

CITY OF LOVELAND
PLANNING COMMISSION MINUTES
July 9, 2018

A meeting of the City of Loveland Planning Commission was held in the City Council Chambers on July 9, 2018 at 6:30 p.m. Members present: Chairwoman Dowding; and Commissioners Roskie, Fleischer, Molloy, McFall, Hitchcock, Bears, Hammond, and Hovland. Members absent: none. 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, noted that an upcoming Unified Development Code (UDC) study session is scheduled for Monday, July 16 at 6:00 pm at the Development Center. The third draft of the UDC will be printed and distributed to the Commissioners this week.
2. **Mr. Paulsen** reviewed the agenda item scheduled for the Monday, July 23, 2018 Planning Commission meeting. Boyd Lake Place Addition is an item on this agenda and will be a public hearing. It is anticipated that a large number of citizens will attend this meeting. It was asked that commissioners let staff know if they plan to be absent.
3. As a Hot Topic item, **Mr. Paulsen** introduced **Steve Adams**, City Manager, who spoke about the Boards and Commission Survey. At the request of City Council, **Mr. Adams** asked that all boards and commissions members complete the survey either electronically or by paper copy. A joint study session will be scheduled for a later date and will provide City Council and the Planning Commission the opportunity for a discussion regarding their roles. **Mr. Adams** assured the commissioners that the survey is confidential and results will be compiled and later shared, after all personal information is redacted.

CITY ATTORNEY'S OFFICE UPDATES

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

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 25, 2018 minutes; upon a second from Commissioner Bears, the minutes were unanimously approved. Commissioner Molloy abstained.

CONSENT AGENDA

There were no items scheduled on the Consent Agenda

REGULAR AGENDA

1. New Vision Charter School – Location & Extent Review

Project Description: New Vision Charter School is seeking a new location for their elementary and middle school programs at 287 North Denver Avenue. The vacant, 10-acre site is located directly north of the new Larimer County office building that is being constructed at the corner of 1st Street and Denver. The phased 2-story project would house grades 3 through 8 at full build out and include typical site amenities such as parking; queuing, drop-off and pick-up facilities; athletic fields and landscaping. The first phase of construction would include a 55,000 square building with a planned 20,000 square foot future expansion.

The property is zoned I-Developing Industrial. Public schools are permitted by right in all zones. The review and permitting of public schools is primarily a function of the State of Colorado as specified in State Statutes. However, local planning commissions have statutory authority to review public school location and comment on their development plans. As the school will connect to City utilities and infrastructure, the school facility must conform to City engineering standards, including compliance with transportation requirements. Plans for the school facility are currently under review by the City. Staff believes that all pertinent requirements can be met and is supporting the project.

David Eisenbraun, Strategic Planning, presented the New Vision Charter School project and described the site, which is located north of the East 1st Street and North Denver Avenue intersection. The property is zoned industrial and according to the land-use map is designated as employment. The site plan shows two phases of development on 10 acres of vacant land. The first phase would consist of a 55,000 square feet area built-out with a two-story building, and the second phase would consist of a 20,000 square feet addition including a second playfield and additional drive isles.

Mr. Eisenbraun explained that according to State statute, the project must be presented to the Planning Commission for review. Following staff's review of a formal Site Development Plan

(SDP) and Public Improvement Construction Plans (PICPs), the applicant's intention is to break ground in the fall of 2018. Comments made by the Commission will be presented to the school district.

Mr. Tim Bishop, principal of New Vision Charter School, introduced himself. He explained the existing school is at full capacity and has been for several years. Several hundred prospective students are waitlisted and the school desires to increase enrollment. The school plans to keep the current campus location for grades K-2, and the new location would be for grades 3 - 8. The school currently has approximately 500 students enrolled, and with the prospective new campus location, the combined enrollment would be at approximately 900 students.

Mr. Ken Cooper, facilities director for Larimer County, asked for comments from staff or Mr. Bishop specific to parking and to the entering and exiting the school property by vehicles, along with description of any possible road improvements that are planned.

