



## LOVELAND PLANNING COMMISSION MEETING AGENDA

Monday, June 25, 2018  
500 E. 3<sup>rd</sup> Street – Council Chambers  
Loveland, CO 80537  
6:30 PM

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**LOVELAND PLANNING COMMISSIONERS: Carol Dowding (Chair), Pat McFall, Jamie Baker Roskie, Rob Molloy, Jeff Fleischer, Tim Hitchcock, Michael Bears, David Hammond, and Milo 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, July 02, 2018 - UDC Study Session at 6:00 pm at the DC

2. Monday, July 09, 2018 – Agenda Preview

i. New Vision Charter School – Location Extent Review

3. Hot Topics: UDC update

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

##### d. Committee Reports

##### e. Commission Comments

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

#### **Review and approval of the June 11, 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?

### **V. REGULAR AGENDA:**

#### **1. Kendall Brook GDP Amendment**

This is a public hearing to consider an amendment to the Kendall Brook General Development Plan (GDP). The GDP includes 168 acres located in NW Loveland; most of the GDP area has been built out. The requested amendment is to allow an increase in the allowable multi-family residential units within the GDP from 184 to 242 and to increase the building height allowance from 40 to 45 foot. This application is being made to accommodate a proposed senior housing development on a currently vacant 3.59-acre site at the northwest quadrant of Taft Avenue and W. 43rd Street. Amendments to GDP requirements require a public hearing by the Planning Commission that results in a recommendation to the City Council for final action. Staff believes key issues have been resolved and is recommending approval.

### **VI. ADJOURNMENT**

## SUPPLEMENTARY INFORMATION

### Public Hearing Procedures

The purpose of a public hearing is for the Planning Commission (PC as used below) to obtain full information as to the matter under consideration. This includes giving all interested parties the opportunity to speak (provide testimony) at the hearing. The public hearing is a formal process. Below is the typical hearing sequence to be followed by the Planning Commission. *Annotations have been provided for clarity.*

1. **Agenda item is recognized by the Chair**
2. **Public hearing is opened\***
3. **Staff presentation**  
*(May include clarifying questions to staff from Commissioners)*
4. **Applicant presentation**  
*(May include clarifying questions to applicant from Commissioners)*
5. **Public comment**  
*(All public comment should be made from the podium upon the PC Chair acknowledging the citizen speaking. Citizens should provide their name and mailing address in writing at the podium, and introduce themselves. The PC may ask clarifying questions of the citizens. At a public hearing, the PC does not respond to questions from citizens; questions directed to the applicant or staff should be requested through the Chair.)*
6. **Applicant response**  
*(The Chair typically requests that applicants respond to comments and questions raised during public comment)*
7. **PC questions to staff, the applicant and possibly to citizens who presented**  
*(Commissioners may use this step in the process to gain a more detailed understanding of relevant information)*
8. **Close public hearing**  
*(Unless specifically permitted by the Chair, further testimony is not allowed after the public hearing is closed)*
9. **Motion**  
*(Motions are made by a PC member with possible conditions)*
10. **Motion is seconded**  
*(A 2nd is required before the motion can be considered; a motion that fails to obtain a second dies)*
11. **PC discussion**  
*(The PC discusses the application and whether it satisfies the required findings)*
12. **PC Chair requests that the applicant agree to any conditions prior to a vote**  
*(If an applicant does not accept the proposed conditions, the PC may deny the application)*
13. **Vote**  
*(The decisions of the PC must address relevant findings of fact. These findings are specified in adopted plans and codes, and serve to guide zoning and annexation decisions. Relevant findings are itemized in the Staff Report and referred to in the recommended motion.)*

\* Note that the Planning Commission may place time limits on presenters. All presenters should communicate clearly and concisely, refraining from duplicating detailed information that has been provided by others.

**CITY OF LOVELAND**  
**PLANNING COMMISSION MINUTES**  
**June 11, 2018**

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A meeting of the City of Loveland Planning Commission was held in the City Council Chambers on June 11, 2018 at 6:30 p.m. Members present: Chairwoman Dowding; and Commissioners Roskie, Molloy, Bears and Hammond. Members absent: Commissioners McFall, Fleischer and Hitchcock. City Staff present: Bob Paulsen, Current Planning Manager; Laurie Stirman, Assistant City Attorney; Lisa Rye, 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. **Robert Paulsen**, Current Planning Manager, reviewed the agenda items scheduled for the Monday, June 25, 2018 Planning Commission meeting. Currently scheduled are the Kendall Brook GDP Amendment, along with the New Vision Charter School for a location and extent review.
2. **Mr. Paulsen** noted that staff has been working diligently on updating the Unified Development Code. It is anticipated that the third draft will be released to the Planning Commission and the Title 18 Committee for review within a few weeks. Title 18 Committee Meetings and Planning Commission Study Sessions will resume in the month of July.

**CITY ATTORNEY'S OFFICE UPDATES**

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

**COMMITTEE REPORTS**

**Commissioner Roskie** reported on the Title 18 Committee meeting held on June 7<sup>th</sup>. Non-conforming use provisions were discussed and will be a continued topic at the next meeting to ensure that the proposed regulations can be implemented by staff and that current practices that are working are brought into the Unified Development Code (UDC).

**Mr. Paulsen** mentioned that City Council will be invited to attend an upcoming Planning Commission meeting in July, at which time the UDC update will be addressed.



## **COMMISSIONER COMMENTS**

There were no comments.

## **APPROVAL OF THE MINUTES**

*Commissioner Roskie made a motion to approve the May 14, 2018 minutes; upon a second from Commissioner Hovland, the minutes were unanimously approved.*

## **CONSENT AGENDA**

There were no items scheduled on the Consent Agenda

## **REGULAR AGENDA**

### **1. 1001 ½ E Street Variance Request PH – Zoning Board of Adjustment Hearing**

**Project Description:** This public hearing item has been referred from the Zoning Board of Adjustment Hearing Officer. In hearing this item, the Planning Commission will serve in its role as the full Zoning Board of Adjustment. The variance application includes two associated variances relating to a residential development on property zoned R3e – Established High Density Residential. The property is located on the northeast corner of East Second Street and North Hayes Avenue. The property includes an existing single family home and a partially constructed duplex. The variance application requests a lot size reduction and a front yard setback reduction to accommodate a duplex. The applicant has been stopped from proceeding with construction until the variance issues are resolved and an accurate building permit submittal is provided. Planning staff is recommending approval.

**Commissioner Dowding** announced the Planning Commission would now be acting as the Zoning Board of Adjustment.

**Commissioner Hovland** disclosed that he is the owner of property next to the subject property but indicated that he could vote fairly based on the evidence provided.

**Commissioner Dowding opened the public hearing at 6:36 p.m.**

**Emily Tarantini**, Current Planning, presented the Zoning Board of Adjustment an overview of the location of the subject property, discussed project background, and discussed site plans showing previous and current conditions. The variances requested are (1) a street-side setback reduction (the required setback is 15 feet - the applicant is proposing 9 feet 8 inches from building to property line; and (2) a lot area square footage reduction (a 3-family layout requires a 7,000 square foot lot. This lot is 6,490 square feet).

**Ms. Tarantini** reviewed the history of the property, including a partial demolition in 2016, which was completed without a permit. The property was later red-tagged in April 2018 due to an expired permit and the construction completed did not adhere to the original building permit plans.

**Ms. Tarantini** displayed site plans showing both previous and current site conditions. Previous plans illustrated building Unit 2, and the original building permit proposal for a 266 square foot addition. Current site plans illustrated the newly constructed Unit 3. **Ms. Tarantini** explained that the existence of 1,490 sq. feet of right of way behind the sidewalks along the adjacent two street frontages of the lot helps to accommodate the 3-unit layout and allows it to function properly. She added that the addition has made a positive impact on the neighborhood since the unit was in need of repair and that the applicant preserved the historic orientation of the lot.

Staff recommended approval of the variances, subject to the following conditions:

- A site development plan and associated construction plans must be submitted.
- A building permit must be submitted, and inspections will be required.

**Commissioner Molloy** questioned how long the right of way has been in existence. **Ms. Tarantini** stated the property was platted in approximately 1920. **Ms. Tarantini** indicated that the City Transportation office has stated that there are no plans to widen the road or utilize the excess right-of-way.

**Tyler Folger**, applicant, addressed the board, apologizing for the errors made in the steps taken to develop the property, and indicated that he is committed to make things right.

#### **CITIZEN COMMENTS:**

**Chris Browne**, neighbor, stated that the further development of the property is an improvement and an asset to the neighborhood.

**Commissioner Dowding closed the public hearing at 6:55 p.m.**

*Commission Roskie moved to make the findings listed in Section VII of the Zoning Board of Adjustment staff report dated June 11, 2018, and based on those findings: A) Approve the requested reduction to the streetside setback. B) Approve the requested reduction to the lot area square footage. Subject to the conditions listed in Section IX, as amended on the record. Commissioner Molloy seconded the motion.*

#### **COMMISSIONER COMMENTS:**

- **Commissioner Roskie** stressed the importance to consider the variance request on its own merits, despite the permitting process errors made by the applicant. She asked the applicant to justify the hardship he experienced preventing him from meeting the 15 foot setback and lot size requirements. **Mr. Folger** answered that he calculated the usable lot size incorrectly and did not account for the required setbacks.

- **Commissioner Dowding** asked the applicant what kind of loss he would experience had he met the 15- foot setback. The applicant confirmed he would have difficulty fitting the 2- bedroom unit on the lot if he had met the 15- foot setback.
- **Commissioner Roskie** stated she wished to amend the findings to show that the hardship the applicant experienced is the impracticability of using the property for the zoned purpose if it were subject to the standard setback and lot size requirements.
- **Commissioner Molloy** added that the hardship is not being able to use the full potential of the site due to restrictions on using the adjoining right-of-way.
- **Commissioner Dowding** indicated that, based on the information presented, both variances are acceptable to her and agreed that the layout of the 2- story unit is well-designed.

**Tyler Folger** accepted the recommended conditions as amended by staff.

*The motion was unanimously approved.*

**Commissioner Dowding** announced that this concluded the business of the Zoning Board of Adjustment. Further business on the agenda would be conducted with the board acting in its capacity as the Planning Commission.

**Commissioner Dowding called for a recess at 7:06 p.m.**

**Commissioner Dowding called the meeting to order at 7:15 p.m.**

## **2. Annexation and Zoning Request PH -- Hendricks First Addition**

**Project Description:** This is a public hearing to consider annexation and the establishment of R3-High-Density Residential Zoning for a 25.7-acre property located in the southern portion of Loveland to the west Highway 287 and north of 19th Street SE. The property is owned by North Loveland LLC and Derby Hill Baptist Church. The site is part of a Larimer County enclave that is surrounded by properties that have been incorporated into the City. The applicant is pursuing annexation and zoning in order to allow future residential development. Concerns have been expressed by neighbors that future development of higher-density residential uses would not be compatible with existing development and would create traffic impacts. The annexation and zoning requests are consistent with the Comprehensive Plan and staff is recommending approval of both requests. The Planning Commission's role is to conduct a public hearing and make recommendations to the City Council for final action.

**Commissioner Dowding opened the public hearing at 7:20 p.m.**

**Jennifer Hewett-Apperson**, Strategic Planning, introduced applications, indicating the location of the subject property and describing the requests for annexation and zoning. She spoke of a neighborhood meeting which was held April 5, 2018 and over 30 people attended. Concerns the community shared at the meeting were increased density, traffic impacts, property value impact, and changes to the character of the area relating to the proposed high density residential zoning.

**Ms. Hewett-Apperson** explained that R3 zoning and residential uses of a similar density to that allowed by the proposed zoning exist in the immediate vicinity. She indicated that the proposed zoning is compatible with the Comprehensive Plan and explained that the higher-density designation has been in existence for several years. This higher-density designation is likely due to the property's proximity to Highway 287. Ms. Hewett-Apperson indicated that there are no development plans available for review at this time, and any future development is subject to the Loveland development review processes. She emphasized that there are safeguards in place to ensure community concerns are addressed.

**Lee Martin**, Landmark Engineering, introduced himself as the applicant, indicated that the staff presentation had been thorough, and welcomed questions from the Commission. **Commissioner Molloy** asked what the timing was for development. **Mr. Martin** stated there are no plans for development at this time; the applicant is currently interested in having the property annexed and zoned to allow for future development.

**Chair Dowding opened the hearing for public testimony.**

**William Giudici**, homeowner in the Sierra Valley Subdivision, spoke of traffic concerns along Valency Drive. There is a potential for a significant increase in traffic and he wanted to ensure that the safety of the public is considered.

**Mary Sanger**, a resident of the area, spoke of the stormwater detention ponds (Wernimont Ponds) in the area and shared her concerns about people having access to the area via Valency Drive. With the existence of the ponds, she believes this is an area that requires greater security due to the increase in people. **Ms. Hewett-Apperson** offered clarification to the Commissioners of the City-owned detention pond area that Ms. Singer spoke of.

**Commissioner Molloy** asked if there were any plans for a traffic light at the north end of Valency Drive. **Mr. Martin** answered that there were no plans.

**Commissioner Hammond** asked what the idea behind the purchase of the property. **Mr. Martin** answered that it would be purchased to be zoned R3 and then sold for further development.

**Mr. Paulsen** explained that once the zoning is approved, the property would go through administrative review, and will not return to the Planning Commission following annexation and zoning.

**Ms. Roskie** asked who owns the pond and if there is public access. **Mr. Martin** answered that the City owns the pond and confirmed there is no direct public access.

**Commissioner Dowding closed the public hearing at 7:38 p.m.**

*Commission Roskie moved to make the findings listed in Section VII of the Planning Commission staff report dated June 11, 2018, and, based on those findings, recommend that City Council approve the Hendricks First Addition subject to the conditions listed in Section VIII, and zone the addition to R3 – Developing High Density Residential. Commissioner Hammond seconded the motion.*

#### **COMMISSIONER COMMENTS:**

- **Commissioner Molloy** agreed that the zoning and annexation of the property falls within the Comprehensive Plan.
- **Commissioner Dowding** believed the requested zoning and annexation to be appropriate especially since the property is part of an enclave. She likes the idea of the city growing in whole pieces instead of piecemeal. She is hopeful that the city will take appropriate steps to prevent unauthorized access to the ponds.

**Mr. Lee Martin** stated that the applicant accepts the conditions as written.

*The motion was unanimously approved.*

#### **ADJOURNMENT**

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

**Commissioner Dowding adjourned the meeting 7:43 pm.**

Approved by: \_\_\_\_\_  
Carol Dowding, Planning Commission Chair

\_\_\_\_\_  
Lisa Rye, Planning Commission Secretary.



