



## **LOVELAND PLANNING COMMISSION MEETING AGENDA**

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

*The City of Loveland is committed to providing an equal opportunity for services, programs and activities and does not discriminate on the basis of disability, race, age, color, national origin, religion, sexual orientation or gender. For more information on non-discrimination or for translation assistance, please contact the City's Title VI Coordinator at [TitleSix@cityofloveland.org](mailto:TitleSix@cityofloveland.org) or 970-962-2372. The City will make reasonable accommodations for citizens in accordance with the Americans with Disabilities Act (ADA). For more information on ADA or accommodations, please contact the City's ADA Coordinator at [ADACoordinator@cityofloveland.org](mailto:ADACoordinator@cityofloveland.org).*

*“La Ciudad de Loveland está comprometida a proporcionar igualdad de oportunidades para los servicios, programas y actividades y no discriminar en base a discapacidad, raza, edad, color, origen nacional, religión, orientación sexual o género. Para más información sobre la no discriminación o para asistencia en traducción, favor contacte al Coordinador Título VI de la Ciudad al [TitleSix@cityofloveland.org](mailto:TitleSix@cityofloveland.org) o al 970-962-2372. La Ciudad realizará las acomodaciones razonables para los ciudadanos de acuerdo con la Ley de Discapacidades para americanos (ADA). Para más información sobre ADA o acomodaciones, favor contacte al Coordinador de ADA de la Ciudad en [ADACoordinator@cityofloveland.org](mailto:ADACoordinator@cityofloveland.org).”*

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

---

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.



## Development Services Current Planning

500 East Third Street, Suite 310 • Loveland, CO 80537  
(970) 962-2523 • Fax (970) 962-2945 • TDD (970) 962-2620  
[www.cityofloveland.org](http://www.cityofloveland.org)

