



LOVELAND PLANNING COMMISSION MEETING AGENDA

**Monday, October 08, 2018
500 E. 3rd Street – Council Chambers
Loveland, CO 80537
6:30 PM**

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

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 22, 2018 – Regular Meeting Agenda Preview

i. Foundry Parking Garage – Art Memo

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

c. City Attorney's Office Updates

d. Committee Reports

e. Commission Comments

f. **Boyd Lake Avenue improvements--Justin Stone, Senior Engineer, Transportation Development Review office.**

III. APPROVAL OF MINUTES

Review and approval of the September 24, 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. First National Bank – Public Hearing

The applicant is requesting to replace (amend) a previously approved Preliminary Development Plan (PDP) with a plan for a new bank on this vacant site located in the PUD-zoned Peakview Commercial Park at 152 West 64th Street. The site is 0.74 acres in size and is located flanked by Les Schwab Tires and the Murphy Oil gas station on the west side of Highway 287. The applicant is proposing to develop the site in two phases: initially constructing a drive-up ATM; phase 2 would include the 3800 square foot bank with drive thru facilities.

The proposed use is allowed by the General Development Plan (GDP). The site design, building elevations and utility infrastructure has been reviewed by staff and determined to be consistent with applicable GDP and general City development standards. Staff is recommending approval. The role of the Planning Commission is to conduct a public hearing and has authority to approve, conditionally approve or deny the application.

2. Amendments to the Municipal Code – Public Hearing

The City of Loveland supports affordable housing primarily through the waiver of development, capital expansion (CEF) and other fees for non-profit and for-profit developers. The Loveland Municipal Code at Sections 16.38 and 16.43 state that City Council may by resolution grant an exemption from all or part of the capital expansion fees or any other fees. Other fees include utilities and charges that must be reimbursed, or backfilled, by the general fund and cannot be waived outright by City Council. Non-profit developers, namely the Loveland Housing Authority and Habitat for

Humanity, have historically received a waiver of close to 100% of building permit and capital expansion fees, as well as utility fees that require backfilling. For-profit organizations have only received fee waivers that do not require backfilling.

On May 15, 2018, City Council discussed back-filling fire impact fees in addition to utility fees and requested that the Community Partnership Office bring forward an action to update portions of Sections 16.38 and 16.43 of the Loveland Municipal Code to require the backfilling of fire impact fees. Affordable housing projects can access the Community Housing Development Fund to pay the backfilled amounts. Historic downtown projects must be backfilled from the general fund or some other fund.

Sections of Title 16 relating to the waiver of fees will be amended to allow the backfilling of fire impact fees in 2018, prior to the effective date of the Unified Development Code. Should this item be adopted, the Community Partnership Office will ensure that these changes are incorporated into the Unified Development Code as well.

This item was presented to the Affordable Housing and Historic Preservation Commissions and the Construction Advisory Board on September 17th, 24th and 26th respectively. All three commissions motioned to approve the change.

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.

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 24, 2018

A meeting of the City of Loveland Planning Commission was held in the City Council Chambers on September 24, 2018 at 6:30 p.m. Members present: Chairwoman Dowding; and Commissioners McFall, Molloy, Fleischer, and Bears. Members absent: Commissioners Hitchcock, Hammond and Hovland. City Staff present: Bob Paulsen, Current Planning Manager; Moses Garcia, 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

- **Darin Barrett**, Loveland resident, expressed concerns regarding the Boyd Lake Avenue construction plans. He explained that additional construction at the south side of Boyd Lake Avenue and 15th Street would further affect the existing traffic situation. He spoke of the proposed roundabout and believes that design plans call for heavy landscaping, which will obstruct views and create a safety issue. He believes that a stoplight with a dedicated turn lane at the Boyd Lake Avenue and 37th Street intersection is needed. He questioned if the roadway development plans for the area have been approved by the City.
- **Robert Paulsen, Current Planning Manager**, responded that the City does review all roadway construction plans. Although such plans are not normally presented to the Planning Commission, the role of City Council is to hear citizen concerns regarding these issues. Mr. Paulsen stated that information regarding these plans could be supplied through the City Transportation and Engineering offices. **Commissioner Molloy** stated that with additional developments taking place in the Boyd Lake Avenue area, it would be beneficial to be updated on the roadway construction plans. After other commissioners showed interest, Mr. Paulsen stated he will arrange for a presentation to be made by the Public Works Department at the October 8, 2018 Planning Commission meeting.

CURRENT PLANNING UPDATES

1. **Robert Paulsen, Current Planning Manager**, reviewed the agenda items scheduled for the Monday, October 08, 2018 Planning Commission meeting as follows:
 - i. First National Bank – Public Hearing
 - ii. Foundry Parking Garage – Art Memo
 - iii. Changes to Municipal Code

2. **Mr. Paulsen** announced that the Planning Commission recruitment period would be open from October 1 through November 2. Commissioners that know of any qualified individuals were asked to encourage them to apply. Information regarding the open seats will be emailed to graduates of the Leadership Loveland program, as well as to the Planning Department's customers.

CITY ATTORNEY'S OFFICE UPDATES

Moses Garcia, City Attorney, announced that Laurie Stirman will attend the October 8, 2018 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 September 10, 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. BE Rezonings – Public Hearing

Project Description: 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.

Mr. Caleb Jackson, Current Planning, explained that there are three outlying areas that are currently zoned BE, but the proposed rezoning project is divided into five separate applications. A rezoning of the outlying BE areas would enable the current uses to continue and would allow development and redevelopment to fit within the surrounding zoning and land use context. The current BE Zoning allows for commercial and residential uses, and has a downtown orientation. It is anticipated that the Unified Development Code (UDC) will be adopted and go into effect in January 2019. With the adoption of the Code, properties currently zoned BE would transition to DT – Downtown zone district. In an effort to match the outlying areas with the existing land use and area character, the City is proposing the rezone project.

Mr. Jackson introduced each of the rezoning projects and discussed the findings. Through collaboration between City staff and landowners, only favorable input regarding the rezoning proposal was received from the landowners. Site-specific situations were considered and the Create Loveland Comprehensive Plan was referenced when deciding the most compatible rezone option for each property. Mr. Jackson shared that feedback from all neighborhood meetings was favorable with the exception of one neighbor (not a landowner) from the Aldon-Burkhard property, who showed interest in more intensive land uses for this area. Mr. Jackson explained

that trends have shown a decrease in intensive land use in this area, and is more compatible with the proposed R3e area. With a Planning Commission recommendation, the City Council Public Hearing will be held on October 16, 2018 at 6:00 p.m.

CITIZEN COMMENTS:

- **Arlene Rivera** commented on the rezone proposal for the area to the west of downtown, The Aldon-Burkhard Additions which proposes the rezoning of approximately 1.44 acres from BE to the R3e - Established High-density Residential District. She explained that she is not a landowner in this area, but she lives nearby. She shared her concern that taking away the commercial zoning and moving to a more residential zoning removes the possibility of this area from becoming a destination for small-scale commercial uses. She understands the importance of creating a vibrant downtown area, but believes that the surrounding residential neighborhood could benefit from more intensive commercial land use. **Mr. Jackson** explained that an applicant could apply for a rezone for a more intensive commercial use zoning in the future, if the market would support it. He further explained the small businesses are allowed in the R3e zone district. **Mr. Paulsen** added that the rezone allows the current uses to continue, but serves as a more compatible zone adjacent to Garfield Elementary and a better transition from downtown to the established neighborhood to the west. The R3e zoning would prevent heavier commercial uses from occurring immediately adjacent to the residential area.
- **Commissioner Molloy** stated that with a heavier commercial zoning, it is hard to predict what type of business might be brought into the area. He also questioned what the future use of the former railroad property is to the north of this area. He shared that he believes the property has a safe pedestrian connection to the downtown area. **Mr. Jackson** explained that City's Strategic Planning division would be looking at the use for the former railroad right-of-way, which is now owned by the City.
- **Commissioner Bears** questioned if signage would be allowed in the R3e zoning district in a live-work situation. **Mr. Jackson** stated that home occupations would not allow for commercial signage.

Commissioner Dowding closed the public hearing at 7:20 p.m.

Commissioner McFall moved 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*

Commissioner Bears seconded the motion.

COMMISSIONER DISCUSSION:

- **Commissioner McFall** stated that he was surprised that no concerns have been expressed by landowners whose zoning will change from BE to R3e zoning. He indicated that it may be hard to rezone back to a heavier use in the future.
- **Commissioner Molloy** added that concern for rezoning to a heavier use often times comes from neighbors. The school in the R3e rezoning area is a big benefit to the higher density rezoning.
- **Mr. Paulsen** commented on the concerns expressed by Arlene Rivera. He explained that under the UDC, the B district zone will allow both residential and commercial uses. And while the R3e allows for a range of uses, including office and service commercial uses, the B zoning she is advocating would allow intense commercial and multifamily development that may not be compatible with the school and with nearby residential homes.
- **Commissioner Dowding** commended the City's Planning staff for doing an excellent job in matching the proposed zoning with the character of the neighborhoods. She shared that R3e works well around a school.

The motion was unanimously approved.

ADJOURNMENT

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

Commissioner Dowding adjourned the meeting 7:28 pm.

Approved by: _____
Carol Dowding, Planning Commission Chair

Lisa Rye, Planning Commission Secretary.



Development Services Current Planning

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Planning Commission Staff Report October 8, 2018

Agenda #:	Regular Agenda - 1
Title:	Peakview Commercial Park – First Subdivision Lots 4, 5, and 6 Preliminary Development Plan Lot 5 Amendment
Applicant:	First National Buildings, Jim McDaniel Ripley Design Inc, Clint Anders
Request:	PDP Amendment
Location:	West of Garfield Ave, Approx. 225 feet south of 64 th Street 152 W 64 th Street
Existing Zoning:	P-95 Peakview Commercial Addition PUD
Proposed Use:	Financial Institution
Staff Planner:	Caleb Jackson

Staff Recommendation

APPROVAL

Recommended Motion:

Move to make the findings set forth in the Planning Commission staff report dated October 8, 2018 and, based on those findings approve Peakview Commercial Park – First Subdivision Lots 4, 5, and 6 - Preliminary Development Plan Lot 5 Amendment as amended on the record.

Summary

The applicant proposes to amend the existing Preliminary Development Plan. Development of the site is proposed to proceed in two phases. The initial phase proposes construction of a drive-up ATM. The subsequent phase proposes a 3800 square foot bank with drive-thru lanes.

The use is allowed by the approved General Development Plan. The proposed amendment to the PDP establishes initial details for the subject area including general site layout, parking, landscaping, and building design. A Final Development Plan, approved by staff, is required subsequently and must be in substantial compliance with the PDP approved by Planning Commission.