## **Planning Commission Staff Report**

**June 25, 2018**

**Agenda #:** **Regular Agenda - #1**

**Title:** Kendall Brook GDP Amendment

**Applicant:** Real Estate Equities

**Request:** **General Development Plan Amendment**

**Location:** Northwest corner of N. Taft Ave. & W. 43<sup>rd</sup> St.

**Existing Zoning:** Kendall Brook Planned Unit Development

**Proposed Use:** Senior housing

**Staff Planner:** Jennifer Hewett-Apperson

### ***Staff Recommendation***

Subject to additional evidence presented at the public hearing, City staff recommends the following motion:

#### ***Recommended Motions:***

- 1. Move to make the findings listed in Section VII of the Planning Commission staff report dated June 25, 2018 and, based on those findings, recommend that City Council approve the Kendall Brook Business Park General Development Plan Amendment, subject to the conditions in Section VIII, as amended on the record.*

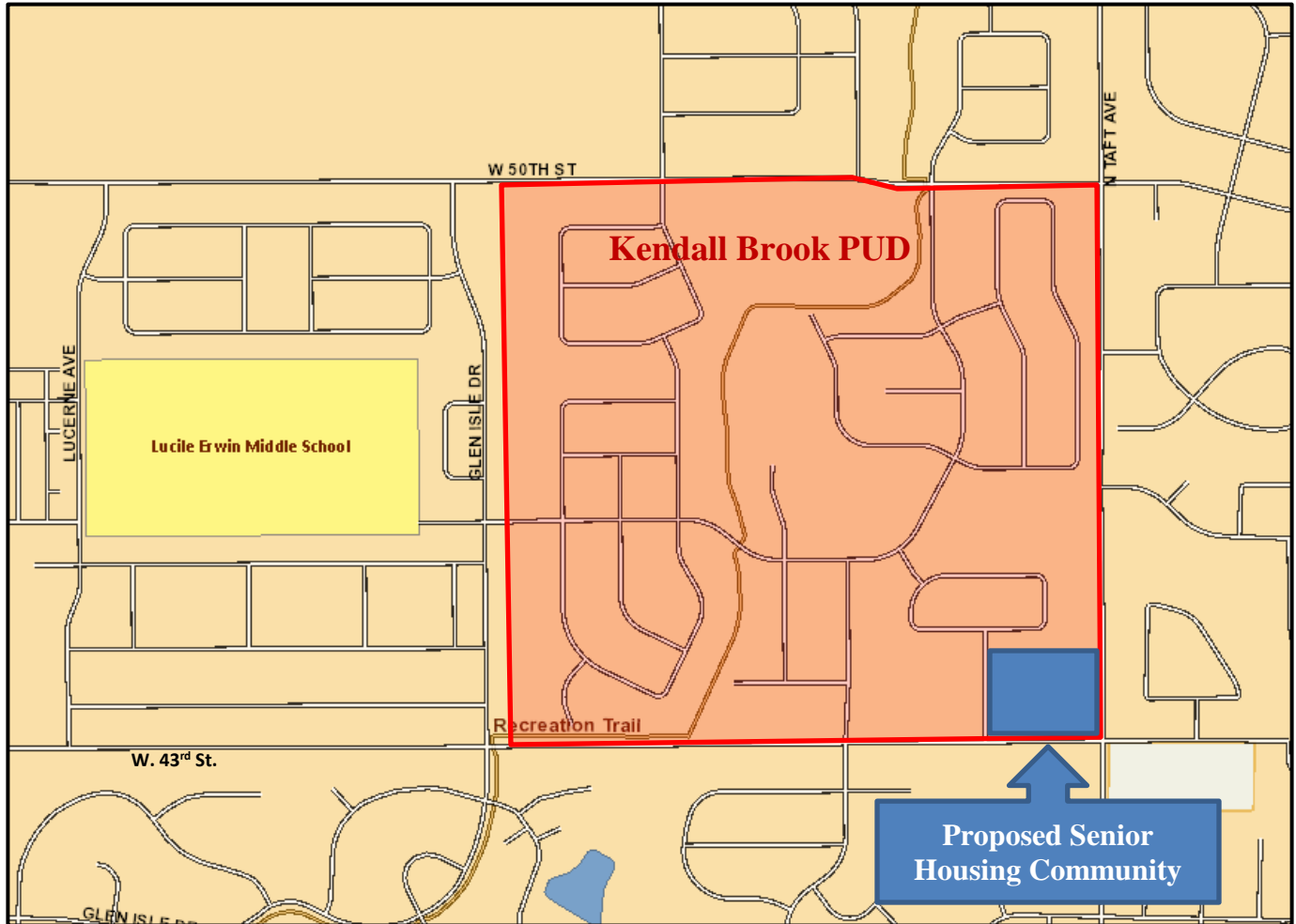
### ***Summary of Analysis***

This is a public hearing to consider an amendment to the Kendall Brook Business Park General Development Plan (GDP). The amendment proposes to increase the maximum allowable building height for multifamily from 40 feet to 45 feet and seeks to increase the maximum number of multifamily dwelling units from 184 to 242. These changes are sought to allow for the development of a cooperatively owned senior housing community. Any changes to allowed uses in a GDP require an amendment to the GDP, and such amendments are heard by both the Planning Commission and the City Council at public hearings. If the amendments are approved, any development will need to submit Preliminary Development Plan, Final Development Plan, and building permit applications for review prior to construction.

The 168.28-acre PUD is generally located northwest of N. Taft Avenue and W. 43<sup>rd</sup> Street. The area proposed for the senior community consists of 3.59 acres located at the southeast corner of the PUD, and shown on the GDP as Parcel H.

The proposal meets all requirements of the Municipal Code and requirements relevant to amending a General Development Plan. Staff believes that all key issues have been resolved. The Commission's recommendation on the matter will be forwarded to the City Council, who have final decision-making authority on the GDP amendments.

## I. VICINITY MAP



## II. SUMMARY

### Acronyms

The following abbreviations will be used throughout this report and are being provided to help clarify what each represents:

**PUD:** Planned Unit Development is a type of zoning that allows for the creation of zoning and design standards that are tailored to a site with this designation. This zoning is unique to a particular site or area, typically described in a development plan. The primary purpose of this zoning is to encourage a mixture of land use opportunities that are well integrated in creating an efficient use of land that is suitable to the site, and both internally and externally compatible.

**GDP:** General Development Plan establishes the zoning, density/intensity and design standards for a PUD-zoned property. The plan itself is primarily conceptual in nature, meant to provide guidance with respect to locations for different land uses within a PUD. This plan

is usually prepared in conjunction with the annexation of a property as its official zoning document. This plan must be approved by City Council.

- PDP: Preliminary Development Plan is typically the initial step, detailing a specific development proposal within a PUD. Its contents are reviewed on the basis of the zoning requirements of the applicable GDP. This plan must be approved by Planning Commission, subject to appeal to City Council.
- FDP: Final Development Plan is typically the final step of design preparing for actual construction of one or more uses on the site. Its contents are reviewed on the basis of the zoning requirements of the applicable GDP, the preliminary design that was approved at the PDP stage, and applicable City standards for installation of public improvements. Whenever possible, the City seeks to have the FDP combined with the Site Development Plan which is the first half of the building permit for the site.
- ACF: Adequate Community Facilities is a program adopted by the City of Loveland to ensure that the community facilities needed to support new development, including fire protection, transportation, water, wastewater, stormwater, and power, meet or exceed defined levels of service. Staff from each applicable department evaluate a proposed development in order to ensure that it can meet ACF criteria and that negative impacts to infrastructure will not occur with the development.

## Location and Size

The overall Kendall Brook PUD is 158.82 acres in size and located west of N. Taft Ave., south of W. 50<sup>th</sup> St., north of W. 43<sup>rd</sup> St. and east of Glen Isle Dr. It consists primarily of single-family residential development, with a multi-family senior living community fronting W. 43<sup>rd</sup> St., and a 3.59 acre vacant parcel at the corner of W. 43<sup>rd</sup> St. and N. Taft Ave. intended for mixed use development. The City of Loveland Recreation Trail meanders north-south through the center of the PUD.

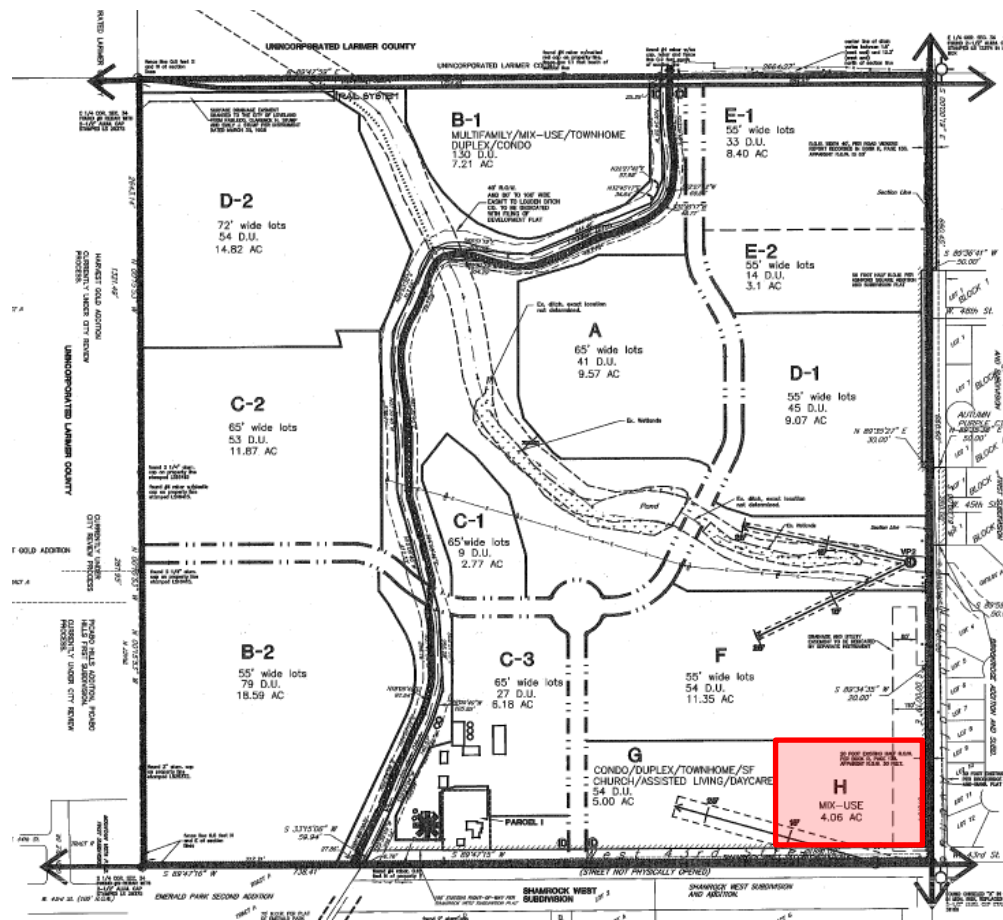
## History

The entire Kendall Brook PUD was annexed in 2000 as the *Kendall Brook Addition*. A GDP was approved at the time of annexation, establishing PUD zoning that allows for a variety of residential uses on the majority of the site, as well as provided for mixed use development on Outlots A, B and C (parcels G and H on the GDP pictured on the following page). Permissible uses on these mixed use parcels include multifamily residential, retail, office and commercial services. The GDP provided for 594 total dwelling units on 158.82 acres, with a gross residential density of 3.74 dwelling units/acre (DUA), which is consistent with the 2 – 4 DUA permitted within the Low Density Residential (LDR) comprehensive plan category. Of the 594 units, 410 were single family and 184 were multifamily. Since the initial annexation and zoning, the following development applications have been approved:

- |      |  |
|------|--|
| 2002 | Kendall Brook First Subdivision, is approved, establishing the boundaries of residential lots, outlots and tracts within the Addition. |
|------|--|



- 2002 FDP approved for all parcels except those designated for mixed use, providing for development of 405 single family units on 145.67 acres.
- 2007 FDP approved for Kendall Brook Fourth Subdivision, which provided for development of 117-unit senior housing community known as Sugar Valley Estates on 4.58 acres (Parcel G on the GDP below).
- 2016 PDP for Kendall Brook Townhomes (Kendall Brook Fourth Addition) approved.
- 2017 FDP/SDP approved for Kendall Brook Townhomes (Kendall Brook Fourth Addition, parcel B-1 on map below), providing for development of 84 dwelling units southwest of the intersection of W. 50<sup>th</sup> St. and the Loudon Ditch.



*The GDP amendment under consideration with this application concerns allowed uses within portions of Area H on the map above.*

## Current Proposal

### Use

A GDP functions as the zoning document for a larger, multi-lot development, and the uses allowed in the development are specified in the document. For Kendall Brook, the GDP primarily allows single-family uses, with Outlots A, B and C (Parcels G and H on the GDP) designated for a mix of uses. A detailed list of specific types of uses is also provided for each area. The senior housing community proposed for Outlot C (Parcel H on the GDP) is a permissible use within the GDP, but requires an amendment to the GDP since

more dwelling units are proposed than currently remain available in Kendall Brook, as specified by the GDP.

### Design Standards

The original Kendall Brook GDP includes detailed architectural, landscape, and site design standards. The proposed amendment to the GDP seeks to increase the maximum allowable height of multifamily buildings from 40 feet to 45 feet. This increase in height is being sought in order to accommodate a structure with a below ground parking deck as well as a pitched roof. The applicant has indicated that the current maximum height might accommodate a building with a flat roof, but are seeking to use a pitched roof that would more closely resemble other buildings in Kendall Brook.

Compliance with these design standards will be ensured through a review of future PDP applications by both staff and the Planning Commission.

### Transportation

The proposed GDP amendment provides for an already permissible use within the GDP, though increases the number of dwelling units. Traffic Impact Studies will be required with subsequent Development Plan submittals. Full analysis of traffic impacts along with street design specific to the development will be reviewed and any measures needed to mitigate traffic impacts will be addressed at that time.

## **III. SITE DATA**

ACREAGE OF GDP-GROSS.....	168.28 AC
ACREAGE OF OUTLOT C.....	3.59 AC
MASTER PLAN DESIGNATION.....	MIXED USE (PARCEL H ON GDP)
EXISTING ZONING.....	PUD-KENDALL BROOK
EXISTING USE OF PUD.....	SINGLE-FAMILY RESIDENTIAL & SENIOR HOUSING
EXISTING USE OF OUTLOT C.....	VACANT
EXIST ADJ ZONING & USE - NORTH.....	PUD-KENDALL BROOK/ SINGLE-FAMILY
EXIST ADJ ZONING & USE - SOUTH .....	PUD-GREENBRIAR/ COMMERCIAL (7-11)
EXIST ADJ ZONING & USE - WEST.....	PUD-KENDALL BROOK/ SENIOR HOUSING
EXIST ADJ ZONING & USE - EAST .....	R1-DEVELOPING LOW-DENSITY RESIDENTIAL/ SINGLE-FAMILY RESIDENTIAL
UTILITY SERVICE – WATER.....	CITY OF LOVELAND
UTILITY SERVICE –SEWER .....	CITY OF LOVELAND
UTILITY SERVICE – ELECTRIC.....	CITY OF LOVELAND

## **IV. KEY ISSUES**

City staff believes that all key issues have been addressed in the development proposal. There were approximately 5 attendees at the neighborhood meeting who requested a rendering of how the proposed building would compare with adjacent development.

## V. STAFF, APPLICANT, AND NEIGHBORHOOD INTERACTION

- A. Notification:** Affidavits were received from Marc Liberati of Vertex certifying that written notice of the neighborhood meeting was mailed to all property owners within 1,200 feet of the property on May 8, 2018 and that a notice of the neighborhood meeting was posted in a prominent location on the perimeter of the property on May 8, 2017, and similarly that notice was mailed on June 8, 2018 and a sign posted on the same day for the Planning Commission hearing. In addition, a notice of the public hearing was published in the Reporter Herald on June 9, 2018.
- B. Neighborhood Response:** A neighborhood meeting was held at 6:00 p.m. on May 24, 2018 in the Loveland Development Center. The meeting was attended by the applicant, the applicant's consultant, and city staff, with approximately five area residents in attendance. The attendees' were interested in why the proposed height increase was being requested and what the proposed building would look like in context with existing development. The attendees did not express objection to the specific use proposed.

## VI. FINDINGS AND ANALYSIS

The chapters and sections cited below are from the Loveland Municipal Code pertaining to PUD General Development Plans. Applicable findings contained in the Municipal Code are specified in italic print followed by the staff analysis as to whether the findings are met by the submitted application.

