



## LOVELAND PLANNING COMMISSION MEETING

### AGENDA

Monday, September 24, 2018  
500 E. 3<sup>rd</sup> Street – Council Chambers  
Loveland, CO 80537  
6:30 PM

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**LOVELAND PLANNING COMMISSIONERS: Carol Dowding (Chair), Pat McFall (Vice Chair), 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, October 08, 2018 – Regular Meeting Agenda Preview

##### i. Change to Municipal Code – Tentative - PH

##### 2. Hot Topics: Boards & Commissions Recruitment Period: Oct 1 - Nov 2

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

##### d. Committee Reports

##### e. Commission Comments

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

#### **Review and approval of the September 10, 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. BE Rezoning – Public Hearing**

This is a public hearing to consider five City-sponsored re-zoning requests. Each of the properties identified for rezoning is currently zoned BE - Established Business District. While the BE zone is associated with the downtown area, there are three areas outside of the downtown boundaries that were assigned BE zoning many years ago. With the pending adoption of the Unified Development Code (UDC), the BE-District is being relabeled the DT - Downtown District--giving the downtown a focused zoning designation intended to guide development. With this change, it is now appropriate to rezone these outlying BE-zoned sites to fit better within the surrounding zoning and development context. The following is a description of the properties identified for rezoning:

##### **West Eisenhower Properties**

1. Sprenger-Sycamore Additions: rezoning approx. 10.16 acres from BE to B - Developing Business District
2. Lot 12 Sycamore Addition: rezoning a 1.38-acre split-zoned lot from BE and R1e to B - Developing Business District

##### **Properties west of Downtown**

3. Aldon-Burkhard Additions: rezoning approx. 1.44 acres from BE to R3e - Established High-density Residential District
4. Aldon-Stoner Additions: rezoning approx. 0.68 acres from BE to R1e - Established Low-density Residential District

##### **East First Street Properties**

5. East First Street Addition: rezoning approx. 3.15 acres from BE to B - Developing Business District

In pursuing the rezoning of the properties identified above, the Current Planning office has made numerous efforts to contact and inform directly-affected property owners and property owners within the surrounding areas. All directly affected property owners have been informed by mail and were invited to attend informational sessions with staff. In addition, separate neighborhood meetings were conducted for the three areas, with rezoning sites clearly posted and letters of notice provided as required to area property owners.. Mailed, posted and newspaper notices were also provided, as required by Code, in advance of the Planning Commission hearing.

The role of the Planning Commission is to conduct a public hearing and make recommendations to the City Council on each of the five rezoning requests. The City Council is scheduled to hear the requests on October 16, 2018.

## **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.

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**Privacy:** Citizens who present to the Commission or provide written materials for Commission review should understand that information provided like email addresses, phone numbers and personal addresses will become part of the public record. Such information may be posted on the City's web site or otherwise made available to the public unless a written request for privacy is provided to the Planning Commission Secretary.

# CITY OF LOVELAND PLANNING COMMISSION MINUTES September 10, 2018

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A meeting of the City of Loveland Planning Commission was held in the City Council Chambers on September 10, 2018 at 6:30 p.m. Members present: Chairwoman Dowding; and Commissioners McFall, Molloy, Fleischer, Hammond and Hovland. Members absent: Commissioners Hitchcock 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: <https://loveland.viebit.com/>*

## **CITIZEN REPORTS**

There were no citizen reports.

## **RECOGNITION OF SERVICE**

**Chairwoman Dowding** announced that **Jamie Baker-Roskie** is leaving the Planning Commission, as she has accepted a position with the City of Loveland City Attorney's Office. Ms. Roskie was presented with a recognition plaque for her hard work and dedication over the past several years, serving as a Commissioner and ZBA Officer. Commissioners expressed their appreciation for her and wished her the best in her new position.

## **CURRENT PLANNING UPDATES**

1. **Robert Paulsen**, Current Planning Manager, reviewed the agenda items scheduled for the Monday, August 27, 2018 Planning Commission meeting. **Caleb Jackson**, Current Planning, will be presenting the following rezoning projects:
  - Springer-Sycamore Additions BE Rezone PH
  - Lot 12 Sycamore Additions Outlying BE Rezone PH
  - Aldon-Burkhard Additions Outlying BE Rezone PH
  - Aldon-Stoner Additions Outlying BE Rezone PH
  - East First Street Addition Outlying BE Rezone PH
2. **Mr. Paulsen** discussed vacancies within the Planning Commission. The City of Loveland fall recruitment process will take place from October 1 through November 2. Commissioners who will not be participating on the commission in 2019 were asked to notify the staff of their decision. **Chairwoman Dowding** shared that she will not be continuing next year, as she will be relocating to another state.

## **CITY ATTORNEY'S OFFICE UPDATES**

**Laurie Stirman, Assistant City Attorney**, mentioned that she will be absent from the next meeting. **Moses Garcia, City Attorney**, will be taking her place at the September 24 Planning Commission meeting.

## **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 August 13, 2018 minutes; upon a second from Commissioner Molloy, the minutes were unanimously approved.*

## **CONSENT AGENDA**

There were no items scheduled on the Consent Agenda

## **REGULAR AGENDA**

### **1. Unified Development Code (UDC) – Public Hearing**

**Project Description:** This is a public hearing to consider adoption of the Unified Development Code. The UDC incorporates the zoning, subdivision and annexation regulations of the Municipal Code into an integrated document that will comprise Title 18. Along with an integrated format, the UDC includes new and refined provisions designed to facilitate quality development while providing opportunities for public involvement in the development process.

The public hearing draft of the UDC represents over two years of work to craft a more modern and comprehensive development code. The effort has included extensive Planning Commission involvement along with substantial input from the Title 18 Committee, the City Council, a stakeholders group of private sector representatives, several HOA's and staff members from several city departments.

As a replacement for code provisions that were developed decades ago, and amended many times over the years, the UDC is built on the foundation of the 2016 Comprehensive Plan - Create Loveland. As such, the UDC allows for land use innovations, including micro homes, cluster development, mixed use and walkable neighborhoods. Commercial and multi-family

housing standards have also been substantially modernized. Design standards are structured to be clear yet flexible, affording developers the ability to adjust designs based on site conditions and market demands. Submittal requirements have been structured to postpone detailed and expensive engineering design until projects have undergone initial review, including public review when it is required. The UDC provisions are designed to reduce the need for unnecessary public hearings by bolstering standards to insure land use compatibility, with public hearings occurring when neighborhood concerns arise.

The role of the Planning Commission is to conduct a public hearing and to forward a recommendation to the City Council for final action.

**Commissioner Dowding opened the public hearing at 6:41 p.m.**

**Mr. Greg George, Current Planning**, presented the public hearing draft of the Unified Development Code (UDC) and discussed the work that has gone into the completed version over the past couple years. He reviewed the Project Schedule, and explained that the proposed version will go before City Council on October 2 for the first reading, and then again on November 6 for the second reading and public hearing. Planning staff has requested an effective date of the ordinance to be January 1, 2019. This extension will provide adequate time to develop checklists required by staff in order to process applications efficiently under the new Code.

**Mr. Todd Messenger, Land-use Law Attorney at Fairfield and Woods**, was introduced to the Commission. Mr. Messenger was instrumental in developing and writing the new code.

**Mr. George** presented a general summary of improvements to the proposed new code. The approval process has been improved with the addition of the “Limited Use” procedure, which replaces the “Special Review Use” in the old code. The subdivision approval process has also been changed to allow for sketch plat submittals prior to the initial approval; followed by the final plat, which would not be required until approval has occurred.

Six distinct decision-making tracks were created in order to define the step-by-step process for different application types, representing a significant reduction in the number of review procedures included in the code. A table within the code clarifies the track for each type of application. This provides the applicant with a checklist of the necessary process for project approval.

Public notice requirements would be changing with the proposed code. Public notice distances have been reduced and standardized. Furthermore, the Director has discretion to increase the notification distance if impacts of a development would be greater than numerical standards specify.

The appeals process within the code has been updated. The Planning Commission would be the final appellate body for decisions by the Director; most appeals would be final at the Planning Commission level.

**Mr. George** discussed the proposed housing palette, which provides five new lot sizes for single-family detached homes and seven new housing types. Developers would be able to access the expanded housing palette through the Complete Neighborhood process.

Standards for development along Loveland's highway corridors were presented, including allowances for increased building heights, development intensity and multi-family housing densities.

Changes to the Downtown Zone were mentioned. The "BE" Zone designation is being replaced with the "DT" zone which is oriented to urban-level development. An associated process is the rezoning of three outlying BE-zoned clusters that will ensure a more focused zoning orientation for the downtown area. . This zone-change is occurring concurrently with the UDC adoption and will ensure zoning and land use compatibility for the three outlying BE-zoned areas.

Updated standards for improving land use compatibility were presented, as well as updated building design standards for residential dwelling units. Planned Unit Developments (PUDs) would have a new simplified development approval process.

The proposed new code would provide design flexibility for affordable housing with regard to landscaping, front setbacks, outdoor play areas, streets, pedestrian facilities, off-street parking, and stormwater facilities.

Other changes and improvements discussed were building design standards, site design standards, signs, landscaping and buffering, and new provisions allowing the conversion of an existing non-conforming use to a conforming use.

#### **CITIZEN COMMENTS:**

- **Darcy McClure, Director of Real Estate for the Loveland Housing Authority**, expressed her support for the adoption of the Unified Development Code. She stated that the provisions within the new code will help provide new affordable housing opportunities in Loveland.

**Commissioner Dowding closed the public hearing at 7:23 p.m.**

#### **COMMISSIONER QUESTIONS:**

- **Commissioner Molloy** questioned how applications will be handled while the proposed code is awaiting adoption. He also wondered if there will be some training available to the public. **Mr. Paulsen** explained that Concept Review applications have been evaluated under both the existing code and the UDC. Applications submitted before the effective date of the UDC can be processed under the exiting code or the UDC. He added that the Planning staff's primary goal is making certain all checklists and procedure information presented to the public is clear, understandable, and consistent with the UDC. Training sessions will most likely follow, to ensure customers understand the distinctive changes made.
- **Commissioner McFall** supported the idea of a training session for applicants, and mentioned that making recorded trainings available for public review would be very helpful. He also asked for an explanation of what a Concept Review (CR) meeting is.



**Mr. Paulsen** explained that a CR meeting is a type of pre-application meeting, available to any individual that is interested in a property. Applicants have a 45-50 minute discussion about the proposed project with eight members of the Development Review Team. In the course of the meeting, the applicant receives written comments to assist in deciding if it is a workable project. The meeting also provides the applicant with an understanding of the submittal requirements for project approval. **Mr. George** added that the new tables within the proposed code will assist the applicant with the approval process.

***Commissioner McFall** moved to recommend that City Council adopt the Unified Development Code Public Hearing Draft dated August 30, 2018. **Commissioner Fleischer** seconded the motion.*

#### **COMMISSIONER DISCUSSION:**

- **Commissioner Fleischer** shared that the updated code will be straight-forward and simplified. The flexibility within the code will be very beneficial to users.
- **Commissioner McFall** stated that the process of developing the UDC has resulted in many adjustments and improvements, and while he had some concerns earlier in the process, he believes that the UDC will be beneficial to the community.
- **Commissioner Molloy** mentioned that planning is a very important piece in shaping community growth. He shared that he is pleased with the proposed UDC and looks forward to utilizing this code with the new projects he is involved with in the future.
- **Commissioner Dowding** called the code “a step into a new century”. She added that the new code is clean, simple, and amendments will be easy. The standards are well thought-out and thorough. With the adoption of the proposed code, she believes Loveland will have succeeded at being “cutting edge”.

***The motion was unanimously approved.***

#### **ADJOURNMENT**

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

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

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



## Current Planning Division

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[www.cityofloveland.org/DC](http://www.cityofloveland.org/DC)

## Planning Commission Staff Report

September 24, 2018

**Agenda #:** Regular Agenda - 1  
**Title:** Outlying BE Rezones  
**Applicant:** City of Loveland  
**Request:** **Rezoning**  
**Locations & Zoning:** Eisenhower Blvd at Van Buren Ave  
Current: BE/R1e Proposed: B  
Colorado Avenue at 8<sup>th</sup> Street  
Current: BE Proposed: R3e/R1e  
1<sup>st</sup> Street at St Louis Avenue  
Current: BE Proposed: B  
**Staff Planner:** Caleb Jackson

### Staff Recommendation

#### APPROVAL

#### *Recommended Motions:*

*Move to make the findings set forth in the Planning Commission staff report dated September 24, 2018 and, based on those findings recommend that City Council approve the following:*

- 1. Sprenger-Sycamore Additions Outlying BE Rezone*
- 2. Lot 12 Sycamore Addition Outlying BE Rezone*
- 3. Aldon-Burkhard Additions Outlying BE Rezone*
- 4. Aldon-Stoner Additions Outlying BE Rezone*
- 5. East First Street Addition Outlying BE Rezone*

### Summary

The public hearing is to consider the following items:

1. Sprenger-Sycamore Additions Outlying BE Rezone (Rezoning approx. 10.16 acres from BE to B)
2. Lot 12 Sycamore Addition Outlying BE Rezone (Rezoning approx. 1.38 acres from BE & R1e to B)
3. Aldon-Burkhard Additions Outlying BE Rezone (Rezoning approx. 1.44 acres from BE to R3e)
4. Aldon-Stoner Additions Outlying BE Rezone (Rezoning approx. 0.68 acres from BE to R1e)
5. East First Street Addition Outlying BE Rezone (Rezoning approx. 3.15 acres from BE to B)

The City is initiating the above rezones of outlying areas of BE (Established Business District) to match the existing land uses and present development pattern while allowing the rest of the BE district in Loveland's core to transition to the DT – Downtown zone under the Unified Development Code. The UDC is scheduled to become effective January 1, 2019. Staff worked with landowners in determining the appropriate zoning for the subject areas, and no objections have been received from property owners.

