT. FOR SINGLE FAMILY HOMES, DUPLEX UNITS AND ATTACHED MULTIFAMILY HOMES.

10. THE MAXIMUM LOT COVERAGE SHALL BE 70% INCLUDING THE BUILDING FOOTPRINT, GARAGE, PORCH AND PATIO.

11. WOOD STEPS OR STOOPS SHALL NOT BE ALLOWED FOR FRONT ENTRIES.

12. THREE-CAR GARAGES WILL NOT BE ALLOWED. TWO CAR GARAGES WILL BE THE MAXIMUM SIZE ALLOWED.

13. VINYL AND ALUMINUM SIDING WILL NOT BE ALLOWED.

14. ROOFTOP MECHANICAL EQUIPMENT SUCH AS HVAC UNITS SHALL BE SCREENED AND NOT EXPOSED TO VIEW.

15. EXTERIOR BUILDING MATERIALS:
SIDING: STONE OR SYNTHETIC STONE, BRICK, STUCCO OR SYNTHETIC STUCCO, HARDBOARD LAP SIDING.
ROOFING: ASPHALT SHINGLES.

16.SINGLE FAMILY DETACHED

a. ON LOTS GREATER THAN 65'-0" IN WIDTH MEASURED AT THE FRONT BUILDING LINE, GARAGE DOORS VISIBLE AS PART OF FRONT BUILDING ELEVATIONS SHALL NOT EXTEND MORE THAN 6'-0" IN FRONT OF EITHER THE FRONT FACADE OF THE LIVING PORTION OF THE DWELLING OR A COVERED PORCH.

b. GARAGE DOORS SHALL NOT COMPRISE MORE THAN FORTY 40% OF THE GROUND FLOOR STREET-FACING LINEAR BUILDING FRONTAGE (FIGURE 18.53.030-7). IN THE APPLICATION OF STANDARDS IN THIS SECTION, THE GARAGE DOOR SHALL INCLUDE LINEAR FRONTAGE OF THE DOOR, EXCLUDING ANY FRAMING OR TRIM AROUND THE GARAGE DOOR OPENING.

c. ON LOTS LESS THAN 65'-0" WIDE, MEASURED AT THE FRONT BUILDING SETBACK, GARAGE DOORS VISIBLE AS PART OF FRONT BUILDING ELEVATIONS SHALL BE RECESSED BY AT LEAST 4'-0" BEHIND EITHER THE FRONT FACADE OF THE LIVING PORTION OF THE DWELLING OR A COVERED PORCH.

17. DUPLEX UNITS AND MULTIFAMILY ATTACHED HOMES

a. GARAGE DOORS VISIBLE AS PART OF FRONT BUILDING ELEVATIONS SHALL NOT EXTEND MORE THAN 6'-0" IN FRONT OF EITHER THE FACADE OF THE LIVING PORTION OF THE DWELLING OR A COVERED PORCH.

b. GARAGE DOORS FOR DUPLEX UNITS AND MULTIFAMILY ATTACHED HOMES SHALL NOT COMPRISE MORE THAN 60% OF THE GROUND FLOOR STREET-FACING LINEAR BUILDING FRONTAGE (FIGURE 18.53.030-5).

c. ON LOTS LESS THAN 90'-0" WIDE, MEASURED AT THE FRONT BUILDING SETBACK, THE FRONT BUILDING ELEVATION SHALL NOT INCLUDE GARAGE DOORS FOR MORE THAN FOUR (4) CARS AS PART OF THE BUILDING ELEVATION FACING ANY ADJACENT PUBLIC STREET.

d. GARAGES FOR EACH DUPLEX AN MULTIFAMILY ATTACHED HOME UNITS THAT ARE STREET-FACING MAY NOT BE CONTIGUOUS, UNLESS, AT A MINIMUM, ONE GARAGE IS RECESSED BEHIND THE OTHER BY 4'-0".

18. COVERED PORCHES.

COVERED PORCHES SHALL MEASURE AT LEAST 8'-0", MEASURED ACROSS THE FRONT OF THE BUILDING, BY 6'-0" IN DEPTH. FOR THE PURPOSES OF DETERMINING WHETHER A PORCH MEETS THESE DIMENSIONAL REQUIREMENTS, ONLY THAT PORTION OF THE PORCH COVERED BY A ROOF MAY BE INCLUDED.

19. INDEPENDENT LIVING APARTMENTS

A. ROOFS SHALL BE GABLED, HIPPED, GAMBREL, OR OTHER SLOPING FORMS. MINIMUM ROOF PITCH FOR THE PREDOMINANT ROOF MASS SHALL BE 4:12; SLOPED ROOFS OVER PORCHES, DORMERS, AND/OR OTHER SIMILAR ARCHITECTURAL ELEMENTS MAY HAVE A SLOPE LESS THAN 4:12, PROVIDED THE COMBINED SURFACE AREA OF SUCH ROOFS DOES NOT EXCEED 30% OF THE TOTAL SURFACE AREA OF ALL ROOFS ON THE BUILDING. ROOFS OTHER THAN THOSE SPECIFIED HERE MAY BE PERMITTED UPON A FINDING BY THE DIRECTOR THAT THE PROPOSED ROOF IS CONSISTENT WITH A RECOGNIZED ARCHITECTURAL STYLE OR IN CASES WHERE OTHER ROOF STYLES ARE COMMON IN THE SURROUNDING AREA AND CONSISTENT WITH THE PROPOSED APPLICATION.

B. NO BUILDING WALL THAT FACES A PUBLIC STREET SHALL HAVE A BLANK, UNINTERRUPTED LENGTH EXCEEDING 30'-0" WITHOUT INCLUDING TWO (2) OF THE FOLLOWING: (I) CHANGE IN PLANE; (II) CHANGE IN TEXTURE OR MASONRY PATTERN; (III) WINDOWS; OR AN EQUIVALENT ELEMENT THAT SUBDIVIDES THE WALL.

C. ALL SIDES OF THE BUILDING VISIBLE FROM A PUBLIC RIGHT-OF-WAY OR OTHER PUBLIC PLACE IN THE VICINITY OF THE SITE SHALL INCLUDE MATERIALS AND DESIGN FEATURES CONSISTENT WITH THOSE ON THE FRONT OF THE DWELLING.

D. VARIATION IN ARCHITECTURAL DESIGN, INCLUDING CHANGES IN ROOF LINES, CHANGES IN FACADE PLANE, PROMINENT ENTRY FEATURES, USE OF COLOR IN TRIM AND ACCENT FEATURES AND SIMILAR TECHNIQUES SHALL BE PROVIDED. 3 STORIES BUILDINGS SHALL STEP DOWN TO 2 STORIES IN AT LEAST 2 LOCATIONS OF THE BUILDING AND A MINIMUM AREA OF 15% OF THE TOTAL ROOF AREA TO BREAK UP THE MASSING AND PROVIDE HUMAN SCALE AND COMPATIBILITY TO ADJACENT BUILDINGS AND USES. 3RD STORY EXTERIOR WALLS TO RECIEVE A DIFFERENT WALL COLOR, BUILDING MATERIAL OR OTHER DETAIL THAN THE LOWER 2 STORIES TO ASSIST IN MITIGATING THE BUILDING SCALE.

E. AT LEAST ONE MAIN ENTRANCE TO EACH BUILDING SHALL OPEN ONTO AND CONNECT TO A WALKWAY CONNECTED TO A PUBLIC SIDEWALK.

F. TO THE MAXIMUM EXTENT FEASIBLE, DETACHED GARAGES SHALL BE CONSTRUCTED BACK-TO-BACK TO AVOID CREATING REAR WALLS AND SHALL NOT BE LOCATED ON THE PERIMETER OF THE PROJECT ADJACENT TO A PUBLIC RIGHT-OF-WAY. WHEN A DETACHED GARAGE IS LOCATED WITH ITS REAR WALL ALONG THE PERIMETER OF A DEVELOPMENT AND WITHIN 65'-0" OF A PUBLIC RIGHT- OF-WAY OR THE PROPERTY LINE OF THE DEVELOPMENT SITE, SUCH GARAGE SHALL NOT EXCEED 60'-0" IN LENGTH. A MINIMUM OF 10'-0" OF LANDSCAPING SHALL BE PROVIDED BETWEEN ANY TWO (2) SUCH PERIMETER GARAGES.

G. NO REAR GARAGE WALL THAT FACES A STREET OR ADJACENT DEVELOPMENT SHALL EXCEED 30'-0" IN LENGTH WITHOUT INCLUDING AT LEAST ONE (1) OF THE FOLLOWING IN AT LEAST TWO (2) LOCATIONS: (I) CHANGE IN WALL PLANE OF AT LEAST 8"; (II) CHANGE IN MATERIAL OR MASONRY PATTERN; (III) CHANGE IN ROOF PLANE; (IV) WINDOWS; (V) DOORWAYS; OR (VI) A VERTICAL TRIM DETAIL THAT SUBDIVIDES THE OVERALL SIDING PATTERN INTO INTERVALS NOT TO EXCEED TWO (2) INTERNAL PARKING STALLS, APPROXIMATELY 20-24 FEET.

B. TYPICAL BUILDING ELEVATIONS

SEE SHEET 4, 5A, 5B & 5C FOR TYPICAL BUILDING

ELEVATIONS.

8. LAND USE INFORMATION

A. SETBACKS

THE FOLLOWING SHALL BE MINIMUM SETBACKS FROM PROPERTY LINES.

SINGLE FAMILY HOMES, DUPLEX UNITS AND ATTACHED MULTIFAMILY HOMES:

FRONT: (FACING A PUBLIC ROW) 15'-0" FROM CURBLINE OF STREET OR 7'-0" FROM THE BACK OF THE SIDEWALK, WHICHEVER IS GREATER. FRONT LOADED GARAGES SHALL BE A MINIMUM OF 20'-0" FROM THE BACK OF THE SIDEWALK.

SIDE: 5'-0". WHERE TWO STRUCTURES ARE ATTACHED IN A DUPLEX UNIT OR MULTIFAMILY HOME, THE SIDE YARD SET BACK SHALL BE 0'-0" ALONG THE COMMON WALL.

REAR: 10'-0". WHERE GARAGES ARE ALLEY LOADED, THE SETBACK SHALL BE EITHER A MINIMUM OF 20'-0" OR A MAXIMUM OF 2'-0".

INDEPENDENT LIVING APARTMENTS:

FRONT: 20'-0" FOR MAIN BUILDING (FROM CURBLINE OF STREET) , 5'-0" FOR PORTE-COCHERE (DRIVE UNDER CANOPY)
REAR: 30'-0".
SIDE: 20'-0".

COMMUNITY BUILDING:

18'-0" FROM CURBLINE OF STREET.

ASSISSTED LIVING FACILITIES, ADULT DAYCARE FACILITIES AND GROUP ASSISSTED LIVING HOMES:

FRONT: 15'-0".
SIDE: 15'-0".
REAR: 15'-0".

ENCROACHMENTS: OVERHANGS, FIREPLACES AND CANTILEVERS, INCLUDING STRUCTURAL ELEMENTS MAY ENCROACH INTO REQUIRED SETBACK BY NO MORE THAN 24". ALL APPLICABLE UBC REQUIREMENTS FOR FIRE PROTECTION SHALL APPLY. LENGTH OF CANTILEVERS SHALL NOT EXCEED 7'-0".

