



## LOVELAND PLANNING COMMISSION MEETING

### AGENDA

Monday, July 23, 2018

500 E. 3<sup>rd</sup> Street – Council Chambers

Loveland, CO 80537

6:30 PM

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*“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 [ADAcordinator@cityofloveland.org](mailto:ADAcordinator@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 30, 2018 - UDC Study Session at 6:00 pm at the DC

2. Monday, August 13, 2018 – Agenda Preview

i. Thornburg Hamilton Fourth Subdivision – PH – Preliminary Plat

3. Hot Topics:

- Survey responses requested
- Questions/comments about the UDC?

##### 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. REGULAR AGENDA:**

**1. Boyd Lake Place Addition – Public Hearing**

This is a public hearing to consider requests for annexation and the establishment of Planned Unit Development (PUD) zoning for 27 acres of vacant land located along the west side of Boyd Lake Avenue to the south of Frank Road. The property is located to the west of High Plains School and west of the developing Lakes at Centerra community. Lakeview Holdings, LLC, is proposing the development of a 98-unit single-family residential community that will be marketed to an active adult demographic. The submitted Preliminary Development Plan (PDP) depicts detached, ranch-style homes located on individual lots that average 5,500 and would achieve a density of 3.6 units per acre. Designs include perimeter landscaping treatment and site amenities including walking trails, covered seating areas and a putting green.

Vehicular access to and from the site has been among the concerns expressed by area neighbors. Frank Road, which provides access to the existing Boyd Lake Shores neighborhood to the north, would provide full-movement access to the new development from Boyd Lake Avenue via the existing roundabout. Two additional right-in, right-out connections would also serve the project to the south of Frank Road. A forth access point is planned at the south end of the project site; however, future access to the Lost Creek Drive roundabout remains uncertain. City staff has determined that this forth access point is not necessary for the development to meet City requirements.

City development review staff is recommending approval of both the annexation and PUD zoning/Preliminary Development Plan. The site meets all requirements for annexation and the residential use and the proposed density aligns with Loveland's Comprehensive Plan. The role of the Planning Commission is to conduct a public hearing and forward its recommendations on to City Council for final action to be taken in a noticed public hearing.

**V. 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 followed by the Planning Commission. *Annotations have been provided for clarity.*

1. **Agenda item is recognized and described by the Chair**
2. **Public hearing is opened\***
3. **Staff presentation**  
*(Staff summarizes the application(s) and provides analysis based on established codes and standards. Clarifying questions to staff may be requested by Commissioners)*
4. **Applicant presentation**  
*(The applicant is responsible for clearly describing their application(s) and justifying approval. Clarifying questions to applicant may be requested by 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 Chair may place time limits on presenters. All presenters should communicate clearly and concisely, refraining from duplicating detailed information that has been provided by others.**