



City of Loveland

## LOVELAND PLANNING COMMISSION MEETING

### AGENDA

Monday, May 14, 2018

500 E. 3<sup>rd</sup> 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](mailto: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](mailto: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](mailto: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](mailto:ADACoordinator@cityofloveland.org).”*

**LOVELAND PLANNING COMMISSIONERS:** Carol Dowding (Chair), Pat McFall, Jamie Baker Roskie, Rob Molloy, Jeff Fleischer, Tim Hitchcock, Michael Bears, David Hammond, and Buddy Hovland.

### CALL TO ORDER

#### I. PLEDGE OF ALLEGIANCE

#### II. 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, May 21, 2018 – UDC Study Session at 6:00 pm at the DC

2. Monday, June 11, 2018 Agenda Preview

    i. 1001 ½ E 2<sup>nd</sup> Street - Variance Request – ZBA Hearing

    ii. 37<sup>th</sup> St. Vacation - Resolution

    iii. Kendall Brook GDP Amendment (Village Coop) - PH

    iv. Hendricks 1<sup>st</sup> Addition – Zoning – PH

3. Hot Topics: Welcome new Commissioner: Milo "Buddy" Hovland

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

### **III. APPROVAL OF MINUTES**

#### **Review and approval of the April 23, 2018 Meeting minutes**

### **IV. 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. Ward Industrial 4<sup>th</sup> Subdivision**

This is a noticed public hearing required by Colorado Revised State Statutes that affords mineral rights owners the opportunity to appear and state their interest in property that is undergoing an initial subdivision process within the City of Loveland. The subject property is a 7.7-acre site at the northwest corner of Ward Avenue and Crossroads Boulevard that is currently undergoing an administrative minor subdivision process. The role of the Planning Commission is to conduct the public hearing, allowing owners of severed mineral interests to be heard. The Commission has no role other than conducting the hearing; any subsequent negotiations will remain private, involving surface owners and mineral rights owners. No motion or action by the Commission is required.

### **V. REGULAR AGENDA**

#### **2. Bighorn Addition - PH**

This is an application to annex and zone an undeveloped 5-acre property located at the NW quadrant of the intersection of Hwy. 287 and 57th Street. The applicant is requesting B-Developing Business District zoning. The applicant has not submitted development plans with the current applications but has indicated a desire to develop an indoor vehicle storage business at this location; this use would require special review approval under current code requirements. Staff has determined that the annexation and requested zoning are consistent with applicable regulations, plans and policies and is supporting approval of the applications. The Planning Commission's role is to conduct a public hearing and make recommendations to the City Council on the annexation and zoning applications.

### **3. Foundry Theater - PH**

On February 26, 2018 the Planning Commission conducted a public hearing and approved the site plan for The Foundry Theatre based on a determination of compliance with the design standards of the Downtown Be Zoning District. Subsequent to the Planning Commission's approval, the Theatre design team submitted amended plans to the City which specified modifications to the elevations of the Theatre building. Given the nature of the modifications, it is necessary for the Planning Commission to conduct a new public hearing to determine if the adjusted design is in compliance with the applicable design standards specified in the Downtown Be Zoning District. Staff has reviewed the amended plans and is recommending approval. The Commission's role to conduct a public hearing and determine whether the modified plans meet the applicable findings specified in the Downtown Be Zoning District. The Commission's decision on this application is final barring appeal.

## **VI. ADJOURNMENT**