### A. Land Use

- Section 18.41.050.D.4.a:** *The general development plan conforms to the requirements of Chapter 18.41 (Planned Unit Development Zone District Requirements and Procedures), to the city's master plans and to any applicable area plan.*

**Current Planning:** Staff believes that this finding can be met based on the following facts:

- The objectives of PUDs and the requirements for general development plans, as described in Municipal Code Chapter 18.41 (PUD Zoning) are met with the proposed amendment to the Kendall Brook GDP. Any future development on the subject property must submit a preliminary development plan and a final development application, which will shall meet the requirements for preliminary and final development plans as described in the same chapter.
- The Land Use Plan within the Create Loveland Comprehensive Plan designates the area of the subject property as *Low Density Residential (LDR)*, which allows for a gross density range of 2 – 4 DUA. Multifamily developments such as the senior housing community proposed are identified as an appropriate component of the Low Density Residential land use mix in appropriate locations and when designed to be compatible with the surrounding area. The current maximum of 594 dwelling units in Kendall Brook yields a gross density of 3.74 DUA. The proposed increase to 654 dwelling units would yield a gross density of 4.10 DUA, which is still within the acceptable range for the LDR category. Additionally, higher density for Parcel H/Outlot C is appropriate given its location at the intersection of two major roadways.

2. **Section 18.41.050.D.4.b:** *Whether the proposed development will have a detrimental impact on property that is in sufficient proximity to the proposed development to be affected by it. If such impacts exist, the planning division shall recommend either disapproval or reasonable conditions designed to mitigate the negative impacts.*

**Current Planning:** Staff believes that this finding can be met based on the following facts:

- The increase in allowable dwelling units and building height to allow for development of a senior housing community at the southeastern corner of Kendall Brook is not anticipated to be detrimental to the other uses within the PUD. Senior housing typically has fewer impacts on community facilities, such as roads and schools. A similar use currently exists within Kendall Brook immediately to the west of the parcel in question. In addition, the five foot increase in multifamily building height proposed is not a substantial increase and will have very minimal impacts on adjacent properties.
- No specific objections to the increase in dwelling units or building height were voiced at the neighborhood meeting.

3. **Section 18.41.050.D.4(c):** *Whether the proposed development will be complementary to and in harmony with existing development and future development plans for the area by:*

- (i) *Incorporating natural physical features into the development design and providing sufficient open spaces considering the type and intensity of use.*
- (ii) *Incorporating site planning techniques that will foster the implementation of the city's master plans, and encourage a land use pattern that will support a balanced transportation system, including auto, bike, and pedestrian traffic, public or mass transit, and the cost effective delivery of other municipal services consistent with adopted plans, policies and regulations of the City.*
- (iii) *Incorporating physical design features that will provide a transition between the project and adjacent land uses through the provisions of an attractive entryway, edges along public streets, architectural design, and appropriate height and bulk restrictions on structures.*
- (iv) *Incorporating identified environmentally sensitive areas, including but not limited to wetlands and wildlife corridors, into the project design.*
- (v) *Incorporating elements of community-wide significance as identified in the town image map.*

**Current Planning:** Staff believes that these findings can be met based on the following facts:

- (finding i) An appropriate setback will be provided along both N. Taft Avenue and W. 43<sup>rd</sup> Street which will include landscaping in compliance with the standards established in the GDP.
- (finding ii) A specific site plan is not reviewed with the current GDP amendment concerning allowed uses. However, the site design standards proposed to be included with the amendment will foster the implementation of the design goals of adopted plans. The addition of sidewalks, bike lanes, and other transportation improvements will be assessed with future site-specific development plans.
- (finding iii) The existing GDP incorporates landscape design standards that include buffering along the adjacent streets. The existing GDP architectural standards will apply to any development within Kendall Brook.

- (finding iv) There are no environmentally sensitive areas within Outlot C/Parcel H of Kendall Brook.
- (finding v) There are no elements of community-wide significance identified in the town image map within the GDP boundaries.

## **B. City Utilities and Services**

1. **Section 18.41.050.D.4.b:** *Development permitted by the GDP will not negatively impact traffic in the area or city utilities. If such impacts exist, Section 18.41.050.D.4(b) of the Loveland Municipal Code requires city staff to recommend either disapproval of the GDP or reasonable conditions designed to mitigate the negative impacts.*
2. **Section 18.41.050.D.4.c.vi:** *Whether development permitted by the GDP will be complementary to and in harmony with existing development and future development plans for the area in which the GDP is located by incorporating public facilities or infrastructure, or cash-in-lieu, that are reasonably related to the proposed development so that the proposed development will not negatively impact the levels of service of the city's services and facilities.*

**Transportation Engineering:** Staff believes that these findings can be met based on the following facts:

- No transportation vesting will be granted with this GDP amendment and specific requirements shall be determined with each site specific development plan application and review. Staff notes that Traffic Impact Studies will be required with subsequent submittals of Development Plans. Full analysis of traffic impacts along with street design specific to the development will be reviewed and any measures needed to mitigate traffic impacts will be addressed at that time.

**Fire Prevention:** Staff believes that these findings can be met based on the following facts:

- The development site will comply with the requirements in the ACF Ordinance for response distance requirements from the first due Engine Company.
- The amendment to the GDP/PDP for senior housing will not negatively impact fire protection for the subject development or surrounding properties.

**Water/Wastewater:** Staff believes that these findings can be met based on the following facts:

- The GDP is consistent with the Department's Water and Wastewater master plan by being consistent with the 2015 Comprehensive Master Plan.
- The proposed development will not negatively impact City water and wastewater facilities.

**Stormwater:** Staff believes that these findings can be met based on the following facts:

- Proposed stormwater facilities will adequately detain and release stormwater runoff in a manner that will eliminate off-site impacts.
- When designed and constructed, the development will not negatively affect City storm drainage utilities.

**Power:** Staff believes that these findings can be met based on the following facts:

- This development is situated within the City's current service area for power. The Department finds that the Development will be compliant to ACF for the following reasons:
  - The proposed development will not negatively impact City power facilities.

- The proposed public facilities and services are adequate and consistent with the City's utility planning and provides for efficient and cost-effective delivery of City power.

## **VII. RECOMMENDED CONDITIONS**

The existing conditions on the Kendall Brook GDP, as listed on the cover of the GDP, will continue to apply to the entirety of Kendall Brook. No additional conditions are recommended as a result of the proposed GDP Amendment.

## **VIII. ATTACHMENTS**

- A. Amended General Development Plan
- B. Applicant's Statement of Findings
- C. Application



CONDITIONS OF APPROVAL

Current Planning

1. A minimum of 8 acres shall be zoned for multi-family apartment units. (Area E-1 relocated to B-1, and area B-1 relocated to E-1)
2. Lots with less than 65 feet of frontage on a public street right of way shall not be permitted a garage where garage doors for more than two cars are visible as part of the front building elevation.
3. Additional architectural conditions :
  - A. The minimum square footage of single story houses would be 1350 square feet for a ranch and 1600 square feet for a 2 story or tri-level.
  - B. Detached residential units with a 2 or 3 car garage shall not be required to taper the driveway from the garage door to the face of the curb.
  - C. On 50% of the lots having frontage on a public street, garage doors that are visible as part of front building elevations shall be recessed behind either the front facade of the living portion of the dwelling or a covered porch by at least four (4) feet. Covered porches referred to in this condition shall measure at least eight (8) feet across the front of the building, by six (6) feet deep. This requirement shall not apply to side or rear loaded garages.
4. Garage doors visible as part of front building elevations shall not comprise more than fifty (50) percent of the ground floor street-facing linear building frontage. This requirement shall not apply to side or rear loaded garages.
5. Covenants shall be submitted with subsequent PDP applications and executed with approval of the FDP.
6. A commercial lighting plan shall be submitted with the preliminary development plans within Zoning Areas G and H as depicted on the GDP.
7. A written statement from the Loudon Ditch Company representatives indicating any concerns they may have shall be included and incorporated into subsequent preliminary development plans.
8. All signage shall require a separate sign permit and comply with the Loveland Municipal Code.
9. Easements for the Loudon Ditch, Dry Creek and wetland areas shall not be included in the calculation for open space play fields, which shall be required at a rate of one acre for every 100 residential units.
10. The minimum building setback for commercial buildings, when a commercial building is adjacent to residential uses, shall be thirty-five (35) feet and an earthen berm, no less than six (6) feet in height shall be provided within this setback area. The setback area shall be landscaped in accordance with the City's Site Development Performance Standards and Guidelines.
11. Architecture within Zoning Areas G and H as depicted on the GDP shall incorporate a consistent and compatible architecture designed to minimize corporate architecture. Roofs within this area shall have no less than two (2) of the following features:
  - a. parapets concealing flat roofs and rooftop equipment such as HVAC units from public view. The average height of such parapets shall not exceed fifteen (15) percent of the height of the supporting wall and such parapets shall not at any point exceed one-third (1/3) of the height of the supporting wall. Such parapets shall feature three-dimensional cornice treatment;
  - b. overhanging eaves, extending no less than three (3) feet past the supporting walls;
  - c. sloping roofs that do not exceed the average height of the supporting walls, with an average slope greater than or equal to one (1) foot of vertical rise for every three (3) feet of horizontal run;
  - d. three (3) or more roof slope planes.
12. All parking lots shall be set back a minimum distance of 40 feet from any public right-of-way and shall be screened from surrounding public streets, sidewalks, trails, parks, and other properties used by the public by a minimum 4 foot high berm and landscaping in compliance with the City's Site Development Performance Standards and Guidelines.
13. In addition to compliance with Chapter 18.50 of the City Municipal code, all signs shall comply with the design guidelines set forth in Section 6.2 of the Loveland Comprehensive Master Plan.
14. View corridors from Taft Avenue looking west shall be identified and preserved.
15. All building heights for structures located within Zoning Area H and on the row of lots adjacent to Taft Avenue in zoning areas F and D-1 shall be measured from the existing grade and limited to 35 feet in height as measured by City of Loveland standards.
16. Building height shall be measured as per the Loveland Municipal Code, as may be amended.
17. Fencing shall be in accordance with the Loveland Municipal Code.
18. All chemicals, gasoline, waste oils, fertilizers, and hydraulic fluids shall be properly disposed of in accordance with Larimer County, State of Colorado, and Federal Requirements no later than September 15, 2005.
19. A minimum four-foot high fence shall be placed around the perimeter of the farming operations area prior to the issuance of the first certificate of occupancy within this development.
20. All conditions of approval shall be placed on the GDP mylar prior to recordation.
21. All elements within Exhibit B of Attachment B shall be incorporated into this PUD and illustrated or itemized as conditions on the GDP mylar prior to recordation.

Water Conditions

22. As per the Dry Creek Master Drainage Plan update by the Sear Brown Group, storm drainage releases from this project shall be limited to 10 year historic. Drainage recommendations contained within the master drainage plan update shall be adhered to by this project.
23. All 28 feet wide streets shall be signed NO PARKING on one side.
24. Hydrants shall provide a minimum of 1,000 gpm at 20 psi. No structures shall be further than 300 feet from a hydrant. Average spacing between hydrants shall be 600 feet.
25. Construction phasing shall not create dead-end streets or water lines.
26. Cul-de-sacs shall be a minimum radius of 50 foot flow-line to flow-line.
27. Dead-end streets shall be no more than 400 feet in length.
28. Engineering Conditions
29. With each subsequent submittal of a preliminary development plan, the Developer shall provide a School Routing Plan for approval by the School District and the City.
30. Where not already constructed by others, the Developer shall design and construct ultimate street, bike and pedestrian improvements for Taft Avenue to a full width Major Arterial Street standard. The full width improvements shall extend from the intersection of West 43rd Street to the north property line. Additionally, the Developer shall be responsible for the design and construction of all off-site street improvements to accommodate proper transitions to existing roadway improvements within Larimer County's jurisdiction. Specific construction phasing and scope of the street improvements shall be determined at the time of a preliminary development plan submittal.
31. The Developer shall design and construct ultimate street, bike and pedestrian improvements for West 43rd Street to a Major Arterial Street standard. The improvements shall extend from the intersection of Taft Avenue to intersection of Glen Isle Drive and shall include all necessary transitions to properly interface with street improvements associated with Shawnee West 2nd Subdivision and existing intersection improvements at Glen Isle Drive and West 43rd Street. Said improvements shall be constructed before issuance of the first building permit within the PUD.
32. The Developer shall design and construct ultimate street, bike and pedestrian improvements for West 50th Street to a full width Major Collector Street standard (less the sidewalk along the north side of W. 50th Street). The improvements shall begin at the intersection of the north property line with Taft Avenue and shall extend to the west property line. If the Developer desires to design and construct West 50th Street entirely on the subject property, the north right-of-way shall be contiguous with the north property line up to a point of divergence to accommodate alignment with West 50th Street, as shown on the Thruway Gold 2nd Subdivision Preliminary Development Plan. Specific construction phasing and scope of the street improvements shall be determined at the time of a preliminary development plan submittal.
33. The Developer shall be responsible for obtaining necessary off-site right-of-way to accommodate required street improvements on Taft Avenue, West 43rd Street and West 50th Street. Specific right-of-way requirements shall be determined at the time of Preliminary Development Plan submittal. All specific right-of-way shall be either dedicated or under legal contract to purchase, prior to approval of a Preliminary Development Plan.
34. The Developer shall dedicate 50' of on-site right-of-way along the south property line, from the Loudon Ditch to the west property line, for West 43rd Street.
35. The Developer shall dedicate necessary on-site right-of-way along the entire east property line to bring the total west half of right-of-way for Taft Avenue to 70'.
36. The Developer shall obtain approval from Larimer County regarding necessary off-site street improvements and right-of-way requirements on Taft Avenue. County approval(s) and evidence of dedicated right-of-way shall be in place prior to the City's approval of a preliminary development plan.
37. The Developer shall dedicate sufficient on-site right-of-way at the southeast corner of West 50th Street and Taft Avenue to accommodate a future roundabout. Specific right-of-way requirements shall be determined at the time of a Preliminary Development Plan submittal.
38. The Developer shall design and install all necessary traffic signals unless the City has same scheduled for installation at the time signal warrants are met. Warrants shall be analyzed as part of Traffic Impact Studies for future development applications. If the Developer installs the traffic signal(s), the City will reimburse all associated costs pursuant to the City's CEP policy.

Fire Prevention Conditions

23. All 28 feet wide streets shall be signed NO PARKING on one side.
24. Hydrants shall provide a minimum of 1,000 gpm at 20 psi. No structures shall be further than 300 feet from a hydrant. Average spacing between hydrants shall be 600 feet.
25. Construction phasing shall not create dead-end streets or water lines.
26. Cul-de-sacs shall be a minimum radius of 50 foot flow-line to flow-line.
27. Dead-end streets shall be no more than 400 feet in length.

Engineering Conditions

28. With each subsequent submittal of a preliminary development plan, the Developer shall provide a School Routing Plan for approval by the School District and the City.
29. All roadway cross sections must conform to City standards and the knuckle extending south off West 50th Street shall be deleted and an alternate means of serving the property shall be approved as part of the preliminary development plan.
30. Where not already constructed by others, the Developer shall design and construct ultimate street, bike and pedestrian improvements for Taft Avenue to a full width Major Arterial Street standard. The full width improvements shall extend from the intersection of West 43rd Street to the north property line. Additionally, the Developer shall be responsible for the design and construction of all off-site street improvements to accommodate proper transitions to existing roadway improvements within Larimer County's jurisdiction. Specific construction phasing and scope of the street improvements shall be determined at the time of a preliminary development plan submittal.
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37. The Developer shall dedicate sufficient on-site right-of-way at the southeast corner of West 50th Street and Taft Avenue to accommodate a future roundabout. Specific right-of-way requirements shall be determined at the time of a Preliminary Development Plan submittal.
38. The Developer shall design and install all necessary traffic signals unless the City has same scheduled for installation at the time signal warrants are met. Warrants shall be analyzed as part of Traffic Impact Studies for future development applications. If the Developer installs the traffic signal(s), the City will reimburse all associated costs pursuant to the City's CEP policy.