### 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.*

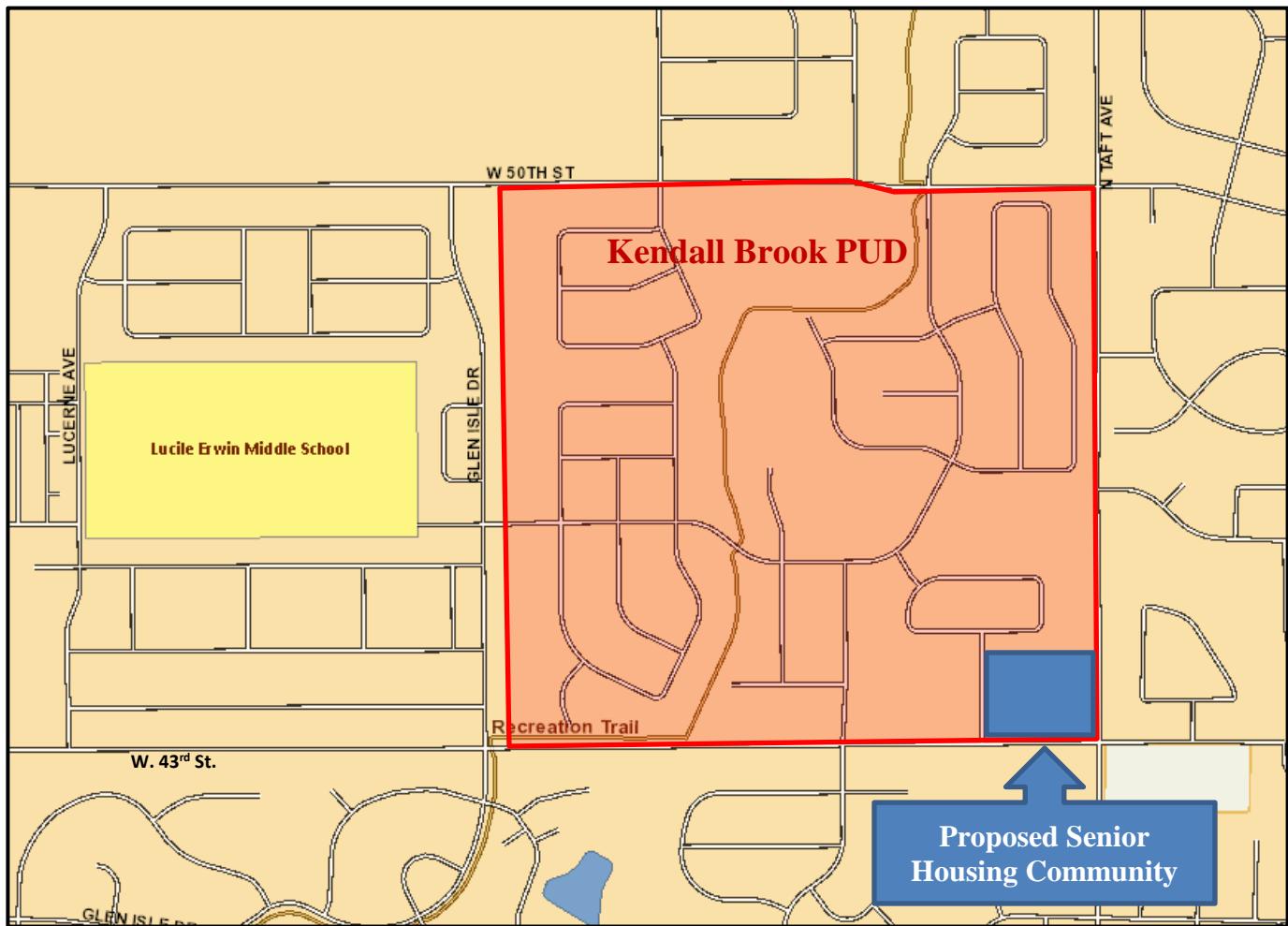
#### Summary of Analysis

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:

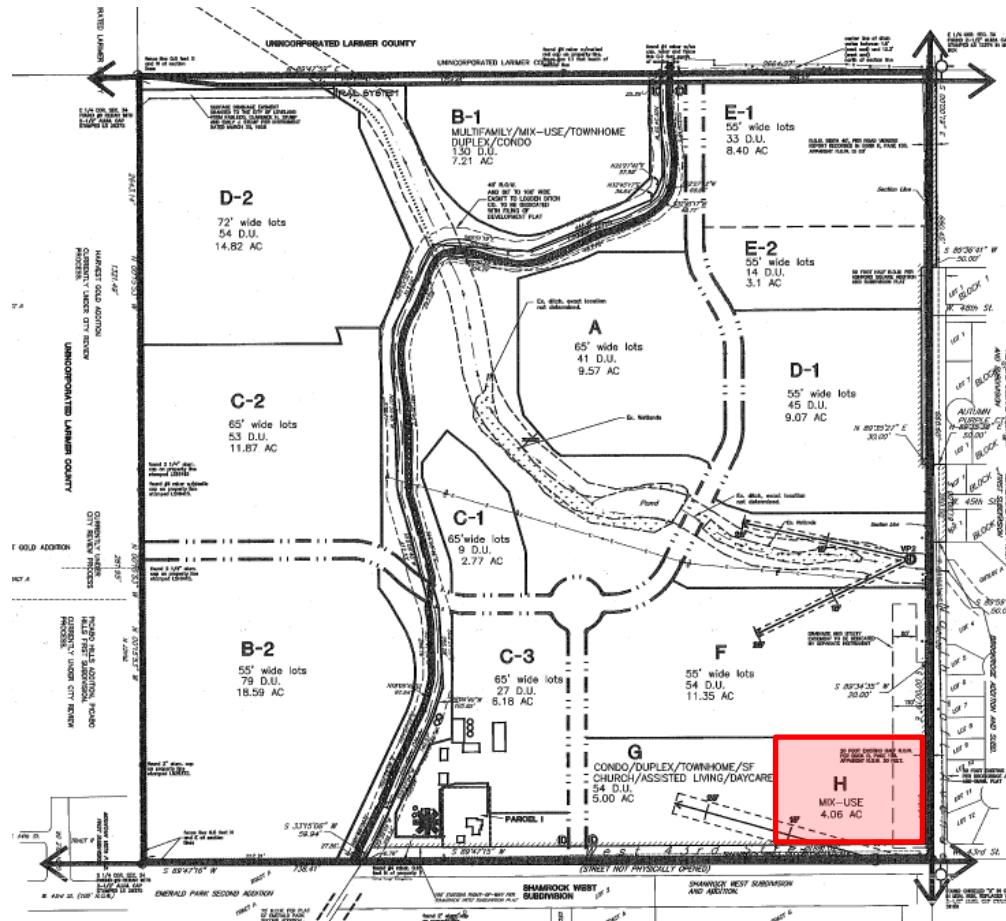
2002           Kendall Brook First Subdivision, is approved, establishing the boundaries of residential lots, outlots and tracts within the Addition.

