



410 East 5<sup>th</sup> Street  
Loveland, Colorado  
970.962.2523

## FINAL FINDINGS REPORT

### 655 N. Sheridan Ave. Special Review #938 (PZ #17-00166)

*November 8, 2017*

<b>TITLE:</b>	655 N. Sheridan Ave. – Special Review #938 (PZ #17-00146)
<b>LOCATION:</b>	At the southeast corner of N. Sheridan Ave. and W. 7 <sup>th</sup> St. See the enclosed “project vicinity map”.
<b>APPLICANT:</b>	Jeff Gaines, (970) 472-8100
<b>STAFF CONTACT:</b>	Jennifer Hewett-Apperson, Current Planning Melissa Morin, Water/Wastewater Kevin Gingery, Stormwater Kim Reeves, Power Randy Maizland, Transportation Dev. Review Ingrid McMillan-Ernst, Fire
<b>APPLICATION TYPE:</b>	Special Review #938
<b>STAFF RECOMMENDATION:</b>	Staff recommends that the Current Planning Manager approve a Type 2 Zoning Permit for 655 N. Sheridan Ave., subject to the conditions listed in this report dated October 30, 2017.

## **I. ATTACHMENTS**

1. Vicinity Map
2. Site Plan & Building Elevations

## **II. SITE DATA**

Acreage of Site – 0.16 acres (7,020 square feet)

Total Parking for Site – 4 parking spaces (surface parking)

Usable Open Space – not applicable

## **III. PROJECT DESCRIPTION**

The applicant proposes to construct a second dwelling unit on this parcel located at the southeast corner of N. Sheridan Ave. and W. 7<sup>th</sup> St. The proposed dwelling unit would be a 2-story carriage house consisting of a 2-car garage on the first floor and living space on the second floor. The proposed structure will have approximately 1,695 square feet of living space within a 2-story building that has a footprint of approximately 1,066 square feet. The property currently contains a single family home of approximately 1,088 and a detached one-car garage. As part of the proposal, the existing garage would be demolished, though the existing driveway access from W. 7<sup>th</sup> St. would be maintained. The required 4 off-street parking spaces for both the existing house and new dwelling unit would be provided. The property is zoned R1e – Established Low Density Residential. Second dwelling units are permitted in the R1e zoning district only through approval of a Special Review. The Special Review includes review of a site plan by the City for conformance to all applicable standards, input from surrounding property owners and findings of compatibility within the neighborhood.

## **IV. KEY ISSUES**

There are no key issues regarding the 655 N. Sheridan Ave. – Special Review #938 from City staff, though nearby property owners expressed concern about the impact on neighborhood character from increased density.

## **V. BACKGROUND**

The zoning on the property is R1e – Established Low Density Residential. Second dwelling units on a parcel are permitted through approval of a special review. The Development Review Team (DRT) has conducted one (1) review of the special review plans and final review is pending. Minor technical corrections are needed that did not impact the City's ability to begin the process of issuing findings and comment/appeal.

## **VI. STAFF, APPLICANT, AND NEIGHBORHOOD INTERACTION**

### **A. Notification**

An affidavit was received from Hannah Hill, which certifies that the surrounding property owners within 600 feet of the property were notified on October 3, 2017, of a neighborhood meeting held on October 19, 2017.

### **B. Neighborhood Response**

A neighborhood meeting was held on **October 19, 2017**, regarding this project. Seven (7) neighbors were in attendance. Concerns expressed by neighbors that were relevant to the special review pertained to maintenance of neighborhood character, increased density and traffic from the additional dwelling unit.

Staff received a letter from Patricia and Carl Worden during the comment period expressing objection to the proposed second dwelling unit. They are concerned with the increased density that the second dwelling unit would bring to the neighborhood, citing the large lots in the neighborhood. Staff conducted further research in response to these concerns and determined that while there are a number of lots that are 7000 square feet or larger, there are an equivalent number of lots in the immediate vicinity that are substantially smaller. This neighborhood is characterized by diverse lot sizes. Traffic and parking concerns were also raised; however, the applicant has provided adequate parking on site and staff has included a condition that the garages be used for parking and not storage of personal belongings.