Staff is recommending approval of the rezoning proposals based on findings listed under each of the subject areas. Staff recommendation of these City-initiated rezoning actions is based on the Create Loveland Comprehensive Plan, landowner collaboration, existing zoning patterns, land uses, and character established in the subject areas and vicinity.

No new development is associated with these rezone proposals. Rather, these proposals are intended to match the existing built environment and allow existing land uses to continue uninterrupted and unchanged. By matching the zoning to the existing areas uses and character, any development proposed in the future will better-match the established trends of the vicinity.

## OVERALL SUMMARY

The five City-initiated rezoning proposals are to rezone the three outlying areas of BE (Established Business District) to zones that match the existing uses, character, and zoning pattern of the area. The BE zone is primarily found downtown, around Loveland's core. However, three relatively small outlying areas are also zoned BE (see Exhibit A). The three outlying areas were zoned BE many years ago for reasons that are now unclear. Under the Unified Development Code which is anticipated to become effective on January 1, 2019, the BE zone transitions to DT – Downtown. As such, by approving these five rezone proposals, Loveland's downtown core can transition to the downtown-focused DT zoning while these outlying areas can function under zoning more appropriate for their context.

The three outlying areas of BE zoning are generally located as follows:

AREA 1: Southeast corner of Eisenhower Boulevard at Van Buren Avenue

AREA 2: Along Colorado Avenue at 8<sup>th</sup> Street

AREA 3: Southeast corner of 1<sup>st</sup> Street and Saint Louis Avenue

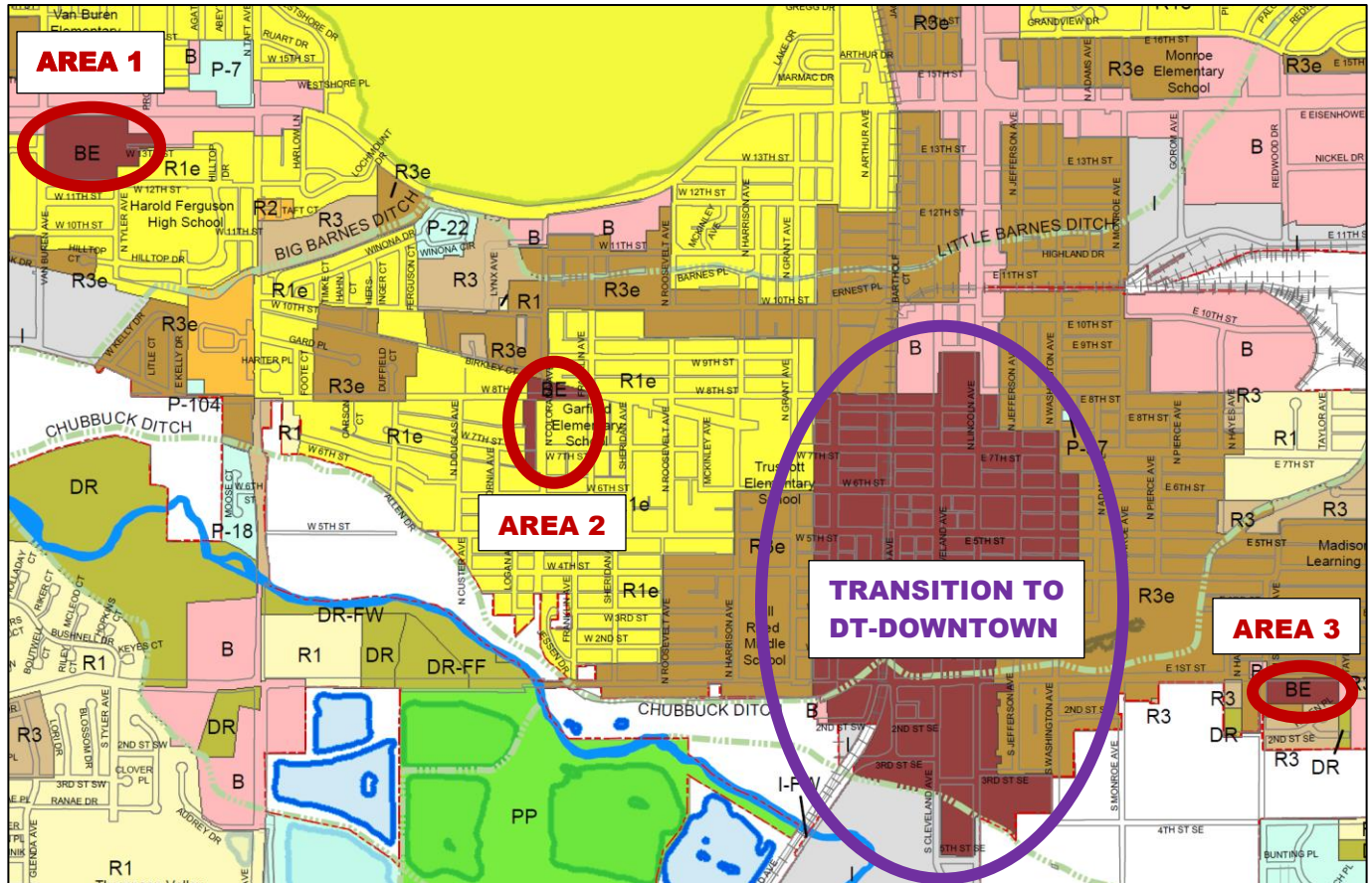


Exhibit A: Zoning District Map – BE Zones Circled

City staff attempted to reach all landowners of the subject areas by multiple mailings and publicly-available phone numbers. Staff held a general informational meeting specifically for landowners. Staff made themselves available to meet individually with landowners via telephone, email, and in-person, and invited them to the general neighborhood meeting. Even with these repeated attempts to contact each landowner, not all landowners were reached personally. However, several mailings disseminated information describing the proposals. No objections from landowners to the proposals have been received, and several formal consent forms were completed by landowners.

Rezoning will not impact the way that properties are presently used. However, by rezoning to districts more appropriate for the subject areas, any future development proposals should match the surrounding area better. In determining appropriate zoning, the City's Comprehensive Plan and associated philosophies setting forth the City's vision for development were considered along with property owner input, site-specific situations, adjacent zoning patterns, and existing land use and character.

This staff report continues by detailing the proposals for the three outlying BE areas. Each of the following proposals is described with a brief introduction, area map, site data, zoning map, neighborhood input recap, and City staff's findings and analysis. This report proceeds by providing specific information for the proposals in the order described below. Please note that Areas 1 & 2 both contain two separate applications.

AREA 1: Southeast corner of Eisenhower Boulevard at Van Buren Avenue

Sprenger-Sycamore Additions Outlying BE Rezone (Rezoning approx. 10.16 acres from BE to B)

Lot 12 Sycamore Addition Outlying BE Rezone (Rezoning approx. 1.38 acres from BE/R1e to B)

AREA 2: Along Colorado Avenue at 8<sup>th</sup> Street

Aldon-Burkhard Additions Outlying BE Rezone (Rezoning approx. 1.44 acres from BE to R3e)

Aldon-Stoner Additions Outlying BE Rezone (Rezoning approx. 0.68 acres from BE to R1e)

AREA 3: Southeast corner of 1<sup>st</sup> Street and Saint Louis Avenue

East First Street Addition Outlying BE Rezone (Rezoning approx. 3.15 acres from BE to B)

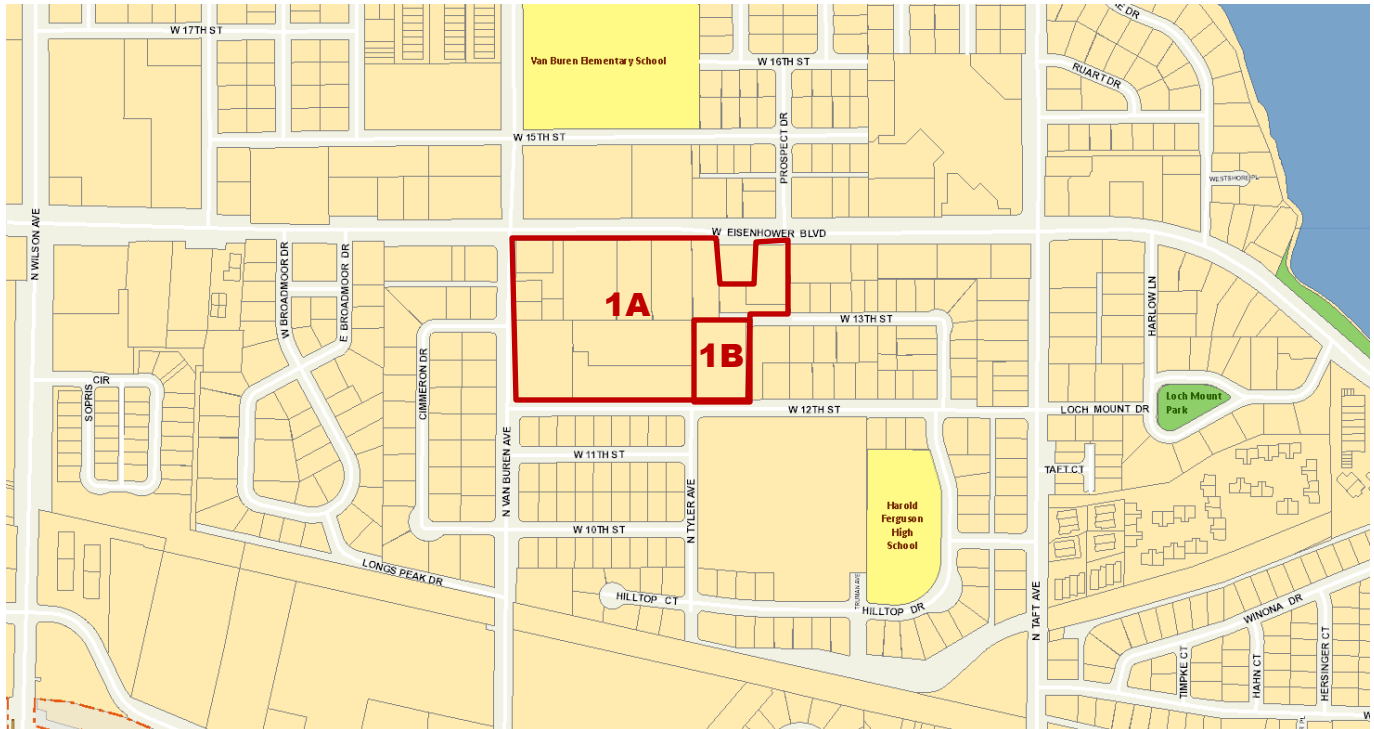
## **ATTACHMENTS**

Attachment A: Completed Landowner Consent Forms

Attachment B: Unified Development Code Land Uses for DT, B, R3e, and R1e

## AREA 1: EISENHOWER BLVD AT VAN BUREN AVE

Area 1 is generally located southeast of the intersection of W Eisenhower Blvd and N Van Buren Ave. Two applications are contained within this area, and this section of the report covers both of the following applications.



### APPLICATION 1A: SPRENGER-SYCAMORE ADDITIONS OUTLYING BE REZONE

This proposal is to rezone approximately 10.16 acres located south of Eisenhower Boulevard and east of Van Buren Avenue from BE (Established Business District) to B (Developing Business District).

### APPLICATION 1B: LOT 12 SYCAMORE ADDITION OUTLYING BE REZONE

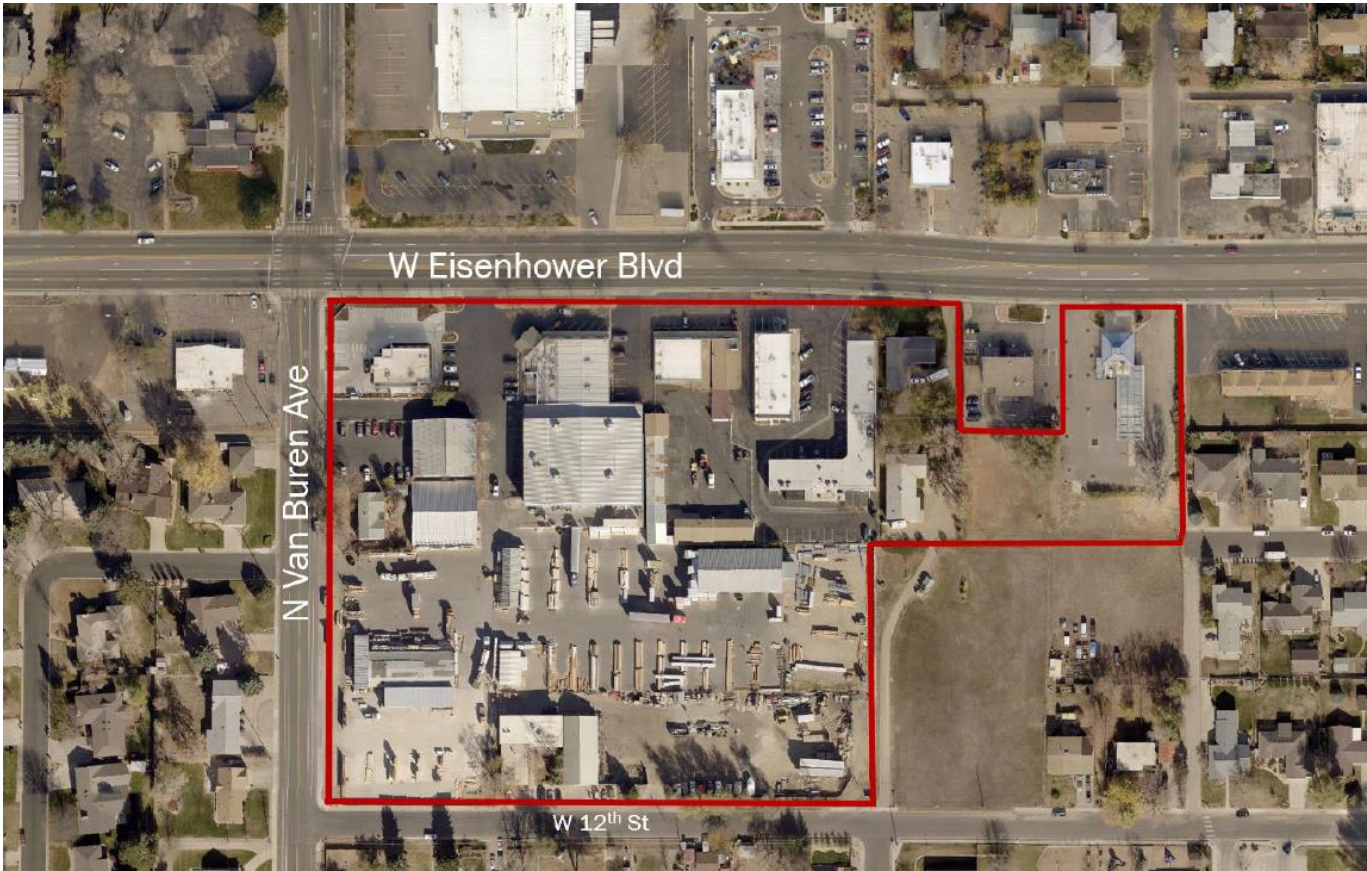
This proposal is to rezone approximately 1.38 acres located north of 12<sup>th</sup> Street and immediately east of its intersection with Tyler Avenue from BE (Established Business District) and R1e (Established Low-Density Residential District) to B (Developing Business District).