In this quasi-judicial hearing, the Planning Commission has authority to approve, conditionally approve, or deny the application. Such decision may be appealed to City Council. Staff's analysis concludes that the proposed amendment meets applicable standards including being in conformance with the General Development Plan, satisfying development standards, having adequate public facilities, and showing compatibility with surrounding development. Therefore, staff recommends that the Planning Commission approve the request as proposed.

I. SUMMARY

The applicant is proposing to develop a financial institution with drive-thru on Lot 5, Block 1, Amended Plat of Peakview Commercial Park First Subdivision. The subject site is 0.74 acres, located west of Garfield Avenue and approximately 225 feet south of 64th Street. The property is located within the CC - Corridor Commercial land use designation of the Comprehensive Plan, and financial institutions are allowed by the subject area's General Development Plan. The applicant is seeking approval of the Preliminary Development Plan (PDP), associated with the Peakview Commercial Park Planned Unit Development (PUD) to permit the financial institution land use to operate on this specific site in the general phasing and layout plan provided.

Amending the PDP proposes to change a previously-approved drive-thru restaurant use to a financial institution use in two phases. The first proposed phase is for a standalone drive-thru ATM. The second phase proposes a bank with drive-thru lanes. The plan set details site layout, parking, landscaping, and building architecture. Such components must be evaluated by the Planning Commission based upon the following general criteria:

- Whether the proposal conforms to the General Development Plan
- Whether the proposal is compatible with the area and has adequate public facilities
- Whether the proposal necessitates implementation of additional standards from the Municipal Code adopted after the General Development Plan to protect health, safety, and welfare.

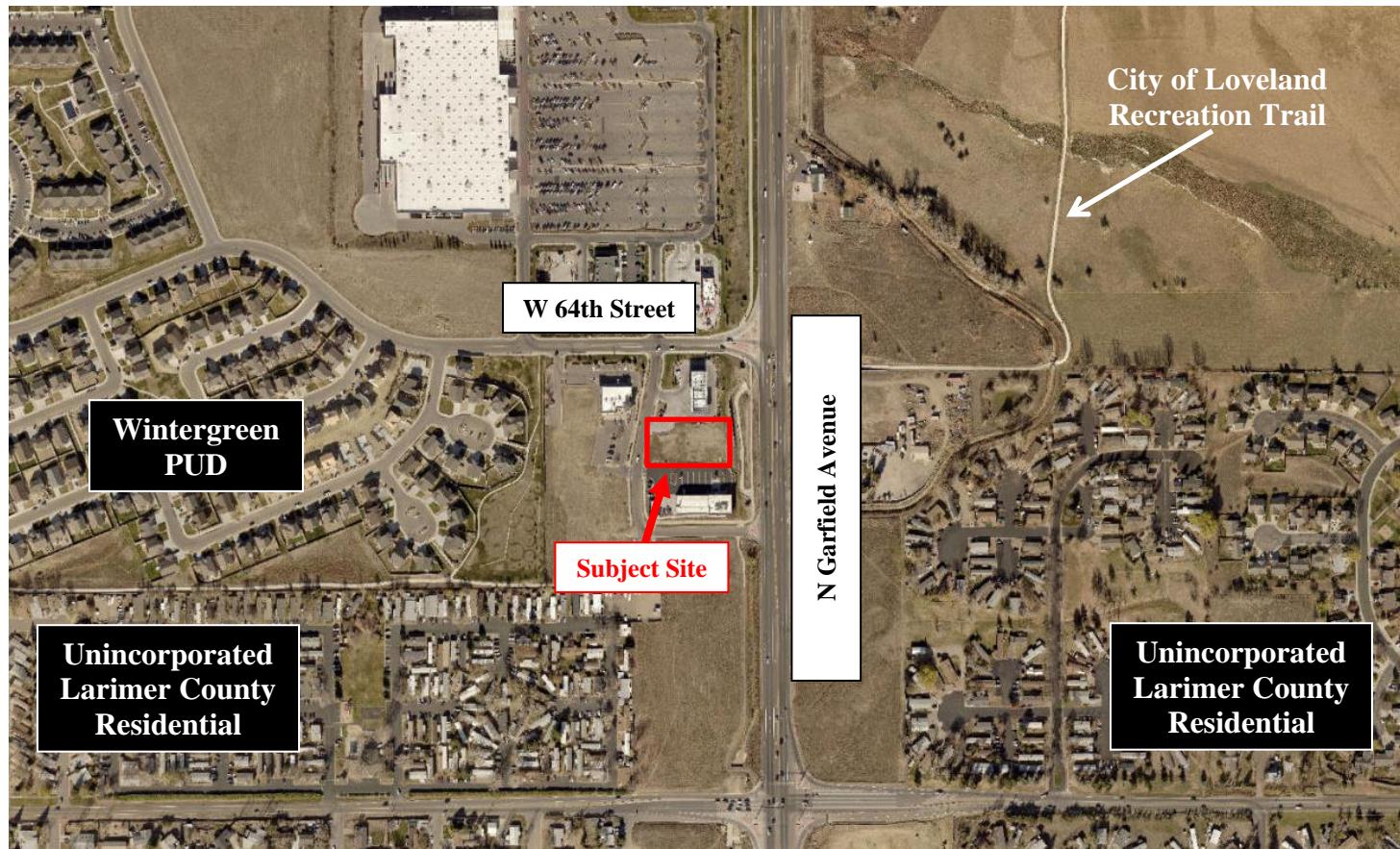
Planning Commission's determination of the proposed PDP amendment in this quasi-judicial hearing is final, subject to appeal to City Council.

Evaluation and analysis of the approval criteria is provided by City staff further into this staff report concerning the proposed PDP amendment. Based on the findings, staff recommends approval. If the application is approved, the applicant must finalize the proposal by submitting a Final Development Plan that will be reviewed by staff for concordance with Planning Commission's approval.

II. ATTACHMENTS

1. Narrative
2. Proposed Preliminary Development Plan Amendment
3. Approved General Development Plan

III. VICINITY MAP



IV. SITE DATA

SITE SIZE.....	0.74 AC
MASTER PLAN DESIGNATION.....	CC-CORRIDOR COMMERCIAL
EXISTING ZONING	P-95-PEAKVIEW COMMERCIAL ADDITION PUD
EXISTING USE	UNDEVELOPED
EXIST ADJ ZONING & USE - NORTH.....	P-95, GAS STATION/CONVENIENCE STORE
EXIST ADJ ZONING & USE - SOUTH	P-95, TIRE SHOP
EXIST ADJ ZONING & USE - WEST	P-95, PARKING
EXIST ADJ ZONING & USE - EAST	P-99, CITY OF LOVELAND RECREATION TRAIL – ACROSS N. GARFIELD AVENUE IS UNINCORPORATED LARIMER COUNTY, UNDEVELOPED/OUTDOOR STORAGE/RESIDENTIAL
UTILITY SERVICE	CITY OF LOVELAND

V. KEY ISSUES

Staff believes that all key issues relative to applicable City requirements and standards of the PUD have been addressed through the review process and captured in the proposal under consideration. City staff initially had concerns with respect to building architecture and pedestrian access conforming to the requirements of the GDP. As presented, City staff does find that the proposed architecture complies with the provisions of the GDP and is in support of the building and site design. Additionally, the PUD is subject to an Architectural Control Committee (ACC). The ACC has reviewed the proposal, finding the architecture and overall proposal to be in compliance with the PUD.

VI. BACKGROUND

The Peakview Commercial Park Planned Unit Development (PUD) was annexed into the City in 2006, as the Peakview Commercial Park Addition. The entire PUD includes approximately 10.6 acres, located at the southwest corner of Garfield Avenue and 64th Street. At the time of annexation, the GDP was also established, creating the zoning parameters for the property. The overall PUD is completely commercial, offering opportunities for a variety of retail, financial institutions, restaurants, and professional offices.

Initial developments within the PUD included a multi-tenant building at the northwest corner of the site. In 2009, an amendment to the GDP was approved authorizing gas stations within the PUD. A gas station was approved and developed at the northeast corner of the PUD. The PDP was amended in 2014 to allow the establishment of a tire shop south of the subject lot.

Another key element around the PUD includes the City trail located along the eastern edge and under Garfield Avenue. This trail, including the underpass connection, was completed in 2011.

VII. NEIGHBORHOOD INTERACTION

- A. Meeting Notification:** An affidavit was received from Clint Anders of Ripley Design certifying that written notice was mailed to all surface owners within 300 feet of the site on August 13, 2018, regarding the neighborhood meeting.
- B. Neighborhood Response:** A neighborhood meeting was held at 5:30 p.m. on August 29, 2018, in the Gertrude Scott meeting room at the Loveland Public Library. No members of the public attended.
- C. Hearing Notification:** An affidavit was received from Clint Anders of Ripley Design certifying that written notice of the Planning Commission hearing was mailed to all surface owners within 300 feet of the site and notices were posted in a prominent location on the perimeter on September 20, 2018. In addition, a notice was published in the Reporter Herald on September 22, 2018.

VIII. FINDINGS AND ANALYSIS

In this section of the report, the applicable findings contained in the Municipal Code are listed. Each finding is followed by City staff's conclusion relating to the finding resulting from analysis of the subject proposal.

Finding 1 – Whether the preliminary development plan conforms to the general development plan on file with the city.

Current Planning – The proposed amendment to the Preliminary Development Plan conforms to the approved General Development Plan. The proposed use of a financial institution, including drive-thru lanes, is allowed under the GDP. Additionally, the proposal meets the architectural requirements of the GDP and the proposal received approval from the area's Architectural Control Committee.

Finding 2 – Whether the preliminary development plan meets the intent and objectives of this chapter and the factors set forth in Section §18.14.050.D.4.b-c.

Current Planning – The proposed amendment maintains the commercial character of the vicinity. The proposal is compatible with nearby development architecturally. Additionally, the proposed site layout ties into the overall center well allowing for easy navigation and access and providing a consistent urban form in terms of building size and location. The proposed landscaping adds to the attractiveness of the site, and adequate parking is provided to accommodate the use without impacting neighboring properties.

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

1. A Traffic Impact Study (TIS), prepared by Kellar Engineering dated June 13, 2018 has been submitted with the First National Bank application which demonstrates that the proposed bank use will have less of a traffic impact than the previously approved drive-thru restaurant use approved for this lot and the existing transportation system, can adequately serve the proposal.
2. Access to the development will be provided by a private drive connecting to 64th Street.

In conclusion, the use of the subject property pursuant to any of the uses permitted by right under the zoning district will not adversely impact any existing City infrastructure. A positive determination of adequacy for transportation facilities for the proposed application has been made under the provisions of paragraph 1, above.