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 Louden 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

- 1. **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

## Current Planning

1. A minimum of 8 acres shall be zoned for multi-family apartment units. (Area B-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.

## Additional architectural conditions:

A. The minimum square footage of single story homes 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 Louden 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. Essences for the Louden 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 easement term, no less than six (6) feet in length 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 roof 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 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 corridor 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 GMP 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 GMP 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.

## Fire Prevention Conditions

## 23. All 28 foot 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 feet 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.

## 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 Shemrock 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 West 50th Street). The improvements shall begin at the intersection of the north property line with 1st 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 coterminous with the north property line up to a point of divergence to accommodate alignment with West 50th Street, as shown on the Harvest 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 Louden 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 some 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 CEF policy.

## Power Condition

## 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 40-91.5-204, 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."

## 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

## 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  
CLARENCE H. STUMP, JR. PRESIDENT

*Clarence H. Stump, Jr.*  
CLARENCE H. STUMP, JR.

*Emily J. Stump*  
EMILY J. STUMP

Approved this 21st day of September, 2000

## Ownership of the remaining parcels

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

*Bradford Bennett*  
ITS MANAGER

Approved this 20 day of Sept., 2000

## Lienholder as to remaining parcels only

COMPASS BANK  
By *Henry G. Moore*  
Its Executive Vice President

Approved this 20 day of September, 2000

## City Approvals

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

*John W. Arnold*  
John W. Arnold  
Current Planning Manager

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

*Al M. McWhorter*  
Al M. McWhorter  
City Engineer  
Approved this 26th day of September, 2000, by the City Attorney of the City of Loveland, Colorado.

*James S. Brantigan*  
James S. Brantigan  
City Attorney

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

*John W. Arnold*  
John W. Arnold  
Chairperson

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

*Matthew T. O'Leary*  
Matthew T. O'Leary  
Mayor

*Kristen K. Baugh*  
Kristen K. Baugh  
Attest

*James S. Brantigan*  
James S. Brantigan  
City Attorney

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

*Danielle Hill-Gidmark*  
Danielle Hill-Gidmark  
Notary Public

Notary Public  
Approved this 27th day of September, 2000, by the Notary Public of the State of Colorado.

*Notary Public*  
Notary Public  
Notary Public

## SHEET INDEX

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



urban design associates  
1129 CHEROKEE STREET  
DENVER, COLORADO 80204  
303.534.3984 (FAX)  
nuspatz@aol.com

Owner: Development Company  
8101 E. Prentiss 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: 06/22/98  
REVISIONS: 01/29/98  
02/12/98  
04/23/98  
09/10/98  
11/12/98  
12/15/98  
DRAFT: 03/17/00  
05/04/00  
06/14/00  
SHEET TITLE: GDP NARRATIVE SHEET  
SHEET NUMBER: 1 OF 4

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

1 OF 4



**NUSZER  
KOPATZ**

urban design associates

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

Owner:  
Kendall Development Company  
9101 E. Prentiss Ave  
Suite B15  
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  
REVISIONS: 01/23/98  
02/22/98  
04/23/98  
05/10/98  
11/12/98  
12/16/98  
Draft 03/17/00  
05/04/00  
06/14/00