**APPLICATION 1A: SPRENGER-SYCAMORE ADDITIONS OUTLYING BE REZONE**

This proposal is to rezone approximately 10.16 acres located south of W Eisenhower Boulevard and east of N Van Buren Avenue from BE (Established Business District) to B (Developing Business District).

**AREA MAP**



**SUBJECT AREA DESCRIPTION**

The subject area is currently developed with a variety of commercial and residential uses, and neighboring properties share a similar mix. Uses within the subject area include a vacant restaurant, retail, bank, construction yard, and single- and two-family dwellings. The uses within the subject area are common along the Eisenhower corridor, and share the corridor’s general character.

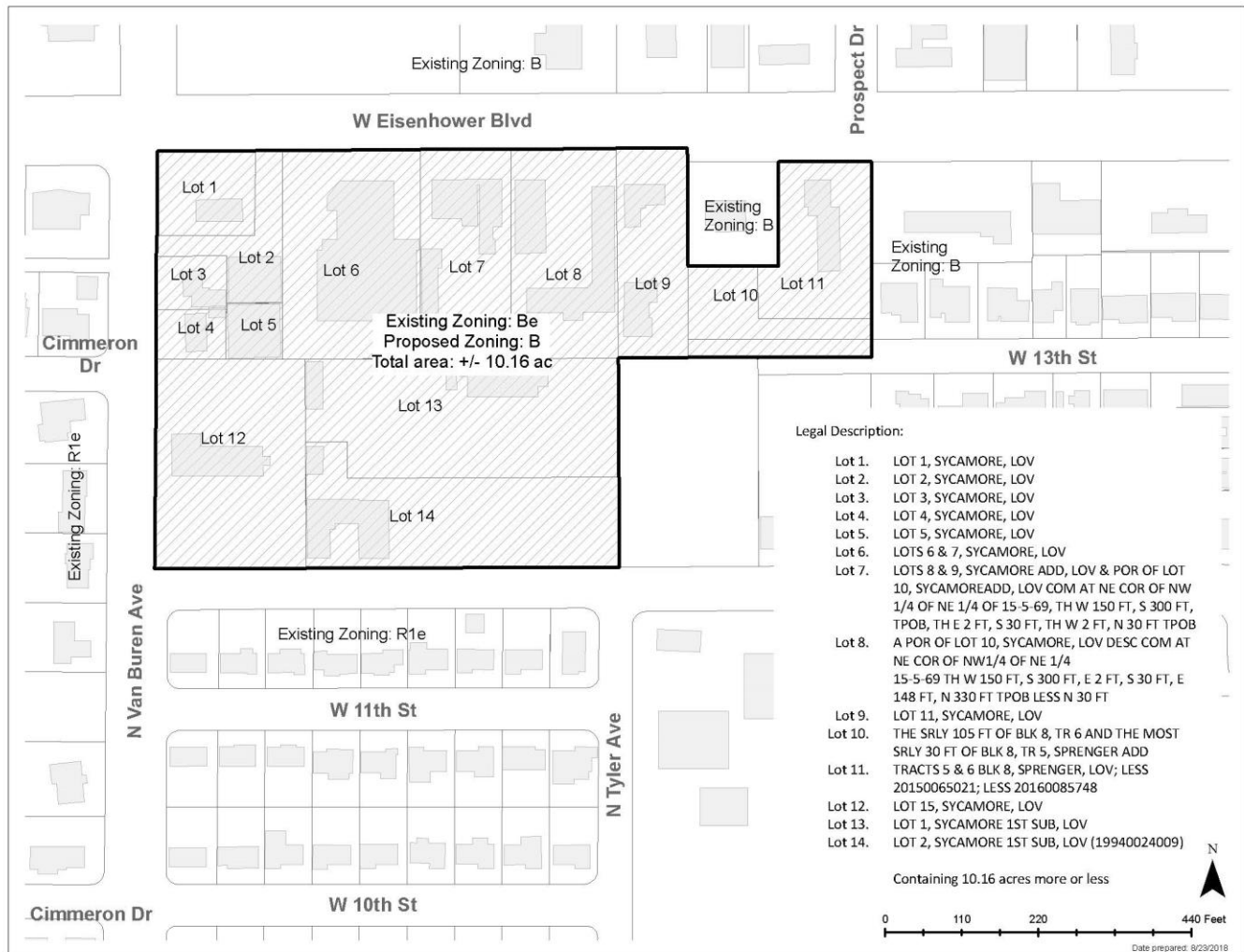
**SITE DATA**

ACREAGE OF SITE GROSS .....	10.16 AC
MASTER PLAN DESIGNATION .....	CORRIDOR COMMERCIAL WITH ENHANCED CORRIDOR OVERLAY
EXISTING ZONING .....	BE
PROPOSED ZONING .....	B
EXISTING USE .....	RETAIL, VACANT RESTAURANT, SINGLE-FAMILY DWELLING, SPECIAL TRADE CONTRACTOR’S SHOP & OUTDOOR STORAGE, UNDEVELOPED, FINANCIAL SERVICES
EXIST ADJ ZONING & USE - NORTH .....	B – RESTAURANT, RETAIL
EXIST ADJ ZONING & USE - SOUTH .....	R1E – SINGLE-FAMILY DWELLINGS

EXIST ADJ ZONING & USE - WEST..... B & R1E – RETAIL & SINGLE-FAMILY DWELLING  
 EXIST ADJ ZONING & USE - EAST..... BE (PROPOSED B), B, & R1E (PART PROPOSED B)  
 – RETAIL, UNDEVELOPED, SINGLE-FAMILY  
 DWELLING

UTILITY SERVICE – WATER, SEWER..... CITY OF LOVELAND  
 UTILITY SERVICE – ELECTRIC ..... CITY OF LOVELAND

## ZONING MAP



## LANDOWNER CONTACT

Staff made repeated efforts to contact and disseminate information to landowners of the subject area. Below is a list of staff mailings, meetings, and personal contact with the subject landowners. Four of the landowners also completed consent forms favorable to the proposal.

### All Landowners

- Staff Sent Letter 6/30
- Staff Hosted Landowner Meeting 7/11: Owners did not attend.



- Staff Sent Letter 8/1
- Staff Sent Letter 9/6
- Neighborhood Meeting 9/10: Some owners attended.

Susan and Robert Raisbeck – Zoning Map Lot 9

- Met Personally 8/20
- Attended Neighborhood Meeting 9/10
- Completed Consent Form Received 9/17

Gregory Hoff – Zoning Map Lot 14

- Completed Consent Form Received 9/11

Jon Nyhart, Bloedorn Lumber – Zoning Map Lots 2-6 & 12-13

- Met Personally 7/11 & 7/19
- Attended Neighborhood Meeting 9/10
- Completed Consent Form Received 9/10

1710 W Eisenhower LLC – Zoning Map Lot 8

- Could not be reached personally. Mailings were sent to address on record.

Lincoln 201 LLC – Zoning Map Lot 10

- Could not be reached personally. Mailings were sent to address on record.

James Anderson, Black Dog LLC – Zoning Map Lot 7

- Spoke via telephone 7/26

Bank of Colorado – Zoning Map Lot 1

- Spoke via telephone 7/30

Gregory and Dorothy Skroch – Zoning Map Lot 11

- Attended Neighborhood Meeting 9/10
- Completed Consent Form Received 9/10

## NEIGHBORHOOD INTERACTION

**Meeting Notification:** An affidavit from Caleb Jackson with the City of Loveland was completed certifying that written notice was mailed to all property owners within 900 feet of the subject area on August 24, 2018. Notification signs were posted in prominent locations on the perimeter of the site on August 24, 2018. A notice of the public hearing was published in the Reporter Herald on September 8, 2018.

**Neighborhood Meeting Response:** A neighborhood meeting for the proposal was held at 5:30 p.m. on September 10, 2018 at the City's Development Center. The meeting was facilitated by City staff, and eight members of the public attended, some being owners of the subject properties and others being interested neighbors. No objections to the proposed rezone were voiced; however, other City-related concerns were expressed regarding the neighborhood:

1. W 13<sup>th</sup> Street: Landowners Dorothy Skroch and Susan Raisbeck expressed that W 13<sup>th</sup> Street should only be extended westward from its current terminus in the event of land consolidation and major redevelopment in the area, and felt that redevelopment/redevelopment in the existing lot pattern should not require W 13<sup>th</sup> Street to be extended. City staff explained to the landowners that extension of W 13<sup>th</sup> Street may not be necessary, but would be evaluated and depend on necessary access according to Fire and Transportation standards for proposed development in the future. Further, this rezoning proposal does not impact whether or not W 13<sup>th</sup> Street would ever need extension.
2. Neighborhood Lighting: Neighborhood residents expressed a desire for additional neighborhood street lighting to increase their perception of safety. Residents suggested that along W 12<sup>th</sup> Street, street lights only exist near N Van Buren Avenue and near N Taft Avenue. This concern was passed along to the Power division and is unaffected by this proposed rezone.
3. People Experiencing Homelessness: Residents expressed an issue with people experiencing homelessness trespassing, sleeping, vandalizing, and littering in the area. Specifically, residents suggested that people experiencing homelessness sleep at Wind Straw Center located at 1710 W Eisenhower Blvd and have vandalized the vacant restaurant building at 1606 W Eisenhower Blvd. Additionally, the residents suggested that drug paraphernalia, including used needles are littered across the surrounding area. The Police Department is aware of the issue of people experiencing homelessness congregating and sleeping in this area. This concern is not affected by this proposed rezoning action.

## **FINDINGS & ANALYSIS**

**Finding 1.** *The purposes set forth in Section 18.04.010 of the Loveland Municipal Code would be met if any of the uses permitted by right in the zone district were developed on the subject property.*

### Current Planning

Zoning the subject area B (Developing Business District) is recommended for various reasons. First, the proposal was received favorably by landowners that could be reached. Additionally, land uses permitted in the B zone are comparable to those allowed under current zoning. The greater W Eisenhower corridor is already zoned B, tying the subject area into the larger zoning pattern. As such, any redevelopment would better match the surrounding area while existing land uses can continue unchanged and uninterrupted.

In rezoning the subject area from BE (Established Business District) to B (Developing Business District), numerous uses are permitted that are appropriate for the area, and the existing uses may continue uninterrupted. The proposed B zoning is in accordance with the comprehensive considerations as outlined in §18.04.010 and gives reasonable attention to character and land use suitability.

**Finding 2.** *Development of the subject property pursuant to any of the uses permitted by right under the zoning district would result in development that is compatible with existing land uses adjacent to and in close enough proximity to the subject property to be effected by development of it.*

### Current Planning

Although no new development is currently proposed for the subject area, the B zoning district affords uses by right that are appropriate for the area's context and character. Further, Title 18 provides standards to help mitigate any negative off-site impacts and ensure compatibility of future development with the area.

**Finding 3.** *Development of the subject property pursuant to any of the uses permitted by right under the zoning district would result in impacts on City infrastructure and services that are consistent with current infrastructure and services master plans.*

### Transportation

All future development or land application within this proposed property shall be in compliance with the City of Loveland Street Plan, the Larimer County Urban Area Street Standards and any updates to either in effect at the time of development application.

Therefore, pending future proposed development within this property, of which review and approval by the City is required, the Transportation Engineering Staff does not object to the application.

### Fire

Staff believes that this finding can be met, due to the following:

\*The development site will comply with the requirements in the ACF Ordinance for response distance requirements from the first due Engine Company with the proposed zoning change to B from BE.

\*The proposed change of zoning will not negatively impact fire protection for the subject development or surrounding properties.

### Water/Wastewater

This development is situated within the City's current service area for both water and wastewater. The existing structures on the properties receive water and wastewater service from the City. The Department finds that the Development will be compliant to ACF for the following reasons: The proposed development will not negatively impact City water and wastewater facilities.