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

1. The development site will comply with the requirements in the ACF Ordinance for response distance requirements from the first due Engine Company.
2. The phased bank development 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 Department finds that the Development will be compliant to ACF for the following reasons:

1. The proposed development will not negatively impact City water and wastewater facilities.
2. The proposed facilities shown on the Preliminary PICPs have been designed pursuant to the City's Development Standards.

Power - This development is situated within the City's current service area for power. The Department finds that the Development will be compliant to ACF for the following reasons:

1. The proposed development will not negatively impact City power facilities.
2. The proposed public facilities and services are adequate and consistent with the City's utility planning and provides for efficient and cost-effective delivery of City power.

The special review site plan meets the requirements set forth in Section 16.41.150 -- Adequate Community Facilities of the Loveland Municipal Code.

Finding 3 – Whether the preliminary development plan complies with applicable land use and development regulations in effect as of the date that the general development plan was approved except that the preliminary development plan can be required to comply with regulations adopted after approval of the general development plan if the current planning division and the current planning commission expressly find that such compliance is necessary to protect public health, safety, and welfare.

Current Planning – The proposed amendment meets development standards regarding health, safety, and welfare. The proposal meets the superior standards found in the GDP and meets standard code requirements in cases where the GDP is silent and defers to the Loveland Municipal Code. No additional standards need expressly stated for the protection of public health, safety, and welfare.



land planning ■ landscape architecture ■ urban design ■ entitlement

Peakview Commercial Park PDP

Project Description

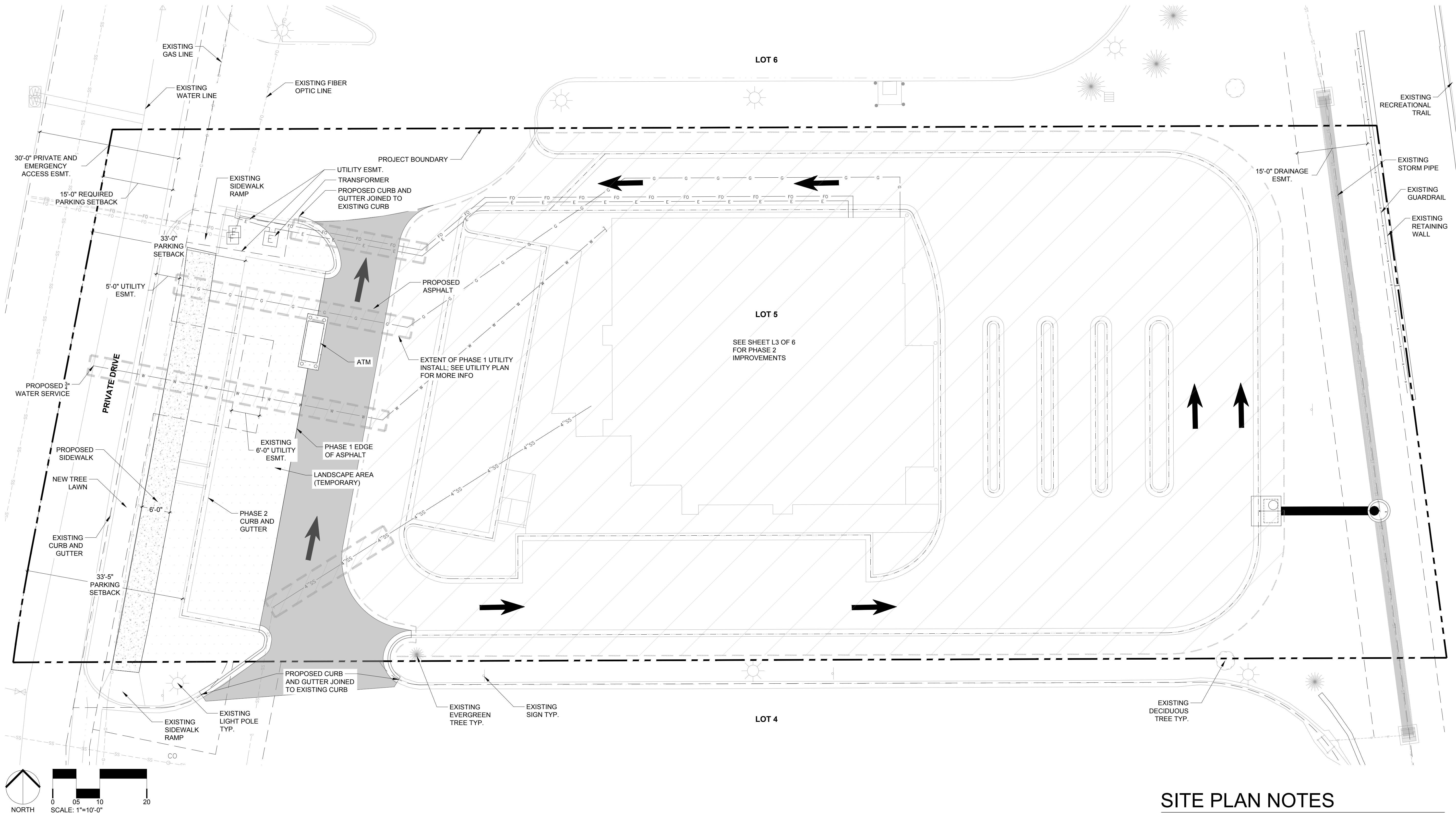
The purpose of this development is to construct a bank in two phases on Lot 5 of the existing Peakview Commercial Park area. The first phase includes a standalone ATM, and the second phase would include the construction of a 3,800sf bank with drive through lanes. The project area is zoned P-95 (Peakview Commercial Addition, Planned Unit Development) and the currently an empty lot. A city recreational trail is located to the east between the project area and North Garfield Ave. A private drive is located directly west. The lots directly north and south are currently being used as a gas station and tire shop, respectively.

The proposed PDP conforms to the overall concept proposed through the original GDP by providing a financial and service oriented commercial use convenient to the neighborhood and surrounding community. The proposed PDP includes 24.2% open space with a Type C bufferyard along North Garfield Ave. (U.S. 287). This PDP meets the intent of Chapter 18.41 of the Loveland Zoning Code by providing a necessary commercial use conveniently located near housing, and which is easily accessible via an arterial street. The proposed use for the property as a bank provides an efficient use of space by offering vehicular drive-through access, a walk-in lobby, and bike parking.

Thinking outside of the box for over two decades.

419 Canyon Ave. Suite 200 ■ Fort Collins, CO 80521 ■ tel. 970.224.5828 ■ fax 970.224.1662
www.ripleydesigninc.com

Attachment 1



LEGEND

G — G — G —	GAS LINE	— G — G —	LIGHT POLE
E — E — E —	UNDERGROUND ELECTRIC LINE	— E — E —	EXISTING EVERGREEN TREE
FO — FO — FO —	UNDERGROUND FIBER OPTIC LINE	— FO — FO —	EXISTING DECIDUOUS TREE
4"SS — 4"SS —	UNDERGROUND SANITARY SEWER	— 4"SS — 4"SS —	SIGN
W — W — W —	WATER LINE	— W — W —	TRAFFIC FLOW
— — — — —	EASEMENT LINE	— — — — —	PHASE 2 HATCH
— — — — —	APPROXIMATE BOUNDARY LINE	— — — — —	PHASE 1 TEMPORARY LANDSCAPE
— — — — —	EXISTING UTILITY LINES	— — — — —	

SITE PLAN NOTES

1. THE PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FINAL PLANS. AMENDMENTS TO THE PLANS MUST BE REVIEWED AND APPROVED BY THE CITY PRIOR TO THE IMPLEMENTATION OF ANY CHANGES TO THE PLANS.
2. REFER TO FINAL UTILITY PLANS FOR EXACT LOCATIONS AND CONSTRUCTION INFORMATION FOR STORM DRAINAGE STRUCTURES, UTILITY MAINS AND SERVICES, PROPOSED TOPOGRAPHY, STREET IMPROVEMENTS.
3. REFER TO THE PLAT AND UTILITY PLANS FOR EXACT LOCATIONS, AREAS AND DIMENSIONS OF ALL EASEMENTS, LOTS, TRACTS, STREETS, WALKS AND OTHER SURVEY INFORMATION.
4. ALL ROOFTOP AND GROUND MOUNTED MECHANICAL EQUIPMENT MUST BE SCREENED FROM VIEW FROM ADJACENT PROPERTY AND PUBLIC STREETS. IN CASES WHERE BUILDING PARAPETS DO NOT ACCOMPLISH SUFFICIENT SCREENING, THEN FREE-STANDING SCREEN WALLS MATCHING THE PREDOMINANT COLOR OF THE BUILDING SHALL BE CONSTRUCTED. OTHER MINOR EQUIPMENT SUCH AS CONDUIT, METERS AND PLUMBING VENTS SHALL BE SCREENED OR PAINTED TO MATCH SURROUNDING BUILDING SURFACES.
5. SIGNAGE AND ADDRESSING ARE NOT PERMITTED WITH THIS PLANNING DOCUMENT AND MUST BE APPROVED BY SEPARATE CITY PERMIT PRIOR TO CONSTRUCTION. SIGNS MUST COMPLY WITH CITY SIGN CODE UNLESS A SPECIFIC VARIANCE IS GRANTED BY THE CITY.
6. FIRE HYDRANTS MUST MEET OR EXCEED LOVELAND FIRE DEPARTMENT STANDARDS. ALL BUILDINGS MUST PROVIDE AN APPROVED FIRE EXTINGUISHING SYSTEM.
7. ALL BIKE RACKS PROVIDED MUST BE PERMANENTLY ANCHORED.
8. ALL SIDEWALKS AND RAMPS MUST CONFORM TO CITY STANDARDS. ACCESSIBLE RAMPS MUST BE PROVIDED AT ALL STREET AND DRIVE INTERSECTIONS AND AT ALL DESIGNATED ACCESSIBLE PARKING SPACES.
9. ANY DAMAGED CURB, GUTTER AND SIDEWALK EXISTING PRIOR TO CONSTRUCTION, AS WELL AS STREETS, SIDEWALKS, CURBS AND GUTTERS, DESTROYED, DAMAGED OR REMOVED DUE TO CONSTRUCTION OF THIS PROJECT, SHALL BE REPLACED OR RESTORED TO CITY OF LOVELAND STANDARDS AT THE DEVELOPER'S EXPENSE PRIOR TO THE ACCEPTANCE OF COMPLETED IMPROVEMENTS AND/OR PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.