SHEET TITLE: G.D.P.  
NARRATIVE  
SHEET  
SHEET NUMBER: 20F4

## 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 feature a combination of one or more of the following architectural elements: line articulations, 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:

- a. Front yard fencing shall not be permitted.
- b. Backyard fencing between lots: 6' privacy fences will be permitted.
- c. Backyard fencing on corner lots: 6' privacy fences will be permitted, setback a minimum of 10' from adjacent sidewalk, or property line where no wall is present.
- d. Fencing adjacent to open spaces: May be open, limited to a maximum height of 48".
- e. 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. A sloping roof with at least one break in the roof line
- b. 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)
- c. Offsets and protrusions along exterior walls are encouraged
- d. Coordinated roofing materials, windows, building materials and finish, and accents to achieve a cohesive appearance
- e. No walk steps or stoops shall be allowed for front entries
- f. All entries 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.
- g. 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.
- h. All roofs will be a minimum of 20-25 year composition roofing.
- i. No vinyl or aluminum siding will be allowed.
- j. All soffit dimensions will be a minimum of 12" wide.
- k. 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.

1. 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.

m. The maximum lot coverage shall be 50% including the building footprint, 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.
- b. 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;
- c. overhanging eaves, extending no less than three (3) feet past the supporting walls;
- d. 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;
- e. 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 waterways) 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 Louden 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:

- church 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

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

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 doors 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

- \* 30 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 minimum 35'-foot setback and shall be landscaped to the city code, with a 6-foot tall berm, adjacent to residential uses. The site shall be landscaped in accordance with Loveland Site Development Performance Standards and Guidelines.

- \* 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.

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.