PARKING LOTS: ALL PARKING LOTS SHALL BE SETBACK A MINIMUM DISTANCE OF 20'-0" FROM ANY PUBLIC RIGHT-OF-WAY AND SHALL BE SCREENED FROM SURROUNDING PUBLIC VIEWS BY A MINIMUM 3'-0" HIGH BERM AND LANDSCAPING IN COMPLIANCE WITH LOVELAND SITE DEVELOPMENT PERFORMANCE STANDARDS AND GUIDELINES.

b. HEIGHT LIMIT

NO BUILDING SHALL EXCEED THREE (3) STORIES AND 37'-0" IN HEIGHT AS MEASURED PER THE MUNICIPAL CODE. ARCHITECTURAL FEATURES SUCH AS CHIMNEYS AND SPIRES SHALL BE ALLOWED TO EXCEED THIS HEIGHT LIMIT. ADULT DAY CARE FACILITIES, ASSISTED LIVING FACILITIES AND MULTIFAMILY ATTACHED HOMES SHALL NOT EXCEED TWO (2) STORIES AND 35'-0" IN HEIGHT. SINGLE FAMILY HOMES, DUPLEXES AND GROUP ASSISTED LIVING HOMES SHALL NOT EXCEED ONE (1) STORY AND 25'-0" IN HEIGHT.

c. PARKING

SINGLE FAMILY HOMES, DUPLEX UNITS AND MULTIFAMILY ATTACHED HOMES: A MINIMUM OF TWO (2) SPACES PER DWELLING UNIT SHALL BE PROVIDED FOR THE OCCUPANTS OF EACH RESIDENCE BY PROVIDING 2-CAR GARAGES, OR IN THE INSTANCE OF A 1-CAR GARAGE, A SECOND PARKING SPACE WILL BE PROVIDED IN THE DRIVEWAY LEADING TO THE GARAGE. THE STREETS IN THE DEVELOPMENT WILL BE CONSTRUCTED TO CITY OF LOVELAND STANDARDS AND WIDTHS TO ALLOW ON-STREET PARKING ALONG TWO (2) SIDES TO ACCOMMODATE VISITOR PARKING, EXCEPT FOR PRIVATE DRIVE ON AREA I.

INDEPENDENT LIVING APARTMENTS: A MINIMUM OF ONE (1) OFF-STREET PARKING SPACE PER DWELLING UNIT SHALL BE PROVIDED.

COMMUNITY BUILDING: A MINIMUM OF EIGHT (8) OFF-STREET PARKING SPACES NEAR THE COMMUNITY BUILDING SHALL BE PROVIDED.

ASSISTED LIVING FACILITIES AND ADULT DAYCARE FACILITIES: A MINIMUM OF 1 PARKING SPACES PER UNIT AND 1 PER STAFF MEMBER.

GROUP ASSISTED LIVING HOME/GREENHOUSE BUILDINGS: A MINIMUM OF (.6) PARKING SPACES PER UNIT.

ADMINISTRATIVE OFFICES WILL COMPLY WITH THE STANDARDS INCLUDED IN THE LOVELAND MUNICIPAL CODE.

d. LOT AREAS

MINIMUM LOT SIZE: 2500 SQ. FT.

e. SIGNAGE

THE PURPOSE OF THESE REGULATIONS IS TO ENCOURAGE THE EFFECTIVE USE OF SIGNS IN THE DEVELOPMENT, TO IMPROVE PEDESTRIAN AND TRAFFIC SAFETY, TO MINIMIZE THE POTENTIAL FOR ADVERSE IMPACTS OF SIGNS ON PUBLIC AND PRIVATE PROPERTY, AND TO ENCOURAGE THE CREATIVE USE OF SIGNING AND ENVIRONMENTAL GRAPHICS AS A PART OF THE OVERALL DEVELOPMENT IMAGE. THE MONUMENT AND SUPPORT STRUCTURE ARE NOT INCLUDED IN THE SIGN FACE AREA CALCULATION.

PERMITTED SIGNS: SIGNS PERMITTED WITHIN THE MIRASOL COMMUNITY PUD SHALL INCLUDE THE FOLLOWING:

COMMUNITY IDENTIFICATION SIGNS: UP TO TWO (2) SIGNS MAY BE LOCATED AT EACH MAIN ENTRY TO THE SITE. EACH SIGN SHALL NOT EXCEED 35 SQUARE FEET IN SIGN FACE AREA, AND EACH SIGN MAY HAVE TWO FACES (DOUBLE-SIDED SIGN).

NEIGHBORHOOD IDENTIFICATION SIGNS: ONE (1) SIGN MAY BE LOCATED AT EACH OF THE ENTRY POINTS TO SPECIFIC RESIDENTIAL NEIGHBORHOODS OR DEVELOPMENT AREAS. EACH SIGN SHALL NOT EXCEED 24 SQUARE FEET IN SIGN FACE AREA.

DIRECTIONAL AND REGULATORY SIGNS: INCLUDES STREET AND TRAFFIC CONTROL SIGNS.

BUILDING IDENTIFICATION SIGN: THE COMMUNITY BUILDING AND THE MULTI-FAMILY HOUSING BUILDING SHALL BE PERMITTED ONE (1) GROUND-MOUNTED OR BUILDING-MOUNTED SIGN TO IDENTIFY THE NAME AND USE OF THE BUILDING.

MATERIALS: SIGN MATERIALS MAY INCLUDE, BUT ARE NOT LIMITED TO, BRICK, STONE, STUCCO OR SYNTHETIC STUCCO, BRASS OR PAINTED METALS. SIGNS MAY BE LIGHTED FROM THE GROUND OR OTHER ACCEPTABLE SOURCE AS ALLOWED BY THE SIGN CODE. INTERNALLY-LIT SIGNS SHALL NOT BE ALLOWED. SEE SHEET 4 FOR TYPICAL EXAMPLES OF SIGNS.

APPLICATION: SIGNS SHALL REQUIRE A SEPARATE SIGN PERMIT AND SHALL BE INSTALLED IN ACCORDANCE WITH THE LOVELAND MUNICIPAL CODE WITH REGARD TO SIZE, LOCATION, HEIGHT AND OTHER APPLICABLE STANDARDS.

F. ACCESSORY DWELLINGS AND USES

ACCESSORY DWELLING UNITS SHALL NOT BE PERMITTED. ACCESSORY USES SHALL BE GOVERNED BY THE MUNICIPAL CODE.

9. LANDFORM MODIFICATION

THE EXISTING AREA HAS A VERY GENTLE FALL FROM THE NW TO SE OF APPROXIMATELY 1% SLOPE OR LESS. SIGNIFICANT GRADE MODIFICATIONS ARE NOT ANTICIPATED TO COMPLETE THIS PROJECT. THERE WILL BE THE DEVELOPMENT OF TWO (2) DETENTION PONDS ALONG THE SOUTHERN BOUNDARY. THESE PONDS ARE TO INVOLVE EXCAVATION OF UP TO 5'-0" WITH GENTLE SLOPING SIDES. DETAILED GRADING PLANS WILL BE SHOWN ON SUBSEQUENT PRELIMINARY DEVELOPMENT PLANS AND THE FINAL DEVELOPMENT PLAN.

GRADING WILL BE DESIGNED TO MINIMIZE ANY IMPACT TO THE EXISTING DRAINAGE SWALE ON THE EAST AND THE FARMERS DITCH TO THE SOUTH.



Lantz-Boggio Architects, P.C.

MIRASOL
COMMUNITY
LOVELAND, COLORADO

GENERAL DEVELOPMENT PLAN

OWNER:

CITY OF LOVELAND HOUSING AUTHORITY
375 W. 37TH STREET
LOVELAND, CO 80538
Ph: (970) 667-3232
Fax: (970) 278-9904

ARCHITECT:

LANTZ-BOGGIO ARCHITECTS, P.C.
5650 DTC Parkway, Suite 200
Englewood, Colorado 80111
Ph: (303) 773-0436
Fax: (303) 773-8709

CIVIL ENGINEER:

CORNERSTONE ENGINEERING
437 SOUTH ST. VRAIN
ESTES PARK, CO 80517
Ph: (970) 586-2458
Fax: (970) 586-2459

No.	Date	Description
GDP First Amendment	October 5, 2010	Increased density and maximum number of units, added product types of adult daycare, assisted living and multifamily attached, modified building height and off-street parking ratio
GDP Second Amendment	March 26, 2012	Adjust parking ratio and increase density and number of units in area D and E
GDP Third Amendment	June 22, 2016	Added additional 5+- acres to the north
GDP Fourth Amendment	Nov 22, 2016	Amended land use in parcel I

Issued For:

No.	Date	Description
1	07.10.2012	City of Loveland Review Comments
2	07.26.2012	Water/Wastewater Comments 07.25.2012
3	08.17.2012	Planning Redlines
4	11.7.2012	City Council Conditions of Approval

Seals:

LBA Project Number:
2357.00

Date:
MARCH 26, 2012

Sheet Title:

GDP NARRATIVE -
CONTINUED
SHEET 2

Sheet Number:

2 OF 6

1999 Copyright©

MIRASOL COMMUNITY
GENERAL DEVELOPMENT PLAN
FOURTH AMENDMENT

ALL THAT PORTION OF THE SE 1/4 OF SECTION 24, TOWNSHIP 5
NORTH, RANGE 69 WEST OF THE 6TH P.M., COUNTY OF LARIMER,
STATE OF COLORADO

DEVELOPMENT PLAN NARRATIVE CONTINUED

OVERALL GRADING WILL BE MAINLY AS THE NATURAL TERRAIN FALLS OVER THE SITE. THERE IS APPROXIMATELY 6'-0" ACROSS 1,600 FEET OF CONSISTENTLY SPACED CONTOURS. MOST OVERLOT GRADING SHOULD BE MINIMAL AND STORMWATER RUNOFF WILL BE ON THE SURFACE WITH SOME COLLECTION ALONG THE STREETS VIA CURB/GUTTER.

10. IMPLEMENTATION

a. OVERALL CONCEPT

THE FOLLOWING REGULATORY PROCEDURES SHALL APPLY TO ALL DEVELOPMENT WITHIN THE MIRASOL COMMUNITY PLANNED UNIT DEVELOPMENT, IN ACCORDANCE WITH CHAPTER 18.41 OF THE LOVELAND MUNICIPAL CODE. IT IS THE INTENT OF THIS PLAN TO PROVIDE A MECHANISM BY WHICH LAND CAN BE DEVELOPED IN A MANNER THAT ENCOURAGES FLEXIBILITY AND INNOVATIVE DESIGN OF A RESIDENTIAL COMMUNITY, IN COMPLIANCE WITH OTHER APPLICABLE LAND USE AND DEVELOPMENT REGULATIONS IN EFFECT AT THE TIME OF APPROVAL OF THIS PLAN.

b. COVENANTS

COVENANTS, RESTRICTIONS, AND DECLARATIONS WILL BE CREATED TO PROVIDE GOVERNANCE FOR THE HOMEOWNER'S ASSOCIATION AND ENSURE STANDARDS FOR DEVELOPMENT AND MAINTENANCE. COVENANTS SHALL INCLUDE THE FORMULATION OF AN ACC RESPONSIBLE FOR OVERSIGHT AND ADMINISTRATION. THE COVENANTS, RESTRICTIONS AND DECLARATIONS SHALL BE SUBMITTED WITH THE FDP.

c. FORMATION OF HOMEOWNERS
ASSOCIATION/ARCHITECTURAL CONTROL BOARD

THE ENTIRE MIRASOL COMMUNITY WILL BE GOVERNED BY A HOME OWNER'S ASSOCIATION REPRESENTING EACH RESIDENT IN THE COMMUNITY. THE ASSOCIATION WILL BE RESPONSIBLE TO PROVIDE GENERAL MAINTENANCE AND VACANCY MAINTENANCE FOR BOTH THE INDEPENDENT LIVING APARTMENT COMPLEX AND THE SINGLE FAMILY/ DUPLEX COMMUNITY.

d. MAINTENANCE OF COMMON AREAS

THE ASSOCIATION WILL ALSO BE RESPONSIBLE FOR THE GENERAL MAINTENANCE AND CAPITAL IMPROVEMENTS TO ALL EXTERIOR PORTIONS OF EACH COMMUNITY INCLUDING THE SINGLE FAMILY HOMES. EXTERIOR MAINTENANCE WILL INCLUDE ALL LANDSCAPE AND GROUNDS MAINTENANCE, SNOW REMOVAL, COMMON AREA AND COMMON FACILITIES MAINTENANCE, AND THE EXTERIOR MAINTENANCE OF ALL BUILDINGS INCLUDING DECKS, SIDING, ROOFS, WALKWAYS, DRIVEWAYS, AND THE IRRIGATION SYSTEM.

e. PROPOSED PHASING AND ESTIMATE BUILD-OUT TIME PERIOD

THE SEQUENCE OF CONSTRUCTION FOR THE INDIVIDUAL PARCELS IS DESCRIBED ON SHEET 3 OF THIS DOCUMENT. THE BUILD-OUT TIME PERIOD WILL BE DEPENDENT ON MARKET DEMANDS, WITH AN ESTIMATE OF TWO (2) YEARS FOR PHASE 1, TWO (2) YEARS FOR PHASE 2 AND TWO (2) YEARS FOR PHASE 3.