### Stormwater

Staff believes that this finding can be met, due to the following:

1. Development of the subject property pursuant to any of the uses permitted by right under the zoning district would result in impacts on City infrastructure and services that are consistent with current infrastructure and service master plans.

### Power

The existing uses as well as any future development requirements are current with the Power Division's existing infrastructure and system master plan.

**Finding 4.** *Development of the subject property pursuant to any of the uses permitted by right under the zoning district would result in development that is consistent with relevant philosophies contained in the Create Loveland Comprehensive Plan.*

Current Planning

The proposed B (Developing Business District) zoning is consistent with the subject area's designation as Corridor Commercial with an Enhanced Corridor overlay per the Create Loveland Comprehensive Plan. The plan envisions this area maintaining its general form and land use types, which is supported by the proposed B zoning. Additional applicable elements of the Create Loveland Comprehensive Plan include:

- A recognition that commercial uses with proximity to the highway within the US 34 Corridor Area are valuable to travelers, residents, and business alike.
- Revitalize Our Corridors and Gateways
  - Policy 1 – Foster reinvestment in existing corridors and concentrate commercial activity at prominent intersections and within centers.
  - Strategy 1.1 – Concentrate demand for commercial activity at appropriate nodes ... located at major intersections or have particularly strong bike and pedestrian connections to existing neighborhoods.
  - Strategy 3.3 – Along US 34, west of Denver Avenue ... incorporate a mix of desired and viable tourism, commercial, and residential uses.
- Cultivate Vibrant Economic Centers
  - Policy 4 – Support the existing and local business community.
  - Strategy 4.4 – Continue to be flexible with land use policy and development review to allow current businesses to expand or change according to market forces.
- Create a Connected and Accessible Community
  - Policy 4 – Establish and maintain convenient connections between neighborhoods and to local destinations.

**Finding 5.** *Development of the subject property pursuant to any of the uses permitted by right under the zoning district would not be detrimental to the health, safety, or welfare of the neighborhood or general public.*

Current Planning

Uses permitted by right in the B (Developing Business District) zone are not anticipated to detrimentally impact the health, safety, or welfare of the neighborhood or general public. Additionally, City staff will diligently apply all applicable standards and requirements to any future development ensuring proper health, safety, and welfare.

**APPLICATION 1B: LOT 12 SYCAMORE ADDITION OUTLYING BE REZONE**

This proposal is to rezone approximately 1.38 acres located north of 12<sup>th</sup> Street and immediately east of its intersection with Tyler Avenue from BE (Established Business District) and R1e (Established Low-Density Residential District) to B (Developing Business District).

**AREA MAP**



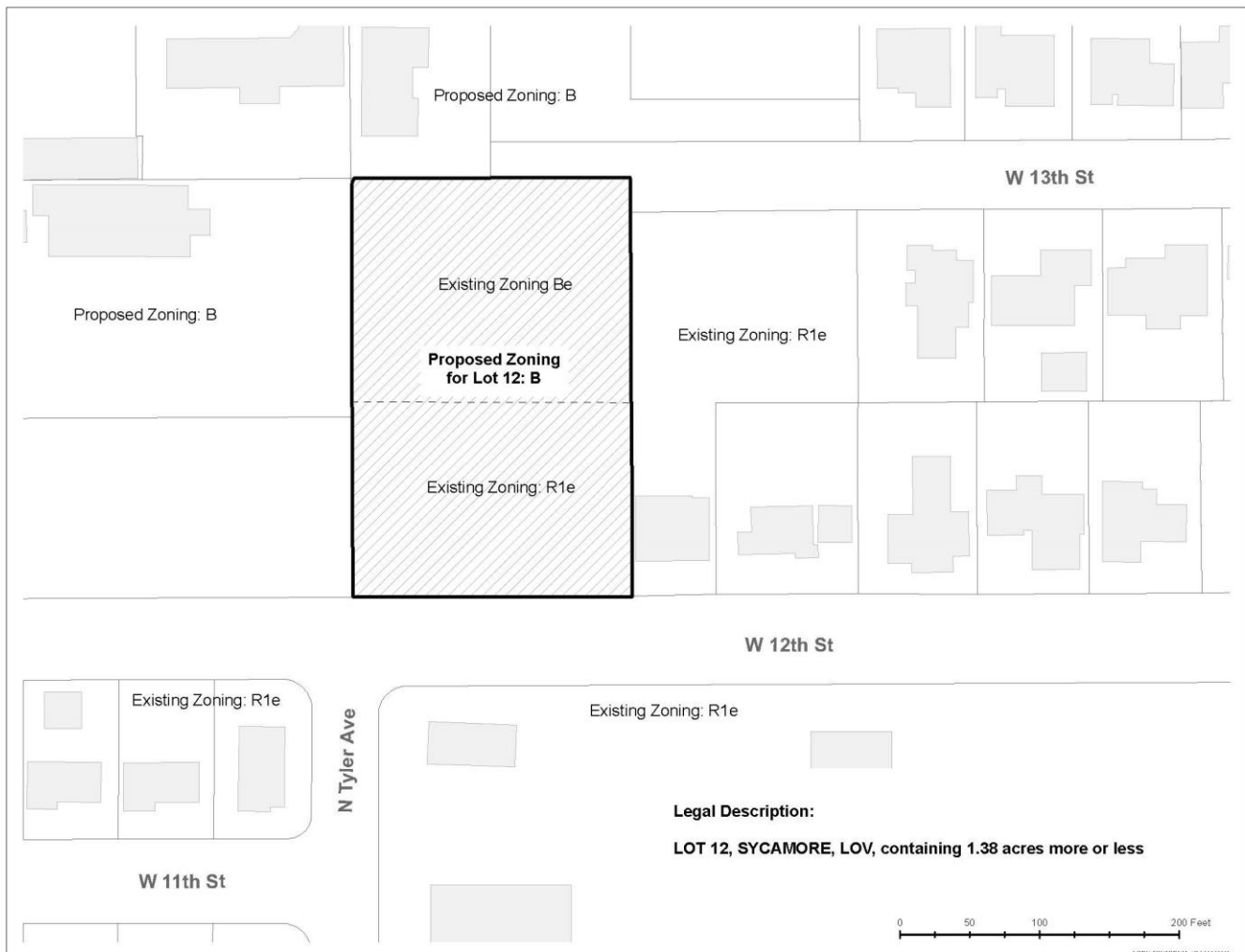
**SUBJECT AREA DESCRIPTION**

The subject area is currently vacant, and neighboring properties have commercial, residential, and institutional uses. Uses within the vicinity include a private school, vacant restaurant, retail, bank, construction yard, and single- and two-family dwellings. The uses within the subject area are common along the Eisenhower corridor, and share the corridor’s general character.

**SITE DATA**

ACREAGE OF SITE GROSS .....	1.38 AC
MASTER PLAN DESIGNATION .....	LOW DENSITY RESIDENTIAL
EXISTING ZONING .....	BE / R1E
PROPOSED ZONING .....	B
EXISTING USE .....	UNDEVELOPED
EXIST ADJ ZONING & USE - NORTH .....	BE (PROPOSED B) – SINGLE-FAMILY DWELLING
EXIST ADJ ZONING & USE - SOUTH.....	R1E – PRIVATE SCHOOL
EXIST ADJ ZONING & USE - WEST.....	BE (PROPOSED B) – RETAIL & SPECIAL TRADE CONTRACTOR’S SHOP & OUTDOOR STORAGE
EXIST ADJ ZONING & USE - EAST.....	R1E – SINGLE-FAMILY DWELLING

## ZONING MAP



## LANDOWNER CONTACT

Staff made repeated efforts to contact and disseminate information to landowners of the subject area. Below is a list of staff mailings, meetings, and personal contact with the subject landowners. The landowner also submitted a completed consent form favorable to the proposal.

Susan and Robert Raisbeck – Zoning Map Lot 12

- Staff Sent Letter 6/30
- Staff Hosted Landowner Meeting 7/11: Owners did not attend.
- Staff Sent Letter 8/1
- Met Personally 8/20
- Staff Sent Letter 9/6
- Neighborhood Meeting 9/10: Owners attended.

- Completed Consent Form Received 9/17

## NEIGHBORHOOD INTERACTION

**Meeting Notification:** An affidavit from Caleb Jackson with the City of Loveland was completed certifying that written notice was mailed to all property owners within 300 feet of the subject area on August 24, 2018. Notification signs were posted in prominent locations on the perimeter of the site on August 24, 2018. A notice of the public hearing was published in the Reporter Herald on September 8, 2018.

**Neighborhood Meeting Response:** A neighborhood meeting for the proposal was held at 5:30 p.m. on September 10, 2018 at the City's Development Center. The meeting was facilitated by City staff, and eight members of the public attended, some being owners of the subject properties and others being interested neighbors. No objections to the proposed rezone were voiced; however, other City-related concerns were expressed regarding the neighborhood:

1. W 13<sup>th</sup> Street: Landowner Susan Raisbeck expressed that W 13<sup>th</sup> Street should only be extended westward from its current terminus in the event of land consolidation and major redevelopment in the area, and felt that development/redevelopment in the existing lot pattern should not require W 13<sup>th</sup> Street to be extended. City staff explained to the landowners that extension of W 13<sup>th</sup> Street may not be necessary, but would be evaluated and depend on necessary access according to Fire and Transportation standards for proposed development in the future. Further, this rezoning proposal does not impact whether or not W 13<sup>th</sup> Street would ever need extension.
2. Neighborhood Lighting: Neighborhood residents expressed a desire for additional neighborhood street lighting to increase their perception of safety. Residents suggested that along W 12<sup>th</sup> Street, street lights only exist near N Van Buren Avenue and near N Taft Avenue. This concern was passed along to the Power division and is unaffected by this proposed rezone.
3. People Experiencing Homelessness: Residents expressed an issue with people experiencing homelessness trespassing, sleeping, vandalizing, and littering in the area. Specifically, residents suggested that people experiencing homelessness sleep at Wind Straw Center located at 1710 W Eisenhower Blvd and have vandalized the vacant restaurant building at 1606 W Eisenhower Blvd. Additionally, the residents suggested that drug paraphernalia, including used needles are littered across the surrounding area. The Police Department is aware of the issue of people experiencing homelessness congregating and sleeping in this area. This concern is not affected by this proposed rezoning action.

## FINDINGS & ANALYSIS

**Finding 1.** *The purposes set forth in Section 18.04.010 of the Loveland Municipal Code would be met if any of the uses permitted by right in the zone district were developed on the subject property.*

### Current Planning

Recommending the subject area be zoned B (Developing Business District) is desirable for multiple reasons. First, the recommendation was guided by input from the landowners. Additionally, a portion of this parcel is already zoned BE – a similar commercial zoning. Zoning the entire property

to B would eliminate the issue of having a split-zoned property and allow for the property to tie into the surrounding zoning pattern, with B proposed to the north and west. Furthermore, this zoning would allow a transition from the currently-developed commercial lots to the west down to the single-family residences to the east.

In rezoning the subject area from BE (Established Business District) and R1e (Established Low-Density Residential District) to B (Developing Business District), numerous uses are permitted that are appropriate for the area. The proposed B zoning is in accordance with the comprehensive considerations as outlined in §18.04.010 and gives reasonable attention to character and land use suitability.

**Finding 2.** *Development of the subject property pursuant to any of the uses permitted by right under the zoning district would result in development that is compatible with existing land uses adjacent to and in close enough proximity to the subject property to be effected by development of it.*

#### Current Planning

Although no new development is currently proposed for the subject area, the B zoning district affords uses by right that are appropriate for the area's context and character. Further, Title 18 provides standards to help mitigate any negative off-site impacts and ensure compatibility of future development with the area.

**Finding 3.** *Development of the subject property pursuant to any of the uses permitted by right under the zoning district would result in impacts on City infrastructure and services that are consistent with current infrastructure and services master plans.*

#### Transportation

All future development or land application within this proposed property shall be in compliance with the City of Loveland Street Plan, the Larimer County Urban Area Street Standards and any updates to either in effect at the time of development application.

Therefore, pending future proposed development within this property, of which review and approval by the City is required, the Transportation Engineering Staff does not object to the application.

#### Fire

Staff believes that this finding can be met, due to the following:

- \*The development site will comply with the requirements in the ACF Ordinance for response distance requirements from the first due Engine Company with the proposed rezoning.

- \*The proposed rezoning of the properties will not negatively impact fire protection for the subject development or surrounding properties.

#### Water/Wastewater

This development is situated within the City's current service area for both water and wastewater. There are no existing structures, water or wastewater service on the property. Future development on the site will require water and wastewater service from the City. The Department finds that the Development will be compliant to ACF for the following reasons: The proposed development will not negatively impact City water and wastewater facilities.



#### Stormwater

Staff believes that this finding can be met, due to the following:

1. Development of the subject property pursuant to any of the uses permitted by right under the zoning district would result in impacts on City infrastructure and services that are consistent with current infrastructure and service master plans.

#### Power

The existing uses as well as any future development requirements are current with the Power Division's existing infrastructure and system master plan.

**Finding 4.** *Development of the subject property pursuant to any of the uses permitted by right under the zoning district would result in development that is consistent with relevant philosophies contained in the Create Loveland Comprehensive Plan.*

#### Current Planning

The Land Use Guidance Map suggests that the subject site be developed as Low Density Residential. Although the proposed B (Developing Business District) is not listed as a suggested zone under that designation, the Create Loveland Comprehensive Plan is not regulatory and rather instructs decision makers to consider particular circumstances. Furthermore, in understanding the fuller philosophy of the Create Loveland Comprehensive Plan, the above finding is met.

