



**LOVELAND PLANNING COMMISSION MEETING  
AGENDA**

**Monday, October 23, 2017  
500 E. 3<sup>rd</sup> 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, Jamie Baker Roskie, and Jeff Fleischer, and Tim Hitchcock**

**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. Monday, November 13, 2017 Agenda Preview**

**i. No Items on Agenda**

**2. UDC Study Session – November 6<sup>th</sup> at 6:00 in the EOC**

**3. Hot Topics:**

**c. City Attorney's Office Updates:**

**d. Committee Reports**

**e. Commission Comments**

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

##### **Review and approval of the October 9, 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. Pfeiff Annexation and Millennium GDP Amendment PH**

This public hearing is for the purpose of considering an annexation of 32 acres known as the Pfeiff Farm into the City of Loveland and zone the property Millennium Planned Unit Development (PUD). An associated amendment to the Millennium General Development Plan (GDP) expands the GDP to include this property and provides minor updates to the text of the GDP. The property is located west of N. Boyd Lake Ave, west of the Loveland Sports Park, and south of Mountain View High School. The requested zoning would allow residential, light commercial, institutional, civic, and/or public parks & open space on the land, subject to certain design standards of the Millennium GDP. The Applicant is McWhinney/PFLVD LLC. The Commission's role is to make a recommendation on the applications to the City Council for final action.

##### **2. Centerra Parcel 222 Rezonings and Millennium GDP Amendment PH**

This public hearing is for the purpose of considering the following: 1) a rezoning of 4.6 acres from Millennium Planned Unit Development to the I Industrial District; 2) rezoning of a 9.3 acre parcel and a 5.3 acre parcel from I Industrial to Millennium Planned Unit Development; and 3) amending the Millennium General Development Plan (GDP) to reflect these boundary changes and to provide minor updates to the text of the GDP. The subject parcels are located east of N. Boyd Lake Ave, west of Rocky Mountain Ave, and north of E. 37<sup>th</sup> Street, in an area known as Centerra Parcel 222. The applications propose to correct existing split zoning and accommodate future industrial development. These requested zoning changes would have little impact on the allowable land uses available on the respective parcels. The Applicant is Centerra Properties West, LLC. Staff is supporting this request. The Commission's role is to make a recommendation on the applications to the City Council for final action.

**3. Foundry Hotel PH**

This is a public hearing to consider the second phase of development approval for The Foundry project. A Site Development Plan (SDP) for a 63,000 square foot hotel has been submitted for review by the Planning Commission along with an associated request for Vacation of Right-of-Way for a 988 square foot portion of East Second Street. The proposed four-story hotel site is approximately 0.8 acres and located at the southwest portion of The Foundry project site, between Lincoln Avenue and Cleveland Avenue, and between Second Street and First Street. The role of the Planning Commission is to review the Site Development Plan for conformance with downtown BE Zoning District standards. Barring appeal, the Planning Commission has final authority on the SDP. The Commission's role on the Right-of-Way vacation request is to make a recommendation to the City Council. Staff is supporting approval of both the SDP and the vacation. The applicant is Brinkman Partners, represented by Todd Parker.

**4. HIP Streets Modernization Plan PH**

This is a public hearing is to consider an addendum to the 2009 HIP (Heart Improvement Program) Streets Master Plan. The original plan was designed to guide pedestrian and street network improvements in the downtown core. The modernization effort updates the materials, graphics, and parking configurations specified in the 2009 Plan, providing a thematic approach consistent with recent downtown projects including The Foundry. The Plan area includes 19 blocks within the Loveland Downtown core. The Commission's role is to provide a recommendation to the City Council on the updated Plan; this item is scheduled for Council consideration on December 5th. The applicant is the City of Loveland and Stanley Consultants, Inc.

**VII. ADJOURNMENT**