11. REGULATORY PROCEDURES

A. ALL PROPOSED DEVELOPMENT OF ANY TYPE WITHIN THE PLANNED UNIT DEVELOPMENT WILL BE PROCESSED IN ACCORDANCE WITH THE PROCEDURES CONTAINED IN CHAPTER 18.41 OF THE LOVELAND MUNICIPAL CODE, SECTION 18.41.40, PROCEDURES FOR APPROVAL OF A PLANNED UNIT DEVELOPMENT, AND SHALL REQUIRE APPROVAL OF PRELIMINARY AND FINAL DEVELOPMENT PLANS IN ACCORDANCE WITH THE REQUIREMENTS THEREOF.

THIS GENERAL DEVELOPMENT PLAN MAY BE MODIFIED IN A MINOR WAY, SUCH AS THE RECONFIGURATION OF DEVELOPMENT AREAS, RELOCATION OR MINOR ALIGNMENT OF RESIDENTIAL COLLECTOR ROADWAYS, OR OTHER MINOR NON-SUBSTANTIVE MODIFICATIONS IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN SECTION 18.41.050 (D) (11) OF THE MUNICIPAL CODE.



Lantz-Boggio Architects, P.C.

MIRASOL
COMMUNITY
LOVELAND, COLORADO

GENERAL DEVELOPMENT PLAN

OWNER:

CITY OF LOVELAND HOUSING AUTHORITY
375 W. 37TH STREET
LOVELAND, CO 80538
Ph: (970) 667-3232
Fax: (970) 278-9904

ARCHITECT:

LANTZ-BOGGIO ARCHITECTS, P.C.
5650 DTC Parkway, Suite 200
Englewood, Colorado 80111
Ph: (303) 773-0436
Fax: (303) 773-8709

CIVIL ENGINEER:

CORNERSTONE ENGINEERING
437 SOUTH ST. VRAIN
ESTES PARK, CO 80517
Ph: (970) 586-2458
Fax: (970) 586-2459

No.	Date	Description
GDP First Amendment	October 5, 2010	Increased density and maximum number of units, added product types of adult daycare, assisted living and multifamily attached, modified building height and off-street parking ratio
GDP Second Amendment	March 26, 2012	Adjust parking ratio and increase density and number of units in area D and E
GDP Third Amendment	June 22, 2016	Added additional 5+- acres to the north
GDP Fourth Amendment	Nov 22, 2016	Amended land use in parcel I

Issued For:

No.	Date	Description
1	07.10.2012	City of Loveland Review Comments
2	07.26.2012	Water/Wastewater Comments 07.25.2012
3	08.17.2012	Planning Redlines
4	11.7.2012	City Council Conditions of Approval

Seals:

LBA Project Number:
2357.00

Date:
MARCH 26, 2012

Sheet Title:

GDP NARRATIVE -
CONTINUED
SHEET 3

Sheet Number:

3 OF 6

**MIRASOL
COMMUNITY**
LOVELAND, COLORADO

GENERAL DEVELOPMENT PLAN

OWNER:

CITY OF LOVELAND HOUSING AUTHORITY
375 W. 37TH STREET
LOVELAND, CO 80538
Ph: (970) 667-3232
Fax: (970) 278-9904

ARCHITECT:

LANTZ-BOGGIO ARCHITECTS, P.C.
5650 DTC Parkway, Suite 200
Englewood, Colorado 80111
Ph: (303) 773-0436
Fax: (303) 773-8709

CIVIL ENGINEER:

CORNERSTONE ENGINEERING
437 SOUTH ST. VRAIN
ESTES PARK, CO 80517
Ph: (970) 586-2458
Fax: (970) 586-2459

No.	Date	Description
GDP First Amendment	October 5, 2010	Increased density and maximum number of units, added product types of adult daycare, assisted living and multifamily attached, modified building height and off-street parking ratio
GDP Second Amendment	March 26, 2012	Adjust parking ratio and increase density and number of units in area D and E
GDP Third Amendment	June 22, 2016	Added additional 5+- acres to the north
GDP Fourth Amendment	Nov 22, 2016	Amended land use in parcel 1

Issued For:

No.	Date	Description
1	07.10.2012	City of Loveland Review Comments
2	07.26.2012	Water/Wastewater Comments 07.25.2012
3	08.17.2012	Planning Redlines
4	11.7.2012	City Council Conditions of Approval

Seals:

LBA Project Number:
2357.00

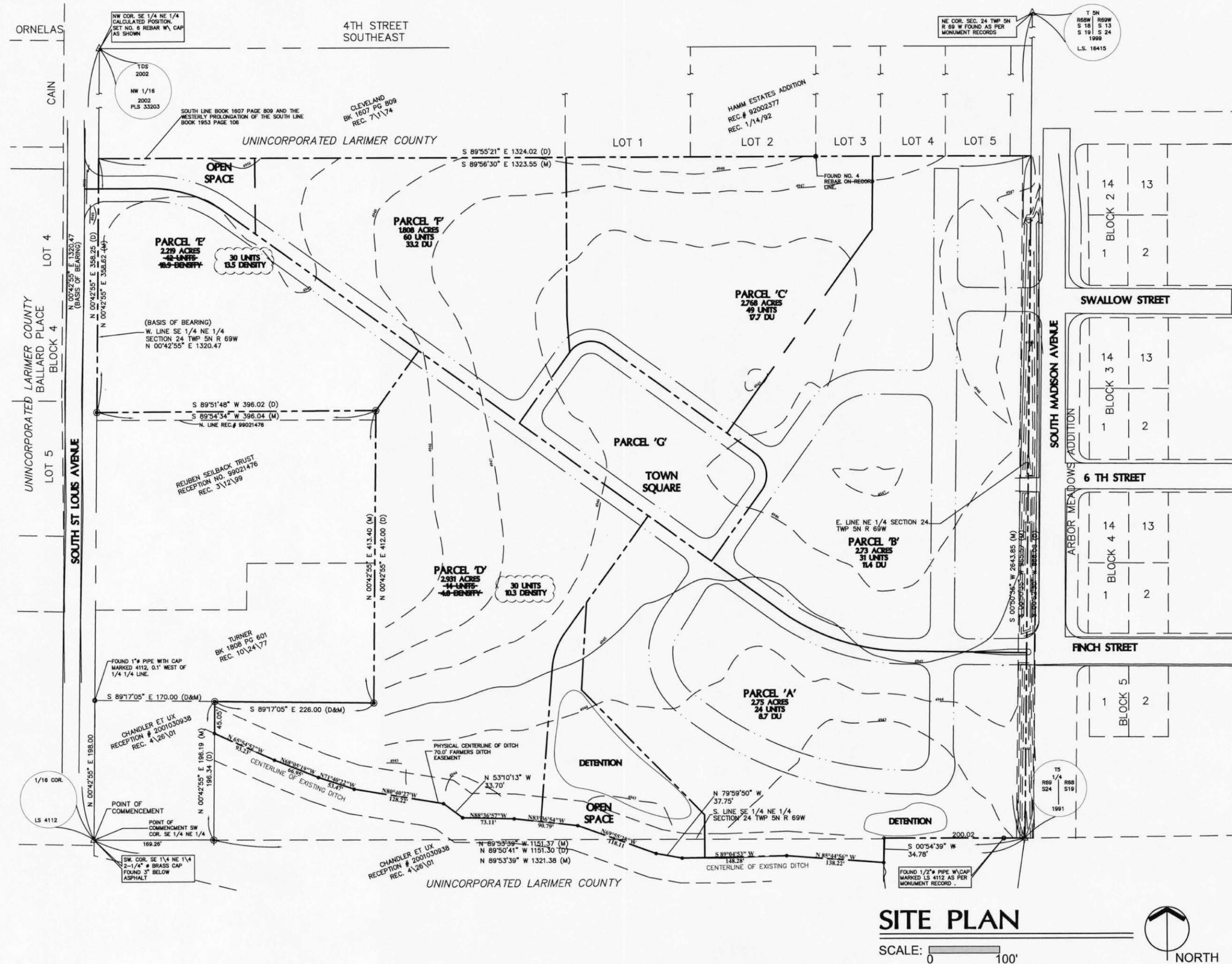
Date:
MARCH 26, 2012

Sheet Title:


GENERAL DEVELOPMENT PLAN

Sheet Number:

4 OF 6



SITE PLAN

SCALE: 

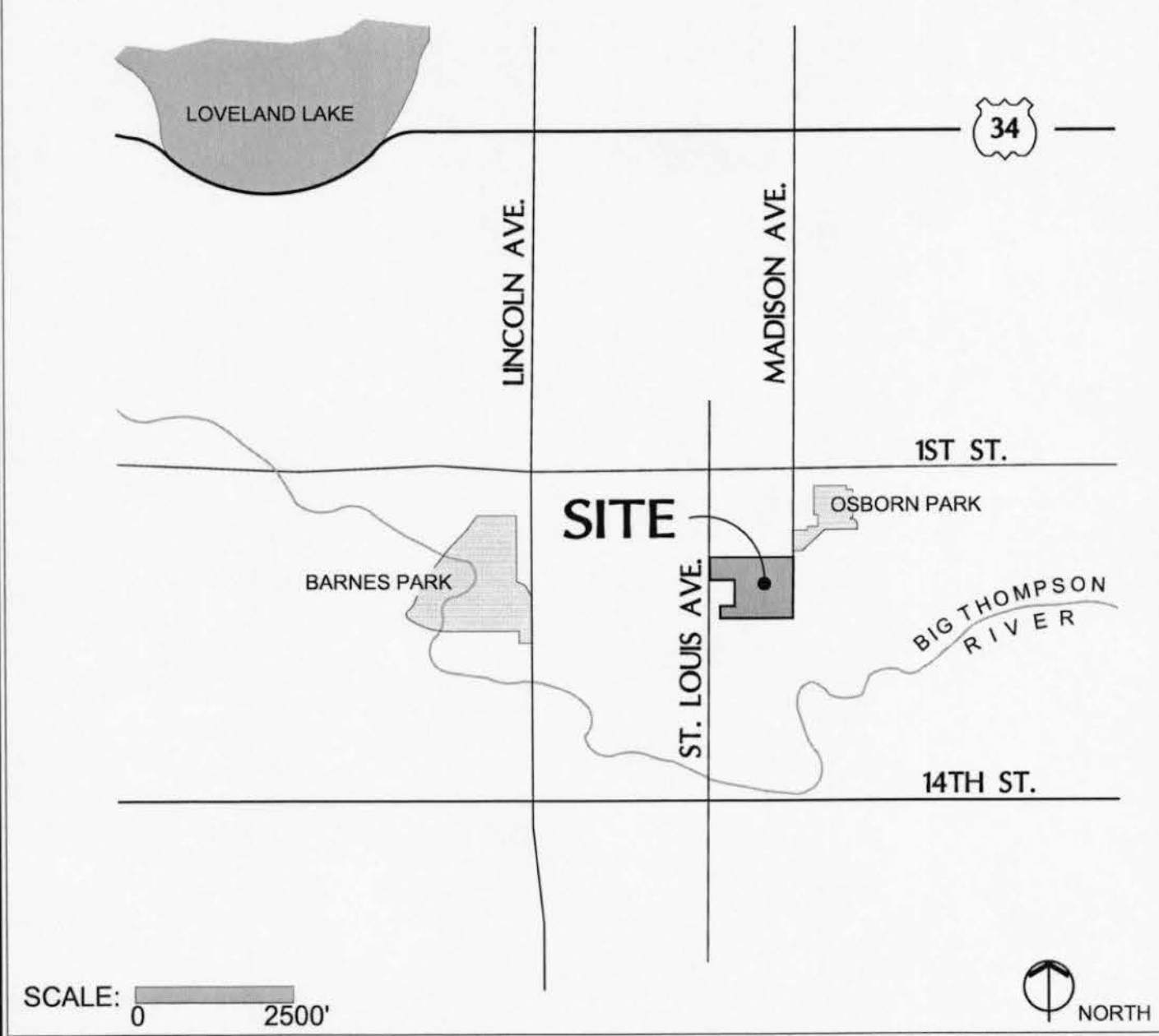
PROPERTY DESCRIPTION:

ALL THAT PORTION OF THE SE 1/4 OF THE NE 1/4 OF SECTION 24, TOWNSHIP 5 NORTH, RANGE 69 WEST OF THE 6TH P.M., COUNTY OF LARIMER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

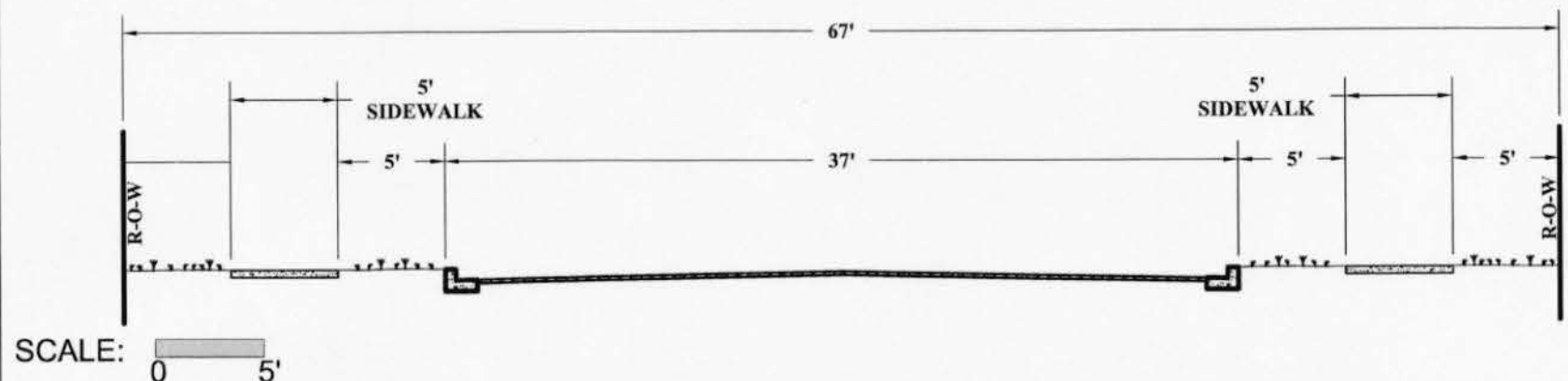
CONSIDERING THE WEST LINE OF SAID SE 1/4 OF THE NE 1/4 OF SECTION 24 AS BEARING N 00 DEGREES 42'55" E AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO:

COMMENCING AT THE SW CORNER OF SAID SE 1/4 OF THE NE 1/4; THENCE ALONG SAID WEST LINE OF THE SE 1/4 OF THE NE 1/4, N 80 DEGREES 42'55" E, 198.00 FEET;
THENCE LEAVING SAID WEST LINE, S 89 DEGREES 17'05" E, 170.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING S 89 DEGREES 17'05" E. 226.00 FEET; THENCE PARALLEL WITH SAID WEST LINE OF THE SE 1/4 OF THE NE 1/4, N 00 DEGREES 42'55" E, 412.00 FEET TO AN EXISTING EAST-WEST FENCE LINE; THENCE ALONG SAID FENCE LINE, N 89 DEGREES 51'48" W, 396.02 FEET TO SAID WEST LINE OF THE SE 1/4 OF THE NE 1/4; THENCE ALONG SAID WEST LINE, N 00 DEGREES 42'55" E, 358.25 FEET TO THE SOUTH LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DEED RECORDED IN BOOK 1607 AT PAGE 809, RECORDS OF SAID COUNTY, AND THE WESTERLY PROLONGATION OF THE SOUTH LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN BOOK 1953 AT PAGE 136, RECORDS OF SAID COUNTY; THENCE ALONG SAID SOUTH LINE OF BOOK 1607 AT PAGE 809 AND SAID SOUTH LINE OF BOOK 1953 AT PAGE 136, S 89 DEGREES 55'21" E, 1324.02 FEET TO THE EAST LINE OF SAID SE 1/4 OF THE NE 1/4; THENCE ALONG SAID EAST LINE, S 00 DEGREES 52'30" W, 966.08 FEET TO THE SOUTH LINE OF SAID SE 1/4 OF THE NE 1/4; THENCE ALONG SAID SOUTH LINE, N 89 DEGREES 53'39" W, 200.02 FEET; THENCE S 00 DEGREES 54'39" W, 34.78 FEET TO THE CENTER-LINE OF A FARMERS DITCH AS REFERENCED IN BOOK 2257 AT PAGE 1364; THENCE FOLLOWING SAID CENTER-LINE N 85 DEGREES 44'56" W, 138.22 FEET; THENCE S 89 DEGREES 04'53" W, 148.28 FEET; THENCE N 79 DEGREES 59'50" W, 37.75 FEET; THENCE N 69 DEGREES 55'28" W, 118.11 FEET; THENCE N 83 DEGREES 36'54" W, 90.79 FEET; THENCE N 88 DEGREES 36'57" W, 73.11 FEET; THENCE N 53 DEGREES 10'13" W, 33.70 FEET; THENCE N 80 DEGREES 40'27" W, 128.22 FEET; THENCE N 51 DEGREES 40'22" W, 53.47 FEET; THENCE N 68 DEGREES 05'19" W, 66.95 FEET; THENCE N 65 DEGREES 54'52" W, 93.23 FEET TO A LINE WHICH IS PARALLEL WITH SAID WEST LINE OF THE SE 1/4 OF THE NE 1/4 AND PASSES THROUGH THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID DITCH CENTER-LINE ALONG SAID PARALLEL LINE, N 00 DEGREES 42'55" E, 45.05 FEET TO THE TRUE POINT OF BEGINNING.

VICINITY MAP



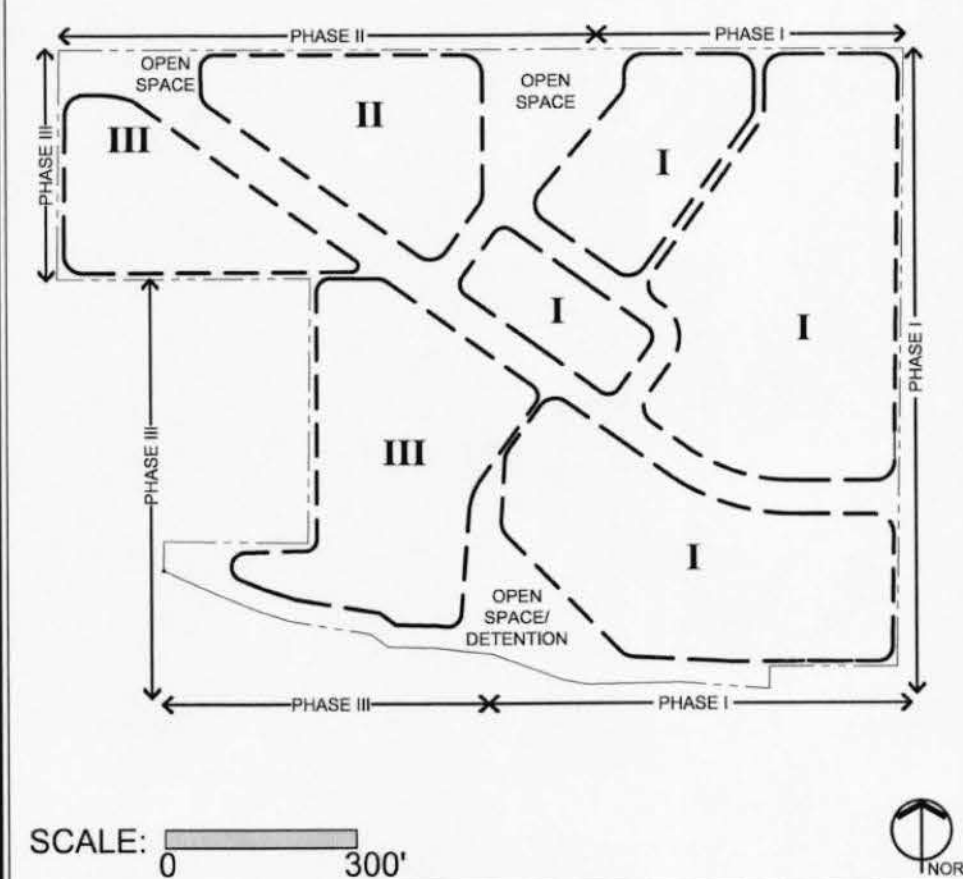
STREET SECTION @ FINCH STREET



GENERAL NOTES

1. THE NUMBER OF UNITS SHOWN FOR EACH PHASE IS THE MAXIMUM (10%) ANTICIPATED IN THAT PHASE. IN NO CASE SHALL THE MAXIMUM NUMBER OF UNITS FOR THE ENTIRE SITE EXCEED 224.
2. DENSITY ON EACH PHASE MAY VARY TO INCLUDE DENSITIES AND TOTAL NUMBER OF UNITS WITHIN 10% OF THE MAXIMUM APPROVED DENSITY AND TOTAL NUMBER OF UNITS SHOWN ON THE G.D.P. FOR EACH PARCEL. IN NO CASE SHALL THE DENSITY FOR THE ENTIRE SITE EXCEED 33.2 UNITS PER ACRE.
3. LOT SIZE WILL BE DETERMINED WITH EACH PRELIMINARY AND FINAL SUBMITTAL.
4. ACREAGE EQUAL TO A MINIMUM OF 20% OF THE GROSS SITE AREA SHALL BE DESIGNATED FOR OPEN SPACE WITHIN THE OVERALL G.D.P. THIS OPEN SPACE MAY INCLUDE DRAINAGE AREAS, DETENTION PONDS, GREENBELTS, BUFFERYARDS RECREATIONAL FACILITIES, STREETSCAPE GREENBELTS, TRAIL CONNECTIONS, OR OTHER SIMILAR FEATURES.
5. FINAL CONFIGURATION OF PHASES AND OPEN SPACE AREAS MAY VARY FROM THAT SHOWN.