SITE PLAN PHASE 1

L2 OF 6

Attachment 2

PROJECT NUMBER: FIRST NATIONAL BANK
NORTH LOVELAND
PEAKVIEW COMMERCIAL PARK
FIRST SUBDIVISION
PRELIMINARY DEVELOPMENT PLAN
SECOND AMENDMENT
LOT 5
152 W 64TH STREET
LOVELAND, CO 80538

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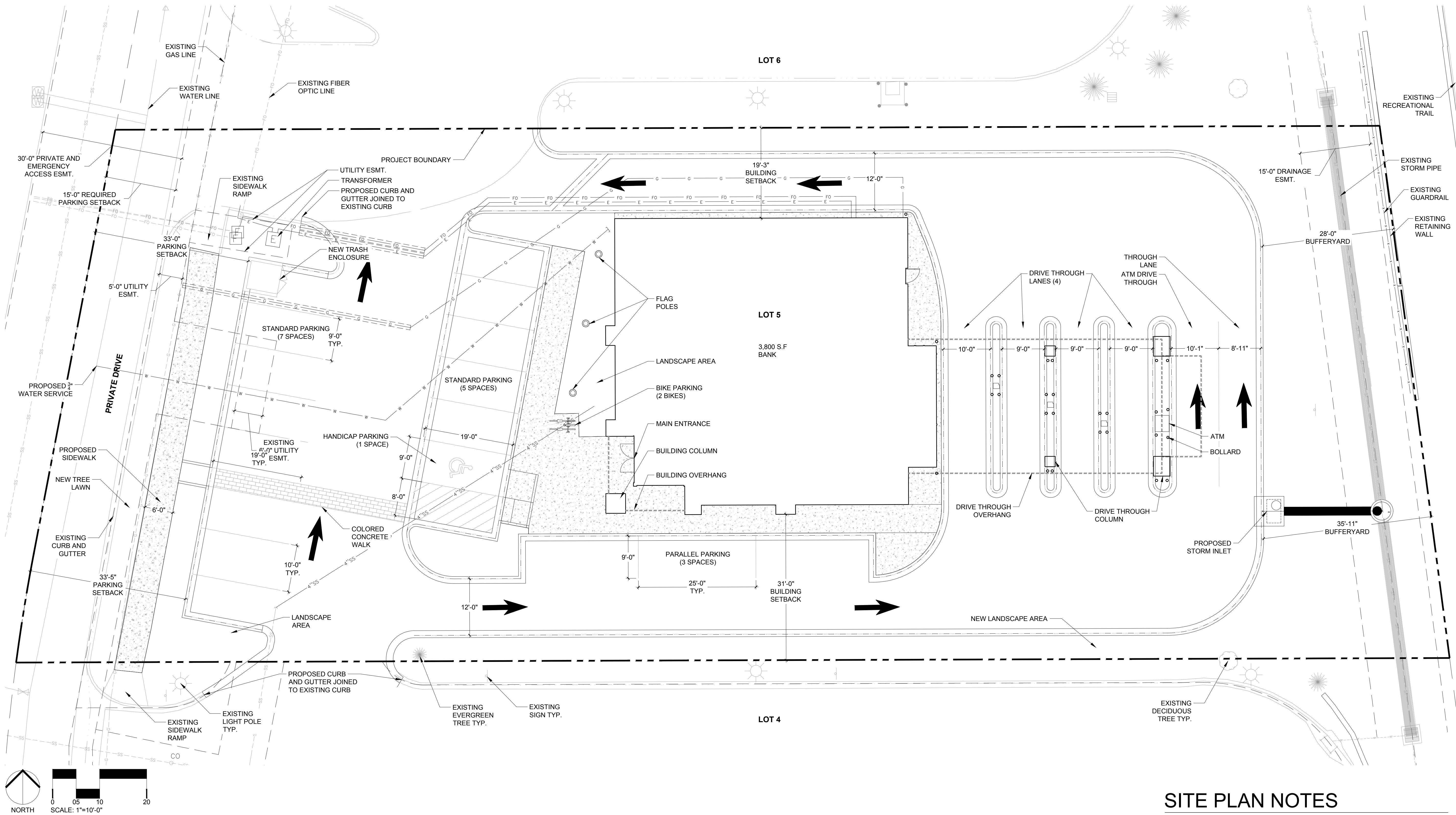
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DRAWN BY: CA
CHECKED BY: KT

SEAL:

FOR REVIEW



LEGEND

— G — G —	GAS LINE		LIGHT POLE
— E — E —	UNDERGROUND ELECTRIC LINE		EXISTING EVERGREEN TREE
— FO — FO —	UNDERGROUND FIBER OPTIC LINE		EXISTING DECIDUOUS TREE
— 4"SS — 4"SS —	UNDERGROUND SANITARY SEWER		SIGN
— W — W —	WATER LINE		TRAFFIC FLOW
— — — — — —	EASEMENT LINE		PHASE 2 HATCH
— — — — — —	APPROXIMATE BOUNDARY LINE		PHASE 1 TEMPORARY LANDSCAPE
— — — — — —	EXISTING UTILITY LINES		