## 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. 34 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 PDP.

### 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.

### 6.



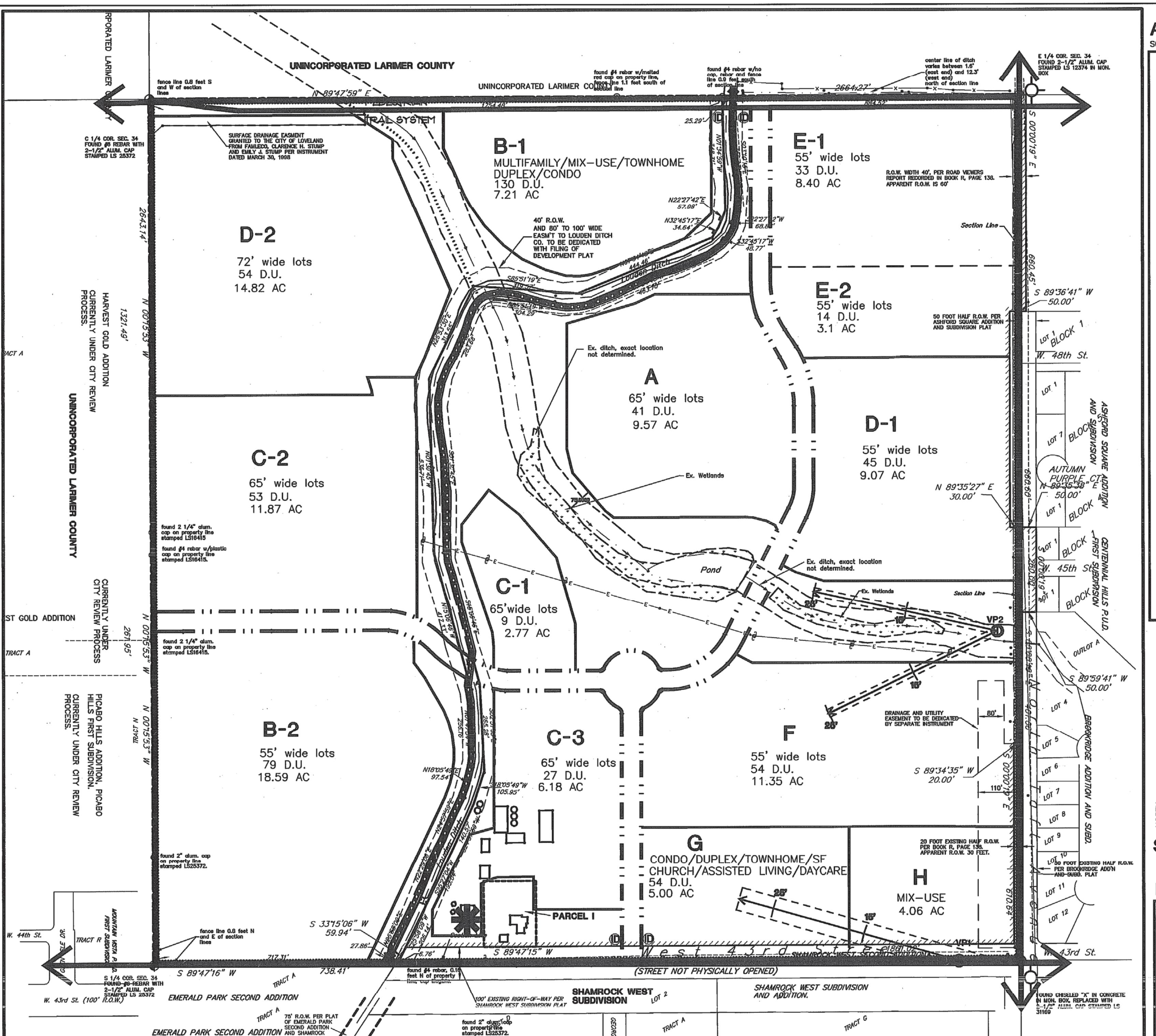
**NUSZER  
KOPATZ**

urban design associates  
1129 CHEROKEE STREET  
DENVER, COLORADO 80204  
303.534.3981  
303.534.3984 (FAX)  
nuspatz@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 G.D.P.

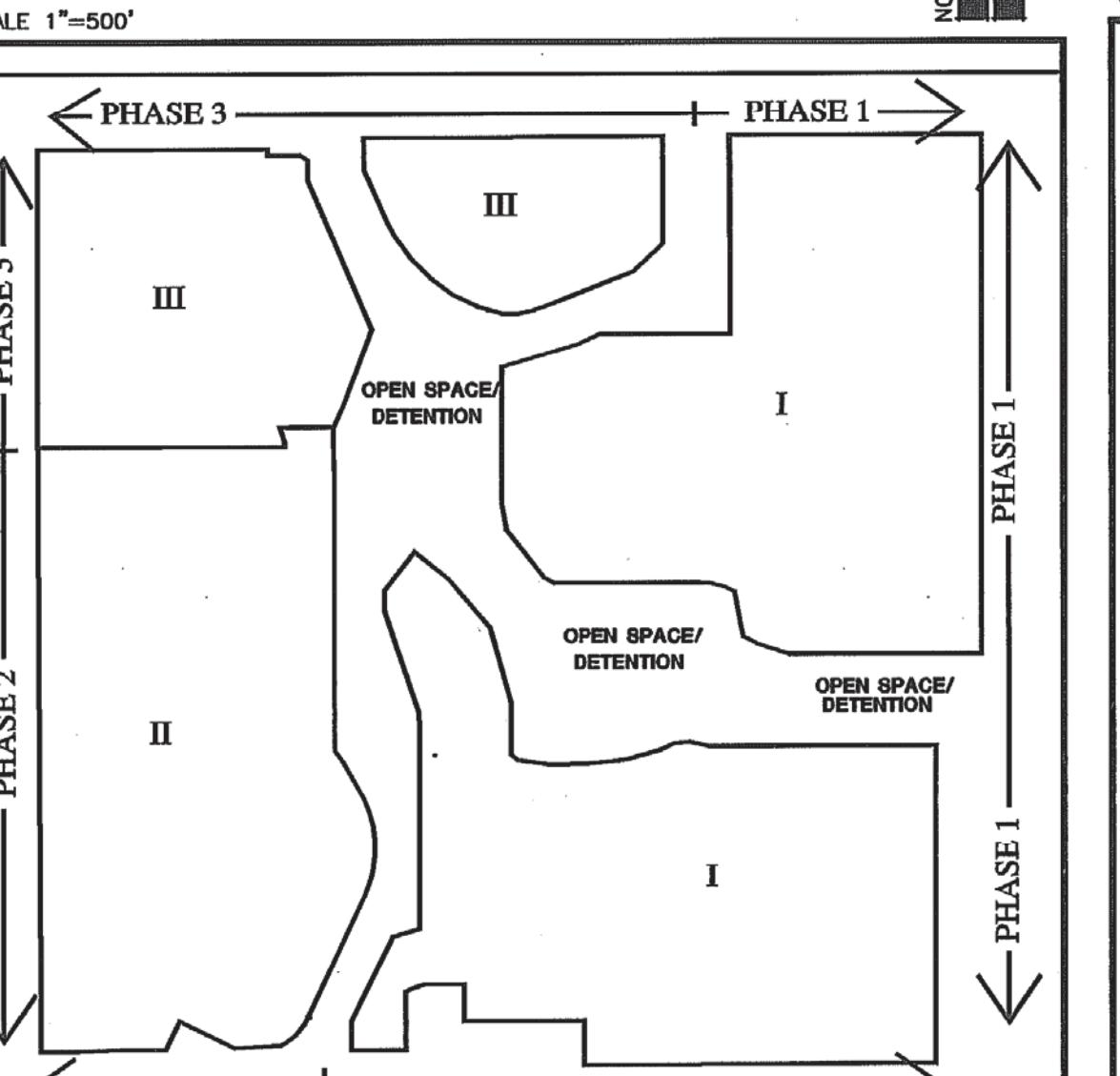
Loveland, Colorado  
Chateau Development Company