PHASING PLAN



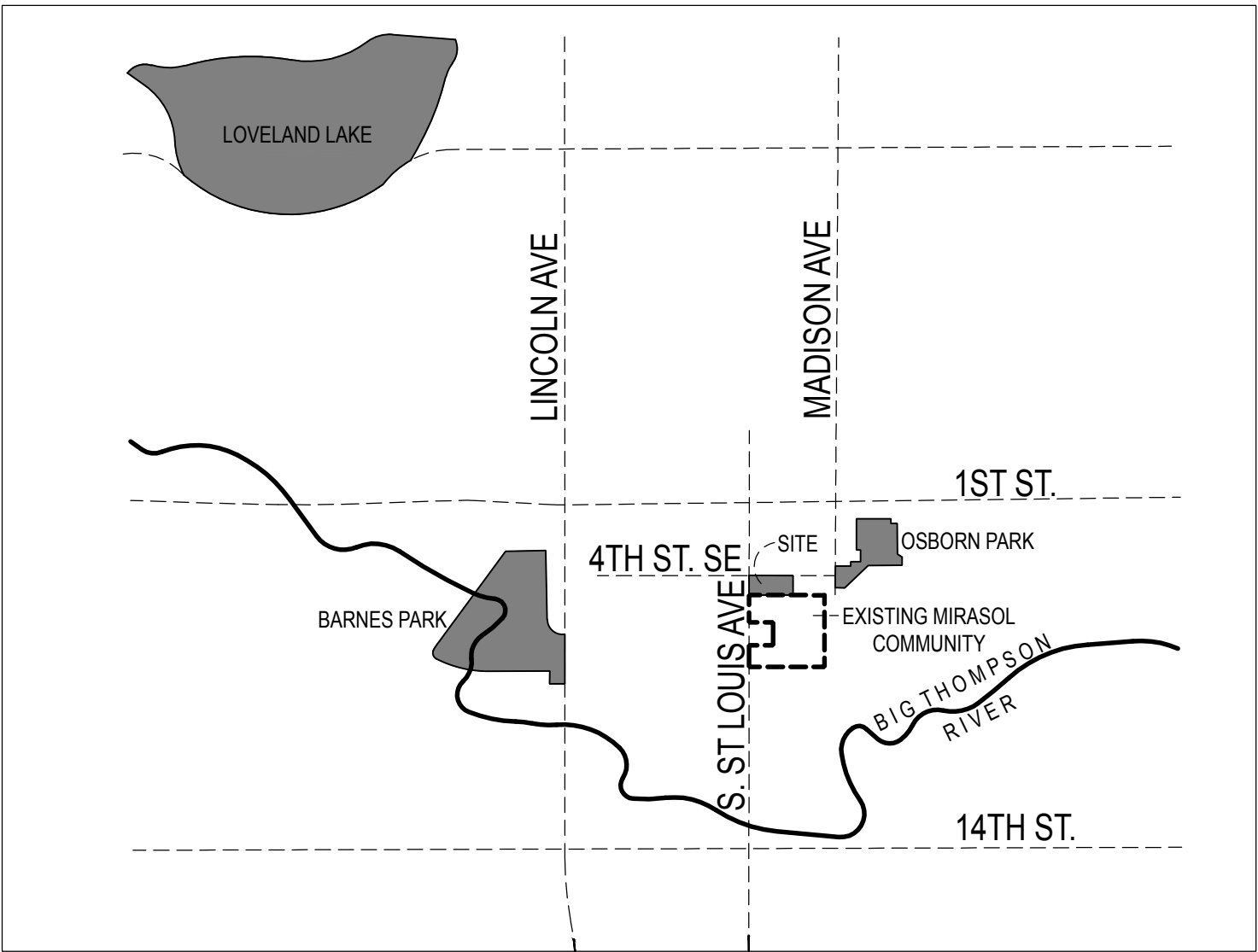
MIRASOL
COMMUNITY
Fourth Amendment
General Development Plan

Owner:
Loveland Housing Authority
375 W 37th Street
Loveland, CO
Ph: (970) 667-3232

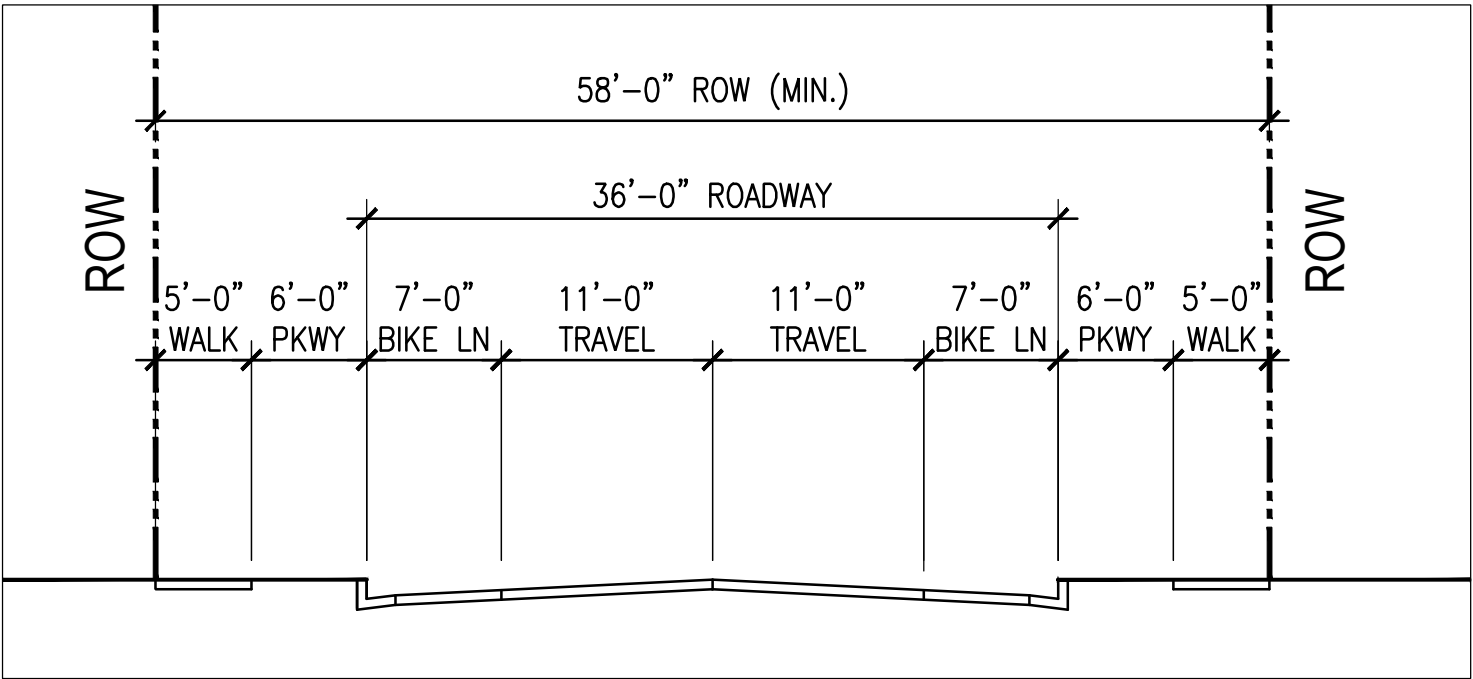
Architect:
ALM2S
712 Whalers Way
Building B, Suite 100
Fort Collins, CO 80525
(970) 223 – 1820

Civil Engineer:
Galloway
3760 E. 15th Street, Suite 202
Loveland, CO 80538
(970) 800-3300

Landscape Architect:
Russell + Mills Studios
141 S. College Ave, Suite 104
Fort Collins, CO 80525
(970) 484-8855



VICINITY MAP - SCALE: 1"=2500'



STREET SECTION AT PUBLIC STREET - NO PARKING

PROPERTY DESCRIPTION:

THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 5 NORTH, RANGE 69 WEST OF THE 6TH P.M., COUNTY OF LARIMER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, THENCE ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24 NORTH 89 DEGREES 10 MINUTES 30 SECONDS EAST 662.70 FEET TO A LINE THAT IS PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE ALONG SAID PARALLEL LINE SOUTH 00 DEGREES 02 MINUTES 20 SECONDS EAST 356.03 FEET TO THE SOUTH LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DEED RECORDED IN BOOK 1607 AT PAGE 809, RECORDS OF SAID COUNTY, SAID LINE BEING PARALLEL WITH AND 356.0 FEET (MEASURED AT RIGHT ANGLES) SOUTH OF THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE ALONG SAID SOUTH LINE SOUTH 89 DEGREES 10 MINUTES 30 SECONDS WEST 661.80 FEET TO THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE ALONG SAID WEST LINE NORTH 00 DEGREES 11 MINUTES 06 SECONDS WEST 356.02 FEET TO THE POINT OF BEGINNING, COUNTY OF LARIMER, STATE OF COLORADO,

EXCEPT THAT PORTION IN DEED OF DEDICATION RECORDED MAY 1, 1979 IN BOOK 1948 AT PAGE 466 BEING THE NORTH 30 FEET OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 5 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO.

GENERAL DEVELOPMENT PLAN - LAND USE BREAKDOWN					
MIRASOL GDP SECOND AMENDMENT LAND USE BREAKDOWN					
EXISTING PARCEL(S)	LAND USE	PERMITTED USES	APPROX. NO UNITS	APPROX. ACRES	DENSITY
A	SINGLE FAMILY DETACHED & DUPLEX UNITS	RESIDENTIAL AREA	24 UNITS	2.75 ACRES	8.7 UNITS/ACRE
B	SINGLE FAMILY DETACHED & DUPLEX UNITS	RESIDENTIAL AREA	31 UNITS	2.73 ACRES	11.4 UNITS/ACRE
C	INDEPENDENT LIVING APARTMENTS	RESIDENTIAL AREA	49 UNITS	2.768 ACRES	17.7 UNITS/ACRE
D	SINGLE FAMILY DETACHED, DUPLEX UNITS, ATTACHED MULTI-FAMILY AND GROUP ASSISTED HOME "GREENHOUSES"	RESIDENTIAL AREA & NON-RESIDENTIAL	30 UNITS	2.931 ACRES	10.3 UNITS/ACRE
E	INDEPENDENT LIVING APARTMENTS, SINGLE FAMILY DETACHED OR DUPLEX UNITS, GROUP ASSISTED LIVING HOME "GREEN HOUSE" OR ASSISTED LIVING FACILITY AND ADULT DAYCARE	RESIDENTIAL AREA & NON-RESIDENTIAL	30 UNITS	2.219 ACRES	13.5 UNITS/ACRE
F	INDEPENDENT LIVING APARTMENTS	RESIDENTIAL AREA	60 UNITS	1.808 ACRES	33.2 UNITS/ACRE
G	COMMUNITY BUILDING	NON-RESIDENTIAL COMMUNITY AREA	-	1.175 ACRES	-
OPEN SPACE	OPEN SPACE	-	-	5.29 ACRES	-
R.O.W. DEDICATION	R.O.W. DEDICATION	-	-	4.6 ACRES	-
TOTAL SECOND AMENDMENT			224 UNITS	24.2 ACRES	
MIRASOL GDP FOURTH AMENDMENT LAND USE BREAKDOWN					
PARCEL SIZE	4.84 TOTAL ACRES: 4.84 GROSS , 4.36 NET			GROSS DENSITY:	DU/AC: 3.65-6.64
EXISTING ZONING	FA ZONING - MINIMUM 4 DU/AC - MAXIMUM 10 DU/AC			NET DENSITY:	DU/AC: 4.66-8.48
PROPOSED PARCEL(S)	LAND USE	PERMITTED USES	APPROX. NO UNITS	DENSITY	
H	MULTI-FAMILY/INDEPENDENT LIVING APARTMENTS	RESIDENTIAL AREA	60 UNITS	2.22 ACRES	27 UNITS/ACRE
I	SINGLE FAMILY DUPLEX UNITS	RESIDENTIAL AREA	10 UNITS	2.14 ACRES	5 UNITS/ACRE
I	GROUP ASSISTED LIVING HOME 'GREENHOUSE'	RESIDENTIAL AREA	3 UNITS	2.14 ACRES	1.5 UNITS/ACRE
	R.O.W. DEDICATION	-	-	2.14 ACRES	
TOTAL THIRD AMENDMENT			70 UNITS	6.50 ACRES	
TOTAL			294 UNITS	30.70 ACRES	9.58 UNITS/ACRE

REV.	COMMENT	DATE

SEAL:

DATE: November 22, 2016
JOB NO.:
DRAWN BY: JB
CHECKED BY: CR

DRAWING TITLE:
GENERAL DEVELOPMENT PLAN

SHEET NO.:

4A



Lantz-Boggio Architects, P.C.