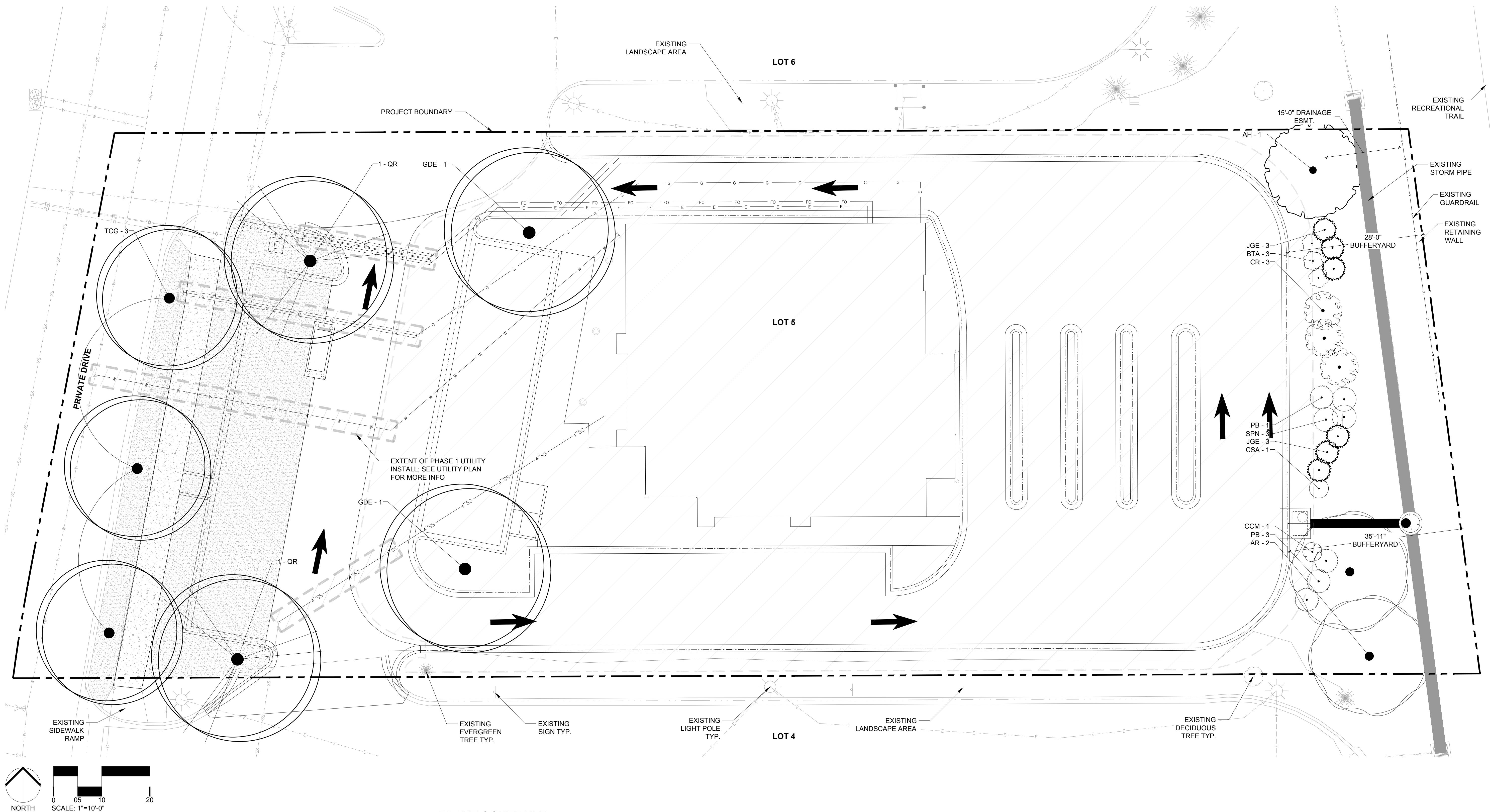
SITE PLAN NOTES

1. THE PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FINAL PLANS. AMENDMENTS TO THE PLANS MUST BE REVIEWED AND APPROVED BY THE CITY PRIOR TO THE IMPLEMENTATION OF ANY CHANGES TO THE PLANS.
2. REFER TO FINAL UTILITY PLANS FOR EXACT LOCATIONS AND CONSTRUCTION INFORMATION FOR STORM DRAINAGE STRUCTURES, UTILITY MAINS AND SERVICES, PROPOSED TOPOGRAPHY, STREET IMPROVEMENTS.
3. REFER TO THE PLAT AND UTILITY PLANS FOR EXACT LOCATIONS, AREAS AND DIMENSIONS OF ALL EASEMENTS, LOTS, TRACTS, STREETS, WALKS AND OTHER SURVEY INFORMATION.
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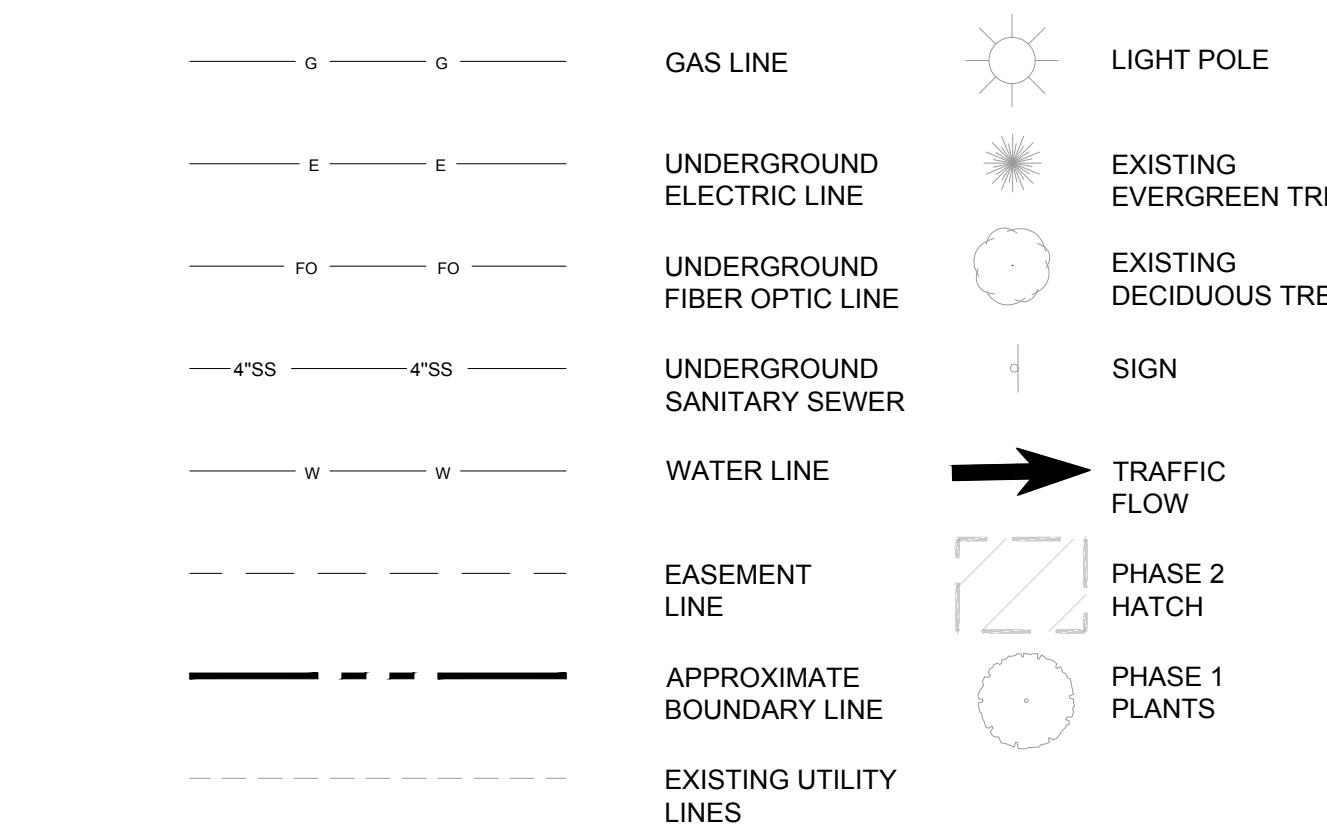
PLAN PHASE 2

6

Attachment 2



LEGEND



PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE
AH	1	ACER GRANDIDENTATUM 'HIGHLAND PARK' / HIGHLAND PARK BIGTOOTH MAPLE	B & B	1.5" CAL	
AR	2	ACER PLATANOIDES 'ROYAL RED' / ROYAL RED MAPLE	B & B	2"	-
GDE	2	GYMNOCLADUS DIOICA 'ESPRESSO' / SEEDLESS KENTUCKY COFFEETREE	B & B	2"	-
QR	2	QUERCUS RUBRA / RED OAK	B & B	2"	-
TCG	3	TILIA CORDATA 'GREENSPIRE' / GREENSPIRE LINDEN	B & B	2"	-
EVERGREEN TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE
JGE	6	JUNIPERUS SCOPULORUM 'GRAY GLEAM' / GRAY GLEAM JUNIPER	B & B	6" HT.	
SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	SIZE		
BTA	3	BERBERIS THUNBERGII 'ATROPURPUREA' / REDLEAF JAPANESE BARBERRY	5 GAL		
CCM	1	CARYOPTERIS X CLANDONENSIS 'BLUE MIST' / BLUE MIST SPIREA / BLUEBEARD	5 GAL		
CSA	1	CORNUS SERICEA 'ARTIC FIRE' / ARTIC FIRE DOGWOOD	5 GAL		
CR	3	COTINUS COGGYGRIA 'ROYAL PURPLE' / ROYAL PURPLE SMOKE TREE	5 GAL		
PB	4	PINUS MUGO 'BIG TUNA' / MOUNTAIN PINE	5 GAL		
SPN	3	SALIX PURPUREA 'NANA' / DWARF ARCTIC WILLOW	5 GAL		

REFERENCE NOTES SCHEDULE

SYMBOL	02 LANDSCAPE MATERIAL DESCRIPTION	QTY
	IRRIGATED TURF	2,737 SF
	NATURAL SANDSTONE BOULDERS. TO VARY 0.5 TONS - 1 TON 'A' - 0.5 TONS 'B' - 1 TON	

PROJECT NUMBER:
FIRST NATIONAL BANK
NORTH LOVELAND

PEAKVIEW COMMERCIAL PARK
FIRST SUBDIVISION

PRELIMINARY DEVELOPMENT PLAN
SECOND AMENDMENT
LOT 5

152 W 64TH STREET
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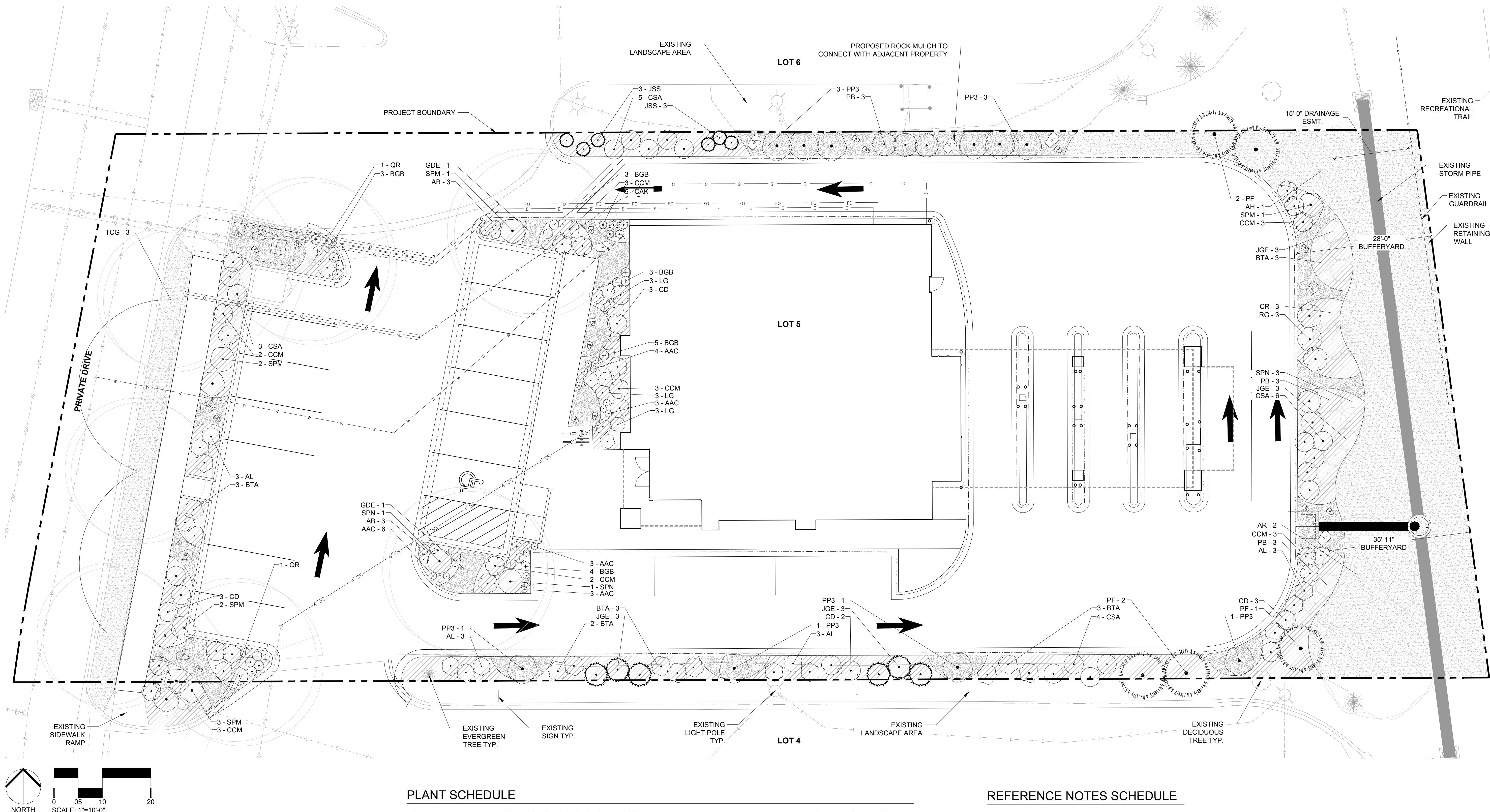
FOR REVIEW

LANDSCAPE PLAN
PHASE 1

DRAWING NUMBER:

L4 OF 6

Attachment 2



PLANT SCHEDULE

<u>TREES</u>	<u>QTY</u>	<u>BOTANICAL NAME / COMMON NAME</u>	<u>CONT</u>	<u>CAL</u>
AH	1	ACER GRANDIDENTATUM 'HIGHLAND PARK' / HIGHLAND PARK BIGTOOTH MAPLE	B & B	1.5" CAL
AR	2	ACER PLATANOIDES 'ROYAL RED' / ROYAL RED MAPLE	B & B	2"
GDE	2	GYMNOCLADUS DIOICA 'ESPRESSO' / SEEDLESS KENTUCKY COFFEETREE	B & B	2"
QR	2	QUERCUS RUBRA / RED OAK	B & B	2"
TCG	3	TILIA CORDATA 'GREENSPIRE' / GREENSPIRE LINDEN	B & B	2"
<u>EVERGREEN TREES</u>	<u>QTY</u>	<u>BOTANICAL NAME / COMMON NAME</u>	<u>CONT</u>	<u>CAL</u>
JGE	12	JUNIPERUS SCOPULORUM 'GRAY GLEAM' / GRAY GLEAM JUNIPER	B & B	
JSS	6	JUNIPERUS SCOPULORUM 'SKYROCKET' / SKYROCKET JUNIPER	B & B	-
RE	5	PIGEA RUNCINENSIS 'FESTICATA' / FESTICATE COLORADO SPRUCE	15 CAL	