## LAND USE BREAKDOWN

PARCEL	LAND USE	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%
B-1	MULTIFAMILY	RESIDENTIAL AREA	130 DU	7.21 AC	18.10 DU/AC	20.7%	NA
C-1	SINGLE FAMILY/DUPLEX/CONDO	RESIDENTIAL AREA	79 DU	18.59 AC	4.25 DU/AC	13.0%	19.3%
C-2	SINGLE FAMILY	RESIDENTIAL AREA	9 DU	2.77 AC	3.25 DU/AC	2.4%	2.2%
C-3	SINGLE FAMILY	RESIDENTIAL AREA	53 DU	11.87 AC	4.47 DU/AC	9.1%	12.9%
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	4.06 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	OPEN SPACE	OPEN SPACE	NA	31.06 AC	NA	NA	NA
NA	INTERIOR MINOR R.O.W.	R.O.W.	NA	14.77 AC	NA	NA	NA
<b>TOTAL</b>			<b>594 DU</b>	<b>158.82 AC</b>	<b>3.74 DU/AC</b>	<b>100%</b>	<b>100%</b>
<b>TOTAL FOR SINGLE FAMILY PARCELS</b>			<b>410 DU</b>	<b>146.61 AC</b>	<b>2.79 DU/AC</b>	<b>69%</b>	<b>100%</b>
<b>TOTAL FOR MULTIFAMILY ? MIX-USE RESIDENTIAL</b>			<b>184 DU</b>	<b>12.24 AC</b>	<b>15.07 DU/AC</b>	<b>31%</b>	<b>NA</b>
			<b>184+58=242 DU</b>	<b>15.80 AC</b>	<b>15.32 DU/AC</b>		
* 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



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.