Power Conditions

39. The property being annexed into the City of Loveland currently is located within the REA certified territory, and this property shall be subject to a five percent (5%) surcharge on electrical energy as defined in 40-915-204, CRS, and the City of Loveland Municipal Code 13.12.180. This surcharge shall apply to any subsequent subdivisions of property annexed after January 31, 1987 within the REA certified service territory.
40. The following note shall be added to the final plat: "A surcharge of 5% will be added to all bills for the sale of electric power to additional services which came into existence after January 31, 1987, within the territory herein annexed, which surcharge will expire ten years after effective date of this annexation."
41. A demolition permit shall be required for the removal of any existing structures.

Building Conditions

41. A demolition permit shall be required for the removal of any existing structures.

# KENDALL BROOK

## Being a General Development Plan of Tract A,

### Kendall Brook Addition

#### LOVELAND, COLORADO

#### CHATEAU DEVELOPMENT COMPANY

1. DEVELOPMENT PLAN NARRATIVE

A. Purpose of the Project

The following goals, concepts, and development standards apply to the 158.82± acres, which comprise the Kendall Brook Planned Unit Development. The purpose of the project is to provide an appropriate mix of uses and variety of housing types in a well planned neighborhood. This development will provide variety in the type, design, and layout of buildings, circulation systems, and open spaces within the development.

B. Land Use

1. Overall Concept  
The development plan provides an opportunity for a mix of housing types comprised of conventional single family homes, clustered "courtyard" homes, multi-family units, condominiums/townhomes and duplex/patio homes, complemented by a Village Center with a possible mix of commercial, community, and residential uses. The concept for the development is to provide this housing mix within a cohesive neighborhood, unified by a collector street system and a variety of open areas, anchored by neighborhood park areas within convenient walking distance of all neighborhood residents. More intense uses are located to minimize traffic impacts on lower density areas, and to facilitate access to jobs and services. A network of open spaces and greenbelts also facilitates pedestrian circulation and drainage. Substantial perimeter landscape buffers are provided adjacent to existing/platted development, Taft Avenue and West 43rd Street. The street system is designed to provide links to future development to the north and west.

2. Land Use Categories and Definitions  
The land use categories provided include, but are not limited to office/retail/convenience uses, single family detached, patio homes, single family attached dwellings, townhomes and multifamily dwellings. The following definitions apply to all uses within this PUD:

**Single Family Detached Homes** - A one-family dwelling not attached to any other dwelling, located on individual fee-simple lots or in clusters. These homes may be of conventional construction.  
**Courtyard Homes** - Housing units on individual fee-simple lots or lot envelopes with adjoining areas in common.  
**Duplex Unit** - A two-family dwelling on one or two lots separated by a common wall.  
**Townhome** - A structure containing two or more dwelling units, on fee-simple lots in which access may be gained from individual entries or access courts.  
**Condominium** - A multi-level structure containing two or more individually owned dwelling units. Owners hold title to their living space, while owning a share of the common grounds and structures.  
**Multi-family Housing** - A structure or group of structures typically containing three or more dwelling units each occupied by an individual household on a rental basis.  
**Mixed Use** - An area offering a mix of retail, office, residential and/or community services and uses intended to provide services to Kendall Brook and the surrounding neighborhoods. See Sec. 3.A(1) for permitted uses.

3. Neighborhood Structure  
As indicated above, the site is planned as a cohesive neighborhood with an appropriate mix of housing types and service uses. Unifying elements include a tree lined collector street system, an open space network, and a trail system. Within each parcel, the maximum number of dwelling units (10%+/-) will be allowed as designated on the GDP, and will be designed in accordance with the development standards outlined on this plan.

Kendall Brook is proposed for construction in phases as indicated on these plans. As development progresses, minor density transfers and other adjustments may be made with administrative (city staff) review, as per section 18.41 of the city code, also see Sec. 3.A(7).

4. Integration of the Loudon Ditch and Dry Creek  
Kendall Brook is planned as an integrated community providing increased amenities to the built environment and the natural environment. For the natural environment, the enhancement measures are focused on the Loudon Ditch and Dry Creek. The habitat enhancement features of Kendall Brook will result in a permanent open-space/wildlife-movement corridor along Dry Creek with wildlife access opportunities to and from the Loudon Ditch. In addition to this permanent designation, the habitat will be enhanced through the planting of native riparian species along the periphery of the preserved wetlands.

5. Current Farming Operation  
The premises are currently used for the parking, storage, repair and maintenance of various farm machinery. This machinery is typically stored inside the existing buildings on the subject property; however, some may be stored in the open. A minimum four-foot high fence shall be placed around the perimeter of the farming operations area prior to the issuance of the first certificate of occupancy within this development.

During the active farming season (approximately April 1 to November 1) these machines, or a portion thereof, are in use off-premise at various locations in and around the City of Loveland. The moving of these machines on- and off-premise should be minimal and typically occurs only about six times per year. No unusual noise or other adverse factors impacting neighbors should result.

Repair and maintenance of these machines is accomplished on-site. This activity will not result in any negative noise, odor, dust or visual disturbances.

The activities on-site are minimal, and should not result in a nuisance to adjacent homeowners. There is no storage of hazardous materials on-site. All activities relating to the operation of the farm are generally accomplished between 7AM and 7PM during the farming season, and typically occur only a few days per month.

C. Circulation

1. Overall Concept  
Primary access to the site will be from West 43rd and West 50th Streets. The site is planned to allow access to future development to the west and north. On-site circulation emphasizes direct pedestrian and vehicular access to destinations throughout the site and "park" areas, and the Village Center.

2. Components

- a. Vehicular  
A series of residential and/or collector streets will distribute and collect traffic to and from the parcels within the neighborhood. Local streets and private drives will be designed to provide access within the neighborhood, with cross connections to adjacent neighborhoods. Local and collector streets may vary in width, according to the amount of traffic to be accommodated and the specific design requirements of each parcel.

North Taft Avenue will be upgraded to a full Major Arterial with this project from the north site boundary to West 43rd Street. Also, unless constructed by others, North Taft Avenue must be upgraded from West 43rd Street to West 37th Street (currently required to be constructed by the Greenbriar development to the south). Improvements from the north site boundary to West 40th Street include hard surface improvements to accommodate an 84' cross-section (7'/12'/12'/22'/12'/12'/7'). Improvements from West 40th Street to West 37th Street include re-striping. Dedication of 70' for right-of-way along North Taft Avenue is incorporated into this plan.

West 43rd Street will ultimately be built as a Major Arterial from North Taft Avenue to Glen Isle Drive. Right-of-way will be dedicated at a minimum of 50 feet.

Sixty feet will be dedicated along the northern boundary from North Taft Avenue to the Loudon Ditch for the construction of West 50th Street, which is to be a major collector. From the Loudon Ditch west, 40' (half) of the 80' R.O.W. will be dedicated. Sufficient right-of-way will be dedicated at the corner of West 50th Street and North Taft Avenue for a potential future roundabout.

All phases within this GDP shall have secondary access into and out of each phase. Specific locations shall be determined at the time of PDP.

- b. Pedestrian  
An overall system of pedestrian ways will be provided along roadways and through selected open space areas. Detached sidewalks will be provided along perimeter arterial streets and residential collector streets. Attached sidewalks will be provided on both sides of local streets, unless approved otherwise at time of P.D.P. approval.

3. Performance Standards  
North Taft Avenue, which abuts the site, is expected to be developed to major arterial standards. West 43rd Street will be developed as a Major Arterial, and West 50th Street will be developed as a major collector, to city-approved standards. The GDP provides for dedication of necessary right-of-way to accommodate ultimate improvements.

Internal collector roadways will consist of a 36' to 44' wide roadway, within a right-of-way of sufficient width to accommodate a street tree planting strip and detached sidewalks on both sides. On-street parking may be prohibited on portions of major collector roadways, but will be encouraged where alley served units front on these streets.

D. Public Facilities

1. Overall Concept  
All public facilities and services are readily available to the site. Utilities will be installed underground, and will be provided for as described below:

2. Water and Sewer  
A 16" water line will also run through the site along the western side of the property and tie into the existing 16" water line in West 43rd Street. 8" laterals will serve the individual lots and buildings through the site.

Existing sanitary sewer is located at the intersection of North Taft Avenue and West 43rd Street. A 15" sewer line will run along the east side of the property and then along 50th Street on the north side. 8" sanitary sewer laterals will run through the site and carry the effluent to the 15" lines and then into the existing sanitary sewer system. All sewer will be a gravity system.

3. Storm Drainage  
A preliminary drainage report has been prepared for this PUD. Generalized locations and sizing of detention and conveyance facilities are included in this report.

4. Electric  
Service will be provided by the City of Loveland Light and Power Department. Existing electric distribution feeders run along North Taft Avenue, a future feeder along West 43rd Street will be constructed with the Greenbriar development to the south.

5. Parks and Open Space  
The development will incorporate a network of open space areas, greenbelts, and landscaped buffer areas, but will focus on the park and open play areas. These areas will be designed to link the various parcels that comprise the neighborhood and provide access to the neighborhood recreation facility and future development to the west.

Kendall Brook will also incorporate a 20' wide recreation trail easement along the Loudon Ditch from West 43rd Street to West 50th Street. (A 10' multi-use trail will be installed by the City of Loveland running north-south along the Loudon Ditch.) This easement may extend across the Kendall Brook property line, into that property deeded to the Loudon Ditch Company. The property owners are currently working with the Ditch Company to secure the necessary easements. Final trail and easement locations will be included with subsequent application for PDP and FDP, and will be determined in cooperation with the Parks Department.

Easements for the Loudon Ditch, Dry Creek and wetland areas shall not be included in the calculation for open space play fields, which shall be required at a rate of one acre for every 100 residential units.

6. Schools  
No school site is anticipated in this G.D.P. Payment-in-lieu fees apply and will be paid at the time of issuance of building permits for each unit.

7. Fire and Police  
The development will be serviced by the City of Loveland Police and Fire departments with service areas as determined to be appropriate.

2. DEVELOPMENT DESIGN

- A. Overall Concept  
The design intent for Kendall Brook is to create a sense of place through the careful integration of an overall design theme for the development. This theme will serve to provide neighborhood identity as well as a means of providing an overall sense of continuity among the various parcels. The elements of the design concept include consistent perimeter treatments, integration of complementary man-made amenities (i.e., adjacent system of trails and open spaces), comprehensive landscape treatment, and attention to architectural elements. The general approach to each of these design components is described below. More detailed development of these elements will occur as preliminary and final development plans are prepared for each phase.

View corridors from Taft Avenue looking toward Longs Peak and Mummy Range have been identified and preserved, in accordance with the formulas used in The U.S. 34 Corridor Study. Subsequent Preliminary and Final Development Plans shall recognize and maintain these corridors.

## Attachment A

### SIGNATURE BLOCK

Ownership Certification  
The undersigned, have ownership in the land included in this PUD, hereby consent to the preparation and recordings of this General Development Plan.

Ownership of Parcel 1 only  
FAMLECO, RLLP  
BY: MANCORP., its GENERAL PARTNER  
BY: CLARENCE H. STUMP, JR. PRESIDENT

By Clarence H. Stump Jr.  
Its PRESIDENT

By Clarence H. Stump Jr.  
CLARENCE H. STUMP, JR.  
By Emily J. Stump  
EMILY J. STUMP

Approved this 21<sup>st</sup> day of SEPTEMBER, 2000

Ownership of the remaining parcels

Kendall Brook LLC  
a Colorado Limited Liability Company  
BY: Bradford C. Bennett, Manager

By Bradford C. Bennett  
Its Manager

Approved this 20 day of Sept., 2000

Lienholder as to remaining parcels only

COMPASS BANK  
By Angela Williams  
Its Executive Vice President

Approved this 20 day of September, 2000

City Approvals

Approved this 26<sup>th</sup> day of September, 2000, by the Current Planning Manager of the City of Loveland, Colorado.

By John W. Warrick  
John W. Warrick, City Engineer

Approved this 26<sup>th</sup> day of September, 2000, by the City Engineer of the City of Loveland, Colorado.

By John W. Warrick  
John W. Warrick, City Engineer

Approved this 26<sup>th</sup> day of September, 2000, by the City Attorney of the City of Loveland, Colorado.

By James S. Crutcher  
James S. Crutcher, City Attorney

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2000, by the Planning Commission of the City of Loveland, Colorado.

By John W. Warrick  
John W. Warrick, City Engineer

Approved this 26<sup>th</sup> day of September, 2000, by the City Council of the City of Loveland, Colorado.

By Keith P. F. Folsom  
Keith P. F. Folsom, Mayor

Attest Kristen K. Bashor  
Kristen K. Bashor, City Clerk

By James Lindman  
James Lindman, Lovden Ditch Co.

STATE OF COLORADO )  
 ) ss.  
 )

The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of September, 2000, by Ramelle Hill-Bidmark

Witness my hand and official seal.

My Commission expires 12/27/02

Notary Public

### SHEET INDEX

- 1 2 NARRATIVE AND SIGNATURE BLOCK
- 3 GENERAL DEVELOPMENT PLAN
- 4 TYPICAL DETAILS & ELEVATIONS

KENDALL BROOK

G.D.P. NARRATIVE - SHEET 1 OF 4



1129 CHEROKEE STREET  
DENVER, COLORADO 80204  
303.534.3881  
303.534.3884 (FAX)  
nuspatz@aol.com

Owner:  
Chateau Development Company  
8101 E. Frontiers Ave.  
Suite 815  
Greenwood Village, CO 80111  
303.771.8854 (Voice)  
303.694.3332 (Fax)

## Kendall Brook GDP Narrative

### Loveland, Colorado

### Chateau Development Company

PROJECT:	991014
DRAWN BY:	HT
CHECK BY:	CK
ISSUE DATE:	06/22/99
REVISIONS:	01/23/99
	02/12/99
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	12/15/99
Draft	03/11/00
	05/04/00
	06/14/00

SHEET TITLE

## GDP NARRATIVE SHEET

SHEET NUMBER

# 1 OF 4



B. Edge Treatment

1. Architecture

One of the most important aspects of the development's overall appearance as viewed from its edge is the appearance of the structures. To provide visual interest and avoid unattractive views from adjoining streets, visible rear and side elevations of residential structures along major and minor arterial streets shall be detailed with a combination of one or more of the following architectural elements: roof line articulation, variety of exterior materials, design-integrated windows and window treatments, and porches or decks. These elements shall be used to create an interesting and attractive streetscape along major and minor arterial streets along the edge of Kendall Brook (North Taft Ave., and West 43rd Street and West 50th Streets).

To the extent possible, long stretches of double frontage lots will be avoided.

2. Landscaping

Perimeter landscaping and grading have a number of edge functions, including separation of uses, noise mitigation, recreational opportunities, aesthetic qualities, and storm drainage management. Perimeter landscaping will be used where appropriate to create a visually interesting streetscape and enhance views of the neighborhood from off-site.

3. Access

Two major entry points are proposed from West 43rd and West 50th Streets. Additional access to the west is planned. Entries will be designed with the development's overall theme in terms of landscape and architectural treatment.

4. Fencing

The use of fencing as an element of the development's residential edge treatments will be minimized. The dominant form of edge treatment will be landscaping. Perimeter fencing will be limited to a maximum of six (6) feet in height and shall be used in conjunction with landscaping and berming, where appropriate, to act as a noise or visual buffer between the development and adjacent land uses.

Design specifications for fencing will be defined in Covenants for the development, which will be submitted with Preliminary and/or Final Development Plans. Fences with chain link shall not be permitted.

All Fencing will be managed by the Architectural Review Committee.

Fences will be allowed on private lots according to the following criteria:

- \* Front yard fencing shall not be permitted
- \* Backyard fencing between lots: 6' privacy fences will be permitted.
- \* Backyard fencing on corner lots: 6' privacy fences will be permitted, setback a minimum of 10' from adjacent sidewalk, or property line where no walk is present.
- \* Fencing adjacent to open spaces: May be open, limited to a maximum height of 48".
- \* Side and Backyard fencing adjacent to arterial roadways: At a minimum of 15' from a public street right-of-way boundary, fencing shall be limited to a maximum height of 6 feet.