LEGEND

ITEM # QTY BOTANICAL NAME / COMMON NAME			
<u>SHRUBS</u>		QTY	BOTANICAL NAME / COMMON NAME
AB	6	AGASTACHE RUPESTRIS 'BLUE FORTUNE' / HYSSOP	
AL	15	AMORPHA CANESCENS / LEADPLANT	
BTA	14	BERBERIS THUNBERGII 'ATROPURPUREA' / REDLEAF JAPANESE BARBERRY	
CCM	20	CARYOPTERIS X CLANDONENSIS 'BLUE MIST' / BLUE MIST SPIREA / BLUEBELL	
CD	12	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT' / BLUE MIST SHRUB	
CSA	18	CORNUS SERICEA 'ARTIC FIRE' / ARTIC FIRE DOGWOOD	
CR	3	COTINUS COGGYGRIA 'ROYAL PURPLE' / ROYAL PURPLE SMOKE TREE	
LG	9	LAVANDULA X INTERMEDIA 'GROSSO' / GROSSO LAVENDIN	
PB	8	PINUS MUGO 'BIG TUNA' / MOUNTAIN PINE	
PP3	10	PRUNUS BESSEYI 'PAWNEE BUTTES' / SAND CHERRY	
RG	3	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	
SPN	5	SALIX PURPUREA 'NANA' / DWARF ARCTIC WILLOW	
SPM	9	SYRINGA PATULA 'MISS KIM' / MISS KIM DWARF LILAC (PALE LAVENDER)	
<u>ANNUALS/PERENNIALS</u>		QTY	BOTANICAL NAME / COMMON NAME
AAC	19	AGASTACHE AURANTIACA 'CORONADO' / CORONADO HYSSOP	
RFO	6	RUDBECKIA FULGIDA 'GOLDSTURM' / BLACK-EYED SUSAN	
<u>GRASSES</u>		QTY	BOTANICAL NAME / COMMON NAME
BGB	21	BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLONDE AMBITION GRAMA GRASS	
CAK	5	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	

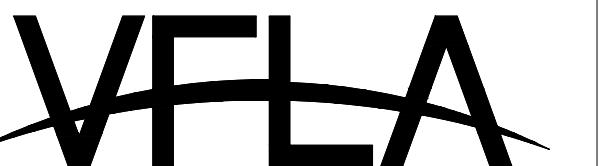
REFERENCE NOTES SCHEDULE

<u>SYMBOL</u>	<u>02 LANDSCAPE MATERIAL DESCRIPTION</u>	<u>QTY</u>
	WOOD MULCH	2,916 SF
	IRRIGATED TURF	3,573 SF
	ROCK MULCH	1,286 SF

NATURAL SANDSTONE BOULDERS. TO VARY 0.5 TONS - 1 TON
'A' - 0.5 TONS
'B' - 1 TON

LANDSCAPE PLAN PHASE 2

AWING NUMBER:



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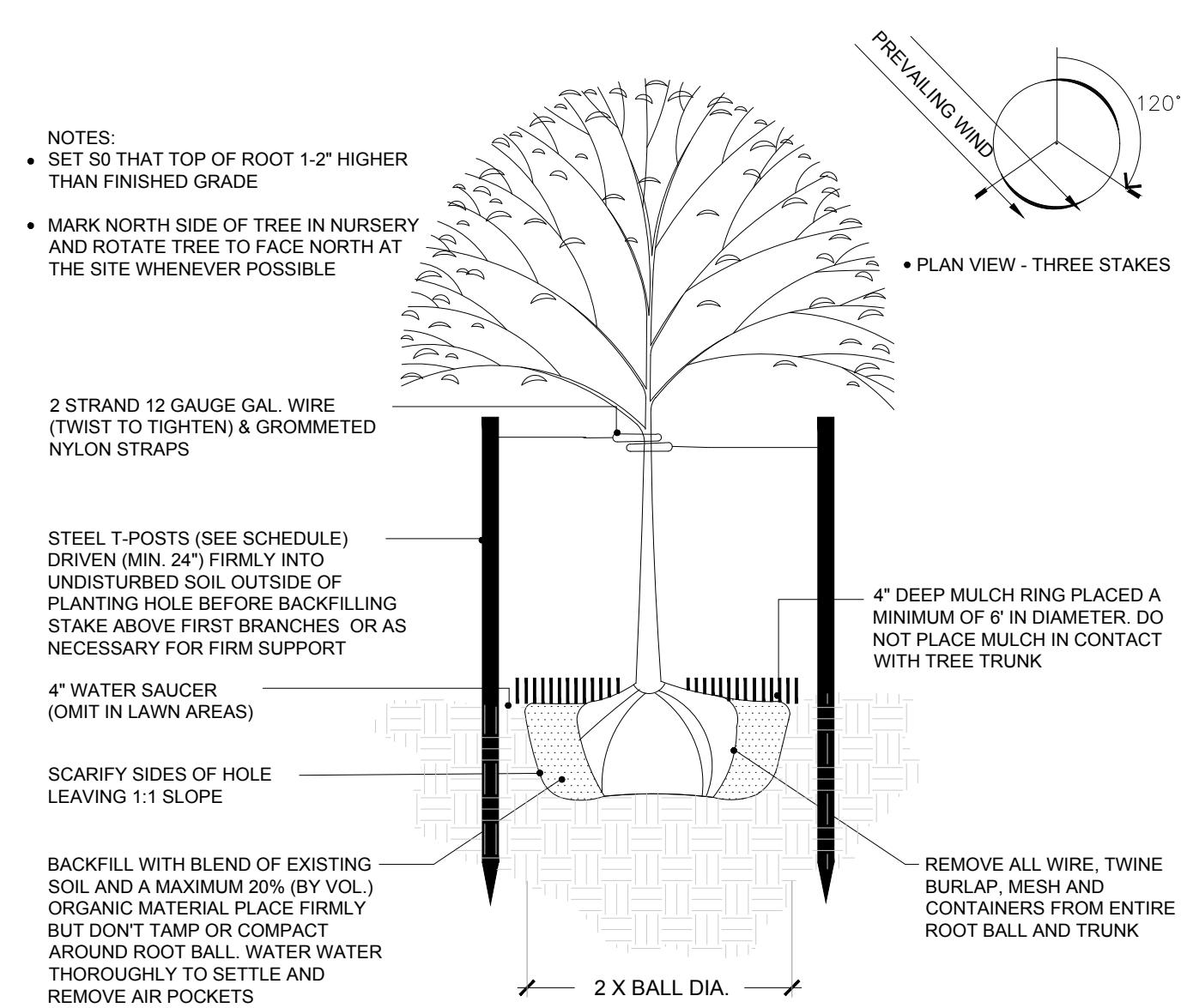
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LANDSCAPE DETAILS