Ms. Roxanne Hayes, traffic engineer to the applicant, discussed the analysis of the traffic study performed for the project. She described that the greatest issue will be at North Denver Avenue and Opal Court. A southbound right-turn deceleration is required at this intersection, which New Vision Charter School has agreed to build since this area will be affected by greater traffic. There have been issues on East 1st Street with traffic congestion. The proposed new site will remove most of the existing stacking on E. 1st Street associated with the existing school facility, along with other interior subdivision roads. A variance request will be proposed, requesting the delay of construction at E. 1st St. and Peridot Avenue., to provide adequate time for a westbound right turn lane to be built.

Commissioner Molloy asked if a school zone will be added to the area of the school.

Mr. Randy Maizland, Transportation Development Review, explained that the signalized intersection at North Denver Avenue and East 1st Street will be the safest place for students to cross. The school will utilize crossing guards to encourage crossing at appropriate areas. School zones on arterial streets have a significant impact on the purpose of those roadways; however, once the school is opened and if a separate signalized crossing is recognized as a needed option, it will be considered at that time.

Commissioner Molloy questioned how school start times will impact traffic flow. **Mr. Bishop** answered that there will be staggered start times for families with students at each campus. He also mentioned that the school's current start time is 8:00 am and ends at 3:30 pm; a later end time will occur at the new campus.

Commissioner Hitchcock expressed concern with traffic, and he is not hearing answers that are addressing the problem. **Ms. Hayes** explained that since the prospective site is a much larger property, there is more room to offer queuing than at the present location, which will prevent cars from stacking on the roadways.

Commissioner Fleischer questioned if there is a designated left turn lane to get onto the site and if there are stacking capabilities. **Mr. Maizland** confirmed that there will be dedicated left turn

facilities on North Denver Ave. and on East 1st Street. A queuing analysis was performed with the traffic study and it was determined that there will be adequate space to accommodate incoming traffic.

Commissioner Hitchcock asked that with as busy as North Denver Avenue is, how will you exit the site heading north without a traffic light. **Ms. Hayes** explained that adding a signal is not a possibility. She explained there are several alternate routes people can use to exit the site, including exiting from Peridot Avenue.

Commissioner Fleischer asked if the traffic study covered the burden of the Larimer County office building. **Ms. Hayes** confirmed that it covered this new facility, along with the area new self storage facility and coffee shop. She added that the worst-case traffic scenario was used in conducting the study.

Commissioner Roskie stated that a school zone was approved for an arterial roadway near Wilson Avenue. She questioned what the conditions were in getting that approved and how could this apply to North Denver Avenue if it is determined a school zone is required. **Mr. Maizland** explained considerations are made case by case, and that evaluations will occur after the school is opened. He added that a condition has been implemented, which requires the school to install a school zone if directed by the city engineer.

Commissioner McFall asked if the current school will be closed at any time in the future. He also asked for clarification on the number attending each school. **Mr. Bishop** answered there are no plans at this time to close the original school building. It is predicted that 275-300 students will remain at the existing school, and approximately 300 students will be attending the newly proposed school. Each year, the new location would gain more students, reaching a maximum of 900 students in several years.

Commissioner Dowding asked **Mr. Cooper** if his questions had been answered. He responded that the County opens their building at 7:30 am, so this will be a busy time. He shared his concern about the long-term plan that the school has to increase enrollment and asked that staff consider the impact. **Mr. Maizland** added that the analysis done was based on 600 students, and then again at the full build-out of 900 students. It was determined that the new site does provide enough on-site stacking and queueing for the full build-out. He does expect to see access points stressed and standards exceeded when the school reaches maximum capacity.

***Commissioner McFall** moved to communicate to the Thompson School District R2-J Board of Education that the City of Loveland Planning Commission has reviewed the proposed location and associated site development plan for New Vision Charter School and has determined that said plan is in compliance with City standards for public utilities, storm water conveyance and roadway connections related thereto, recommends that the site be used as depicted and described on said plan, with Thompson School District's agreement to the recommended conditions in Section IX of the Staff Report. **Commissioner Roskie** seconded the motion.*

Mr. Tim Bishop, as a representative of New Vision Charter School, accepted the conditions as stated in Section IX.

The motion was adopted with 7 ayes and 1 nay.

ADJOURNMENT

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

Commissioner Dowding adjourned the meeting 7:25 pm.

Approved by: 
Carol Dowding, Planning Commission Chair


Lisa Rye, Planning Commission Secretary.