C. Landscaping

1. Overall Concept

Landscaping will be designed with a comprehensive theme for the entire development. The project entry/identity features will be designed to complement the site design. By maximizing use of the planned open spaces, a sense of openness will be achieved. Collector streets will be designed with detached sidewalks, street trees, and tree lawns between the walk and the curb. The overall concept will be to treat the roadways as tree-lined lanes reflective of early, established communities typical of northern Colorado.

Minimum clearances of 4 feet will be maintained from all underground utilities.

2. Maintenance

The landscaped areas of the development, including perimeter areas, common open space, and entry features, will be maintained by appropriate Owners' Association(s). Landscaping on private lots is the responsibility of that owner.

3. Dry Creek

Landscaping for the areas along Dry Creek will be planted with native species designed to enhance wildlife values and improve the water quality of Dry Creek. Detail of these plantings will be provided with PDP and FDP submittals.

D. Architecture

1. Overall Concept

To ensure an attractive and desirable neighborhood, the following architectural elements must be incorporated into the design of all structures:

- A sloping roof with at least one break in the roof line
- Windows, exterior window treatments, and/or other similar architectural features on all elevations of the buildings (except patio, townhome, or similar building type where privacy is a factor in the placement of windows)
- Offsets and protrusions along exterior walls are encouraged
- Coordinated roofing materials, windows, building materials and finish, and accents to achieve a cohesive appearance
- No wood steps or stoops shall be allowed for front entries.
- All homes will be required to have brick, stucco, stone, synthetic stone or other masonry on at least 75% of the first floor front elevations, excluding doors, garage doors and windows.
- There will be no three car garages on lots smaller than 65' in width, with the exception of alley loaded or side loaded corner lots.
- All roofs will be a minimum of 20-25 year composition roofing.
- No vinyl or aluminum siding will be allowed.
- All soffit dimensions will be a minimum of 12" wide.
- Where floor plans are offered on a repeating basis, alternative elevations shall be developed and the same elevation shall not be repeated adjacent to or across the street from one another.
- The minimum square footage of single story homes shall be 1350 square feet for a ranch and 1600 square feet for a two story or tri-level.
- The maximum lot coverage shall be 50% including the building foot print, garage, porches, patio and driveways.

Non-residential architecture within zoning areas G and H as designated on the GDP shall incorporate a consistent and compatible architecture and not the typical corporate architecture traditionally utilized for fast food restaurants and convenience stores. Roofs within this area shall have not less than two (2) of the following features:

- a. parapets concealing flat roofs and rooftop equipment such as HVAC units from public view. The average height of such parapets shall not exceed fifteen (15) percent of the height of the supporting wall and such parapets shall not at any point exceed one-third (1/3) of the height of the supporting wall. Such parapets shall feature three-dimensional cornice treatment;
- b. overhanging eaves, extending no less than three (3) feet past the supporting walls;
- c. sloping roofs that do not exceed the average height of the supporting walls, with an average slope greater than or equal to one (1) foot of vertical rise for every three (3) feet of horizontal run;
- d. three (3) or more roof slope planes.

The provision of these elements in the architecture of Kendall Brook will serve to create an attractive streetscape and an identity for the development, and to provide visual interest and avoid unattractive views from adjoining streets and properties.

2. Materials

Potential building materials and forms are outlined below:

Siding - Brick, stone, hardboard lap siding, wood siding, stucco or synthetic stucco, or as allowed by the covenants and the building code.

Roofing - Asphalt shingles, tile, or as allowed by covenants and the building code.

Architectural materials may include, but are not limited to, the use of brick, stone, lap or other wood siding, synthetic stucco, asphalt shingles, tiles, wood shingles (as allowed by city code), dormers, and covered porches.

3. Nonresidential Structures

Architecture within the area designated as the parcels G and H shall incorporate a consistent and compatible architecture, as opposed to typical "corporate architecture." Churches and other community and institutional services are not subject to the stipulation of "consistent" design, although it is encouraged that these facilities provide a varied and interesting design that is compatible with surrounding land uses and structures.

Roofs shall have no less than one of the following features, and the use of more than one of these elements is however strongly encouraged:

- \* parapets featuring three-dimensional cornice treatment, concealing flat roofs and rooftop equipment (i.e., HVAC units) of an average height not to exceed 15% of the height of the supporting wall; and/or
- \* minimum of 3-foot overhanging eaves; and/or
- \* sloping roofs that do not exceed the average height of the supporting walls, with an average slope of 1:3; and/or
- \* three or more roof slope planes.

In addition, a commercial lighting plan shall be submitted with the PDP for the commercial site, if applicable.

E. Landform Modification

The existing area within the Kendall Brook GDP has gently rolling topography generally falling from west to east. The development of the parcels within the Kendall Brook GDP will generally conform to existing topography, with minor grade modifications as needed to facilitate proper drainage.

Significant grade modifications that are anticipated include the development of three detention ponds to be located along the waterway(s) and wetland area running through the site. Grade modifications in these areas are anticipated to involve the excavation of ponds with excavation depths ranging from 0-5 feet. Detailed grading design will be shown on subsequent Preliminary Development Plans (PDP) and Final Development Plans (FDP).

Grading will be designed to minimize the amount of stormwater runoff that enters the Loudon Ditch.

3. IMPLEMENTATION

A. Regulatory Procedures

The following regulatory procedures shall apply to all development within the Kendall Brook Planned Unit Development, in accordance with Chapter 18.41 of the Loveland Municipal Code. It is the intent of this plan to provide a mechanism by which land can be developed in a manner that encourages flexibility and innovative design of residential development, in compliance with other applicable land use and development regulations in effect at the time of approval of this Plan.

1. Permitted Uses

a. Permitted uses include the following:

Residential Areas - These uses are permitted in all Parcels of the Kendall Brook PUD

Residential dwelling units as defined in 1.B.2 above; and:

public and private schools

churches or other religious facilities

community recreational facilities

home occupations as permitted by Loveland Municipal Code

farming and general agricultural practices, as described in 1.B.5. above

Mixed-Use Area G - These uses are permitted in Parcel G of the Kendall Brook GDP

Community uses, such as or similar to:

churches or other religious facilities

child and adult day care centers

Residential uses, such as or similar to:

multiple-unit assisted living or elderly housing centers

group care facilities

congregate care facilities

single family homes

duplex homes

condominium

townhomes

And other uses as permitted by Special Review, per the Loveland Municipal Code Chapter 18.

Mixed-Use Area H - These uses are permitted in Parcel H of the Kendall Brook GDP

Commercial uses, such as or similar to:

financial institutions

medical/dental labs

membership clubs

neighborhood shopping center

offices and clinics

printing and newspaper offices

personal service shops

retail laundry/dry cleaning stores

retail and/or wholesale stores

pharmacies

restaurants and other eating and drinking establishments, but not fast food

small animal hospital and clinic

Community uses, such as or similar to:

public and private schools

churches or other religious facilities

community recreational facilities

hospitals

nursery schools

child and adult day care centers

emergency service facilities (i.e., police, fire)

government and semi-public uses

Residential uses, such as or similar to:

multiple-unit assisted living or elderly housing centers

group care facilities

congregate care facilities

And other uses as permitted by Special Review, per the Loveland Municipal Code Chapter 18.

Seasonal uses typically associated with all uses as listed above will be allowed, subject to applicable health department and municipal codes of the City of Loveland. All applicable special permit processes shall apply.

Specific uses shall be indicated at the time a Final Development Plan is submitted for review. Any additional uses to be considered must be included on an amended General Development Plan or established developments may be modified by the procedure set forth in paragraph 9 - "Modifications".

2. Building Setbacks

The following minimum setbacks shall apply to all residential development within this PUD: All non-garage door setbacks are measured to the foundation wall/building envelope (see encroachments below)

Single Family Detached Homes

- \* Front - 15 ft. from property line to building envelope, 20 ft. to face of garage door.
- \* Side - 5 ft.
- \* Corner Side - 15 ft. from property line to building envelope, 20 ft. to face of garage door.
- \* Rear - 15 ft. on primary structures, 6 ft. on accessory structures, 3 ft. at garage doors on alleys.

Duplexes/Patio Homes/Courtyard Homes/Townhomes

- \* Front - 15 ft. from property line to building envelope or lot (as appropriate per housing type).
- \* Side - 0 ft., 10 ft. minimum between structures.
- \* Corner Side - 15 ft. from property line to building envelope.
- \* Rear - 15 ft. on primary structures, 6 ft. on accessory structures, 3 ft. at garage doors on alleys.

Multifamily/Condominiums

- \* 20 ft. from right-of-way or property lines.
- \* 15' between buildings.

Accessory structure setbacks for all residential uses

- \* Front - 15 ft. or front setback primary structure, whichever is greater.
- \* Side - 6 ft., 15 ft. on corners.
- \* Rear - 6 ft.

Encroachments

\* Overhangs, fireplaces and cantilevers, including structural elements may encroach into required setback by no more than 24 inches.

All applicable U.B.C. codes for fire protection et. al. shall apply.

Where two townhomes/ multifamily etc. buildings are adjacent to each other, one of the end units shall be one story.

Staggered front yard setbacks will be required for all residential development except apartments. A staggering of residential building setbacks along all streets is required (i.e., every house must be staggered a minimum of 2' closer to, or further from, the right-of-way than the adjacent homes - 15' / 18' / 16' / 20'). To create a softer, less rigid streetscape, specific parameters shall be incorporated into Preliminary Development Plans.

The following minimum setbacks shall apply to all nonresidential development within this PUD: Nonresidential structures shall maintain a minimum 35-foot setback and shall be subject to the city code, with a 6-foot tall berm, adjacent to residential uses. The setback shall be landscaped in accordance with Loveland Site Development Performance Standards and Guidelines. Nonresidential structures adjacent to public rights-of-way shall be setback a minimum of 20 feet, with appropriate bufferyards in accordance with the Loveland Site Development Performance Standards and Guidelines.

All parking lots shall be setback a minimum distance of 30 feet from any public right-of-way and 40' from arterial roadways, and shall be screened from surrounding public views by a minimum 3-foot high berm and landscaping in compliance with Loveland Site Development Performance Standards and Guidelines.

3. Development Setbacks from Loudon Ditch and Dry Creek

To protect and enhance the existing wildlife corridor along the Loudon Ditch and the inherent qualities of Dry Creek and the wetlands associated with this area, the following development setbacks apply to all development along the Loudon Ditch and Dry Creek:

From Loudon Ditch	Average	100 feet,	Minimum	35 feet
From wetlands and pond			Minimum	75 feet
Between Parcels B-1 and D-2			Minimum	150 feet
Between Parcels A and C-1			Minimum	205 feet
Between Parcels B-1 and F			Minimum	225 feet

In addition, a written statement from the Loudon Ditch Company Representatives indicating any concerns they may have shall be included and incorporated into subsequent PDP's.

4. Driveway Setbacks and Design Requirements

All driveways on corner lots must maintain a minimum corner clearance of 50 feet from the closest edge of the driveway to the flow line of the nearest street intersection, unless otherwise permitted by the City Engineer.

Three car garages are prohibited on lots less than 50' feet in width.

Garage doors visible as part of front building elevations shall not comprise more than fifty (50) percent of the ground floor street-facing linear building frontage. This requirement shall not apply to side or rear loaded garages.

5. Height

"Building height" means the vertical distance from grade to the highest point of the coping of a flat roof, or to the average height of the highest gable or hip roof, or to the highest point of a curved roof. This measurement shall be exclusive of church spires, chimneys, ventilators, pipes, or similar apparatus. For purposes of this definition, "grade" as a point of measure, shall mean either of the following, whichever yields a greater height of building or structure:

A. The elevation of the highest ground surface within a five foot horizontal distance from the exterior wall of the building when there is less than a ten foot difference between the highest and lowest ground surface within a five foot horizontal distance from said wall.

B. An elevation ten feet or higher than the lowest ground surface within a five foot horizontal difference from the exterior wall of the building when there is greater than a ten foot difference between the highest and lowest ground surface within a five foot horizontal distance from said wall. The term ground surface shall include sidewalks.

Residential building heights will be limited to 35' (48' for multifamily) in height as measured above. Buildings are limited to 2.5 stories. Homes that back up to North Taft shall be limited to 35' in height as measured in the same manner as the commercial height (see below).

Commercial buildings will be limited to 35' in height as measured in Loveland Zoning Regulations section 18.04.120 under Building height defined. The datum for the base of the building will be the mean height of the existing elevation.

Where multifamily structures are adjacent to one another, appropriate and sensitive site design shall ensure that a "tunnel effect" is avoided by use of variations in building heights and building orientation and location to create human-scaled entries and pathways.

No portion of any structure may be taller (measured from the base elevation of the respective viewpoint to the peak of the roof) than the maximum height indicated by the view corridor study, where a structure is located within a view corridor.

6. Parking

Parking for residential units and nonresidential uses will occur on each lot, or on-street as allowed by City code. Parking for multifamily and neighborhood recreational facility uses will be accommodated on site per City requirements, and will be separated from public streets through a combination of berms, landscape, setbacks, or by other means per the individual site plans and approved by the City. Additional off-street parking may be required in cul-de-sac islands based on PDP site plan submittal.

Parking at the parcels G and H for nonresidential uses within parcel G and H must be designed to provide a landscape buffer to screen the parking areas from the right-of-way. A minimum setback of 40' shall apply from arterial roadways and 30 feet from other public right-of-way.

7. Application

Residential uses may be developed within any of the designated residential areas indicated on the General Development Plan, subject to the maximum number of dwellings indicated on the Plan for each area and to an overall maximum of 594 dwelling units (10%+/-), and in accordance with the procedures as described below. Densities may be increased or decreased through the transfer of density from one development area to another within the Kendall Brook PUD, involving a maximum increase or decrease of ten percent of the entire GDP, in accordance with the modification procedures outlined in #9 below.

8. Procedures

All proposed development of any type within the Planned Unit Development will be processed in accordance with the procedures contained in Chapter 18.41 of the Loveland Municipal Code, Section 18.41.40, Procedures for Approval of a Planned Unit Development, and shall require approval of Preliminary and Final Development Plans in accordance with the requirements thereof.

9. Modifications

This General Development Plan may be modified in a minor way, such as the reconfiguration of development areas, relocation or minor alignment of residential collector roadways, or other minor non-substantive modifications in accordance with the provisions set forth in Section 8.41.050(D)(11) of the Municipal Code.

10. Subdivision Procedures

All development within this PUD will comply with the City Codes and processes.

11. Drainage Statement

Drainage design will conform to the City of Loveland Master Drainage Basin Study (1986), as completed for the City of Loveland by WRC Engineering, Inc. The site lies in the Dry Creek Basin and is intersected by Dry Creek and the Loudon Ditch. On-site grading and drainage patterns were designed to convey runoff away from the Loudon Ditch and into Dry Creek. Dry Creek will need to be improved with a more defined channel graded into the existing bank. On-site detention of 14 ac-ft will be needed and provided in three ponds. Two ponds will be to the west of the Loudon Ditch and will/may be piped under the Ditch to Dry Creek. A third pond will be in line with Dry Creek. A drainage swale along the east side of the property will also convey runoff to Dry Creek before it is piped under North Taft Avenue.

Any improvements or disturbance of Dry Creek will comply with all local, state and federal requirements, and documentation stating compliance will be submitted with each FDP application, prior to any grading or improvements that would affect Dry Creek.

12. Wind Erosion Control

Fugitive dust and wind erosion shall be minimized through the following means and methods: Pre-disturbance vegetation shall be protected and retained whenever possible. Removal or disturbance of existing vegetation shall be limited to the areas required for immediate construction operations, and for the shortest practical period of time. All soils exposed during land disturbing activity (stripping, grading, utility installations, stockpiling, filling, etc.) shall be kept in a roughened condition by ripping or discing along land contours until mulch, vegetation or other permanent erosion control is installed. No soils in areas outside of project street rights of way shall remain exposed by land disturbing activities for more than thirty (30) days before required temporary or permanent erosion control (e.g. seed/mulch, landscaping, etc.) is installed, unless otherwise approved by the Director of Current Planning.