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Attachment 2



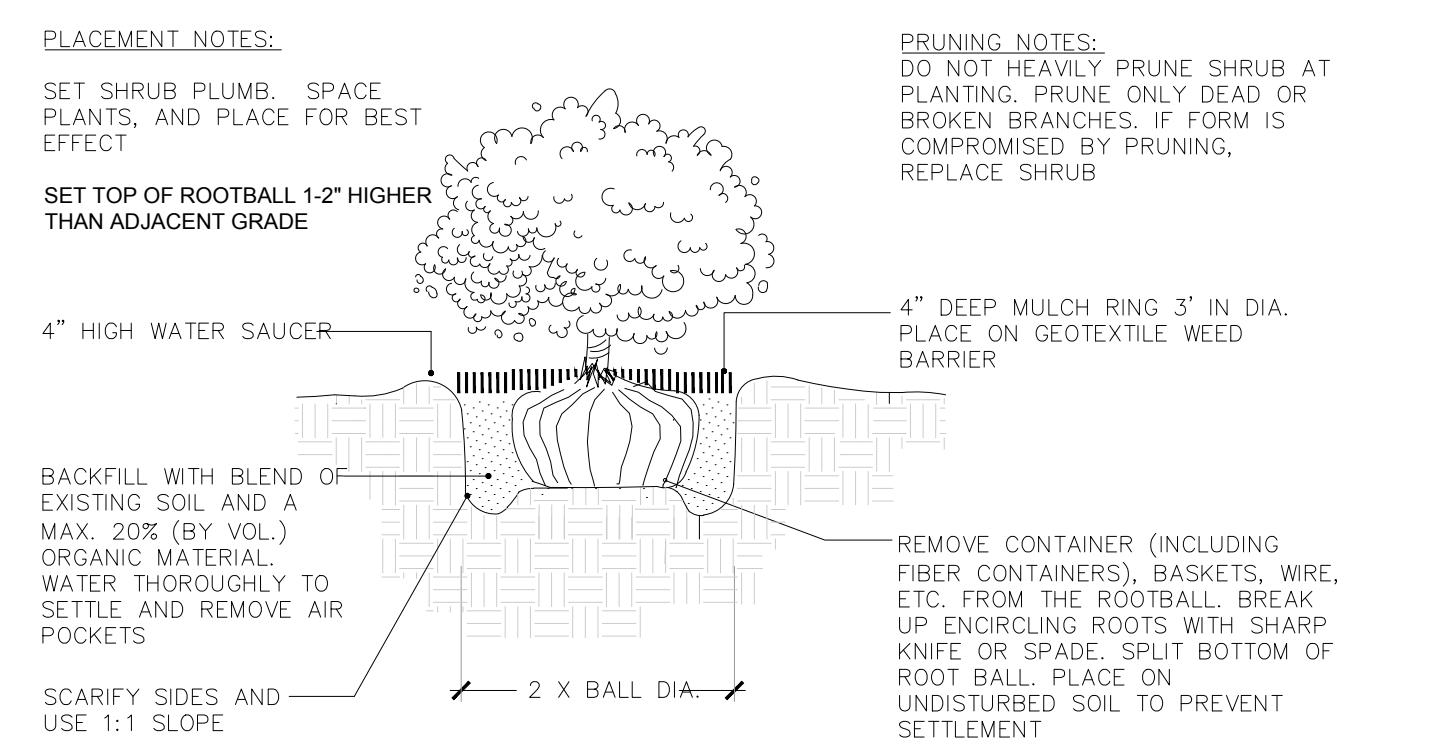
A TREE PLANTING

NOT TO SCALE



B CONIFER TREE PLANTING - GUY WIRES

NOT TO SCALE



C SHRUB PLANTING

NOT TO SCALE

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE
	AH	1	ACER GRANDIDENTATUM 'HIGHLAND PARK' / HIGHLAND PARK BIGTOOTH MAPLE	B & B	1.5" CAL	
	AR	2	ACER PLATANOIDES 'ROYAL RED' / ROYAL RED MAPLE	B & B	2"	
	GDE	2	GYMNOCLADUS DIOICA 'ESPRESSO' / SEEDLESS KENTUCKY COFFEE TREE	B & B	2"	-
	QR	2	QUERCUS RUBRA / RED OAK	B & B	2"	-
	TCG	3	TILIA CORDATA 'GREENSPIRE' / GREENSPIRE LINDEN	B & B	2"	-
EVERGREEN TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE
	JGE	12	JUNIPERUS SCOPULORUM 'GRAY GLEAM' / GRAY GLEAM JUNIPER	B & B	6' HT.	
	JSS	6	JUNIPERUS SCOPULORUM 'SKYROCKET' / SKYROCKET JUNIPER	B & B	-	6' HT
	PF	5	PICEA PUNGENS 'FASTIGIATA' / FASTIGIATE COLORADO SPRUCE	15 GAL		
SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE		
	AB	6	AGASTACHE RUPESTRIS 'BLUE FORTUNE' / HYSSOP	5 GAL		
	AL	15	AMORpha CANESCENS / LEADPLANT	5 GAL		
	BTA	14	BERBERIS THUNBERGII 'ATROPURPUREA' / REDLEAF JAPANESE BARBERRY	5 GAL		
	CCM	20	CARYOPTERIS X CLANDONENSIS 'BLUE MIST' / BLUE MIST SPIREA / BLUEBEARD	5 GAL		
	CD	12	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT' / BLUE MIST SHRUB	5 GAL		
	CSA	18	CORNUS SERICEA 'ARTIC FIRE' / ARTIC FIRE DOGWOOD	5 GAL		
	CR	3	COTINUS COGGYGRIA 'ROYAL PURPLE' / ROYAL PURPLE SMOKE TREE	5 GAL		
	LG	9	LAVANDULA X INTERMEDIA 'GROSSO' / GROSSO LAVENDIN	5 GAL		
	PB	8	PINUS MUGO 'BIG TUNA' / MOUNTAIN PINE	5 GAL		
	PP3	10	PRUNUS BESSEYI 'PAWNEE BUTTES' / SAND CHERRY	5 GAL		
	RG	3	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	5 GAL		
	SPN	5	SALIX PURPUREA 'NANA' / DWARF ARCTIC WILLOW	5 GAL		
	SPM	9	SYRINGA PATULA 'MISS KIM' / MISS KIM DWARF LILAC (PALE LAVENDER)	5 GAL		
ANNUALS/PERENNIALS	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE		
	AAC	19	AGASTACHE AURANTIACA 'CORONADO' / CORONADO HYSSOP	1 GAL		
	RFO	6	RUDBECKIA FULGIDA 'GOLDSTURM' / BLACK-EYED SUSAN	1 GAL		
GRASSES	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE		
	BGB	21	BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLONDE AMBITION GRAMA GRASS	1 GAL		
	CAK	5	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	5 GAL		

BUFFER YARD PHASE 1

NORTH GARFIELD (U.S. 287) BUFFER YARD - TYPE C				
BUFFER DESCRIPTION	LENGTH	YARD WIDTH MULTIPLIER	REQUIRED PLANTS	PROVIDED PLANTS
32'-0" AVERAGE	114'-1"	30'-0" AVERAGE = 0.70	3 CANOPY TREES	3 CANOPY TREES
			2 FLOWERING TREES/ LARGE SHRUBS	3 LARGE SHRUBS
			15 SHRUBS	12 SHRUBS
			3 EVERGREEN TREES	6 EVERGREEN TREES

BUFFER YARD PHASE 2

NORTH GARFIELD (U.S. 287) BUFFER YARD - TYPE C				
BUFFER DESCRIPTION	LENGTH	YARD WIDTH MULTIPLIER	REQUIRED PLANTS	PROVIDED PLANTS
32'-0" AVERAGE	114'-1"	30'-0" AVERAGE = 0.70	3 CANOPY TREES	3 CANOPY TREES
			2 FLOWERING TREES/ LARGE SHRUBS	3 LARGE SHRUBS
			15 SHRUBS	37 SHRUBS
			3 EVERGREEN TREES	7 EVERGREEN TREES

PLANT NOTES

- ALL PLANT MATERIAL SHALL MEET SPECIFICATIONS OF THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN) FOR NUMBER ONE GRADE. ALL TREES SHALL BE BALLED AND BURLAPPED OR EQUIVALENT.
- TREES SHALL NOT BE PLANTED CLOSER THAN 4 FEET TO ANY GAS LINE AND NO CLOSER THAN 10 FEET TO ANY WATER OR SANITARY OR STORM SEWER LINE. SHRUBS SHALL NOT BE PLANTED CLOSER THAN 5 FEET TO ANY WATER OR SANITARY OR STORM SEWER LINE. TREE PLANTING SHALL BE COORDINATED WITH PUBLIC SERVICE COMPANY. LOCATIONS OF ALL UTILITIES SHALL BE VERIFIED IN THE FIELD PRIOR TO PLANTING.
- LANDSCAPING WITHIN PUBLIC RIGHT-OF-WAYS AND COMMON OPEN SPACE AREAS SHALL BE INSTALLED BY THE DEVELOPER AND MAINTAINED BY THE HOME OWNER'S ASSOCIATION.
- DEVELOPER SHALL ENSURE THAT THE LANDSCAPE PLAN IS COORDINATED WITH THE PLANS DONE BY OTHER CONSULTANTS SO THAT THE PROPOSED GRADING, STORM DRAINAGE, OR OTHER CONSTRUCTION DOES NOT CONFLICT NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS ON THIS PLAN.
- ALL LANDSCAPE AREAS WITHIN THE SITE SHALL BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. AN IRRIGATION PLAN WILL BE REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- ALL TURF AREAS TO BE IRRIGATED WITH AN AUTOMATIC POP-UP IRRIGATION SYSTEM. ALL SHRUB BEDS AND TREES, INCLUDING IN DRYLAND AND PARIE SEED AREAS, ARE TO BE IRRIGATED WITH AN AUTOMATIC DRIP (TRICKLE) IRRIGATION SYSTEM, OR ACCEPTABLE ALTERNATIVE. THE IRRIGATION SYSTEM IS TO BE ADJUSTED TO MEET THE WATER REQUIREMENTS OF THE INDIVIDUAL PLANT MATERIAL.
- ALL SHRUB BEDS TO BE MULCHED WITH MIXED GRAVEL MULCH OR WOOD BARK MULCH.
- EDGING BETWEEN GRASS AND SHRUB BEDS SHALL BE $\frac{1}{2}$ " X 4" STEEL SET LEVEL WITH TOP OF SOD.
- IRRIGATED TURF TO BE SODDED OR SEEDED WITH FESCUE.
- TOPSOIL TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITY SHALL BE CONSERVED FOR LATER USE.
- SOIL AMENDMENTS. PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENED. ORGANIC AMENDMENTS SUCH AS COMPOST, PEAT, OR AGED MANURE SHALL BE THOROUGHLY INCORPORATED.

TREE PROTECTION NOTES

- EXISTING TREES MARKED FOR PROTECTION AND PRESERVATION SHALL NOT BE REMOVED.
- HEAVY EQUIPMENT SHOULD NOT BE ALLOWED TO COMPACT OVER THE ROOT ZONE OF EXISTING TREES.
- AVOID CUTTING SURFACE ROOTS WHENEVER POSSIBLE. SIDEWALKS AND PAVING LEVELS SHOULD BE CONTOURED SUFFICIENTLY TO AVOID DAMAGE.
- ROOT CUTS FROM EXCAVATION SHOULD BE DONE RAPIDLY. SMOOTH FLUSH CUTS SHOULD BE MADE. BACKFILL BEFORE THE ROOTS HAVE A CHANCE TO DRY OUT AND WATER THE TREE IMMEDIATELY.
- PRIOR TO CONSTRUCTION, ALL PROTECTED TREES SHALL HAVE ORANGE PROTECTION BARRIER FENCING ERECTED, WHICH AS A MINIMUM ARE SUPPORTED BY 1" X 1" OR SIMILAR STURDY STOCK. FOR SHIELDING OF PROTECTED TREES, NO CLOSER THAN SIX (6) FEET FROM THE TRUNK OR ONE HALF (1/2) OF THE TREE LINE, WHICH EVER IS GREATER. WITHIN THIS PROTECTION ZONE THERE SHALL BE NO MOVEMENT OF EQUIPMENT OR STORAGE OF EQUIPMENT, MATERIALS, DEBRIS, FILL OR CUT UNLESS APPROVED BY THE CITY FORESTER.
- WITHIN THE DRIP LINE OF ANY PROTECTED EXISTING TREE, THERE SHALL BE NO CUT OR FILL OVER A FOUR-INCH DEPTH UNLESS A QUALIFIED ARBORIST OR FORESTER HAS EVALUATED AND APPROVED THE DISTURBANCE.
- DURING THE CONSTRUCTION STAGE OF DEVELOPMENT, THE APPLICANT SHALL PREVENT THE CLEANING OF EQUIPMENT OR MATERIAL OR THE STORAGE OR DISPOSAL OF WASTE MATERIAL SUCH AS PAINTS, OILS, SOLVENTS, ASPHALT, CONCRETE, MOTOR OIL OR ANY OTHER MATERIAL HARMFUL TO THE LIFE OF A TREE, WITHIN THE DRIP LINE OF ANY PROTECTED TREE OR GROUP OF TREES.
- NO DAMAGING ATTACHMENT, WIRES, SIGNS OR PERMITS MAY BE FASTENED TO ANY PROTECTED TREE.
- LARGE PROPERTY AREAS CONTAINING PROTECTED TREES AND SEPARATED FROM CONSTRUCTION OR LAND CLEARING AREAS, ROAD RIGHTS-OF-WAY AND UTILITY EASEMENTS MAY BE TURNOED OFF; RATHER THAN ERECTING PROTECTIVE FENCING AROUND EACH TREE AS REQUIRED IN NOTE (5) ABOVE, THIS MAY BE ACCOMPLISHED BY PLACING METAL T-POSTS/STAKES A MAXIMUM OF FIFTY FEET APART AND TYING A RIBBON OR ROPE FROM STAKE-TO-STAKE ALONG THE OUTSIDE PERIMETERS OF SUCH AREAS BEING CLEARED.