### **C. Project Schedule**

1. Type 2 Special Review #938 was filed with the Current Planning Department on **September 12, 2017**.
2. A neighborhood meeting was held on **October 19, 2017**, at 5:30 p.m. in the Development Center (410 E. Fifth Street).
3. The staff preliminary findings and determination was made on **October 30, 2017**.
4. The public review period for the staff preliminary findings and determinations is from **October 30, 2017** to **November 7, 2017**.
5. Final findings and determination will be issued on **November 8, 2017**.
5. The appeal period for the Type 2 Zoning Permit for Modification to Special Review #311 is from **November 8, 2017** to **November 17, 2017**.
6. The Type 2 Zoning Permit for Special Review #874 will be issued on **November 17, 2017** (providing no appeal(s) is/are filed and final plans prepared).

## **II. FINDINGS AND ANALYSIS**

**Finding 1.** That the proposed special review use meets the purposes set forth in Section 18.04.010 of the Loveland Municipal Code.

The special review meets the purposes of Section 18.04.010 of the Loveland Municipal Code in that it is designed to adhere to the zoning regulations and districts established in Title 18 and more particularly those for the R1e district including but not limited to providing adequate facilities (i.e. transportation, water, sewer, power, etc.), appropriate use of land, and keeping with the character of the land.

**Finding 2.** That the effects of the proposed special review use on the surrounding neighborhood and the public in general will be ameliorated.

The special review use is consistent with the surrounding neighborhood. The applicant has taken steps to minimize impacts, specifically by ensuring that all required parking is provided on-site and by restricting vehicular access to the alley from the property.

Community members who attending the October 19, 2017, neighborhood meeting expressed concern that the scale and density of the proposed carriage house would be out of character with the surrounding neighborhood; however, staff is satisfied that these concerns are not warranted. The carriage house will effectively be a second single-family home in a neighborhood that is dominated by single-family homes. Additionally, the two-story design of the proposed carriage house is consistent with other homes in the vicinity, and will not be significantly taller than the primary story-and-a-half home that is on this parcel. Finally, several properties in the immediate vicinity contain secondary buildings that are similar in size to the primary building. The total lot coverage of 655 N. Sheridan Ave. upon completion of the carriage house will be similar to that of neighboring properties.

**Finding 3.** That in assessing the potential effects of the proposed special review use, at a minimum, the following matters have been considered:

**3a.** Type, size, amount, and placement of landscaping;

Not applicable. There are no specific landscape requirements in the R1e zoning district.

**3b.** Height, size, placement, and number of signs;

Not applicable. No signs are proposed.

**3c.** Use, location, number, height, size, architectural design, materials, and colors of buildings;

The proposed carriage house will be consistent in size and materials with other homes in the immediate vicinity.

**3d.** Configuration and placement of vehicular and pedestrian access and circulation;

The existing driveway curb cut will be used for site access and no vehicular access will be provided to the adjacent alley.

**3e.** Amount and configuration of parking;

The required number of off-street parking spaces will be provided.

**3f.** Amount, placement, and intensity of lighting;

Exterior lighting would comply with the City's lighting standards.

**3g.** Hours of operation;

Not applicable to residential uses.

**3h.** Emissions of noise, dust, fumes, glare, and other pollutants.

Not applicable to residential uses.

**Finding 4.** The special review site plan conforms to the restrictions and regulations set forth in the Loveland Municipal Code for the zoning district in which the special review use is located.

The special review site plan conforms to the Loveland Municipal Code, Chapter 18.16.

**Finding 5.** The special review site plan meets the requirements set forth in Section 16.41 - Adequate Community Services - of the Loveland Municipal Code.

The special review is in compliance with the Adequate Community Service requirements.