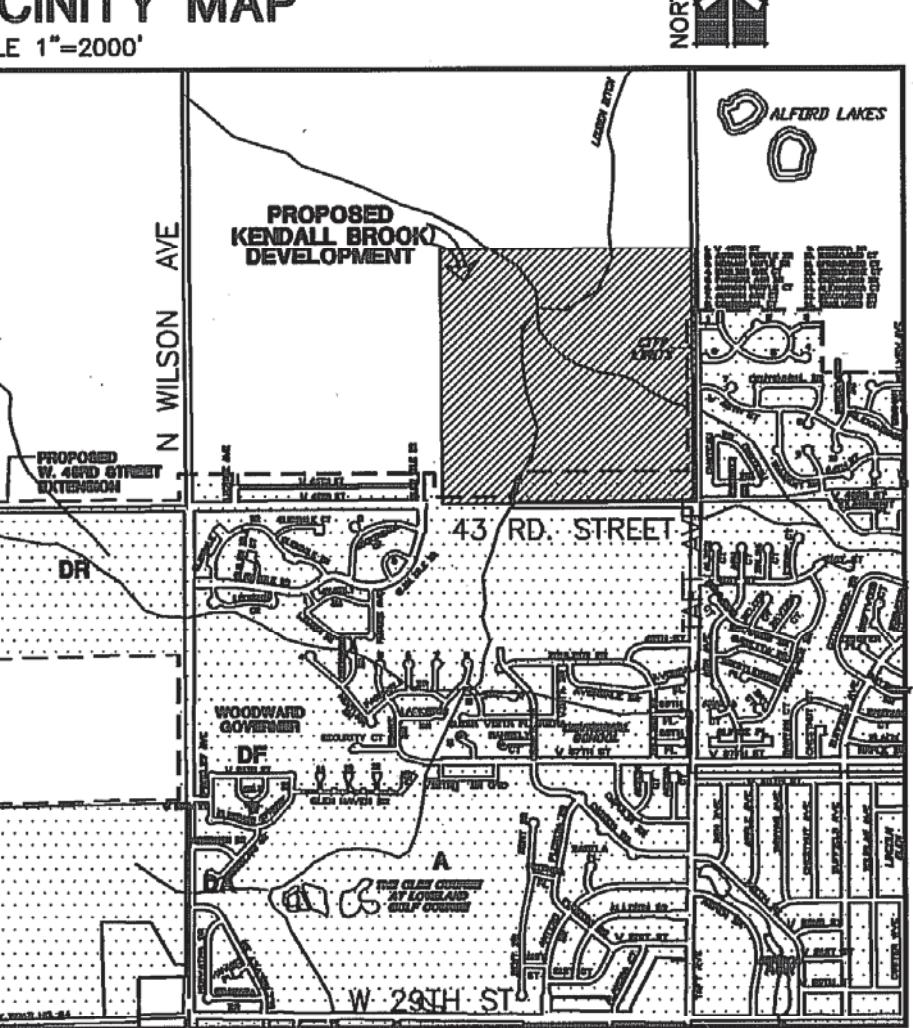
CONSTRUCTION PHASING SHALL PROGRESS IN SUCH A MANNER AS TO ENSURE THE PROVISION OF NECESSARY EMERGENCY VEHICLE ACCESS (MINIMUM OF 2) AND SUFFICIENT WATER SUPPLY AND PRESSURE.

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.

## GENERAL NOTES

1. THE NUMBER OF UNITS SHOWN FOR EACH PHASE IS THE MAXIMUM (10%+/-) ANTICIPATED IN THAT PHASE.
2. AREAS SHOWN REPRESENT RESIDENTIAL AND MIXED-USE AREAS AND MAY CHANGE WITH THE PDP AND FDP.
3. LOT SIZES WILL BE DETERMINED WITH EACH PRELIMINARY AND FINAL SUBMITTAL.
4. 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, BUFFERWAYS, RECREATIONAL FACILITIES, STREETSCAPE GREENBELTS, TRAIL CONNECTIONS, OR OTHER SIMILAR FEATURES.
5. FINAL CONFIGURATION OF PHASES AND OPEN SPACE AREAS MAY VARY FROM THAT SHOWN.
6. THE DEVELOPERS AND OWNERS OF KENDALL BROOK WILL WORK WITH ADJACENT PROPERTIES TO COORDINATE ACCESS AND CIRCULATION BETWEEN PROPERTIES.
7. 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.
8. PARCEL I SHALL REMAIN AS A 0.997 ACRE LOT FOR THE EXISTING SINGLE FAMILY HOME AND DETACHED GARAGE.
9. 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.
10. SIGNIFICANT VIEWS OF LONG'S PEAK AND THE MUMMY RANGE HAVE BEEN PROTECTED, USING THE FORMULAS SHOWN IN THE U.S. 34 CORRIDOR PLAN.
11. OPEN SPACE PLAYFIELDS SHALL BE DEVELOPED AT A RATE OF 1 ACRE PER 100 DWELLING UNITS.
12. 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.
13. A MINIMUM OF 8 ACRES SHALL BE ZONED FOR MULTI-FAMILY APARTMENT UNITS. SEE PARCEL B-1.