13. Access/ Circulation

The street system proposed meets the operational criteria of the City of Loveland.

4. SUPPLEMENTARY REGULATIONS

A. Signs

1. Purpose

The purpose of these supplementary regulations is to encourage the effective use of signs in the development; to improve pedestrian and traffic safety; to minimize the potential for adverse impacts of signs on public and private property; and to encourage the creative use of signing and environmental graphics as a part of the overall development image.

2. Permitted Signs

Signs permitted within the Kendall Brook PUD shall include the following:

- a) Community Identification Signs - Up to two signs may be located at each main entry to the site. Each sign shall not exceed 35 square feet in sign face area.
- b) Neighborhood Identification Signs - One sign may be located at each of the entry points to specific residential neighborhoods or development areas. Each sign shall not exceed 24 square feet in sign face area.
- c) Directional and Regulatory Signs - Including street and traffic control signs.
- d) Parcels G and H Signs - Each tenant in the parcels G and H shall be permitted one building-mounted sign on each elevation facing North Taft Avenue and/or West 43rd Street, in addition to one building-mounted sign on a single elevation facing an internal parking area. Window signs shall be regulated by the Loveland Municipal Code. One ground-mounted sign shall be permitted at the corner of North Taft Avenue and West 43rd Street, compatible with the elevations illustrated in this plan.

3. Material

Sign materials may include, but are not limited to, brick, stone, architectural block, stucco or synthetic stucco, brass, or painted metals. Signs may be lighted from the back, ground, or other acceptable source as allowed by the sign code. See Sheet 4 for typical examples of signs.

4. Application

Signs shall require a separate sign permit and shall be installed in accordance with the Loveland Municipal Code with regard to size, location, and height, and other applicable standards. In addition, all signs shall comply with the design guidelines set forth in Section 6.2 of the Loveland Comprehensive Master Plan, which is The U.S. 24 Corridor Plan.

B. Outdoor Storage of Recreation Vehicles

No boat, camper, trailer, motor home, bus, machine or inoperative vehicle may be stored on the property, unless enclosed entirely in a garage; provided that the same may be temporarily parked upon the driveway or street for a period of time not to exceed 48 hours and subject to the City of Loveland Municipal Code.

C. Conditions, Covenants, and Restrictions (CC&R's)

CC&R's shall be submitted with subsequent PDP applications and executed with approval of the FDP.

D. Architectural Review Committee

The development of this PUD will establish an Architectural Review Committee(s), to review and approve all buildings to be constructed within the development. No building or other structure shall be erected, placed, or altered on any lot until plans have been submitted and approved by the Committee. The committee will utilize this PUD plan and guidelines adopted in the form of covenants as the basis for reviewing plans. A letter of approval of plans from the appropriate architectural control committee shall accompany each design submitted for a building permit.

E. Lighting

A commercial lighting plan shall be submitted with the PDP for commercial areas parcels G & H.



urban design associates  
1129 CHEROKEE STREET  
DENVER, COLORADO 80204  
303.534.3881  
303.534.3884 (FAX)  
nuszipz@aol.com

Owner:  
Chateau Development Company  
6101 E. Premises Ave  
Suite 815  
Greenwood Village, CO 80111  
303.771.8854 (Voice)  
303.694.3332 (FAX)

KENDALL BROOK GDP NARRATIVE

Loveland, Colorado

Chateau Development Company

PROJECT:	991014
DRAWN BY:	
CHECK BY:	
ISSUE DATE:	06/22/98
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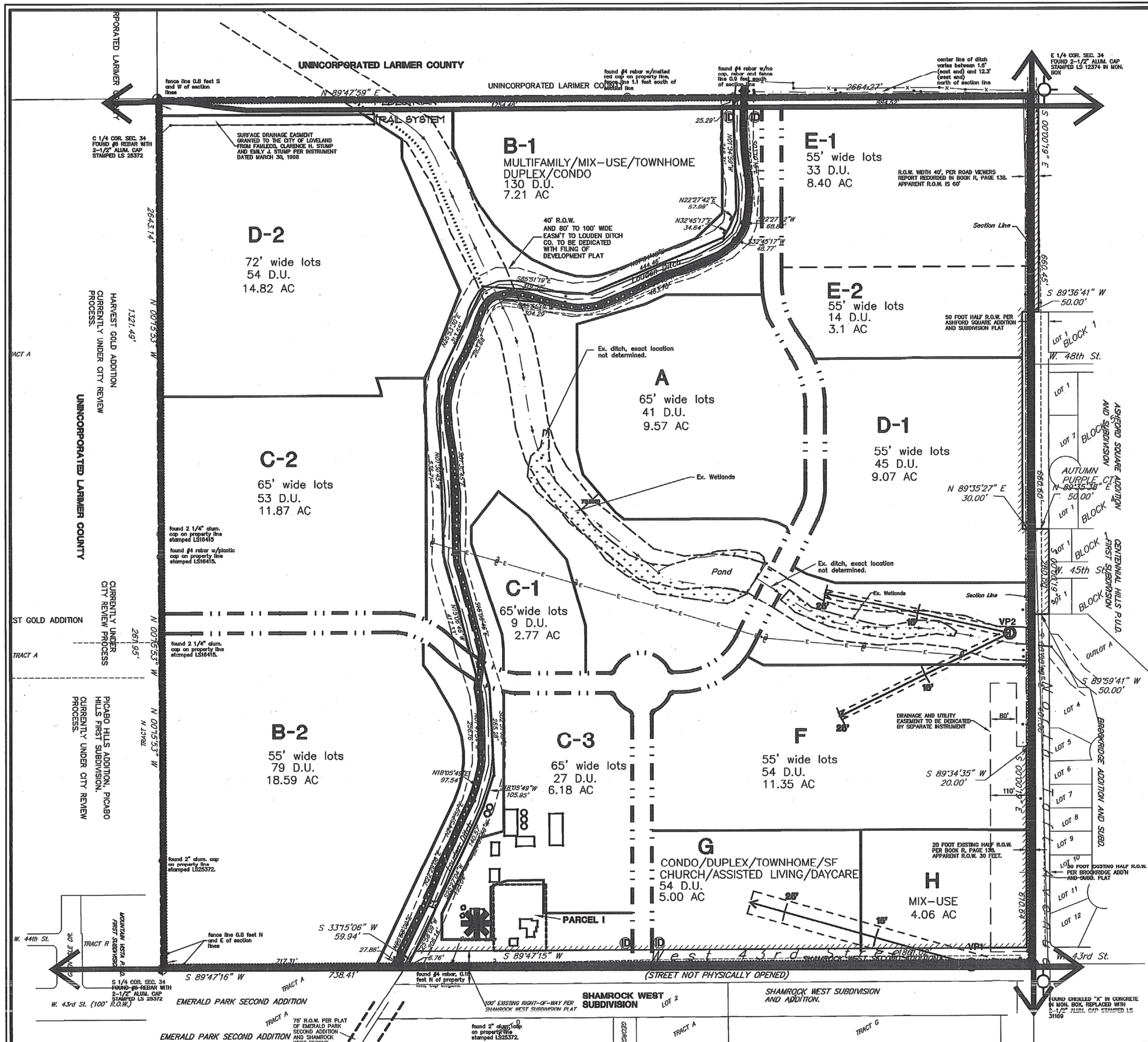
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NARRATIVE  
SHEET

SHEET NUMBER

20F4



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#### PROPERTY DESCRIPTION

ALL TRACTS OF THE KENDALL BROOK ADDITION;  
A TRACT OR PARCEL OF LAND SITUATE IN THE SOUTHEAST QUARTER OF  
SECTION 34, TOWNSHIP 6 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
COUNTY OF LARIMER, STATE OF COLORADO; BEING A PORTION OF THE LANDS  
CONVEYED BY DEED RECORDED IN THE OFFICE OF THE LARIMER COUNTY CLERK AND  
RECORDED ON NOVEMBER 1, 1978 AT 9:28 A.M. IN BOOK 1955, PAGE 233; AND BEING  
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 6 NORTH, RANGE 69  
WEST OF THE 6TH P.M.;

LESS AND EXCEPT THAT PORTION CONVEYED TO THE LOUDEN CANAL COMPANY BY  
DEED RECORDED IN BOOK L, PAGE 378 ON JANUARY 22, 1884, SAID PORTION BEING  
DESCRIBED AS A STRIP OF LAND FORTY FEET IN WIDTH, THROUGH THE SOUTHEAST  
QUARTER OF SECTION 34, TOWNSHIP NUMBER SIX (6) NORTH OF RANGE SIXTY-NINE (69)  
WEST, WHERE THE CANAL OF THE ABOVE NAMED COMPANY IS NOW LOCATED, OR SO  
MUCH OF THE FORTY FEET IN WIDTH AS MAY BE REQUIRED FOR THE CANAL AND ALL  
NECESSARY EMBANKMENTS. SAID DESCRIBED LAND CONTAINS 158.82 ACRES AND IS  
SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD OR AS NOW EXIST  
ON THE GROUND.

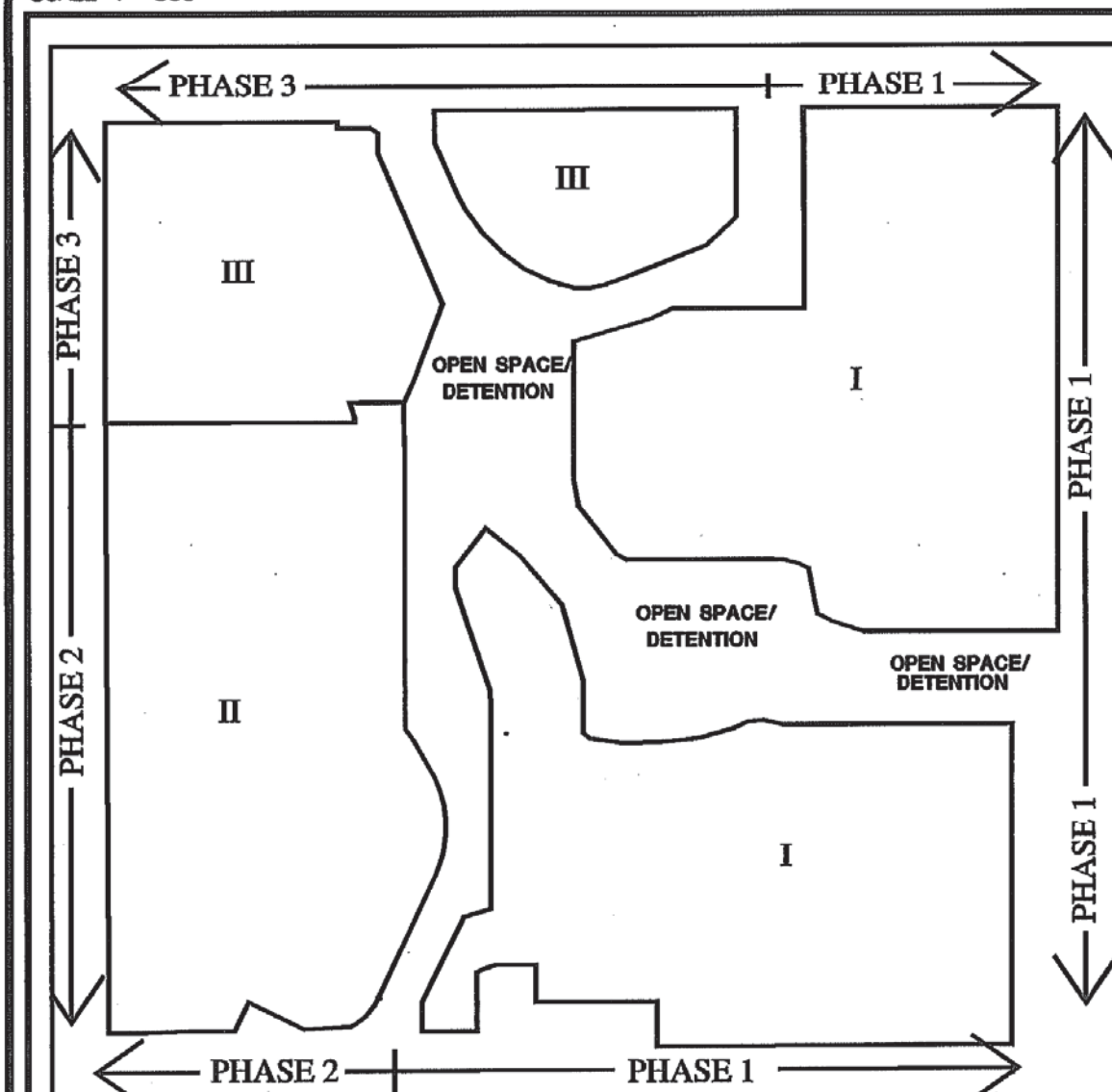
**BASIS OF BEARING STATEMENT**  
CONSIDERING THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 34, T6N, R69W  
AS BEARING N00°00'19"W AS SHOWN ON THE PLAT OF BROOKRIDGE ADDITION  
AND SUBDIVISION RECORDED AT RECEPTION NO. 94034077, AND WITH TERMINI OF SAID  
LINE MARKED AS SHOWN ON THIS PLAT, WITH ALL OTHER BEARINGS RELATIVE  
THERE TO.

#### LAND USE BREAKDOWN

PARCEL	LANDUSE	PERMITTED USES **	APPROX. NO. UNITS	APPROX. ACRES	DENSITY*	PERCENT OF ALL UNITS	PERCENT OF SINGLE FAMILY
A	SINGLE FAMILY	RESIDENTIAL AREA	41 DU	9.57 AC	4.28 DU/AC	7.6%	10.0%
D-1	MULTIFAMILY	RESIDENTIAL AREA	130 DU	7.21 AC	18.10 DU/AC	20.7%	NA
B-2	SINGLE FAMILY	RESIDENTIAL AREA	79 DU	18.59 AC	4.25 DU/AC	13.0%	19.3%
C-1	SINGLE FAMILY/DUPLEX/CONDO	RESIDENTIAL AREA	9 DU	2.77 AC	3.25 DU/AC	2.4%	2.2%
C-2	SINGLE FAMILY	RESIDENTIAL AREA	53 DU	11.87 AC	4.47 DU/AC	9.1%	12.9%
C-3	SINGLE FAMILY	RESIDENTIAL AREA	27 DU	6.18 AC	4.37 DU/AC	6.0%	6.6%
D-1	SINGLE FAMILY/DUPLEX/CONDO	RESIDENTIAL AREA	45 DU	9.07 AC	4.96 DU/AC	7.2%	11.0%
D-2	SINGLE FAMILY	RESIDENTIAL AREA	54 DU	14.82 AC	3.64 DU/AC	8.7%	13.2%
E-1	SINGLE FAMILY	RESIDENTIAL AREA	33 DU	8.40 AC	3.92 DU/AC	5.2%	8.0%
E-2	SINGLE FAMILY	RESIDENTIAL AREA	14 DU	3.10 AC	4.52 DU/AC	2.2%	3.4%
F	SINGLE FAMILY	RESIDENTIAL AREA	54 DU	11.35 AC	4.76 DU/AC	9.1%	13.2%
G	MIXED-USE ***	MIXED-USE ***	54 DU	5.00 AC	10.80 DU/AC	8.6%	NA
H	MIXED-USE ***	MIXED-USE ***	58 DU	3.59 AC	16.2 DU/AC	NA	NA
PARCEL I	SINGLE FAMILY	RESIDENTIAL AREA	1	0.997 AC	1.00 DU/AC	0.2%	0.2%
NA	INTERIOR MINOR R.O.W.	OPEN SPACE	NA	31.06 AC	NA	NA	NA
NA	EXTERIOR MINOR R.O.W. (N. TAFT, ETC)	R.O.W.	NA	14.77 AC	NA	NA	NA
<b>TOTAL</b>			594 DU	158.82 AC	3.74 DU/AC	100%	100%
<b>TOTAL FOR SINGLE FAMILY PARCELS</b>			410 DU	146.61 AC	2.79 DU/AC	69%	100%
<b>TOTAL FOR MULTIFAMILY &amp; MIX-USE RESIDENTIAL</b>			184 DU	12.21 AC	15.07 DU/AC	31%	NA
<b>TOTAL FOR MULTIFAMILY &amp; MIX-USE RESIDENTIAL</b>			184+58=242 DU	15.80 AC	15.32 DU/AC		
* DENSITY ON EACH P.D.P. MAY VARY TO INCLUDE DENSITIES AND TOTAL NUMBER OF UNITS WITHIN 10% (GREATER OR LOWER) OF THE MAXIMUM APPROVED DENSITY AND TOTAL NUMBER OF UNITS SHOWN ON THE G.D.P.							
* TOTAL OPEN SPACE TO BE 20% MINIMUM (SEE GENERAL NOTE #4)							
** SEE SECTION 3A(1) GDP NARRATIVE SHEET							
RESIDENTIAL AREA AND MIXED-USE (COMMERCIAL, COMMUNITY, & RESIDENTIAL USES)							
***MIXED-USE IN PARCELS G AND H HAVE LIMITED USES. PER SECTION 3A(1).							

