



LOVELAND PLANNING COMMISSION MEETING AGENDA

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

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

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. REPORTS:

a. Citizen Reports

This is time for citizens to address the Commission on matters not on the published agenda.

b. Recent Passing of Commissioner Dave Cloutier

c. Current Planning Updates

1. Monday, March 27, 2017 Agenda Preview

i. No items currently on the agenda

2. Recap of 3/8/17 Joint Study Session with Larimer County Commissioners

3. Residential tour date: March 31st (1:15 PM – 4:30 PM*) --time may be adjusted

4. Comments on the Unified Development Code Open House (prior to PC meeting)

5. Hot Topics:

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

IV. APPROVAL OF MINUTES

Review and approval of the February 27, 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?

VI. REGULAR AGENDA:

1. Affordable Housing Code Changes (Presentation Time: 10 Minutes)

This is a public hearing item. At the February 27, 2017 Planning Commission meeting, a public hearing on Affordable Housing Code Changes was continued to March 13, 2017. The continuance provided staff with the opportunity to address public comments and direction from the Planning Commission provided on February 27th.

Alison Hade with the Community Partnership office will update the Commission on the adjustments made to the proposed code amendments since the February 27th hearing. 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. The role of the Planning Commission is to forward a recommendation to the City Council for final action on the amendments.

2. The Foundry – Site Development Plan (Presentation Time: 25 Minutes)

This is a public hearing and quasi-judicial matter to consider The Foundry Site Development Plan (SDP). The role of the Planning Commission is to determine whether the plan as presented is in compliance with the standards specified in Chapter 18.24 of the Loveland Municipal Code. The Commission has final approval authority for this project.

The Foundry site includes 4 acres of recently cleared land in downtown Loveland between Lincoln and Cleveland avenues and between Backstage Alley and First Street. The project includes a 460 space parking structure, two mixed-use buildings that will allow for residential, office and retail uses unified by central plaza that will be available for daily informal use and various planned events. Other project components, including a movie theater and hotel, are still in the design phase and will be presented to the Planning Commission at a future date.

The Foundry is a collaboration between the applicant, Brinkman Partners, and the City of Loveland, with financial and timing aspects of the project established in early 2016. It is designed as a "catalyst" to spur revitalization and renewed investment in the downtown, bringing to fruition a longstanding community vision. The project team is now working with a high level of urgency in order to meet agreed upon development parameters.

VII. ADJOURNMENT

STUDY SESSION

1. Unified Development Code (UDC) – Infill and Development Standards (Greg George)

This study session will introduce to the Planning Commission Task 3 - Infill and Corridor Development Standards for the new Unified Development Code (UDC). Items to be discussed are the Enhanced Corridor Overlay Standards and the Housing Palette. A study session with City Council on the same material is scheduled for April 11th.

Please note that a public open house on the Infill and Corridor Development Standards of the Unified Development Code will occur in the Council Chambers between 5:30 and 6:30 pm, immediately preceding the Planning Commission meeting. Commissioners and members of the public are invited to attend.