Applicable elements of the Create Loveland Comprehensive Plan include:

- A recognition that commercial uses with proximity to the highway within the US 34 Corridor Area are valuable to travelers, residents, and business alike.
- Revitalize Our Corridors and Gateways
  - Policy 1 – Foster reinvestment in existing corridors and concentrate commercial activity at prominent intersections and within centers.
  - Strategy 1.1 – Concentrate demand for commercial activity at appropriate nodes ... located at major intersections or have particularly strong bike and pedestrian connections to existing neighborhoods.
  - Strategy 3.3 – Along US 34, west of Denver Avenue ... incorporate a mix of desired and viable tourism, commercial, and residential uses.

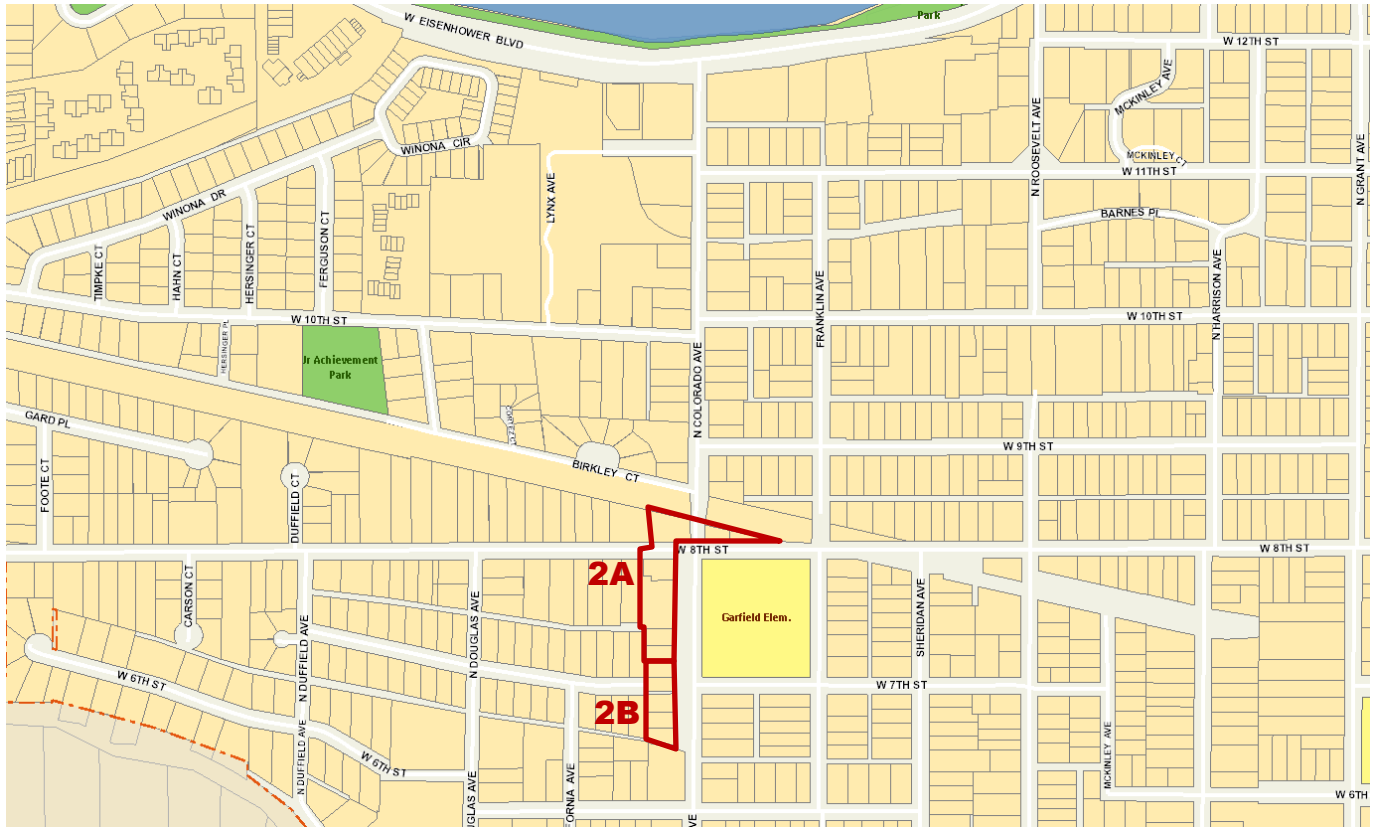
**Finding 5.** *Development of the subject property pursuant to any of the uses permitted by right under the zoning district would not be detrimental to the health, safety, or welfare of the neighborhood or general public.*

#### Current Planning

Uses permitted by right in the B (Developing Business District) zone are not anticipated to detrimentally impact the health, safety, or welfare of the neighborhood or general public. Additionally, City staff will diligently apply all applicable standards and requirements to any future development ensuring proper health, safety, and welfare.

## AREA 2: COLORADO AVE AT 8<sup>TH</sup> ST

Area 2 is generally located along Colorado Ave at 8th St. Two applications are contained within this area, and this section of the report covers both of the following applications.



### APPLICATION 2A: ALDON-BURKHARD ADDITIONS OUTLYING BE REZONE

This proposal is to rezone approximately 1.44 acres located around the intersection of Colorado Avenue at 8th Street from BE (Established Business District) to R3e (Established High-Density Residential District).

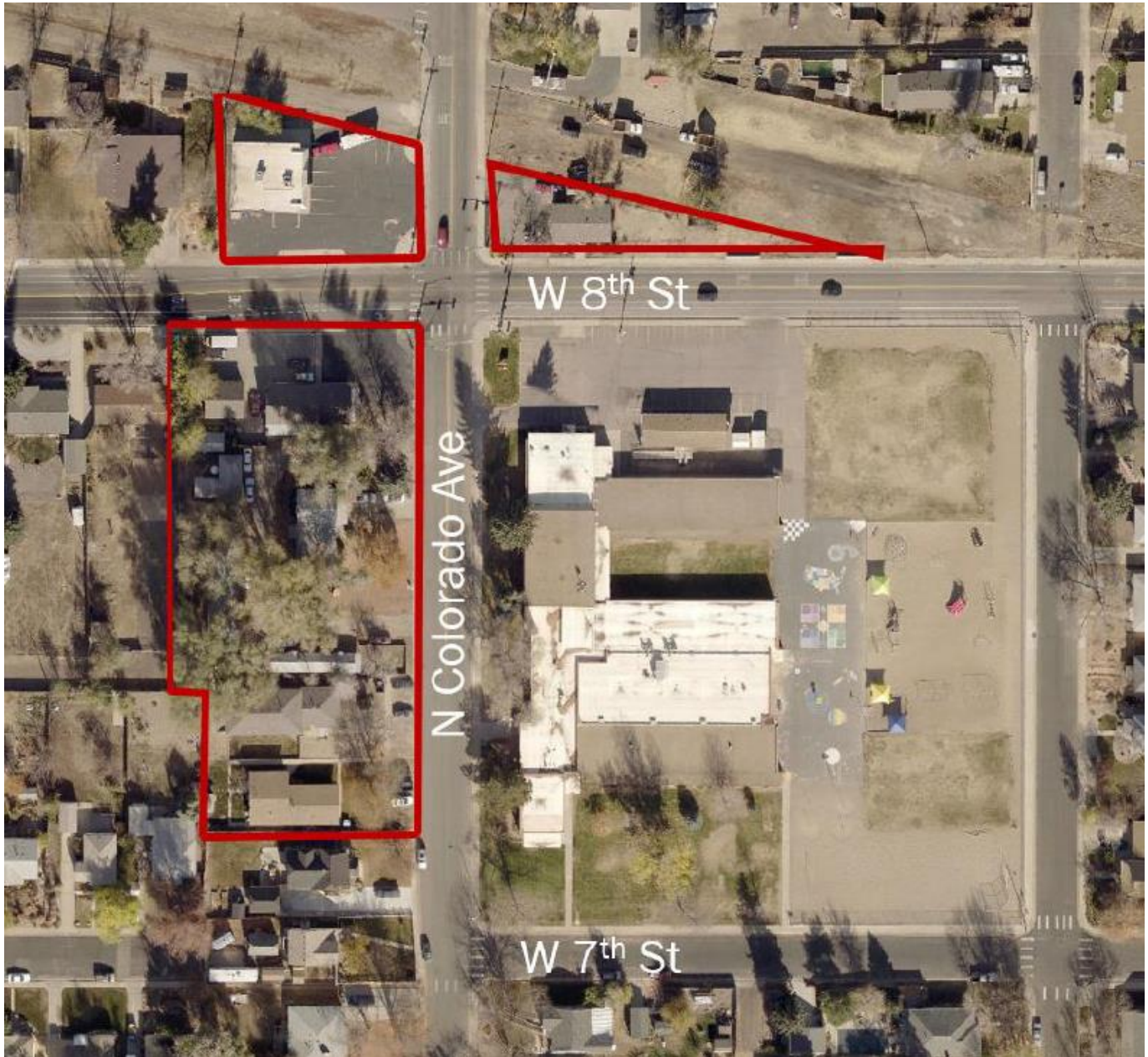
### APPLICATION 2B: ALDON-STONER ADDITIONS OUTLYING BE REZONE

This proposal is to rezone approximately 0.68 acres west of Colorado Avenue near its intersection with 7th Street from BE (Established Business District) to R1e (Established Low-Density Residential District).

## APPLICATION 2A: ALDON-BURKHARD ADDITIONS OUTLYING BE REZONE

This proposal is to rezone approximately 1.44 acres located around the intersection of Colorado Avenue at 8<sup>th</sup> Street from BE (Established Business District) to R3e (Established High-Density Residential District).

### AREA MAP



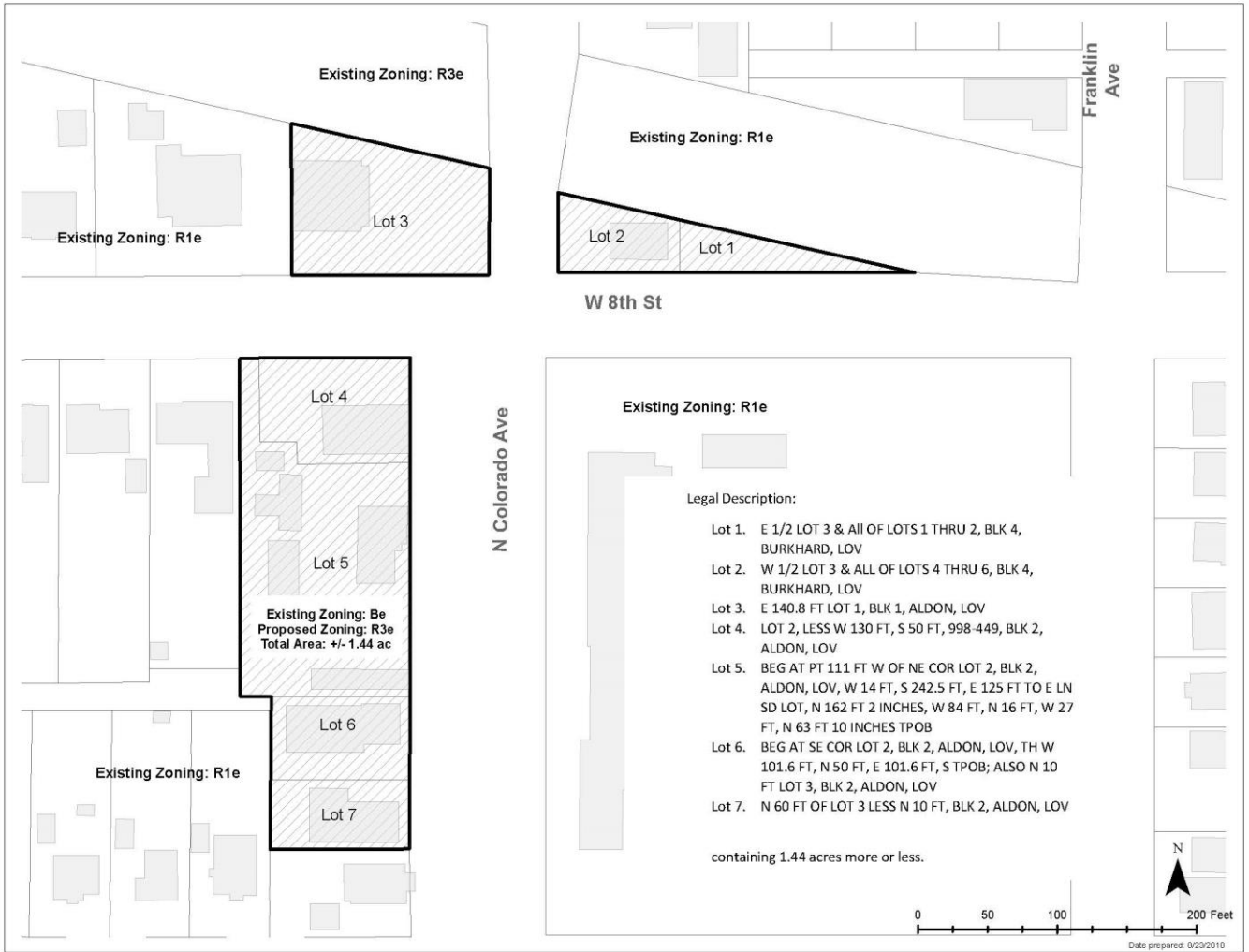
## **SUBJECT AREA DESCRIPTION**

The subject area is currently developed with a variety of commercial and residential uses. Uses within the subject area include office, personal services, and multi- and two-family dwellings. The sites are currently built with a character compatible with the vicinity. Neighboring uses mostly are single-family residences, but include a public school and two-family dwelling.