## VICINITY MAP



SCALE 1"=200'

## LEGEND

- MAJOR TRAFFIC CIRCULATION
- ④ ENTRY IDENTIFICATION FEATURE
- TRAFFIC CIRCLE
- VIEW CORRIDOR

## 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	CACHE LAPE	MT. CHIQUITA
VP1	24.3° SW-25.3° SW	14° NW	0.8° NW
VP2	25° SW-26° SW	13.5° NW	0°

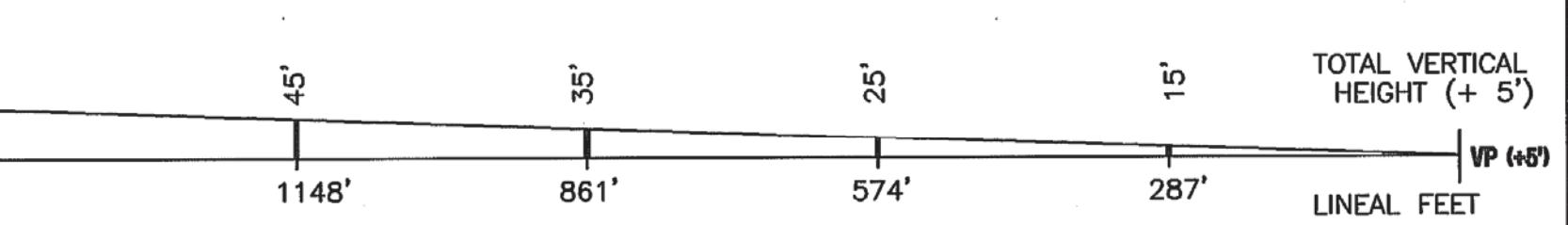
### VERTICAL VIEW ANGLES

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'



PROJECT:	991014
DRAWN BY:	
CHECK BY:	
ISSUE DATE:	06/22/98
REVISIONS:	07/01/98 07/12/98 08/10/98 11/12/98 12/15/98
Draft:	03/11/00 05/04/00 06/14/00
SHEET TITLE:	

## GENERAL DEVELOPMENT PLAN

SHEET NUMBER

30F4

KENDALL BROOK  
GENERAL DEVELOPMENT PLAN - SHEET 3 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](http://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 berthing 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,

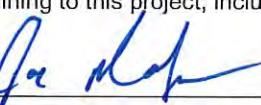
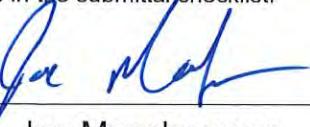
Marc Liberati



## 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: <b>Eagan, MN</b>	Zip Code: <b>55121</b>
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: <b>Denver, CO</b>	Zip Code: <b>80211</b>
Email Address: <b>mliberati@vertexeng.com</b>	
<b>CONSULTANT</b>	
Company: <b>VERTEX</b>	Name : <b>Lance VanDemand</b> Phone: 303-623-9116 Fax:
Address: 2420 W 26th Avenue, Suite 100-D	
City, State: <b>Denver, CO</b>	Zip Code: <b>80211</b>
Email Address: <b>lvandemark@vertexeng.com</b>	
<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?  <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		* If Yes, please submit legal description

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.		
Signature: 		Owner 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.		
Signature: 		Owner or Owner's Representative 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:

A handwritten signature in blue ink that appears to read "Michael Schroetlin".