#### ANTICIPATED PHASING PLAN

SCALE 1"=500'



THE DEVELOPMENT IS ANTICIPATED TO COMMENCE WITH THE  
RESIDENTIAL SECTIONS IN THE SOUTH EAST OF THE PROPERTY, &  
WILL PROGRESS WITH LOGICAL EXTENSIONS OF CITY SERVICES. MORE  
THAN ONE PHASE MAY BE DEVELOPED CONCURRENTLY IN ORDER TO  
PROVIDE FOR A MIX OF HOUSING TYPES.

CONSTRUCTION PHASING SHALL PROGRESS IN SUCH A MANNER AS TO  
ENSURE THE PROVISION OF NECESSARY EMERGENCY VEHICLE ACCESS  
(MINIMUM OF 2) AND SUFFICIENT WATER SUPPLY AND PRESSURE.

THIS PHASING PLAN IS ONLY GENERAL IN NATURE, AND IS SUBJECT  
TO CHANGE BASED UPON MARKET CONDITIONS. IT IS SUBJECT TO  
SUBSEQUENT REVISIONS AND APPROVAL AT TIME OF PRELIMINARY AND  
FINAL DEVELOPMENT PLANS.

SCALE 1"=200'

#### LEGEND

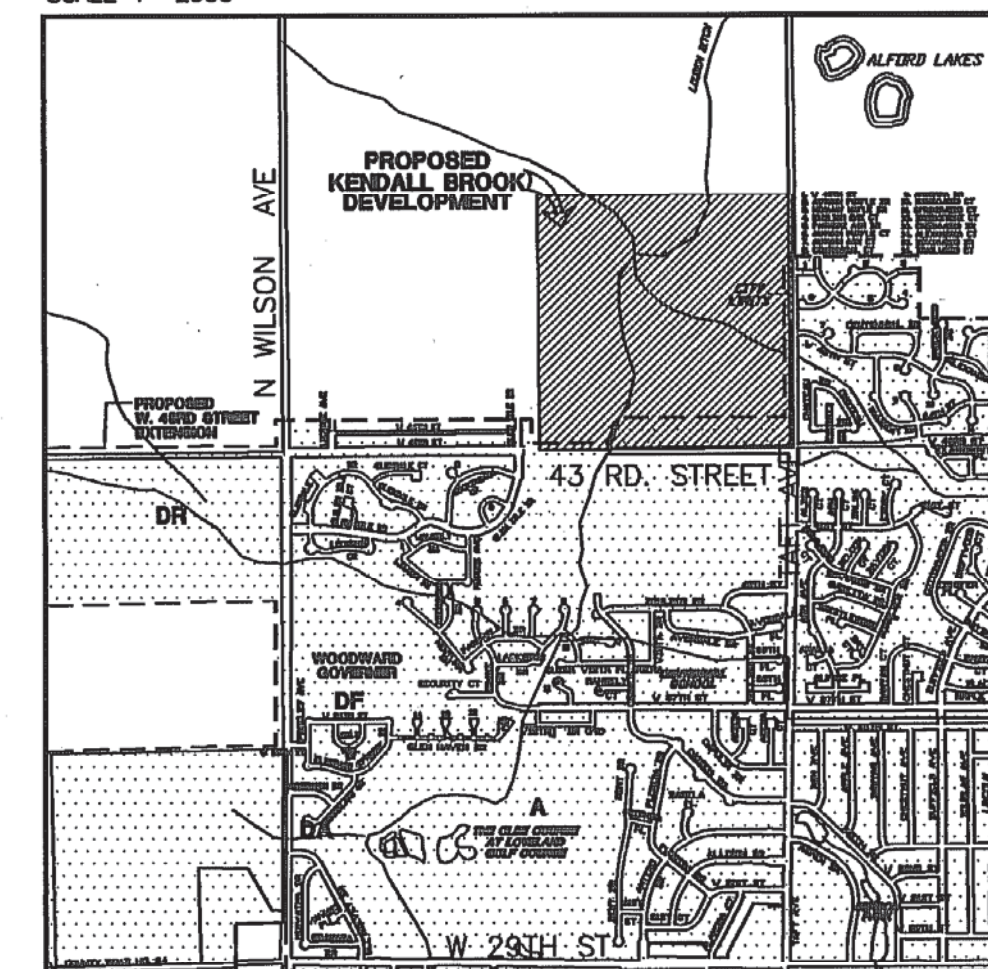
- MAJOR TRAFFIC CIRCULATION
- ENTRY IDENTIFICATION FEATURE
- TRAFFIC CIRCLE
- VIEW CORRIDOR

#### GENERAL NOTES

- THE NUMBER OF UNITS SHOWN FOR EACH PHASE IS THE MAXIMUM (10%+/-) ANTICIPATED IN THAT PHASE.
- AREAS SHOWN REPRESENT RESIDENTIAL AND MIXED-USE AREAS AND MAY CHANGE WITH THE PDP AND FDP.
- LOT SIZES WILL BE DETERMINED WITH EACH PRELIMINARY AND FINAL SUBMITTAL.
- ACREAGE EQUAL TO A MINIMUM OF 20% OF THE GROSS RESIDENTIAL SITE AREA SHALL BE DESIGNATED FOR OPEN SPACE WITHIN THE OVERALL G.D.P. THIS OPEN SPACE MAY INCLUDE DRAINAGE AREAS, DETENTION PONDS, GREENBELTS, BUFFERYARDS, RECREATIONAL FACILITIES, STREETScape GREENBELTS, TRAIL CONNECTIONS, OR OTHER SIMILAR FEATURES.
- FINAL CONFIGURATION OF PHASES AND OPEN SPACE AREAS MAY VARY FROM THAT SHOWN.
- THE DEVELOPERS AND OWNERS OF KENDALL BROOK WILL WORK WITH ADJACENT PROPERTIES TO COORDINATE ACCESS AND CIRCULATION BETWEEN PROPERTIES.
- DENSITY ON EACH PHASE MAY VARY TO INCLUDE DENSITIES AND TOTAL NUMBER OF UNITS WITHIN 10%+/- OF THE MAXIMUM APPROVED DENSITY AND TOTAL NUMBER OF UNITS SHOWN ON THE G.D.P. FOR EACH PARCEL.
- PARCEL I SHALL REMAIN AS A 0.997 ACRE LOT FOR THE EXISTING SINGLE FAMILY HOME AND DETACHED GARAGE.
- A 20' EASEMENT FOR A 10' CITY MULTI-USE TRAIL ALONG THE LOUDEN DITCH WILL BE DEDICATED TO THE CITY OF LOVELAND PARK AND RECREATION DISTRICT WITH THE FILING OF ADJACENT PLATS.
- THE TRAIL WILL BE BUILT BY AND TO THE CITY OF LOVELAND STANDARDS.
- SIGNIFICANT VIEWS OF LONG'S PEAK AND THE MUMMY RANGE HAVE BEEN PROTECTED, USING THE FORMULAE SHOWN IN THE U.S. 34 CORRIDOR PLAN.
- OPEN SPACE PLAYFIELDS SHALL BE DEVELOPED AT A RATE OF 1 ACRE PER 100 DWELLING UNITS.
- NO PORTION OF ANY STRUCTURE WITHIN THE VIEW CORRIDOR AS SHOWN ON THIS PLAN MAY BE TALLER THAN THE HEIGHT AS INDICATED IN THE VIEW CORRIDOR ASSUMPTIONS AND CALCULATIONS.
- A MINIMUM OF 8 ACRES SHALL BE ZONED FOR MULTI-FAMILY APARTMENT UNITS. SEE PARCEL B-1.

#### VICINITY MAP

SCALE 1"=2000'



#### VIEW CORRIDOR ASSUMPTIONS & CALCULATIONS

##### VIEW POINTS

VIEWPOINT 1 - VEHICULAR  
5 SECONDS AT 40 MPH = 293 FEET  
VIEWPOINT 2 - PEDESTRIAN  
5 SECONDS AT 3 MPH = 293 FEET

##### HORIZONTAL VIEW ANGLES

	LONGS PEAK	COMANCHE PEAK	MT. CHIQUITA
VP1	24.3° SW-25.3° SW	14° NW	0.8° NW
VP2	25° SW-26° SW	13.5° NW	0°

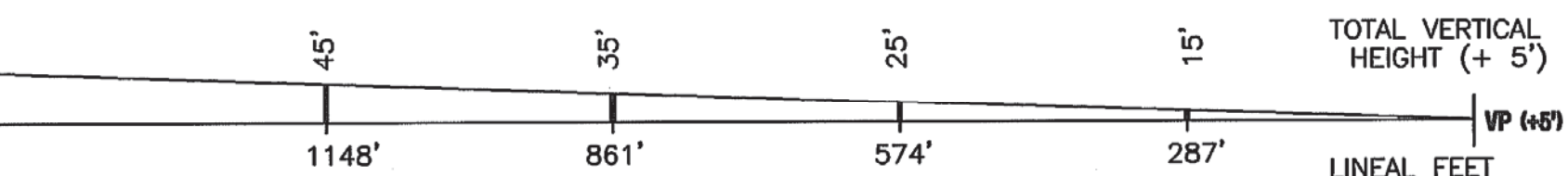
##### VERTICAL VIEW ANGLES

VIEWPOINT ELEVATIONS	5060' (APPROX)
FOREGROUND VIEW ELEVATIONS	8000'
NET GAIN	2940'

DISTANCE FROM VIEW POINTS TO 8000' FOREGROUND IS APPROXIMATELY  
84,480 FT (16 MILES).

##### VIEW/HEIGHT RELATIONSHIP

(1"=28.7") = 1 FOOT PER 28.7 LINEAL FEET  
AVERAGE VIEW HEIGHT = 5'



KENDALL BROOK  
GENERAL DEVELOPMENT PLAN - SHEET 3 OF 4



1129 CHEROKEE STREET  
DENVER, COLORADO 80204  
303.534.3881  
303.534.3884 (FAX)  
nusatz@aol.com

Owner:  
Chateau Development Company  
8101 E. Prentice Ave  
Suite 815  
Greenwood Village, CO 80111  
303.771.8854 (Voice)  
303.694.3332 (FAX)

KENDALL BROOK C.D.P.

Loveland, Colorado

Chateau Development Company

PROJECT: 931014  
DRAWN BY:  
CHECK BY:  
ISSUE DATE: 06/22/98  
REVISIONS: 02/12/99  
04/23/99  
09/10/99  
11/12/99  
12/15/99  
Draft 03/11/00  
05/04/00  
06/14/00

SHEET TITLE  
GENERAL DEVELOPMENT  
PLAN

SHEET NUMBER

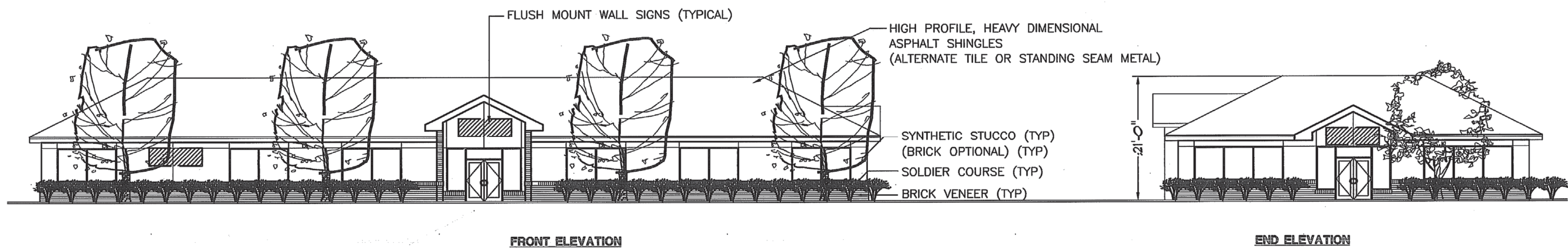
30F4





urban design associates  
1129 CHEROKEE STREET  
DENVER, COLORADO 80204  
303.534.3881  
303.534.3884 (FAX)  
nuspatz@aol.com

Owner:  
Chateau Development Company  
8101 E. Prentice Ave.  
Suite 615  
Greenwood Village, CO 80111  
303.771.6854 (Voice)  
303.694.3332 (FAX)



NOTE:  
NO PORTION OF ANY STRUCTURE  
WITHIN THE VIEW CORRIDOR AS  
SHOWN ON SHEET 3 OF 4 MAY  
BE TALLER THAN THE HEIGHT AS  
INDICATED IN THE "VIEW CORRIDOR  
ASSUMPTIONS AND CALCULATIONS."