## **SITE DATA**

ACREAGE OF SITE GROSS .....	1.44 AC
MASTER PLAN DESIGNATION .....	MEDIUM DENSITY RESIDENTIAL
EXISTING ZONING .....	BE
PROPOSED ZONING .....	R3E
EXISTING USE .....	OFFICE, PERSONAL SERVICE, MULTI-FAMILY DWELLING, TWO-FAMILY DWELLING
EXIST ADJ ZONING & USE - NORTH .....	R3E & R1E – SINGLE-FAMILY DWELLING, TWO-FAMILY DWELLING
EXIST ADJ ZONING & USE - SOUTH .....	R1E – SINGLE-FAMILY DWELLING
EXIST ADJ ZONING & USE - WEST.....	R1E – SINGLE-FAMILY DWELLINGS
EXIST ADJ ZONING & USE - EAST.....	R1E – PUBLIC SCHOOL
UTILITY SERVICE – WATER, SEWER .....	CITY OF LOVELAND
UTILITY SERVICE – ELECTRIC .....	CITY OF LOVELAND

# ZONING MAP



## LANDOWNER CONTACT

Staff made repeated efforts to contact and disseminate information to landowners of the subject area. Below is a list of staff mailings, meetings, and personal contact with the subject landowners.

### All Landowners

- Staff Sent Letter 6/30
- Staff Hosted Landowner Meeting 7/11: Owners did not attend.
- Staff Sent Letter 7/31
- Staff Sent Letter 9/6
- Neighborhood Meeting 9/11: No owners attended.

### Heidi Hostetter – Zoning Map Lot 7

- Spoke via telephone 7/26

### GBU Enterprises LLC – Zoning Map Lot 5

- Could not be reached personally. Mailings were sent to address on record.

### R and A Properties LLC – Zoning Map Lot 4

- Could not be reached personally. Mailings were sent to address on record.

### Harold Rollison – Zoning Map Lots 1-2

- Could not be reached personally. Mailings were sent to address on record.

### Thompson Education Association – Zoning Map Lot 3

- Spoke via telephone 7/26

### Aldon Addition Lot LLC – Zoning Map Lot 6

- Could not be reached personally. Mailings were sent to address on record.

## NEIGHBORHOOD INTERACTION

**Meeting Notification:** An affidavit from Caleb Jackson with the City of Loveland was completed certifying that written notice was mailed to all property owners within 300 feet of the subject area on August 24, 2018. Notification signs were posted in prominent locations on the perimeter of the site on August 24, 2018. A notice of the public hearing was published in the Reporter Herald on September 8, 2018.

**Neighborhood Meeting Response:** A neighborhood meeting for the proposal was held at 5:30 p.m. on September 11, 2018 at the City's Development Center. The meeting was facilitated by City staff, and eleven members of the public attended, some being owners of the subject properties and others being interested neighbors. No objections to the proposed rezone were voiced by landowners in the subject area; however, one neighbor expressed the following concern:

1. R3e Limits Commercial Opportunities: One neighbor suggested that a wider range of commercial uses should be allowed at the intersection of W 8<sup>th</sup> Street and N Colorado Avenue than R3e allows, providing convenience for the immediate area. Staff noted that various commercial uses, including

those currently existing, are permitted in the R3e zone. Additionally, the area has had the ability to transition to more intensive commercial uses under the existing BE zone, but over time the area has naturally transitioned from more intensive uses like a convenience store and gas station to less intensive uses like office and personal services. The R3e zone would reflect this natural neighborhood transition to which other residents and the nearby school have become accustomed.

## **FINDINGS & ANALYSIS**

**Finding 1.** *The purposes set forth in Section 18.04.010 of the Loveland Municipal Code would be met if any of the uses permitted by right in the zone district were developed on the subject property.*

### Current Planning

Zoning the subject area to R3e (Established High-Density Residential District) is recommended for multiple reasons. First, the zoning was received favorably by landowners that could be contacted, and no landowner has voiced objections. Additionally, properties to the north are already zoned R3e, tying this area into the larger zoning pattern. Furthermore, this will allow existing uses to continue as-is while ensuring that any future redevelopment fits into the area's established character.

In rezoning the subject area from BE (Established Business District) to R3e (Established High-Density Residential District), numerous uses are permitted that are appropriate for the area, and the existing uses may continue uninterrupted. The proposed R3e zoning is in accordance with the comprehensive considerations as outlined in §18.04.010 and gives reasonable attention to character and land use suitability.

**Finding 2.** *Development of the subject property pursuant to any of the uses permitted by right under the zoning district would result in development that is compatible with existing land uses adjacent to and in close enough proximity to the subject property to be effected by development of it.*

### Current Planning

Although no new development is currently proposed for the subject area, the R3e zoning district affords uses by right that are appropriate for the area's context and character. Further, Title 18 provides standards to help mitigate any negative off-site impacts and ensure compatibility of future development with the area.

**Finding 3.** *Development of the subject property pursuant to any of the uses permitted by right under the zoning district would result in impacts on City infrastructure and services that are consistent with current infrastructure and services master plans.*

### Transportation

All future development or land application within this proposed property shall be in compliance with the City of Loveland Street Plan, the Larimer County Urban Area Street Standards and any updates to either in effect at the time of development application.

Therefore, pending future proposed development within this property, of which review and approval by the City is required, the Transportation Engineering Staff does not object to the application.

### Fire

Staff believes that this finding can be met, due to the following:

\*The development site will comply with the requirements in the ACF Ordinance for response distance requirements from the first due Engine Company with proposed rezoning.

\*The proposed rezoning of the existing properties from BE to R3E will not negatively impact fire protection for the subject development or surrounding properties.

### Water/Wastewater

This development is situated within the City's current service area for both water and wastewater. The existing structures on the properties receive water and wastewater service from the City. The Department finds that the Development will be compliant to ACF for the following reasons: The proposed development will not negatively impact City water and wastewater facilities.

### Stormwater

Staff believes that this finding can be met, due to the following:

1. Development of the subject property pursuant to any of the uses permitted by right under the zoning district would result in impacts on City infrastructure and services that are consistent with current infrastructure and service master plans.\

### Power

The existing uses as well as any future development requirements are current with the Power Division's existing infrastructure and system master plan.

**Finding 4.** *Development of the subject property pursuant to any of the uses permitted by right under the zoning district would result in development that is consistent with relevant philosophies contained in the Loveland Comprehensive Master Plan, particularly those philosophies included in Section 4.0 Land Use.*

### Current Planning

The proposed R3e (Established High-Density Residential District) zoning is consistent with the subject area's designation as Medium Density Residential per the Create Loveland Comprehensive Plan. The plan envisions this area maintaining its general form and land use types, which is supported by the proposed R3e zoning. Additional applicable elements of the Create Loveland Comprehensive Plan include:

- Facilitate Complete Neighborhoods
  - Policy 3 – Align new housing development with resident needs and community values.
  - Strategy 3.3 – Allow live/work and commercial uses in residential neighborhoods where appropriate.
- Invest in Loveland's Older Neighborhoods
  - Strategy 5.2 – Maintain the character, structural integrity, and appearance of new and existing developments ...

**Finding 5.** *Development of the subject property pursuant to any of the uses permitted by right under the zoning district would not be detrimental to the health, safety, or welfare of the neighborhood or general public.*



### Current Planning

Uses permitted by right in the R3e (Established High-Density Residential District) zone are not anticipated to detrimentally impact the health, safety, or welfare of the neighborhood or general public. Additionally, City staff will diligently apply all applicable standards and requirements to any future development ensuring proper health, safety, and welfare.

## **APPLICATION 2B: ALDON-STONER ADDITIONS OUTLYING BE REZONE**

This proposal is to rezone approximately 0.68 acres west of Colorado Avenue near its intersection with 7<sup>th</sup> Street from BE (Established Business District) to R1e (Established Low-Density Residential District).

### **AREA MAP**



## **SUBJECT AREA DESCRIPTION**

The subject area is currently developed with single-family dwellings. The sites have a character comparable to the vicinity. Neighboring uses mostly are single-family residences, but include a public school and two-family dwelling.

## **SITE DATA**

ACREAGE OF SITE GROSS .....	0.68 AC
MASTER PLAN DESIGNATION .....	MEDIUM DENSITY RESIDENTIAL
EXISTING ZONING .....	BE
PROPOSED ZONING .....	R1E
EXISTING USE .....	SINGLE-FAMILY DWELLINGS
EXIST ADJ ZONING & USE - NORTH .....	BE (PROPOSED R3E) – TWO-FAMILY DWELLING
EXIST ADJ ZONING & USE - SOUTH.....	R1E – SINGLE-FAMILY DWELLING
EXIST ADJ ZONING & USE - WEST.....	R1E – SINGLE-FAMILY DWELLING
EXIST ADJ ZONING & USE - EAST.....	R1E – SINGLE-FAMILY DWELLING
UTILITY SERVICE – WATER, SEWER.....	CITY OF LOVELAND
UTILITY SERVICE – ELECTRIC .....	CITY OF LOVELAND

# ZONING MAP



## LANDOWNER CONTACT

Staff made repeated efforts to contact and disseminate information to landowners of the subject area. Below is a list of staff mailings, meetings, and personal contact with the subject landowners.

## All Landowners

- Staff Sent Letter 6/30
- Staff Hosted Landowner Meeting 7/11: Owners did not attend.
- Staff Sent Letter 7/31
- Staff Sent Letter 9/6
- Neighborhood Meeting 9/11: One owner attended.

## Dixie and Richard Huff – Zoning Map Lot 2

- Spoke via telephone 7/26

James and Susan Legge – Zoning Map Lot 1

- Attended Neighborhood Meeting 9/11

Marguerite Moneghan – Zoning Map Lot 4

- Could not be reached personally. Mailings were sent to address on record.

Samuel Mohn Amato – Zoning Map Lot 5

- Could not be reached personally. Mailings were sent to address on record.

Patrick Corwin – Zoning Map Lot 3

- Could not be reached personally. Mailings were sent to address on record.

## NEIGHBORHOOD INTERACTION

**Meeting Notification:** An affidavit from Caleb Jackson with the City of Loveland was completed certifying that written notice was mailed to all property owners within 300 feet of the subject area on August 24, 2018. Notification signs were posted in prominent locations on the perimeter of the site on August 24, 2018. A notice of the public hearing was published in the Reporter Herald on September 8, 2018.

**Neighborhood Meeting Response:** A neighborhood meeting for the proposal was held at 5:30 p.m. on September 11, 2018 at the City's Development Center. The meeting was facilitated by City staff, and eleven members of the public attended, some being owners of the subject properties and others being interested neighbors. No objections to the proposed rezone were voiced.

## FINDINGS & ANALYSIS

**Finding 1.** *The purposes set forth in Section 18.04.010 of the Loveland Municipal Code would be met if any of the uses permitted by right in the zone district were developed on the subject property.*

### Current Planning

Zoning the subject area R1e (Established Low-Density Residential District) is proposed for several reasons. First, the proposal was received favorably by landowners that could be reached, and no landowners have voiced opposition. Additionally, surrounding areas to the west, south, and east are already zoned R1e, tying this area into the greater zoning pattern. Existing uses can continue as-is, and any redevelopment would match that allowed in the surrounding area.

In rezoning the subject area from BE (Established Business District) to R1e (Established Low-Density Residential District), numerous uses are permitted that are appropriate for the area, and the existing uses may continue uninterrupted. The proposed R1e zoning is in accordance with the comprehensive considerations as outlined in §18.04.010 and gives reasonable attention to character and land use suitability.

**Finding 2.** *Development of the subject property pursuant to any of the uses permitted by right under the zoning district would result in development that is compatible with existing land uses adjacent to and in close enough proximity to the subject property to be effected by development of it.*

### Current Planning

Although no new development is currently proposed for the subject area, the R1e zoning district affords uses by right that are appropriate for the area's context and character. Further, Title 18 provides standards to help mitigate any negative off-site impacts and ensure compatibility of future development with the area.

**Finding 3.** *Development of the subject property pursuant to any of the uses permitted by right under the zoning district would result in impacts on City infrastructure and services that are consistent with current infrastructure and services master plans.*

### Transportation

All future development or land application within this proposed property shall be in compliance with the City of Loveland Street Plan, the Larimer County Urban Area Street Standards and any updates to either in effect at the time of development application.

Therefore, pending future proposed development within this property, of which review and approval by the City is required, the Transportation Engineering Staff does not object to the application.

### Fire

Staff believes that this finding can be met, due to the following:

\*The development site will comply with the requirements in the ACF Ordinance for response distance requirements from the first due Engine Company with proposed rezoning.

\*The proposed rezoning of the existing properties from BE to R1E will not negatively impact fire protection for the subject development or surrounding properties.

### Water/Wastewater

This development is situated within the City's current service area for both water and wastewater. The existing structures on the properties receive water and wastewater service from the City. The Department finds that the Development will be compliant to ACF for the following reasons: The proposed development will not negatively impact City water and wastewater facilities.

### Stormwater

Staff believes that this finding can be met, due to the following:

1. Development of the subject property pursuant to any of the uses permitted by right under the zoning district would result in impacts on City infrastructure and services that are consistent with current infrastructure and service master plans.

### Power

The existing uses as well as any future development requirements are current with the Power Division's existing infrastructure and system master plan.

**Finding 4.** *Development of the subject property pursuant to any of the uses permitted by right under the zoning district would result in development that is consistent with relevant philosophies contained in the Loveland Comprehensive Master Plan, particularly those philosophies included in Section 4.0 Land Use.*

### Current Planning

Although the proposed R1e (Established Low-Density Residential District) zoning is not specifically associated with the subject area's designation as Medium Density Residential per the Create Loveland Comprehensive Plan. The plan envisions this area maintaining its general form and land use types, which is supported by the proposed R1e zoning. Applicable elements of the Create Loveland Comprehensive Plan include:

- Facilitate Complete Neighborhoods
  - Policy 3 – Align new housing development with resident needs and community values.
  - Strategy 3.5 – Retain some residential neighborhoods as purely residential.
- Invest in Loveland's Older Neighborhoods
  - Policy 4 – Preserve historical residential character.
  - Strategy 4.2 – Encourage new development to respect and enhance the visual character of nearby historical buildings by designing new buildings to be compatible with the massing, materials, and setbacks of existing structures.
  - Strategy 4.3 – Minimize and discourage alterations and new construction that weaken the historic integrity of individual buildings and/or a neighborhood.