## **VIII. CONDITIONS OF APPROVAL**

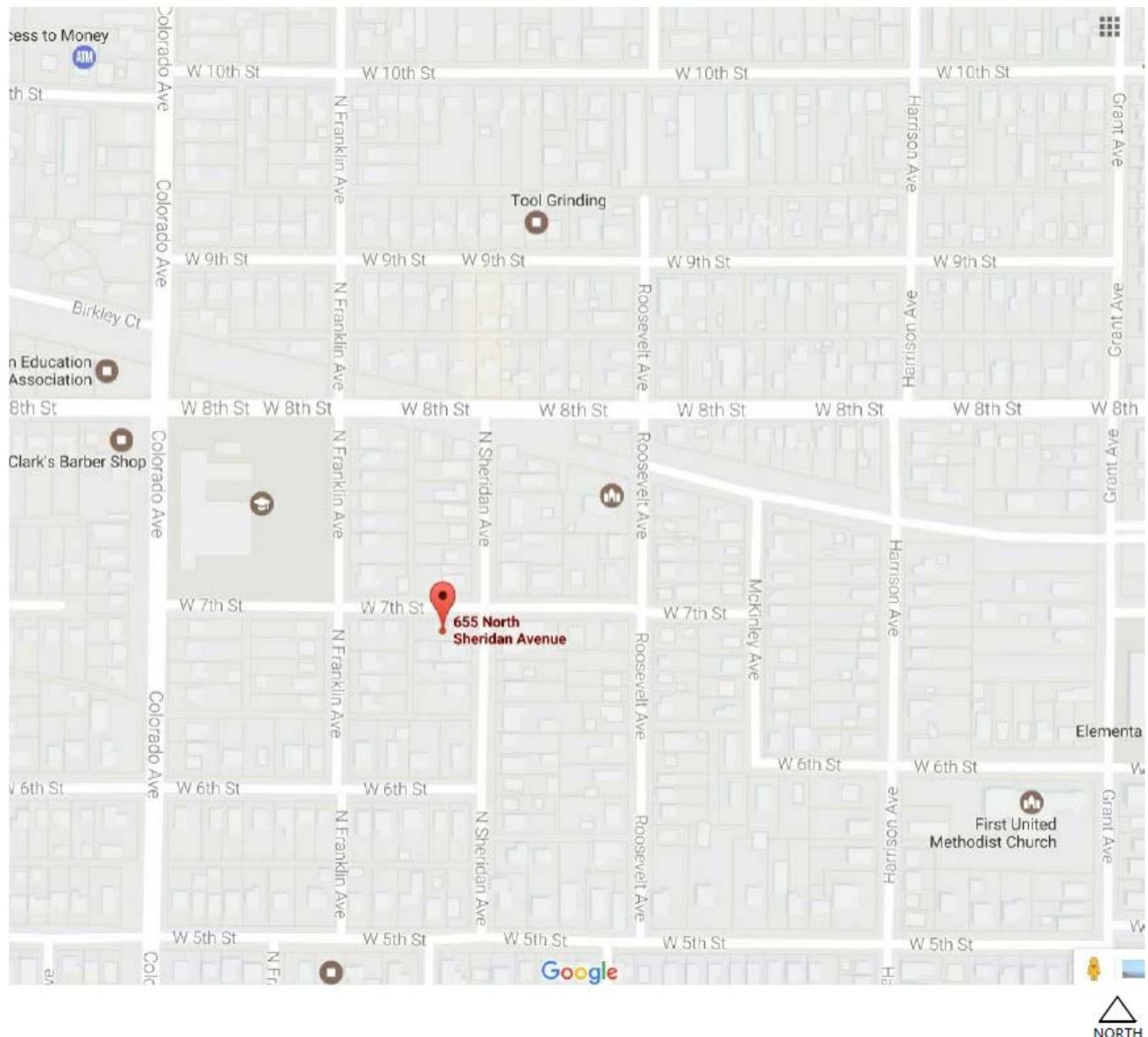
### **Planning - Review:**

1. In order to maintain adequate on-street parking within the neighborhood, the owner shall include a lease provision that the garage shall be used for parking of vehicles and not for storage of tenants' personal belongings.

### **PW-Transportation:**

1. All public improvements shall comply with the Larimer County Urban Area Street Standards (LCUASS).
2. The developer agrees to acquire and dedicate, at no cost to the City, any rights-of-way or easements necessary for the required public improvements associated with this development.
3. A Right-of-Way work permit from the City will be required for any construction activity in the public right-of-way.

## Attachment 1: Vicinity Map



## Attachment 2: Site Plan

