

CITY OF LOVELAND PLANNING COMMISSION MINUTES June 25, 2018

A meeting of the City of Loveland Planning Commission was held in the City Council Chambers on June 25, 2018 at 6:30 p.m. Members present: Chairwoman Dowding; and Commissioners McFall, Roskie, Fleischer, Hitchcock, Hammond, and Hovland. Members absent: Commissioners Molloy and Bears. 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: <http://loveland.pegcentral.com>

CITIZEN REPORTS

There were no citizen reports.

CURRENT PLANNING UPDATES

1. **Robert Paulsen, Current Planning Manager**, discussed the upcoming Unified Development Code (UDC) Study Sessions tentatively scheduled for July 2nd and 16th. Commissioners will be notified regarding the status of these meetings. Mr. Paulsen mentioned that the staff consultant has finished going through the entire UDC document, but has asked staff to review certain issues before the 3rd draft of the document is printed. The full document will be printed in hard copy and will also be available electronically within the coming weeks.
2. **Mr. Paulsen** reviewed the agenda items scheduled for the Monday, July 9, 2018 Planning Commission meeting. The New Vision Charter School is an item on the agenda and is not a public hearing. The Planning Commission's authority is different when reviewing items for Thompson School District or charter school sites. Although they are not expected to follow every zoning requirement, they are required to comply with the City's infrastructure requirements. Plans for this new project will be available for review and comments are welcome.

CITY ATTORNEY'S OFFICE UPDATES

Laurie Stirman, Assistant City Attorney, noted there was nothing to report.

COMMITTEE REPORTS

There were no committee reports.

COMMISSIONER COMMENTS

There were no comments.

APPROVAL OF THE MINUTES

Commissioner McFall made a motion to approve the June 11, 2018 minutes; upon a second from Commissioner Roskie, the minutes were approved, with Commissioners McFall and Hitchcock abstaining.

REGULAR AGENDA

1. Kendall Brook GDP Amendment PH

Project Description: 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 feet. 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.

Commissioner McFall stated that he is a member of the Kendall Brook community. He indicated that he had no prior involvement with this community development project, so he will not be abstaining from voting this evening.

Ms. Jennifer Hewett-Apperson, Strategic Planning, described the Kendall Brook GDP along with the details of the proposed amendment. The applicant has been involved in neighborhood outreach efforts including a neighborhood meeting which was held on May 24, 2018. No objections from area residents were expressed and feedback was very positive. There was a request from residents for a review of context sketches for a better understanding of the proposed building height increase.

Ms. Hewett-Apperson mentioned that if the Commission approves the amendment this evening, the project is scheduled to be heard by City Council first on July 17, with second reading on August 4. Prior to the issuance of any building permits, a Preliminary Development Plan must undergo a public hearing by the Planning Commission.

Joel Moosbrugger, Real Estate Equities, introduced himself as the applicant and stated that the units being proposed would be senior owner-occupied. He offered to answer any questions community and staff might have.

CITIZEN COMMENTS:

Commissioner Dowding opened the public hearing at 6:48 p.m.

- **Michael Mosehauer** presented pictures from the homes located on the east side of the proposed development. Pictures of a similar type building, under construction in Fort Collins by the same developer, were also provided. Mr. Mosehauer explained that although he does not object to the development, he is concerned over the height of the proposed unit and mentioned it will appear as a “big wall” on the other side of the street.
- **Jerry Westbrook** asked how many buildings are being proposed. He also questioned the existing height of the Sugar Valley Estates building and if the proposed 3-story unit would be similar in height. Mr. Westbrook would be pleased if the design will be similar to other structures in the Kendall Brook neighborhood.
- **William Hamlin** expressed his desire for the aesthetics of the architecture to be pleasing. The proposed structure height was not of concern to him as he believes the trees planted in the area will most likely reach a mature height above the structure.
- **Irene Fortune** spoke on behalf of Kendall Brook Master Homeowner Association. They have no objection to the GDP amendment and would be pleased to see the adult living cooperative built. She shared concerns homeowners had about building height and asked if parking will be discussed at the City Council meeting. **Mr. Paulsen** responded by stating that the applicant is not required to submit detailed plans at this stage, but the project must undergo a public hearing with the Planning Commission at the Preliminary Development Phase. At this point, the applicant will present full Site Development Plans including building elevations. It is at this time that parking numbers would be discussed.

Commissioner Dowding closed the public hearing at 6:58 p.m.

Mr. Moosbrugger addressed the pictures of the Fort Collins structure that **Mr. Mosehauer** presented. The Fort Collins structure was built on a slope, which offers a walkout basement orientation. The proposed unit in Loveland would not have that slope, so the structure will have a less imposing appearance. Of note, it was stated that the project will have underground parking with three floors of framing above. The water table dictates how low the developer can dig down for the parking structure, which presents the need for a height increase of the building. He stated that he is confident the building height will be around 43 feet, but asked for an increased height of 45 feet in case more is needed. A height of 40 feet or less could be achieved by constructing a flat roof, but neighbors shared that they would prefer a residential feel. He clarified that this is a single building structure and that the footprint of the building occupies less than 30% of the lot. Much of the underground parking structure will satisfy the parking number requirements.

COMMISSIONER QUESTIONS:

- **Commissioner McFall** asked for the height of the neighboring Sugar Valley Estates building. **Ms. Hewett-Apperson** responded that it was built under the existing 40-foot height limit in this multi-family area. Commissioner McFall also asked if the architecture would be similar to that of the Kendall Brook area. **Mr. Moosbrugger** answered that buildings are designed to have the same architectural feel of the surrounding residential community.

Commissioner McFall moved 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. Commissioner Fleischer seconded the motion.

COMMISSIONER DISCUSSION:

- **Commissioner McFall** mentioned that although the height should not be an issue for the Kendall Brook neighborhood, he is concerned with the effect on the Pyrenees neighborhood. He was pleased that the proposed structure's architecture will have the same feel of the Kendall Brook area.
- **Commissioner Roskie** shared that she understands the need for the increase in height since there will be structured parking. She understands the great need for senior housing in Loveland. She acknowledges the concerns of the citizens, but reminded others that the Commission will review more details when the developer moves forward with the more detailed information that will be presented within the Preliminary Development Plan. She is comfortable with the increase in density and believes this is an acceptable amendment to the GDP.
- **Commissioner Dowding** believes the amendment requests were reasonable. She stressed that the Commission will be closely studying the details of the PDP.

Mr. Moosebrugger accepted the conditions as amended by staff.

The motion was unanimously adopted.

ADJOURNMENT

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

Commissioner Dowding adjourned the meeting at 7:10 p.m.

Approved by:



Carol Dowding, Planning Commission Chair



Lisa Rye, Planning Commission Secretary