**Finding 5.** *Development of the subject property pursuant to any of the uses permitted by right under the zoning district would not be detrimental to the health, safety, or welfare of the neighborhood or general public.*

### Current Planning

Uses permitted by right in the B (Developing Business District) zone are not anticipated to detrimentally impact the health, safety, or welfare of the neighborhood or general public. Additionally, City staff will diligently apply all applicable standards and requirements to any future development ensuring proper health, safety, and welfare.

## AREA 3: FIRST ST AT ST. LOUIS AVE

Area 3 is generally located southeast of the intersection of 1<sup>st</sup> St and Saint Louis Ave. One application is contained within this area.



### APPLICATION 3A. EAST FIRST STREET ADDITION OUTLYING BE REZONE

This proposal is to rezone approximately 3.15 acres southeast of the intersection of 1<sup>st</sup> Street at Saint Louis Avenue from BE (Established Business District) to B (Developing Business District).



AREA MAP



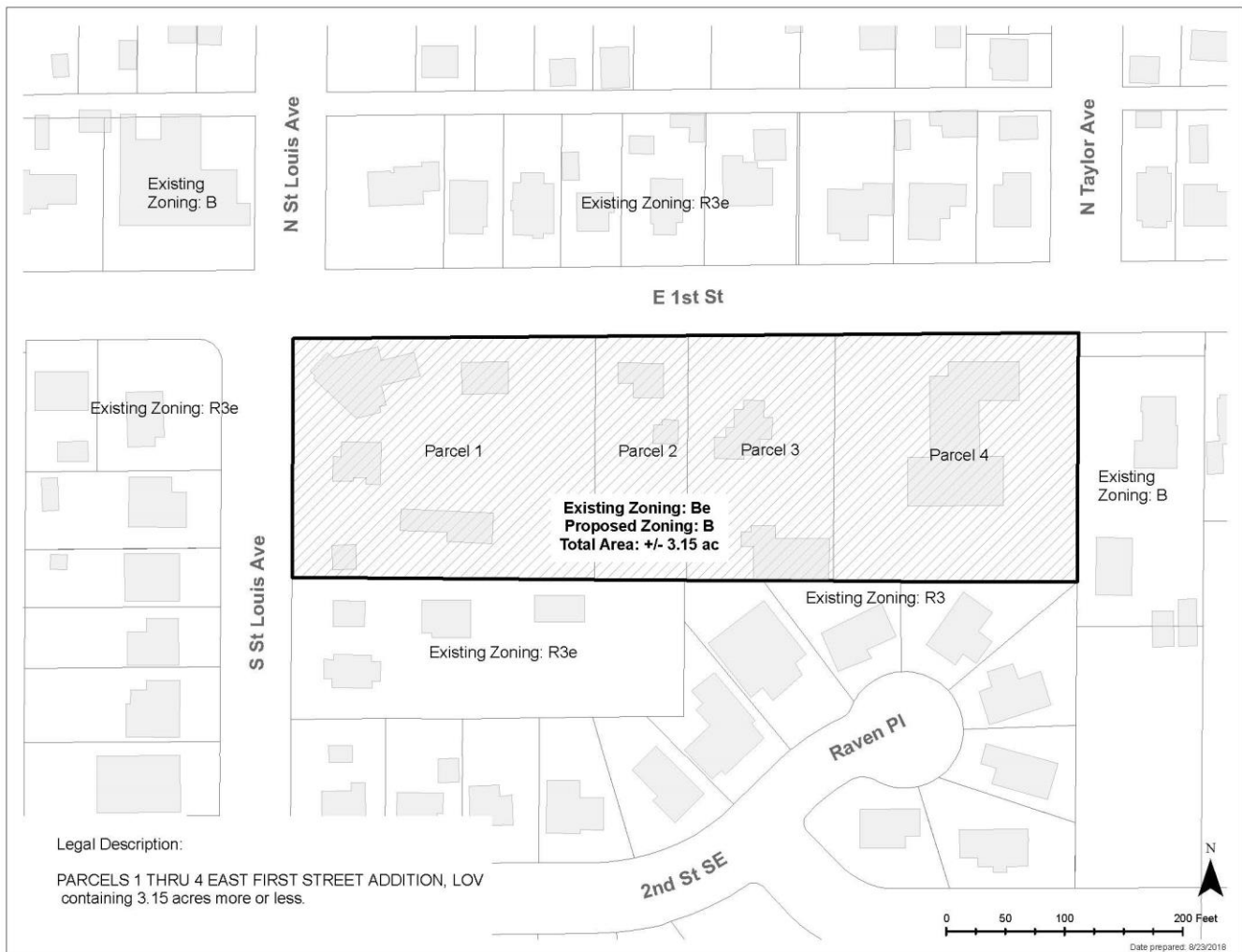
SUBJECT AREA DESCRIPTION

The subject area is currently developed with commercial and residential uses including retail, art workshop, and single-family dwellings. This mix is common along the 1<sup>st</sup> Street corridor. The sites have a character comparable to the vicinity. Neighboring uses mostly are single-family dwellings.

SITE DATA

ACREAGE OF SITE GROSS .....	3.15 AC
MASTER PLAN DESIGNATION .....	MEDIUM DENSITY RESIDENTIAL WITH COMPLETE NEIGHBORHOOD OVERLAY
EXISTING ZONING .....	BE
PROPOSED ZONING .....	B
EXISTING USE .....	RETAIL, SINGLE-FAMILY DWELLINGS, ART STUDIO/WORKSHOP
EXIST ADJ ZONING & USE - NORTH .....	R3E – SINGLE-FAMILY DWELLINGS
EXIST ADJ ZONING & USE - SOUTH.....	R3E & R3 – SINGLE-FAMILY DWELLINGS, TWO-FAMILY DWELLING
EXIST ADJ ZONING & USE - WEST.....	R3E – SINGLE-FAMILY DWELLINGS
EXIST ADJ ZONING & USE - EAST.....	B – SINGLE-FAMILY DWELLING
UTILITY SERVICE – WATER, SEWER .....	CITY OF LOVELAND
UTILITY SERVICE – ELECTRIC .....	CITY OF LOVELAND

## ZONING MAP



## LANDOWNER CONTACT

Staff made repeated efforts to contact and disseminate information to landowners of the subject area. Below is a list of staff mailings, meetings, and personal contact with the subject landowners.

### All Landowners

- Staff Sent Letter 6/30
- Staff Hosted Landowner Meeting 7/11: Some owners attended.
- Staff Sent Letter 8/2
- Staff Sent Letter 9/6
- Neighborhood Meeting 9/12: No owners attended.

### William Denman Trust – Zoning Map Parcel 1

- Could not be reached personally. Mailings were sent to address on record.

### Eldon Newt – Zoning Map Parcel 2

- Spoke via telephone 8/6

Kent Ullberg, Ullberg Trust – Zoning Map Parcels 3-4

- Attended Landowner Meeting 7/11

## NEIGHBORHOOD INTERACTION

**Meeting Notification:** An affidavit from Caleb Jackson with the City of Loveland was completed certifying that written notice was mailed to all property owners within 300 feet of the subject area on August 24, 2018. Notification signs were posted in prominent locations on the perimeter of the site on August 24, 2018. A notice of the public hearing was published in the Reporter Herald on September 8, 2018.

**Neighborhood Meeting Response:** A neighborhood meeting for the proposal was held at 5:30 p.m. on September 12, 2018 at the Loveland Public Library. The meeting was facilitated by City staff, and two members of the public attended, neither one being landowners of the subject area and both being interested neighbors. No objections to the proposed rezone were voiced; rather, the neighbors expressed relief that this proposal is not related to any development proposals that would cause significant change in the built environment of the area.

## FINDINGS & ANALYSIS

**Finding 1.** *The purposes set forth in Section 18.04.010 of the Loveland Municipal Code would be met if any of the uses permitted by right in the zone district were developed on the subject property.*

### Current Planning

Zoning the subject area B (Developing Business District) is proposed for several reasons. First, landowners that were reached reacted favorably, and no landowner objections have been received. Current land uses can continue unchanged and uninterrupted, and any redevelopment would match that allowed on property to the east that is already zoned B. Furthermore, as neighboring property is already zoned B, this proposal would tie into the existing zoning pattern of the area.

In rezoning the subject area from BE (Established Business District) to B (Developing Business District), numerous uses are permitted that are appropriate for the area, and the existing uses may continue uninterrupted. The proposed B zoning is in accordance with the comprehensive considerations as outlined in §18.04.010 and gives reasonable attention to character and land use suitability.

**Finding 2.** *Development of the subject property pursuant to any of the uses permitted by right under the zoning district would result in development that is compatible with existing land uses adjacent to and in close enough proximity to the subject property to be effected by development of it.*

### Current Planning

Although no new development is currently proposed for the subject area, the B zoning district affords uses by right that are appropriate for the area's context and character. Further, Title 18 provides standards to help mitigate any negative off-site impacts and ensure compatibility of future development with the area.

**Finding 3.** *Development of the subject property pursuant to any of the uses permitted by right under the zoning district would result in impacts on City infrastructure and services that are consistent with current infrastructure and services master plans.*

#### Transportation

All future development or land application within this proposed property shall be in compliance with the City of Loveland Street Plan, the Larimer County Urban Area Street Standards and any updates to either in effect at the time of development application.

Therefore, pending future proposed development within this property, of which review and approval by the City is required, the Transportation Engineering Staff does not object to the application.

#### Fire

Staff believes that this finding can be met, due to the following:

\*The development site will comply with the requirements in the ACF Ordinance for response distance requirements from the first due Engine Company with proposed rezoning.

\*The proposed rezoning of the existing properties from BE to B will not negatively impact fire protection for the subject development or surrounding properties.

#### Water/Wastewater

This development is situated within the City's current service area for both water and wastewater. The existing structures on the properties receive water from the City and are on private septic. Future development on the sites will require wastewater service from the City. The Department finds that the Development will be compliant to ACF for the following reasons: The proposed development will not negatively impact City water and wastewater facilities.

#### Stormwater

Staff believes that this finding can be met, due to the following:

1. Development of the subject property pursuant to any of the uses permitted by right under the zoning district would result in impacts on City infrastructure and services that are consistent with current infrastructure and service master plans.

#### Power

The existing uses as well as any future development requirements are current with the Power Division's existing infrastructure and system master plan.

**Finding 4.** *Development of the subject property pursuant to any of the uses permitted by right under the zoning district would result in development that is consistent with relevant philosophies contained in the Create Loveland Comprehensive Plan.*

#### Current Planning

The proposed B (Developing Business District) zoning is consistent with the subject area's designation as Medium Density Residential with a Complete Neighborhood overlay per the Create Loveland Comprehensive Plan. The plan envisions this area maintaining its general form and land use types, which is supported by the proposed B zoning. Additional applicable elements of the Create Loveland Comprehensive Plan include:

- Revitalize Our Corridors and Gateways
  - Policy 1 – Foster reinvestment in existing corridors and concentrate commercial activity at prominent intersections and within centers.
  - Strategy 1.1 – Concentrate demand for commercial activity at appropriate nodes ... located at major intersections or have particularly strong bike and pedestrian connections to existing neighborhoods.
- Cultivate Vibrant Economic Centers
  - Policy 4 – Support the existing and local business community.
  - Strategy 4.4 – Continue to be flexible with land use policy and development review to allow current businesses to expand or change according to market forces.
- Create a Connected and Accessible Community
  - Policy 4 – Establish and maintain convenient connections between neighborhoods and to local destinations.

**Finding 5.** *Development of the subject property pursuant to any of the uses permitted by right under the zoning district would not be detrimental to the health, safety, or welfare of the neighborhood or general public.*

#### Current Planning

Uses permitted by right in the B (Developing Business District) zone are not anticipated to detrimentally impact the health, safety, or welfare of the neighborhood or general public. Additionally, City staff will diligently apply all applicable standards and requirements to any future development ensuring proper health, safety, and welfare.



**DEVELOPMENT SERVICES  
ADMINISTRATION**

410 East 5<sup>th</sup> Street • Loveland, CO 80537  
(970) 962-2722  
[www.cityofloveland.org](http://www.cityofloveland.org)

**CONSENT TO REZONING OF PROPERTY BY THE CITY OF LOVELAND**

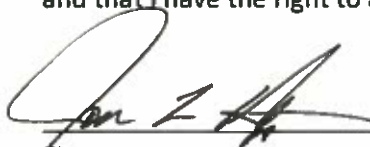
Property Address: 1810-A and 1810-B, W. Eisenhower Blvd, 1810 W. Eisenhower Blvd; 1308, 1314, and 1212 N. Van Buren Ave; and 1811 W. 12<sup>th</sup> St.

Property Legal Description: LOT 2, SYCAMORE, LOV, LOT 5, SYCAMORE, LOV, LOTS 6 & 7, SYCAMORE, LOV, LOT 4, SYCAMORE, LOV, LOT 3, SYCAMORE, LOV, LOT 15, SYCAMORE, LOV, LOT 1, and SYCAMORE 1ST SUB, LOV.