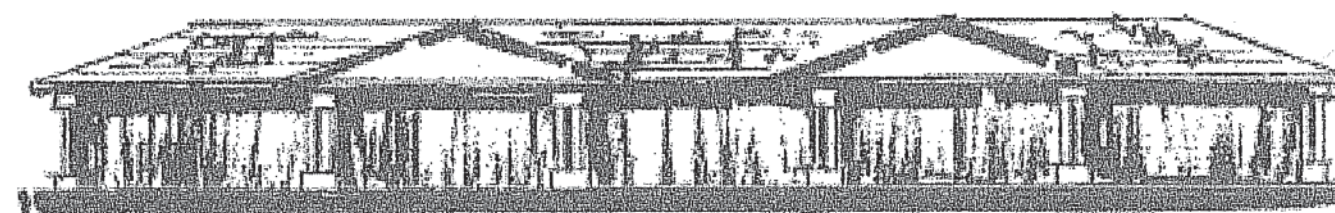
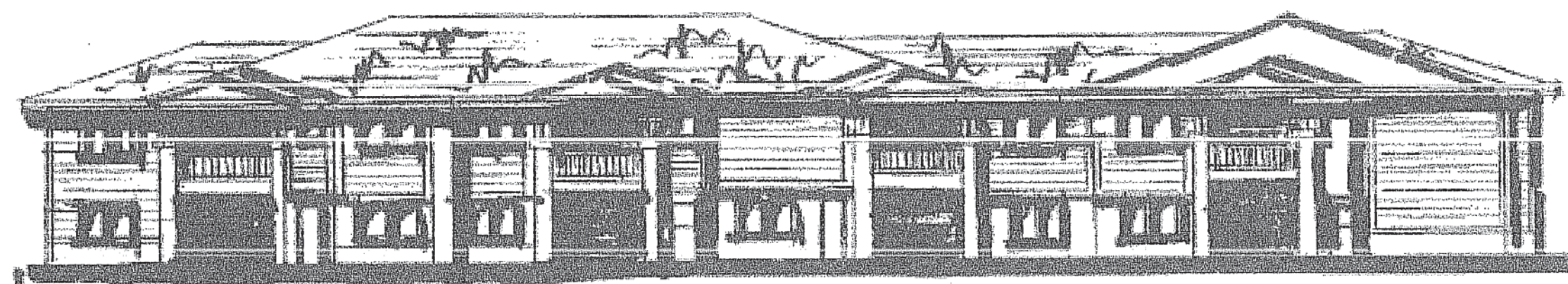
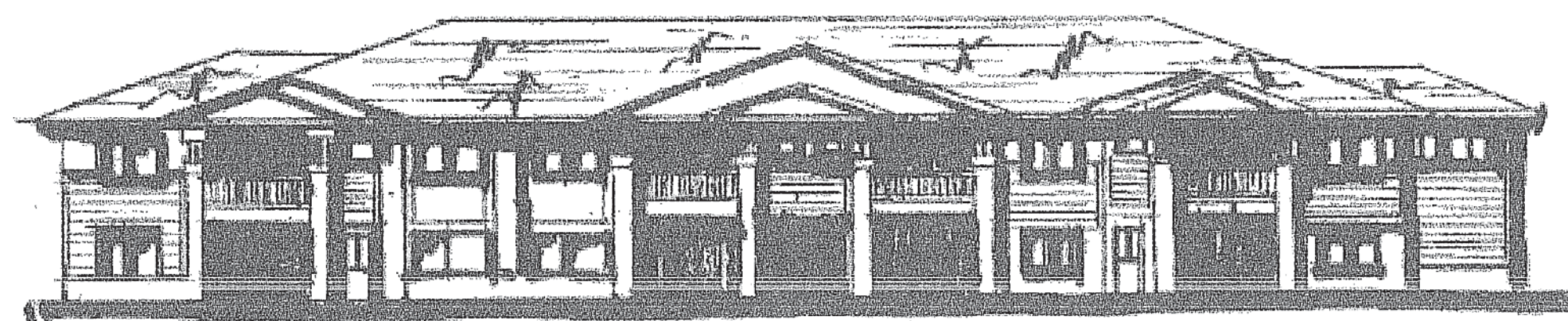
### CONCEPTUAL PARCELS G ? H ELEVATIONS - NON-RESIDENTIAL

NOT TO SCALE



### CONCEPTUAL CONDOMINIUM ELEVATIONS

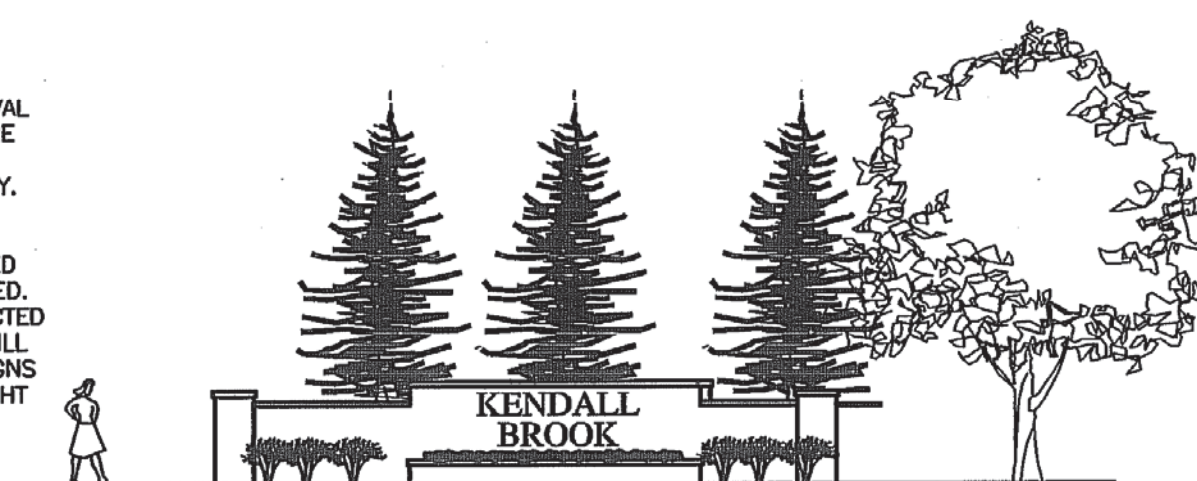
NOT TO SCALE



### CONCEPTUAL APARTMENT ELEVATIONS

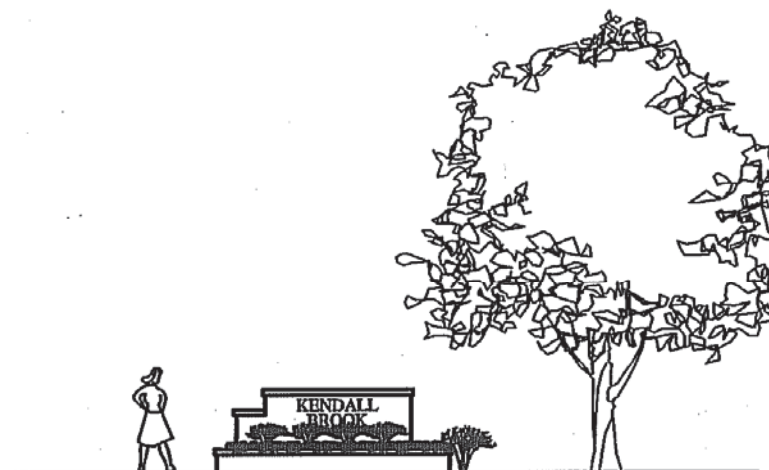
NOT TO SCALE

COMMUNITY ENTRY SIGNS ARE  
INTENDED TO ANNOUNCE ARRIVAL  
TO THE COMMUNITY. THEY ARE  
TYPICALLY LOCATED AT MAJOR  
ENTRANCES TO THE COMMUNITY.  
A VARIETY OF HEIGHTS ARE  
ENCOURAGED TO ADD VISUAL  
INTEREST. THE USE OF RAISED  
PLANTERS IS ALSO ENCOURAGED.  
MATERIALS AND COLORS SELECTED  
FOR THE COMMUNITY SIGNS WILL  
SET THE TONE FOR OTHER SIGNS  
WITHIN THE COMMUNITY. HEIGHT  
LIMIT IS SIX FEET.



TYPICAL MIXED USE COMMUNITY ENTRY SIGN

NEIGHBORHOOD ENTRY SIGNS ARE  
INTENDED TO IDENTIFY VARIOUS  
PARCELS WITHIN THE KENDALL  
BROOK COMMUNITY, AND ARE  
TYPICALLY LOCATED ALONG  
COLLECTOR AND ARTERIAL STREETS.  
THESE SIGNS ARE SMALLER IN SCALE  
THAN THE COMMUNITY ENTRY SIGNS,  
BUT USE SIMILAR MATERIALS AND COLORS.  
FREESTANDING SIGNS ARE LIMITED TO  
FIVE FEET IN HEIGHT. SIGNS BUILT  
AS PART OF A FENCE ARE LIMITED TO  
SIX FEET IN HEIGHT.



TYPICAL NEIGHBORHOOD IDENTITY SIGN

THESE SIGN ELEVATIONS ARE INTENDED TO ILLUSTRATE CONCEPTS AND IDEAS ONLY. FINAL DESIGN  
OF ALL SIGNS MAY VARY FROM THAT SHOWN. ADDITIONAL SIGNAGE DESIGN INFORMATION IS TO BE  
PROVIDED WITH PRELIMINARY AND FINAL SUBMITTALS. ALL SIGNS ARE TO COMPLY WITH THE SIGN  
CODE AND RECEIVE SEPARATE SIGN PERMITS UNLESS SPECIFIC VARIANCES ARE GRANTED, AND  
SHALL HAVE A HORIZONTAL PRESENTATION.

### CONCEPTUAL SIGN ELEVATIONS

FINAL ELEVATIONS MAY VARY

NOT TO SCALE

### GENERAL NOTES

1. ALL LAYOUTS ILLUSTRATED HERE ARE INTENDED TO SHOW BASIC CONCEPTS AND DESIGN IDEAS, NOT FINAL DESIGNS.
2. DESIGNS AND LAYOUTS PROPOSED ON THE PRELIMINARY AND FINAL SITE PLANS MAY VARY FROM THOSE CONCEPTS SHOWN HERE.
3. ALL PRELIMINARY AND FINAL PLANS MUST BE APPROVED BY THE CITY OF LOVELAND.

# Kendall Brook GDP Details/Elevations

Loveland, Colorado  
Chateau Development Company

PROJECT:	981014
DRAWN BY:	
CHECK BY:	
ISSUE DATE:	06/22/98
REVISIONS:	01/12/99
	04/23/99
	09/10/99
	12/15/99
Draft:	03/11/00
	05/04/00
	06/14/00

SHEET TITLE

GDP  
DETAILS &  
ELEVATIONS

SHEET NUMBER

4 OF 4

KENDALL BROOK

G.D.P. TYPICAL DETAILS & ELEVATIONS- SHEET 4 OF 4





The Vertex Companies, Inc.  
2420 West 26<sup>th</sup> Avenue, Suite 100-D  
Denver, CO 80211  
PHONE 303.623.9116 | FAX 303.623.9118  
www.vertexeng.com

March 15, 2018

Planning Division  
City of Loveland  
410 E. 5<sup>th</sup> Street  
Loveland, Colorado 80537

Re: Findings Statement, Parcel H of Kendall Brook GDP (aka Outlot C, Kendall Brook First Subdivision)

To whom it may concern:

This letter is the requested response to the PUD/GDP application checklist, item #11, Findings Statement.

The subject parcel, Parcel H, is part of the Kendall Brook GDP that was approved September 26, 2000. Parcel H is the last parcel to be developed within the GDP. A three-story, 58-unit owner occupied senior living cooperative facility, to be designed in compliance with Loveland Zoning Code, is planned for the parcel.

Current infrastructure within the GDP limits and adjacent ROW appear to be final, build-out conditions and are complete. It is believed that said infrastructure was designed, approved and constructed to account for development within the GDP limits along with adjacent future infrastructure demands, therefore it is assumed no further infrastructure improvements are needed or required for the development of Parcel H. Based on this, it is believed Parcel H will not have any negative impact on traffic, utilities, or adjacent properties.

The development of the site will comply, as applicable, to the zoning code through ongoing review and coordination with Loveland development review staff. Some items that will comply to the zoning code, but not limited to, are:

- 1) The building exterior will be sympathetic to the adjacent neighborhood as to blend in.
- 2) Development of the site will allow for the balance of pedestrian to vehicular uses on-site and in conjunction with already constructed adjacent infrastructure.
- 3) Landscaping will be utilized to enhance the development, assist in softening the proposed building and provide vegetation and/or berming for screening.

Overall, the proposed development appears to be a great fit for Parcel H and will fit into the neighborhood seamlessly. The development team looks forward to the next steps in the review process with Loveland and hearing feedback from the application.

Best Regards,

A handwritten signature in blue ink that reads "Marc Liberati".


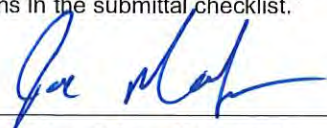
Marc Liberati



## GENERAL DEVELOPMENT PLAN APPLICATION

<b>Project Name:</b> Village Cooperative of Loveland		
<b>PROJECT</b>		
<b>Narrative Description of Project</b> , including purpose, number of lots, type of use, and other pertinent information:	Proposed senior independent living facility with 58 dwelling units owned cooperatively.	
Existing Legal Description of Property Boundary (Lots, Blocks, Tracts and Subdivision Name, or Metes & Bounds):	Outlot C, Kendall Brook First Subdivision	
Address of Existing Buildings or Property:	4350 Arriba Aevenue, Loveland, CO 80538	
<b>APPLICANT INFORMATION</b>		
<b>OWNER'S REPRESENTATIVE (CONTACT PERSON)</b>		
Company: <b>Real Estate Equities</b>	Name: <b>Joe Moosbrugger</b>	Phone: 218-308-0605 Fax:
Address: 1400 Corporate Center Curve, Suite 100		
City, State: Eagan, MN		Zip Code: 55121
Email Address:		
<b>CONSULTANT</b>		
Company: <b>VERTEX</b>	Name : <b>Marc Liberati</b>	Phone: 303-623-9116 Fax:
Address: 2420 W 26th Avenue, Suite 100-D		
City, State: Denver, CO		Zip Code: 80211
Email Address: mliberati@vertexeng.com		
<b>CONSULTANT</b>		
Company: <b>VERTEX</b>	Name : <b>Lance VanDemark</b>	Phone: 303-623-9116 Fax:
Address: 2420 W 26th Avenue, Suite 100-D		
City, State: Denver, CO		Zip Code: 80211
Email Address: lvandemark@vertexeng.com		
<b>CONSULTANT</b>		
Company:	Name :	Phone: Fax:
Address:		
City, State:		Zip Code:
Email Address:		

OWNER		
Company : Schroetlin Commercial HoldingsII, LLC	Name : Michael Schroetlin	Phone: Fax:
Address: 995 Longspur St		
City, State: Loveland, CO		Zip Code: 80538
Email Address:		
SITE		
<b>Site Use and Zoning</b> Existing Use: Vacant Proposed Use: Multi-Family Existing Zoning: P-49 Kendall Brook PUD	<b>Existing Adjacent Zoning and/or Use</b> North Side: P-49 Kendall Brook PUD South Side: P-35 Shamrock West 2nd Sub PUD West Side: P-49 Kendall Brook PUD East Side: R1 Developing Low-Density Resid	
<b>Other Information</b> Number of Units Existing: n/a Number of Units Proposed: 58 Number of Lots Proposed: 1 Non-Residential Bldg. Area (Sq. Ft.) Proposed: 0 Total Number of Parking Spaces: 94	<b>Acreage of Site</b> Gross: 3.59 Right-of-Way: 0.0 Net: 3.59 <b>Utility Services Provided by</b> Water: City of Loveland Wastewater: City of Loveland Electric: City of Loveland	
FEMA FLOODPLAIN		
Is any portion located in a FEMA floodplain?		* If Yes, please submit legal description
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

DESIGNATION OF OWNER'S REPRESENTATIVE	
The undersigned owner(s) agree(s) that (please print name)	
Michael Schroetlin (see attached Letter of Authorization) _____ represents the undersigned in all matters pertaining to this project, including subsequent modifications to the application.	
Owner	
Signature: 	Date: 3/15/2018
ACKNOWLEDGMENTS	
I, as the Owner or Owner's Representative, hereby acknowledge that the application is correct and complete as per the specifications in the submittal checklist.	
Owner or Owner's Representative	
Signature: 	Date: 3/15/2018
Printed Name: Joe Moosbrugger	





### **Affidavit of Ownership**

I/We, Schroetlin Commercial Holdings II LLC, hereby certify and affirm that I am (we are) the owner(s) of the property described below:

'Outlot C, Kendall Brook First Subdivision, Loveland (2002015522), Larimer County, State of Colorado. Parcel No: 96344-82-003. 6N-69W-34'

I/We hereby certify that no other party's consent is required to file and process any applications to the Governing Municipality.

### **Designation of Authorized Representative(s)**

I/We hereby designate Real Estate Equities Development, LLC. (Authorized Representative(s) name(s)) to act as my/our representative(s) in any manner and in all respects regarding any land use applications, to answer questions from and communicate with municipal staff regarding applications, and to represent me/us at any meeting(s) and public hearing(s) which may be held with applications.

I/We understand that the Governing Municipality will send all correspondence to the Authorized Representative(s) identified above. It will be the Authorized Representative's responsibility to keep the owner(s) adequately informed as to the status of the applications.

Owner:

Michael Schroetlin, Schroetlin Commercial Holdings II, LLC

Signature: \_\_\_\_\_