MIRASOL
COMMUNITY
LOVELAND, COLORADO

GENERAL DEVELOPMENT PLAN

OWNER:
CITY OF LOVELAND HOUSING AUTHORITY
375 W. 37TH STREET
LOVELAND, CO 80538
Ph: (970) 667-3232
Fax: (970) 278-9904

ARCHITECT:
LANTZ-BOGGIO ARCHITECTS, P.C.
5650 DTC Parkway, Suite 200
Englewood, Colorado 80111
Ph: (303) 773-0436
Fax: (303) 773-8709

CIVIL ENGINEER:
CORNERSTONE ENGINEERING
437 SOUTH ST. VRAIN
ESTES PARK, CO 80517
Ph: (970) 586-2458
Fax: (970) 586-2459

No.	Date	Description
GDP First Amendment	October 5, 2010	Increased density and maximum number of units, added product types of adult daycare, assisted living and multifamily attached, modified building height and off-street parking ratio
GDP Second Amendment	March 26, 2012	Adjust parking ratio and increase density and number of units in area D and E
GDP Third Amendment	June 22, 2016	Added additional 5+- acres to the north
GDP Fourth Amendment	Nov 22, 2016	Amended land use in parcel 1

No.	Date	Description
1	07.10.2012	City of Loveland Review Comments
2	07.26.2012	Water/Wastewater Comments 07.25.2012
3	08.17.2012	Planning Redlines
4	11.7.2012	City Council Conditions of Approval

Seals:

LBA Project Number:
2357.00

Date:
MARCH 26, 2012

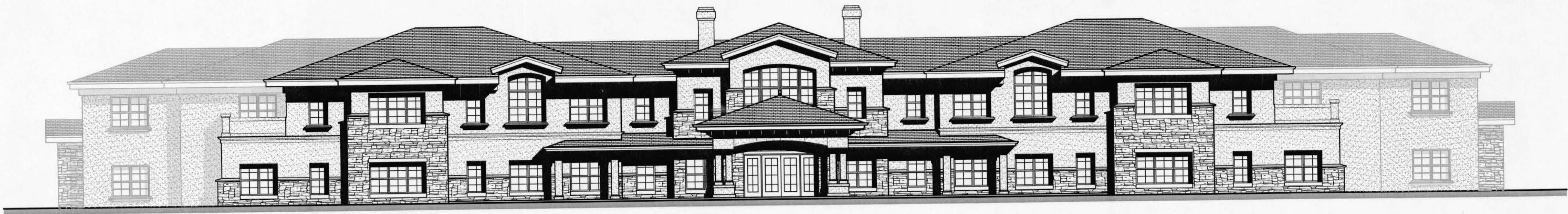
Sheet Title:

GDP ELEVATIONS &
DETAILS

Sheet Number:

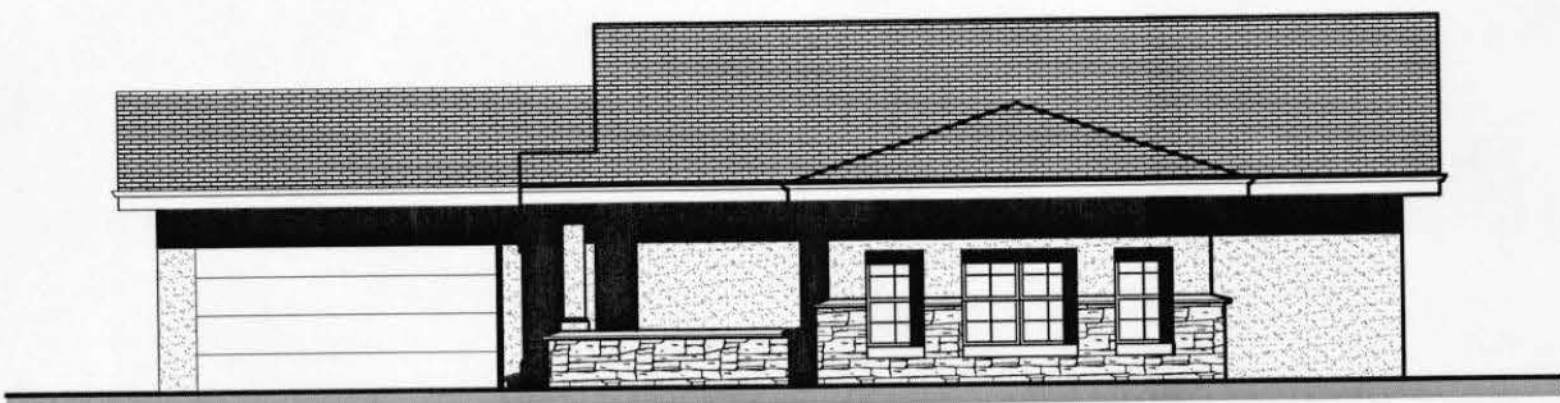
5 OF 6

1999 Copyright©



CONCEPTUAL ELEVATION
INDEPENDENT LIVING APARTMENT BUILDING

SCALE: 0 10'



CONCEPTUAL ELEVATION
MAINTENANCE BUILDING

SCALE: 0 10'



CONCEPTUAL ELEVATION
COMMUNITY CENTER

SCALE: 0 10'



CONCEPTUAL ELEVATION
DUPLEX UNIT

SCALE: 0 10'



TYPE A



TYPE B

CONCEPTUAL ELEVATION
SINGLE FAMILY DETACHED HOMES

SCALE: 0 10'



CONCEPTUAL ELEVATION
SINGLE FAMILY DETACHED HOME W/2 CAR GARAGE

SCALE: 0 10'



CONCEPTUAL ELEVATION
SITE SIGNAGE

SCALE: 0 4'

MIRASOL
COMMUNITY
Fourth
Amendment
General Development Plan

Owner:
Loveland Housing Authority
375 W 37th Street
Loveland, CO
Ph: (970) 667-3232

Architect:
ALM2S
712 Whalers Way
Building B, Suite 100
Fort Collins, CO 80525
(970) 223 – 1820

Civil Engineer:
Galloway
3760 E. 15th Street, Suite 202
Loveland, CO 80538
(970) 800-3300

Landscape Architect:
Russell + Mills Studios
141 S. College Ave, Suite 104
Fort Collins, CO 80525
(970) 484-8855

NOT FOR CONSTRUCTION

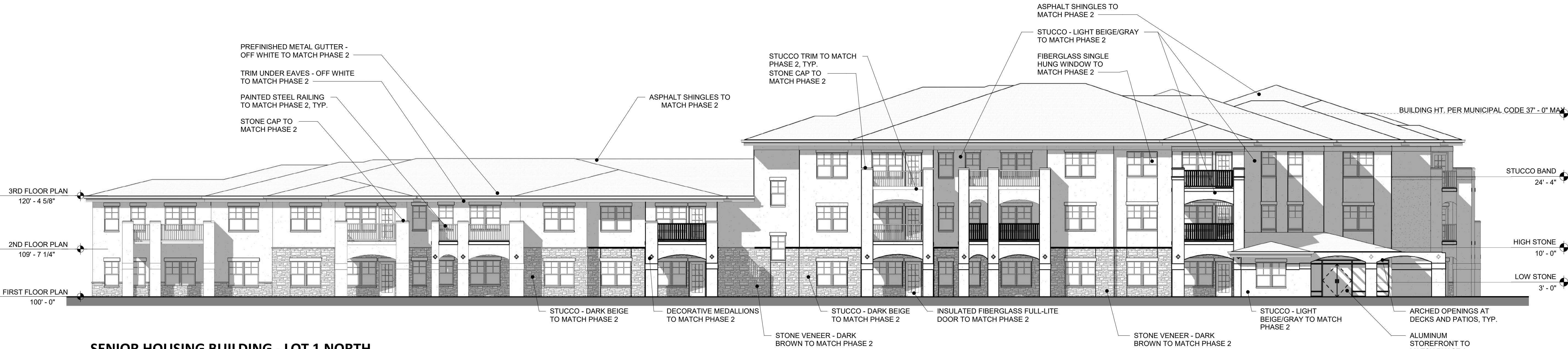
REV.	COMMENT	DATE

SEAL:

Project Date 11.22.2016
Project No. Project No. 1549
Drawn By kjb
Checked By dl
Sheet Name

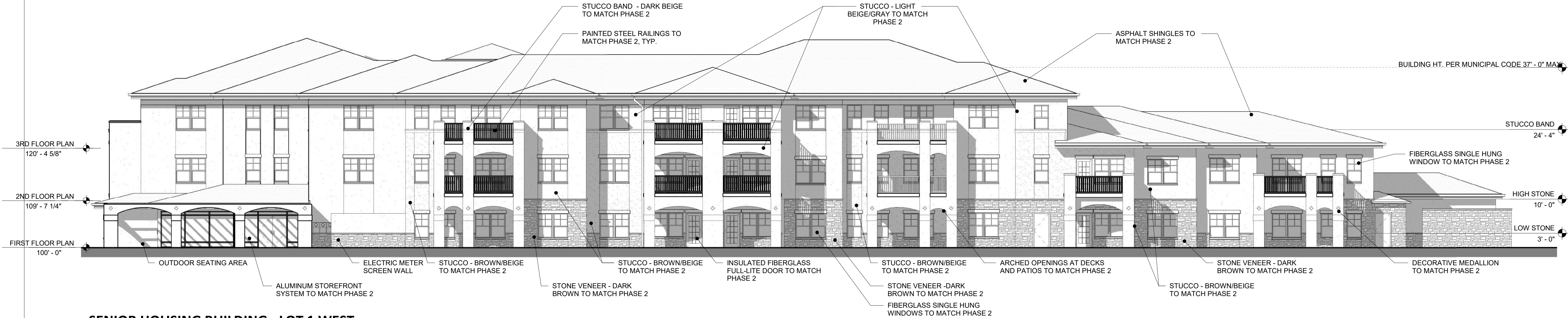
SENIOR HOUSING BUILDING
ELEVATIONS

Sheet No. GDP - 4.1
ATTACHMENT A



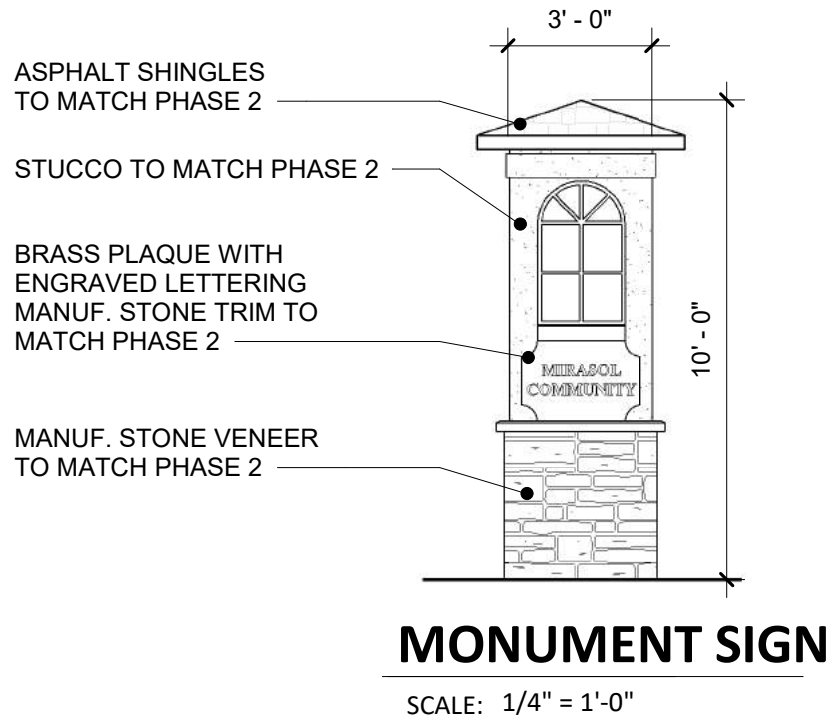
SENIOR HOUSING BUILDING - LOT 1 NORTH
ELEVATION

SCALE: 3/32" = 1'-0"