Current Zoning: Established Business District "Be"

Proposed Zoning: Developing Business Zone "B"

I, Jon Nyhaet, the undersigned and the owner of the property described above, consent to the rezoning of my property from Established Business District "Be" to Developing Business Zone "B". I acknowledged that I have received notice of the proposed rezoning from the Development Services Department and that I have had an opportunity to consult with legal counsel or others regarding this action. I understand that the Development Services Department will request that the Loveland City Council authorize and approve the rezoning at a public hearing on October 16, 2018 and that I have the right to attend and be heard by the City Council at that meeting.

  
Signature

9/10/18  
Date





**DEVELOPMENT SERVICES  
ADMINISTRATION**

410 East 5<sup>th</sup> Street • Loveland, CO 80537  
(970) 962-2722  
[www.cityofloveland.org](http://www.cityofloveland.org)

**CONSENT TO REZONING OF PROPERTY BY THE CITY OF LOVELAND**

Property Address: 1815 W. 12<sup>th</sup> St.

Property Legal Description: LOT 2, SYCAMORE 1ST SUB, LOV (19940024009)

Current Zoning: Established Business District "Be"

Proposed Zoning: Developing Business Zone "B"

I, GREGORY L. HOFF, the undersigned and the owner of the property described above, consent to the rezoning of my property from Established Business District "Be" to Developing Business Zone "B". I acknowledged that I have received notice of the proposed rezoning from the Development Services Department and that I have had an opportunity to consult with legal counsel or others regarding this action. I understand that the Development Services Department will request that the Loveland City Council authorize and approve the rezoning at a public hearing on October 16, 2018 and that I have the right to attend and be heard by the City Council at that meeting.

Signature

Date



**DEVELOPMENT SERVICES  
ADMINISTRATION**

410 East 5<sup>th</sup> Street • Loveland, CO 80537  
(970) 962-2722  
www.cityofloveland.org

**CONSENT TO REZONING OF PROPERTY BY THE CITY OF LOVELAND**

Property Address: 1606 W. Eisenhower Blvd.

Property Legal Description: TRACTS 5 & 6 BLK 8, SPRENGER, LOV; LESS 20150065021; LESS 20160085748

Current Zoning: Established Business District "Be"

Proposed Zoning: Developing Business Zone "B"

I, *Dorothy P Skroch*, the undersigned and the owner of the property described above, consent to the rezoning of my property from Established Business District "Be" to Developing Business Zone "B". I acknowledged that I have received notice of the proposed rezoning from the Development Services Department and that I have had an opportunity to consult with legal counsel or others regarding this action. I understand that the Development Services Department will request that the Loveland City Council authorize and approve the rezoning at a public hearing on October 16, 2018 and that I have the right to attend and be heard by the City Council at that meeting.

*Dorothy P Skroch* *08/10/18*  
Signature Date  
*Dorothy P Skroch*  
(Dorothy P Skroch)





**DEVELOPMENT SERVICES  
ADMINISTRATION**

410 East 5<sup>th</sup> Street • Loveland, CO 80537  
(970) 962-2722  
www.cityofloveland.org

**CONSENT TO REZONING OF PROPERTY BY THE CITY OF LOVELAND**

Property Address: NONE

Property Legal Description: LOT 12, SYCAMORE, LOV

Current Zoning: Established Business District "Be" and Established Low Density Residential "R1e"

Proposed Zoning: Developing Business Zone "B"

I, Susan K. Rasbeck, the undersigned and the owner of the property described above, consent to the rezoning of my property from Established Business District "Be" to Developing Business Zone "B". I acknowledged that I have received notice of the proposed rezoning from the Development Services Department and that I have had an opportunity to consult with legal counsel or others regarding this action. I understand that the Development Services Department will request that the Loveland City Council authorize and approve the rezoning at a public hearing on October 16, 2018 and that I have the right to attend and be heard by the City Council at that meeting.

Susan K. Rasbeck 9/17/18  
Signature Date



**DEVELOPMENT SERVICES  
ADMINISTRATION**

410 East 5<sup>th</sup> Street • Loveland, CO 80537  
(970) 962-2722  
[www.cityofloveland.org](http://www.cityofloveland.org)

**CONSENT TO REZONING OF PROPERTY BY THE CITY OF LOVELAND**

Property Address: 1706 W. Eisenhower Blvd.

Property Legal Description: LOT 11, SYCAMORE, LOV

Current Zoning: Established Business District "Be"

Proposed Zoning: Developing Business Zone "B"

I, Susan K. Raisbeck, the undersigned and the owner of the property described above, consent to the rezoning of my property from Established Business District "Be" to Developing Business Zone "B". I acknowledged that I have received notice of the proposed rezoning from the Development Services Department and that I have had an opportunity to consult with legal counsel or others regarding this action. I understand that the Development Services Department will request that the Loveland City Council authorize and approve the rezoning at a public hearing on October 16, 2018 and that I have the right to attend and be heard by the City Council at that meeting.

Susan K. Raisbeck 9/17/18  
Signature Date

## B-Developing Business Zone/DT-Downtown Zone Land Use Comparison

Residential	DT Zone	B Zone
1. Urban	Limited	Limited
2. Large Urban	Limited	Limited
3. General	Limited	Limited
4. Suburban	Limited	Limited
5. Large Suburban	Limited	Limited
6. Side-by-Side Duplexes	Limited	Limited
7. Over-Under Duplexes	Limited	Limited
8. Standard Townhouse	Limited	Limited
9. Multitplex	Limited	By-Right
10. General Multifamily	-	By-Right
11. Infill Multifamily	-	Limited
12. Downtown Multifamily	Limited	-
Special Residential	DT Zone	B Zone
13. Assisted Living or Congregate Care	Adaptable	Limited
14. Group Home	Limited	Limited
15. Live-Work Unit	Limited	Limited
16. Nursing Home, Memory Care, Alzheimer's Care	Adaptable	Limited
17. Protective Care	Conditional	Adaptable
18. Rooming House (large)	Limited	Limited
19. Rooming House (Small)	Limited	Limited
20. Shelter for Victims of Domestic Violence	Limited	Limited
Hospitality, Recreation, and Entertainment	DT Zone	B Zone
21. Bar, Tavern, or Nightclub (Large)	Adaptable	Adaptable
22. Bar, Tavern, or Nightclub (Small)	Limited	Limited
23. Bed and Breakfast	Limited	-
24. Brew Pub, Distillery Pub, or Limited Winery	Limited	Limited
25. Campground	-	Adaptable
26. Commercial Lodging, Business or Tourist	Limited	Limited
27. Commercial Lodging, Convention	Limited	Limited
28. Indoor Amusement, Recreation, and Entertainment	By-Right	By-Right
29. Indoor Firing or Gun Range	-	Adaptable
30. Outdoor Commercial Recreation or Amusement	-	Adaptable
31. Outdoor Stadium, Arena, Amphitheater, or Drive-In Theater	Adaptable	Adaptable
32. Parks (Passive)	By-Right	By-Right
33. Restaurant	By-Right	By-Right
34. Restaurant, Fast Food	Limited	Limited
35. RV Park	-	Limited

Commercial	DT Zone	B Zone
36. Business Services	Limited	By-Right
37. Convenience Lending	Limited	By-Right
38. Liquor Store	By-Right	By-Right
39. Office, General	By-Right	By-Right
40. Office, Medical	By-Right	By-Right
41. Pawnbroker	Limited	Limited
42. Personal Services	By-Right	By-Right
43. Recording or TV Studio	Limited	By-Right
44. Retail Sales and Services	Limited	Limited
45. Kennel (Indoor) or Pet Store	Limited	Limited
46. Kennel (Outdoor)	-	Adaptable
47. Veterinarian (Small Animal)	Limited	By-Right
Community, Civic, Educational, and Instructional	DT Zone	B Zone
48. Crematorium	-	Limited
49. Day Care, Adult or Child (Large)	Limited	Limited
50. Day Care, Adult or Child (Small)	Limited	Limited
51. Funeral Home	Limited	Limited
52. Hospital	Limited	Limited
53. Place of Assembly	Limited	By-Right
54. Prison or Jail	Limited	Limited
55. School, Elementary or Middle (private)	-	Limited
56. School, Vocational or Trade	Limited	Limited
57. University or College (private)	Limited	Limited
Industrial, Processing, Recycling, and Disposal	DT Zone	B Zone
58. Light Industry	-	Limited
59. Recycling Collection Center (Attended)	-	Adaptable
60. Resource Extraction (minerals)	-	Conditional
61. Self-Storage	-	Limited
62. Workshop	Limited	Limited
Motor Vehicle and Transportation	DT Zone	B Zone
63. Fueling, charging or service stations	Adaptable	Limited
64. Motor vehicle wash	Adaptable	Limited
65. Surface parking	Limited	Limited
66. Structured parking	Limited	Adaptable
67. Passenger motor vehicle sales or rental	Adaptable	Limited
68. Heavy motor vehicle sales or rental	-	Adaptable
69. Heavy motor vehicle service	-	Adaptable
70. Motorcycle, scooter, or ATV sales or rental	Adaptable	Limited
71. Helistop	-	Adaptable
72. Bus or Taxi Terminal	Adaptable	Adaptable

Utility and Wireless Telecommunications	DT Zone	B Zone
73. Data Center	Limited	Limited
74. Overhead Power Lines (110 kV or more)	-	Conditional
75. Utilities, Minor	Adaptable	Adaptable
76. Utilities, Major	Conditional	Conditional
77. Freestanding Telecommunications Tower	-	Conditional
78. Stealth Telecommunications Tower	Limited	Limited
79. Other Telecommunications Facilities	Limited	Limited
Agricultural	DT Zone	B Zone
80. Community Garden	Limited	-
81. Nursery or Greenhouse, Wholesale	-	Limited

**Table Notes:** Approval Procedures:

1. By Right Use: Approved administratively (no neighborhood meeting or appeal to Planning Commission).
2. Limited Use: Approved administratively if in compliance with Use Standards (no neighborhood meeting or appeal to Planning Commission).
3. Adaptable Use: Neighborhood meeting and possible appeal to Planning Commission.
4. Conditional Use: Planning Commission public hearing and possible appeal to City Council.

R1e Zone Allowable Land Uses	
Residential	Approval Procedure
1. Suburban	Limited
2. Large Suburban	Limited
3. Estate	Limited
4. Large Estate	Limited
5. Zero Lot Line Homes	Adaptable
6. Side-by-Side Duplexes	Adaptable
7. Over-Under Duplexes	Adaptable
Special Residential	Approval Procedure
8. Group Home	Limited
9. Shelter for Victims of Domestic Violence	Limited
Hospitality, Recreation, and Entertainment	Approval Procedure
10. Golf Course	Adaptable
11. Parks (Passive)	By-Right
12. Parks (Active)	Limited
Community, Civic, Educational, and Instructional	Approval Procedure
13. Cemetery	Limited
14. Day Care, Adult or Child (Small)	Limited
15. Place of Assembly	Limited
16. School, Elementary or Middle (private)	Limited
17. School, High (private)	Limited
Industrial, Processing, Recycling, and Disposal	Approval Procedure
18. Resource Extraction (minerals)	Conditional
Utility and Wireless Telecommunications	Approval Procedure
19. Overhead Power Lines (110 kV or more)	Conditional-
20. Utilities, Minor	Adaptable
21. Utilities, Major	Conditional
22. Stealth Telecommunications Tower	Limited
23. Other Telecommunications Facilities	Limited
Agricultural	Approval Procedure
24. Community Garden	Limited

**Table Notes:** Approval Procedures:

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2. **Limited Use:** Approved administratively if in compliance with Use Standards (no neighborhood meeting or appeal to Planning Commission).
3. **Adaptable Use:** Neighborhood meeting and possible appeal to Planning Commission.
4. **Conditional Use:** Planning Commission public hearing and possible appeal to City Council.

R3e Zone Allowable Land Uses	
Residential	Approval Procedure
1. Urban	Limited
2. Large Urban	Limited
3. General	Limited
4. Suburban	Limited
5. Zero Lot Line Homes	Adaptable
6. Side-by-Side Duplexes	Limited
7. Over-Under Duplexes	Limited
8. Standard Townhouse	Limited
9. Multiplex	Limited
10. General Multifamily	Limited
11. Infill Multifamily	Adaptable
12. Cluster Housing Development	Adaptable
a. Micro Homes	Limited
b. Cottages	Limited
Special Residential	Approval Procedure
13. Assisted Living or Congregate Care	Adaptable
14. Group Home	Limited
15. Live-Work Unit	Limited
16. Nursing Home, Memory Care, Alzheimer's Care	Adaptable
17. Rooming House (large)	Limited
18. Rooming House (Small)	Limited
19. Shelter for Victims of Domestic Violence	Limited
Hospitality, Recreation, and Entertainment	Approval Procedure
20. Bed and Breakfast	Limited
21. Parks (Passive)	By-Right
22. Parks (Active)	Limited
Commercial	Approval Procedure
23. Office, General	Limited
24. Office, Medical	Limited
25. Personal Services	Limited
Community, Civic, Educational, and Instructional	Approval Procedure
26. Day Care, Adult or Child (Large)	Limited
27. Day Care, Adult or Child (Small)	Limited
28. Place of Assembly	Limited
29. School, Elementary or Middle (private)	Limited
Industrial, Processing, Recycling, and Disposal	Approval Procedure
30. Resource Extraction (minerals)	Conditional

<b>R3e Zone Allowable Land Uses</b>	
<b>Utility and Wireless Telecommunications</b>	<b>Approval Procedure</b>
31. Overhead Power Lines (110 kV or more)	Conditional-
32. Utilities, Minor	Adaptable
33. Utilities, Major	Conditional
34. Stealth Telecommunications Tower	Limited
35. Other Telecommunications Facilities	Limited
<b>Agricultural</b>	<b>Approval Procedure</b>
36. Community Garden	Limited

**Table Notes:** Approval Procedures:

1. By Right Use: Approved administratively (no neighborhood meeting or appeal to Planning Commission).
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