

CITY OF LOVELAND
PLANNING COMMISSION MINUTES
April 10, 2017

A meeting of the City of Loveland Planning Commission was held in the City Council Chambers on April 10, 2017 at 6:30 p.m. Members present: Chairman Jersvig; and Commissioners Dowding, Molloy, Forrest, Ray, McFall, and Roskie. Members absent: Ray and Fleischer. City Staff present: Bob Paulsen, Current Planning Manager; Laurie Stirman, 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.

CURRENT PLANNING UPDATES

1. **Mr. Robert Paulsen, Current Planning Manager**, reported that there are two public hearing items scheduled for the April 24, 2017 meeting agenda. One is for the Waterfall 4th Subdivision - Vacation of Access and Utility Easements, the other is the Master Plan Major Amendment for the Waterfall 6th Subdivision.

A study session on the Temporary Use Code Amendments is also scheduled for that evening. This is a review for the Planning Commission before this issue goes to a study session for the City Council early this summer. Materials will be to the Commissioners as early as possible.

2. **Mr. Paulsen** went on to recap the Residential Sites Bus Tour that took place on March 31st. He thanked those who were able to attend in spite of the weather and thanked **Kim Perry** with McWhinney for arranging a stop at the clubhouse at The Lakes and for joining them on a tour of The Lakes and another nearby project. The rain prevented a detailed review of the properties and the cancellation of the Rigden Farms tour. If the Commissioners would like another opportunity to do a residential tour, Mr. Paulsen would be happy to arrange that. He will send out an e-mail to capture participation and what commissioners are interested in viewing.
3. **Mr. Paulsen** reminded the Commissioners of a City Council study session on April 11th regarding the UDC Corridor Provisions. These provisions have already been favorably reviewed by this Commission. If the Council review is favorable, the issue will come back to the Planning Commission for a public hearing and, if the Commission is comfortable with the results, those provisions will be set aside for a final review at the completion of the UDC project later this fall. Planning Commissioners are invited to attend the City Council Study Session.

4. **Mr. Paulsen** noted that at the April 18th City Council meeting, Councilors will consider, on first reading, the ordinance for expanding the membership of the Planning Commission into the City's GMA. It may be a good opportunity to have members of the Planning Commission present at the meeting to express their desires for this expansion.
5. **Mr. Paulsen** noted there were no items for discussion under Hot Topics.

CITY ATTORNEY'S OFFICE UPDATES

There was nothing to report from the City Attorney's Office.

COMMITTEE REPORTS

There were no committee reports.

COMMISSIONER COMMENTS

Commissioner McFall reported that he has received several comments from residents of the Taft Farm and Kendall Brook communities regarding the sidewalk improvements and signage at 50th and Georgetown. They expressed appreciation for the improvements and felt there has been a positive impact on the traffic.

APPROVAL OF THE MINUTES

*Commissioner Dowding made a motion to approve the **March 27, 2017** minutes; upon a second from **Commissioner McFall**, the minutes were unanimously approved.*

CONSENT AGENDA

There were no items on the Consent Agenda

REGULAR AGENDA

1. Mirasol Preliminary Development Plan

Kerri Burchett, Staff Planner, reported that this is a public hearing to consider the next phase of the Marisol Community PUD which is a preliminary development plan (PDP) to construct a 60 unit, 3-story senior apartment building and 3 "Green House" skilled nursing homes within the Mirasol Community PUD. The Mirasol Community PUD is a successful senior housing development that provides a variety of affordable housing options for seniors. The PDP site is 4.5 acres located at the southeast corner of South St. Louis Avenue and 4th Street SE and was recently annexed into the City and zoned to be part of Mirasol. The zoning allows for the development of an apartment building on the western portion of the site and Green House homes on the eastern portion of the site,

adjacent to the existing residential neighborhood.

The PDP represents the final development phase within the PUD. Site design, building orientation and building heights reflect feedback provided at the neighborhood meetings. The apartment building is designed as a 3-story, 67,800 square foot structure with building heights transitioning to 2 stories on 4th Street SE. The Green House homes are an innovative approach to skilled nursing that creates a home environment for residents. Each home contains ten 1-bedroom units, a central kitchen and common living space. The development proposed in the PDP matches the character, architectural theme and streetscape design in Mirasol.