SENIOR HOUSING BUILDING - LOT 1 WEST
ELEVATION

SCALE: 3/32" = 1'-0"



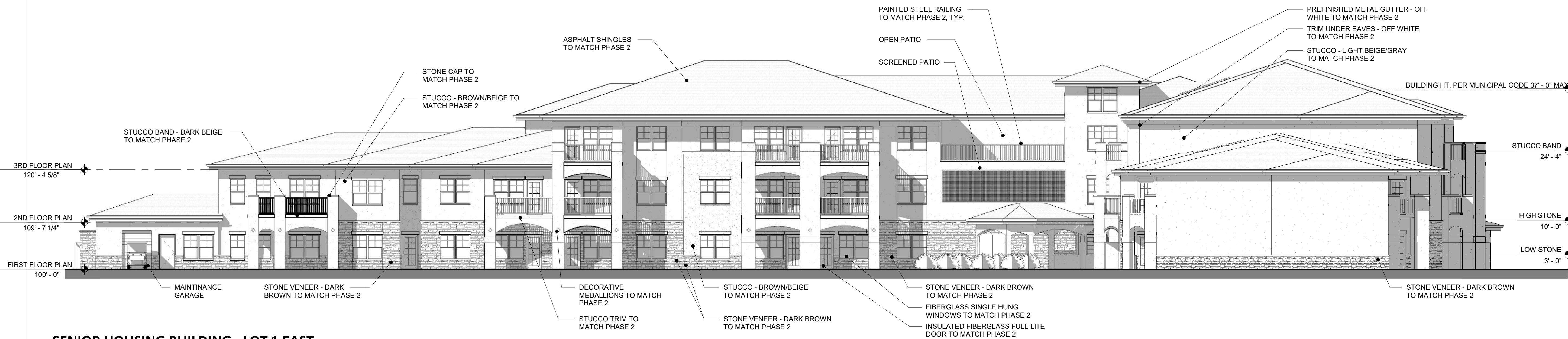
MIRASOL
COMMUNITY
Fourth
Amendment
General Development Plan

Owner:
Loveland Housing Authority
375 W 37th Street
Loveland, CO
Ph: (970) 667-3232

Architect:
ALM2S
712 Whalers Way
Building B, Suite 100
Fort Collins, CO 80525
(970) 223 – 1820

Civil Engineer:
Galloway
3760 E. 15th Street, Suite 202
Loveland, CO 80538
(970) 800-3300

Landscape Architect:
Russell + Mills Studios
141 S. College Ave, Suite 104
Fort Collins, CO 80525
(970) 484-8855



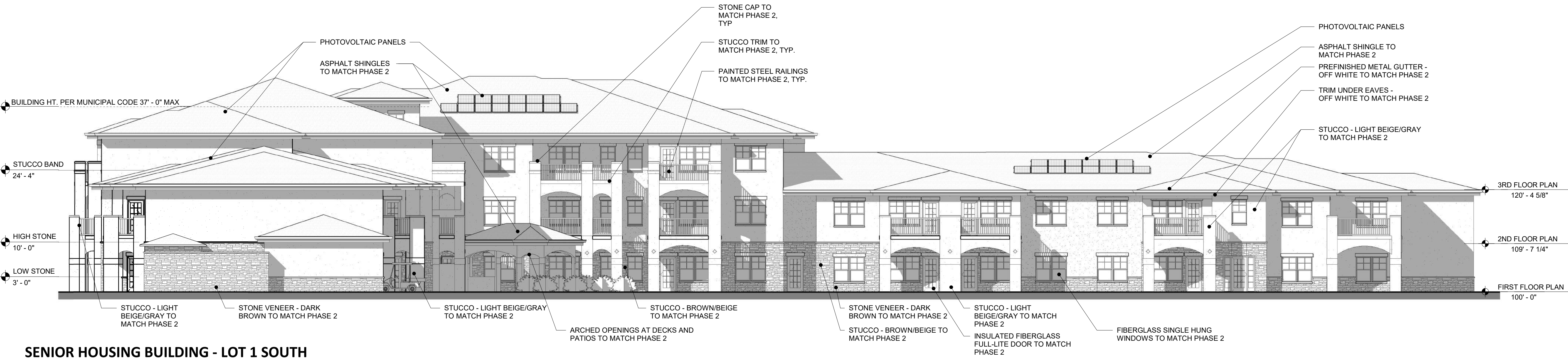
SENIOR HOUSING BUILDING - LOT 1 EAST
ELEVATION

SCALE: 3/32" = 1'-0"

NOT FOR CONSTRUCTION

REV.	COMMENT	DATE

SEAL:



SENIOR HOUSING BUILDING - LOT 1 SOUTH
ELEVATION

SCALE: 3/32" = 1'-0"

Project Date 11.22.2016
Project No. Project No. 1549
Drawn By kjb
Checked By dl
Sheet Name

SENIOR HOUSING BUILDING
ELEVATIONS

Sheet No. GDP - 4.2
ATTACHMENT A



Lantz-Boggio Architects, P.C.

**MIRASOL
COMMUNITY**
LOVELAND, COLORADO

GENERAL DEVELOPMENT PLAN

OWNER:

CITY OF LOVELAND HOUSING AUTHORITY
375 W. 37TH STREET
LOVELAND, CO 80538
Ph: (970) 667-3232
Fax: (970) 278-9904

ARCHITECT:

LANTZ-BOGGIO ARCHITECTS, P.C.
5650 DTC Parkway, Suite 200
Englewood, Colorado 80111
Ph: (303) 773-0436
Fax: (303) 773-8709

CIVIL ENGINEER:

CORNERSTONE ENGINEERING
437 SOUTH ST. VRAIN
ESTES PARK, CO 80517
Ph: (970) 586-2458
Fax: (970) 586-2459

No.	Date	Description
GDP First Amendment	October 5, 2010	Increased density and maximum number of units, added product types of adult daycare, assisted living and multifamily attached, modified building height and off-street parking ratio
GDP Second Amendment	March 26, 2012	Adjust parking ratio and increase density and number of units in area D and E
GDP Third Amendment	June 22, 2016	Added additional 5+- acres to the north
GDP Fourth Amendment	Nov 22, 2016	Amended land use in parcel I

Issued For:

No.	Date	Description
1	07.10.2012	City of Loveland Review Comments
2	07.26.2012	Water/Wastewater Comments 07.25.2012
3	08.17.2012	Planning Redlines
4	11.7.2012	City Council Conditions of Approval

Seals:

LBA Project Number:
2357.00

Date:
MARCH 26, 2012

Sheet Title:

**CHARACTER
BUILDINGS**

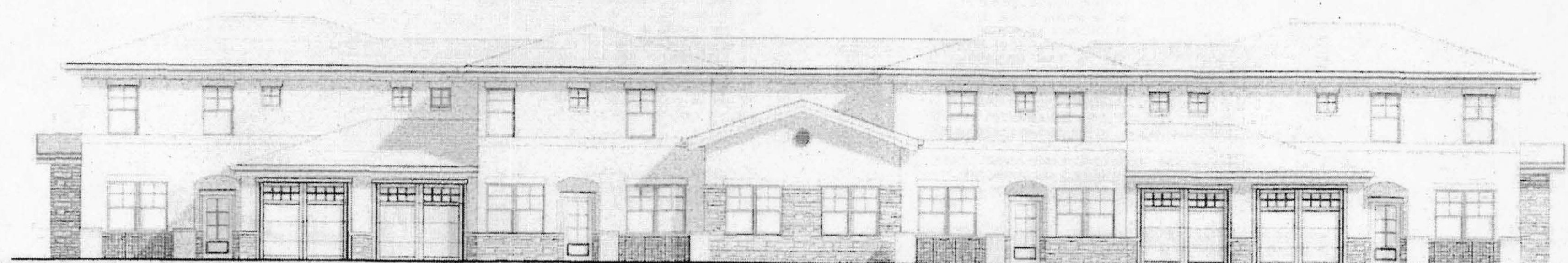
Sheet Number:

6 OF 6



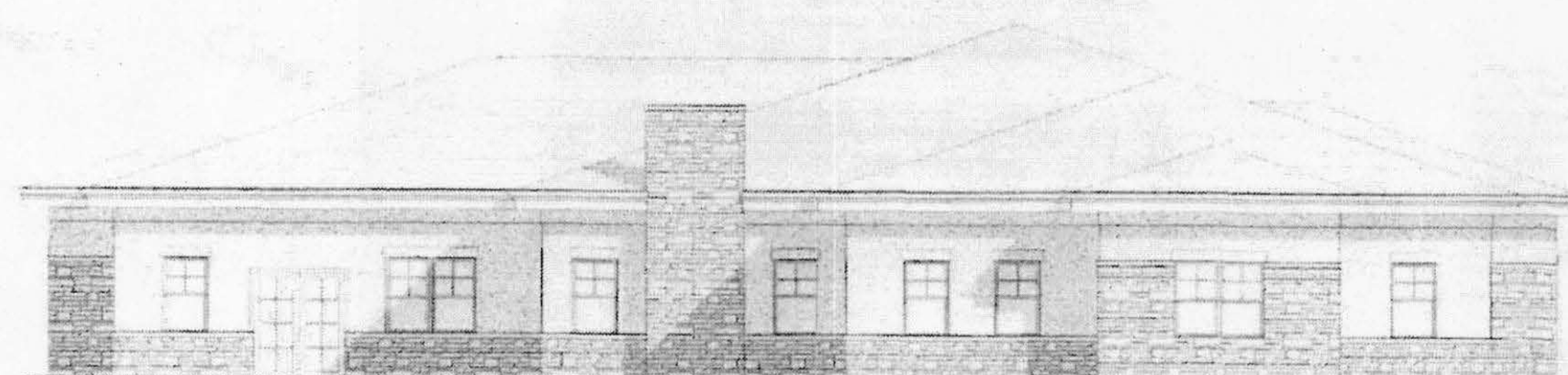
**ASSISTED LIVING FACILITY /
ADULT DAYCARE FACILITY**

3 OF 5 SCALE 1/8" = 1'-0" RE: 1 / A1.1



**MULTI-FAMILY ATTACHED
HOMES**

2 OF 5 SCALE 1/8" = 1'-0" RE: 1 / A1.1

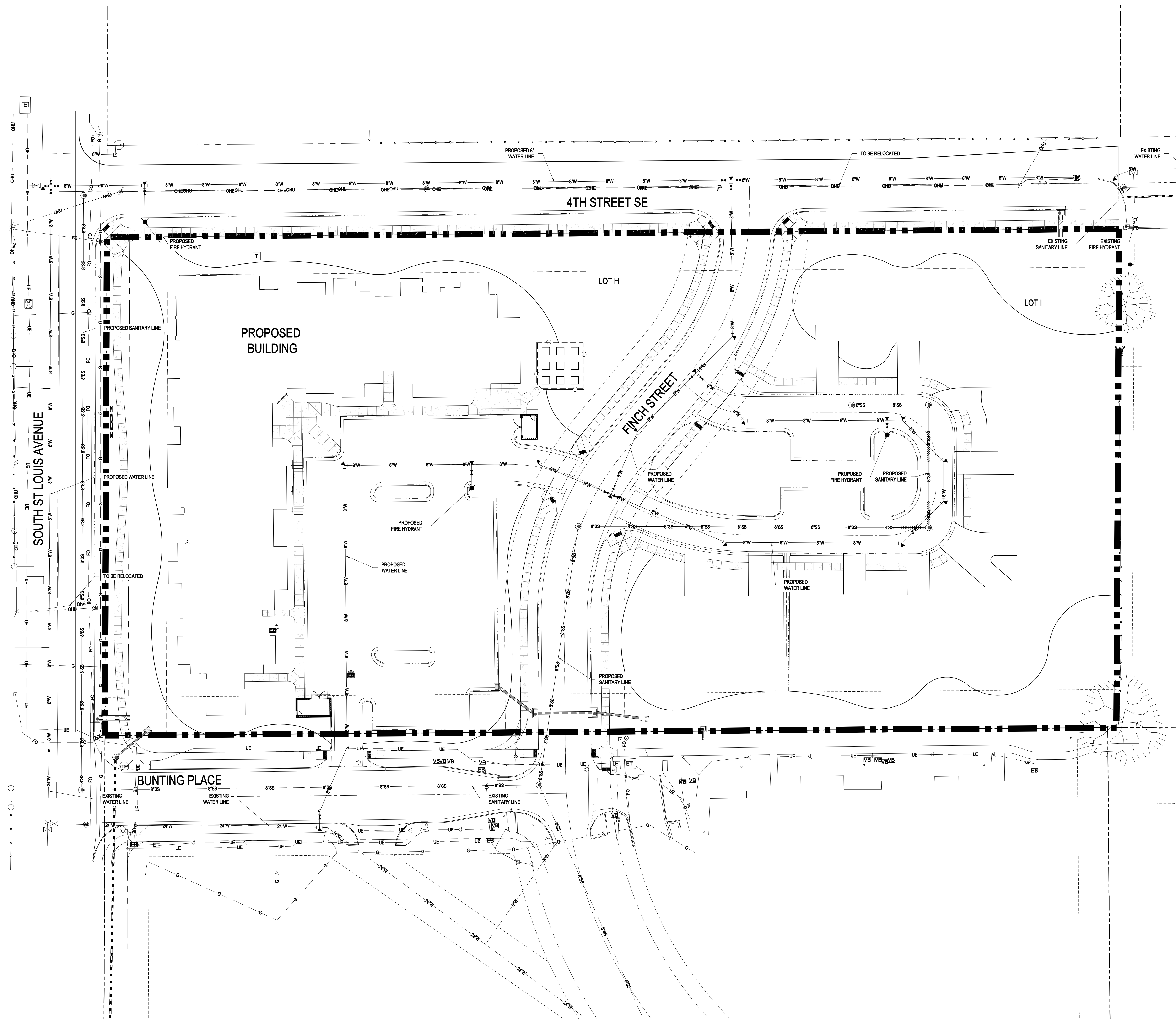


**GROUP ASSISTED LIVING HOME
OR "GREENHOUSE"**

1 OF 5 SCALE 1/8" = 1'-0" RE: 1 / A1.1

[illegible]

Project No:	LVH000001.01
Drawn By:	KJP
Checked By:	JEP
Date:	11.22.2016



ROTATION: 0°

50 0 30 60 90 Feet

(IN FEET)
1 inch = 30 ft.

LEGEND:

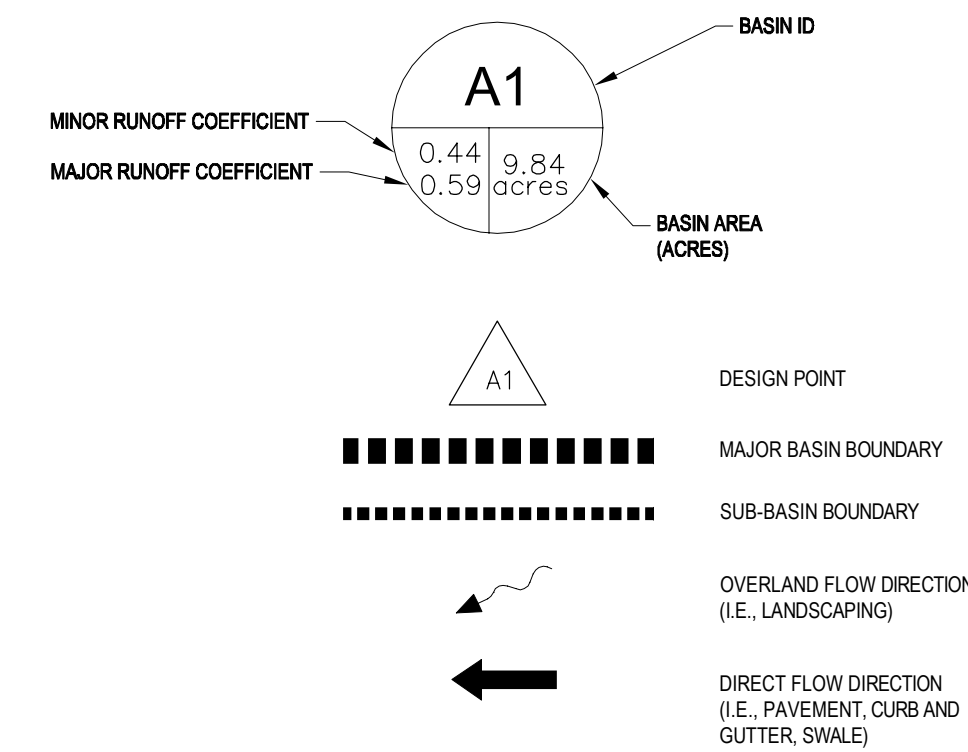
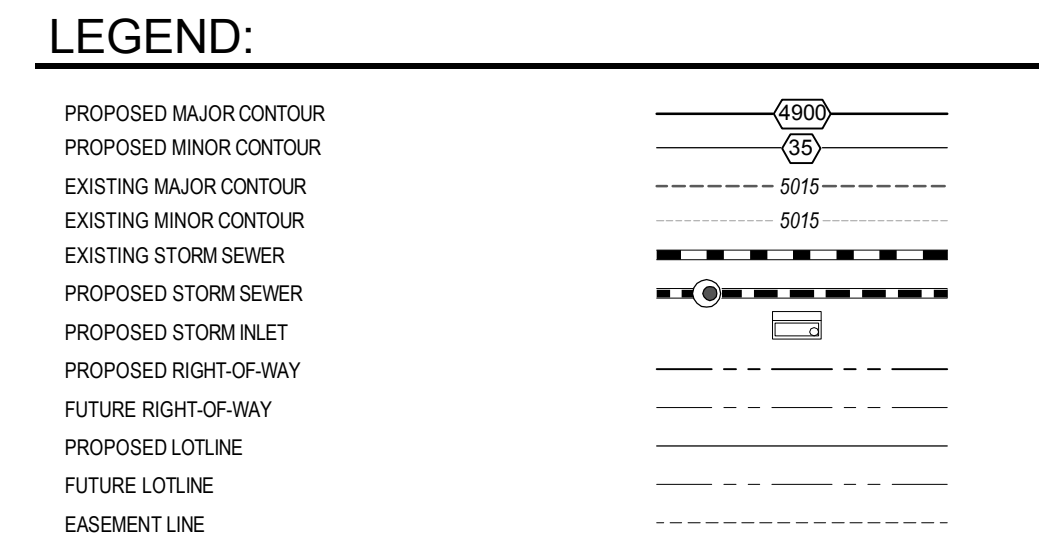
- PROPOSED WATER MAIN
EXISTING WATER MAIN
PROPOSED SANITARY SEWER
EXISTING SANITARY SEWER
PROPOSED SEWER SERVICE
PROPOSED WATER SERVICE/METER
PROPOSED FIRE HYDRANT
PROPOSED STORM SEWER
EXISTING STORM SEWER
EXISTING OVER-HEAD ELECTRIC
PROPOSED CURB & GUTTER
PROPOSED RIGHT-OF-WAY
PROPOSED LOTLINE
EASEMENT LINE
PROPOSED STORM INLET
PROPOSED MANHOLE

CALL UTILITY NOTIFICATION CENTER OF



Know what's below.
Call before you dig.

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU
DIG, GRADE, OR EXCAVATE FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES.



Basin Name	Design Point	A_{Total} (ac)	Runoff Coefficients			Developed Runoff	
			C_2	C_{10}	C_{100}	Q_2	Q_{100}
A1	A1	1.09	0.26	0.40	0.58	0.73	4.31
B1	B1	1.27	0.51	0.59	0.69	1.70	6.11
B2	B2	0.25	0.60	0.66	0.74	0.47	1.55
B3	B3	0.25	0.64	0.70	0.77	0.51	1.65
B4	B4	2.14	0.26	0.40	0.58	1.46	8.79
RD1	RD1	0.54	0.58	0.65	0.73	0.76	2.56
RD2	RD2	0.16	0.57	0.64	0.73	0.29	0.96

CALL UTILITY NOTIFICATION CENTER OF



**Know what's below.
Call before you dig.**
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE
DIG, GRADE, OR EXCAVATE FOR THE MARK
UNDERGROUND MEMBER UTILITIES

U.S. Leland Hoising AuthenfyCO, Loveland - LVH00001.01 - Miralid HFCADU05-CDLVH01_01_DR01.dwg LAYOUT NAME DR01 DATE Nov 22, 2014 2:18pm CAD OPERATOR: kyle_gabok



Development Services Administration

410 E. 5th Street • Loveland, CO 80537
(970) 962-2523 • eplan-planning@cityofloveland.org
www.cityofloveland.org/DC

MEMORANDUM

To: Loveland Planning Commission

From: Greg George, Special Projects Manager

Date: February 13, 2017

Subject: **Unified Development Code – Development Review Procedures (Second Working Draft) – January 23, 2017**

A. Project Status:

The project team was unable to complete the staff report for the February 13, 2017 meeting due to the need for significant revisions to address critical procedures issues. Our team believes that it is important that information submitted to the Planning Commission is complete and thoroughly vetted by the project team to avoid confusion and inefficiencies at the meeting.

B. Recommendation:

The project team recommends that the Commission open the public hearing on this item to allow public comment and then continue the hearing to February 27, 2017. If members of the Planning Commission have comments or questions regarding the Development Review Procedures (Second Working Draft), please submit them to me at greg.george@cityofloveland.org or call at (970) 962-2722.