Ms. Burchett spoke of other improvements and projects that were brought up in neighborhood meetings including:

- The increase of the footprint of the apartment building to allow the step down of the three story building to two and to one story.
- The bridge connection and sidewalk gap projects for connections to downtown and to the Saint Lewis Natural Area.
- Provisions for shielding dumpsters and providing better access to vehicles for residents of the Green Houses.
- Design of the site plan to build in traffic calming such as the curvature of Finch Street.

Staff believes that all key issues have been resolved based on City Code and standards contained in the PUD. Neighbors and residents attending the neighborhood meeting were generally supportive of the project. Staff is recommending approval of the PDP based on the findings contained in Section VIII of this report.

Ms. Burchett introduced **Jeff Feneis, Director of Development for the Loveland Housing Authority**, who spoke of the need for these additional units for senior apartments and for the skilled nursing that the Green Houses provide.

Mr. Feneis introduced the architect for the project, **Mr. David Lingle**, who spoke of how this project complemented but did not copy the existing buildings in the Marisol Community. The landscape plans would match the rest of the development. He noted that this PDP included improvements to their portion of South Saint Louis Avenue. He went on to explain the storm drainage, parking and local street design and building architecture for the community.

COMMISSIONER QUESTIONS AND COMMENTS:

- **Commissioner McFall** questioned **Ms. Burchett** about the timeframe of the improvements to sidewalks, etc. that she described as neighborhood improvement being “worked on”. She explained that funding needed to be obtained for some of the projects and the sidewalk gap project was underway and grant applications for the bridge were in process. Funding availability would, of course, affect the timeframes.

- **Commissioner Roskie** noted that light pollution was an issue during the annexation hearing for this project and asked if that issue had been resolved. **Ms. Burchett** responded that the lighting issues from that meeting were immediately addressed by the Housing Authority and resolved. A photometric study was done for this project.
- **Commissioner Molloy** questioned **Mr. Feneis** about the waiting lists the Housing Authority has for this project and what were plans for future development of this type since he has noted an influx of retirees into the community. Is the list all Loveland residents? **Mr. Feneis** reported that anyone could apply but Loveland residents were given priority. He indicated that the Authority has short/medium term plans for 300 additional units throughout Loveland that does include multi-family units.
- **Commissioner Dowding** asked about the location of the trees that were being conserved within the project. **Mr. Feneis** said an Arborist was consulted and pointed out the locations of the trees that were being saved.

CITIZEN COMMENTS:

Commissioner Jersvig opened the public hearing at 7:14 p.m.

There were no public comments.

Commissioner Jersvig closed the public hearing at 7:14 p.m.

COMMISSIONER COMMENTS:

During final comments, many Commissioners complimented **Mr. Feneis** and his team on the project and commended the Housing Authority for listening to the neighborhood and making appropriate changes. They noted that a lot of thought and detail went into the architecture and the project is a nice compliment to the area.


***Commissioner Dowding** moved to make the findings listed in Section VIII of the Planning Commission staff report dated April 10, 2017 and, based on those findings, approve Resolution #17-01 thereby approving the Mirasol Phase 3 Preliminary Development Plan subject to the condition listed in said report, as amended on the record. Following a second by **Commissioner Roskie** and the acceptance of the condition by **Mr. Feneis**, the motion was unanimously approved.*

ADJOURNMENT

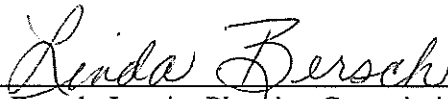
Commissioner Dowding, made a motion to adjourn. Upon a second by **Commissioner McFall**, the motion was unanimously adopted.

Commissioner Jersvig adjourned the meeting at 7:20 p.m.

Approved by:



Jeremy Jersvig, Planning Commission Chair



Linda Bersch, Interim Planning Commission Secretary.