DRAWING NUMBER:

L6 OF 6

Attachment 2



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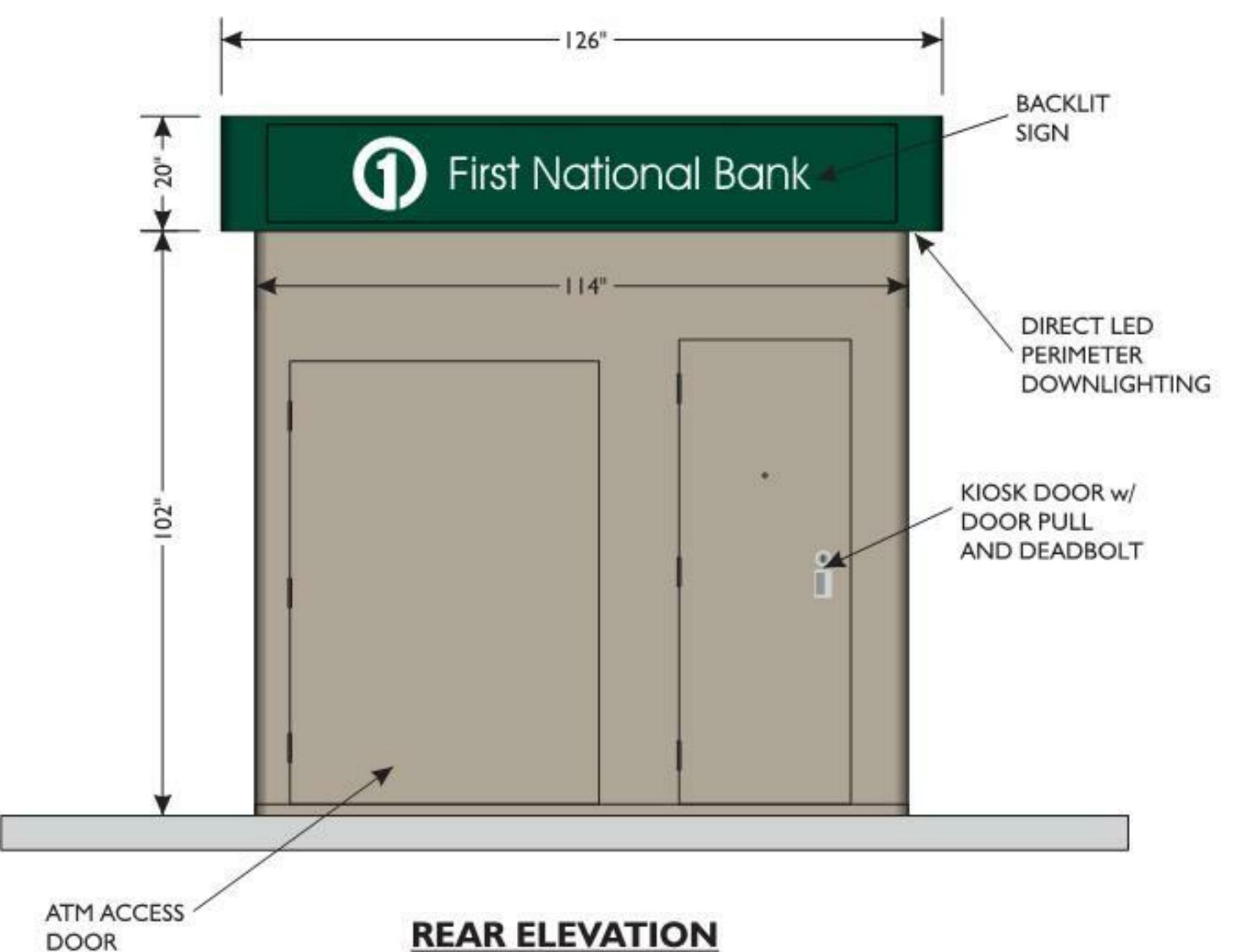
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ATM ELEVATIONS PHASE I

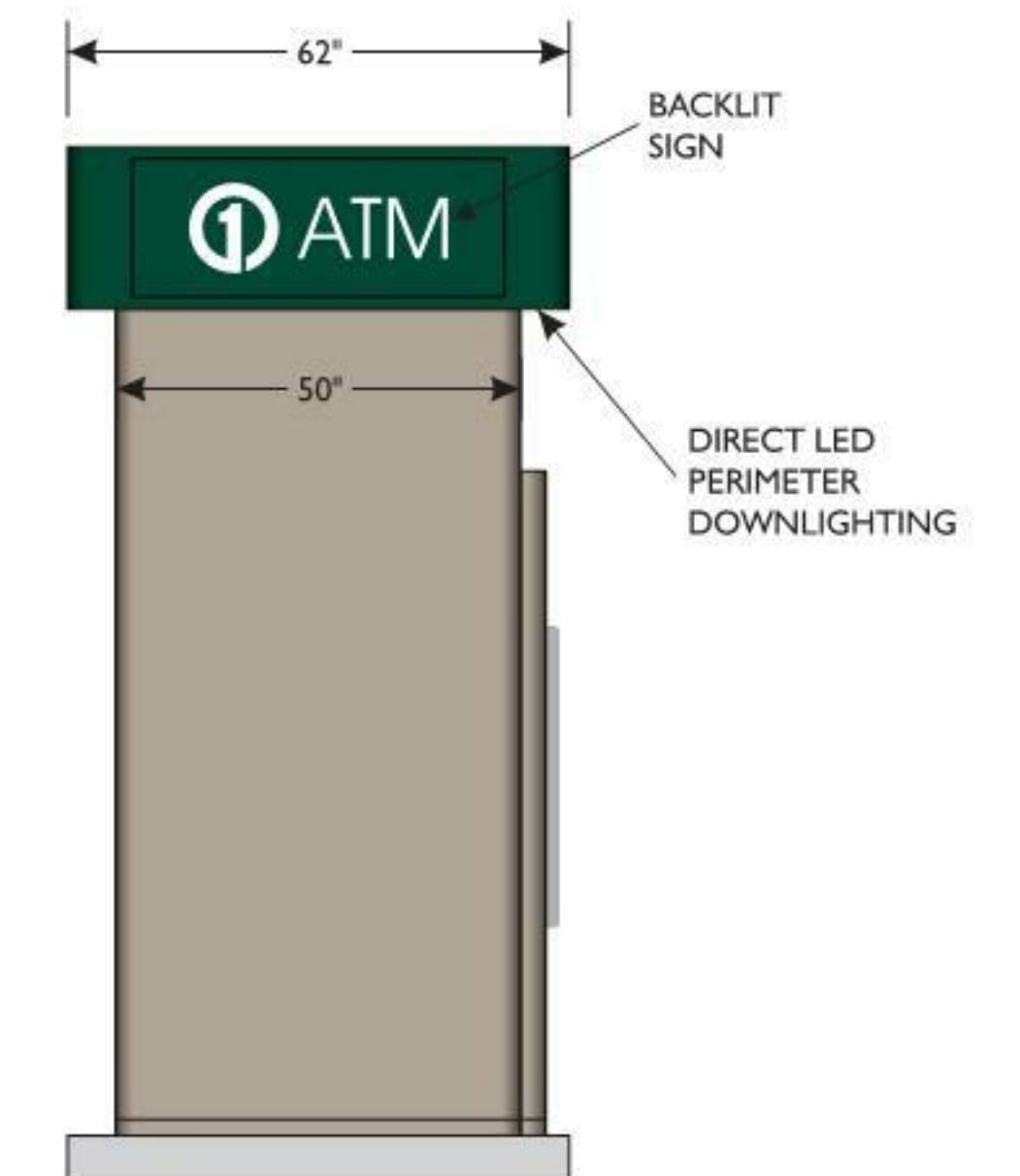
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A1 of 5

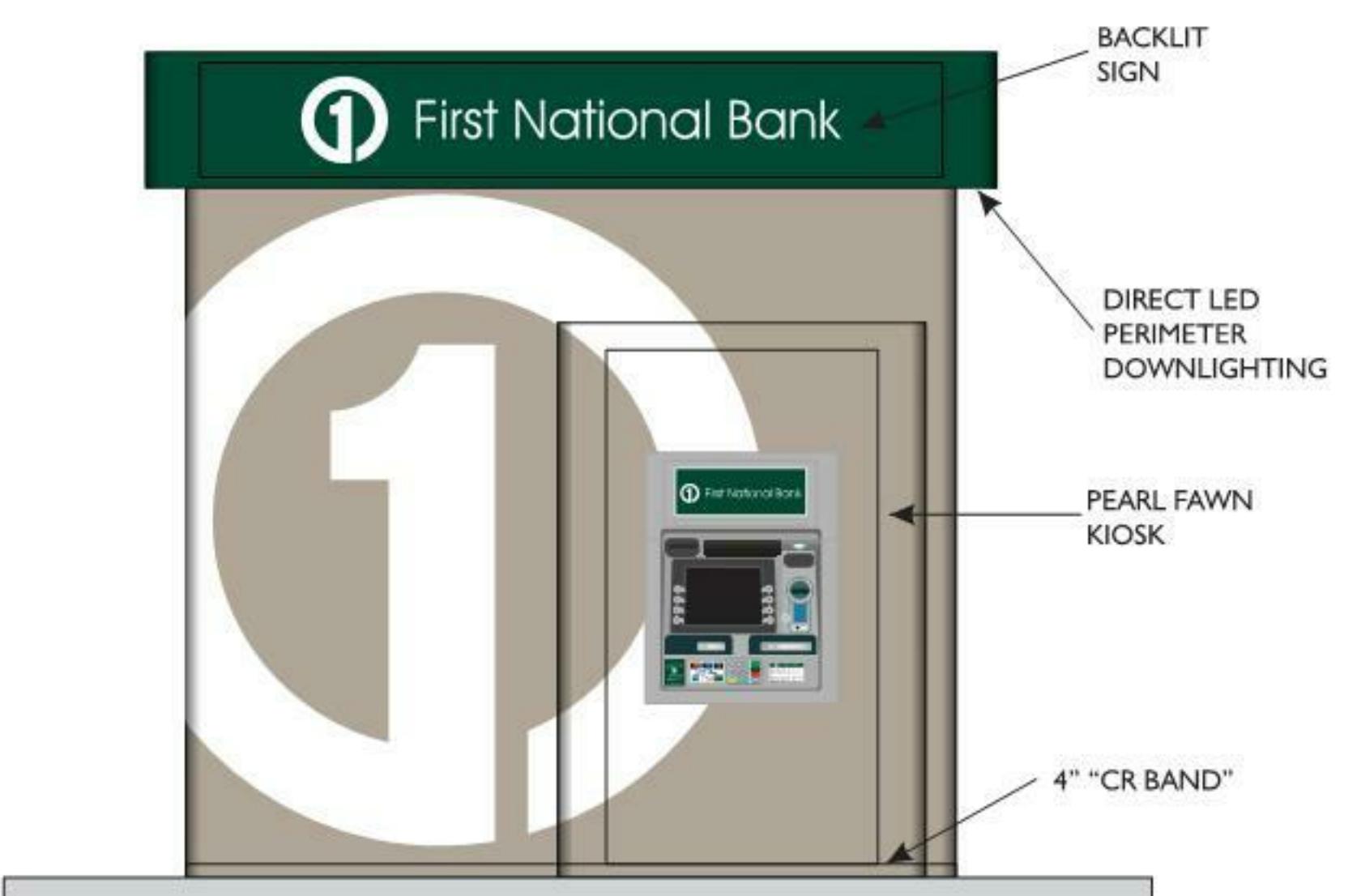
Attachment 2



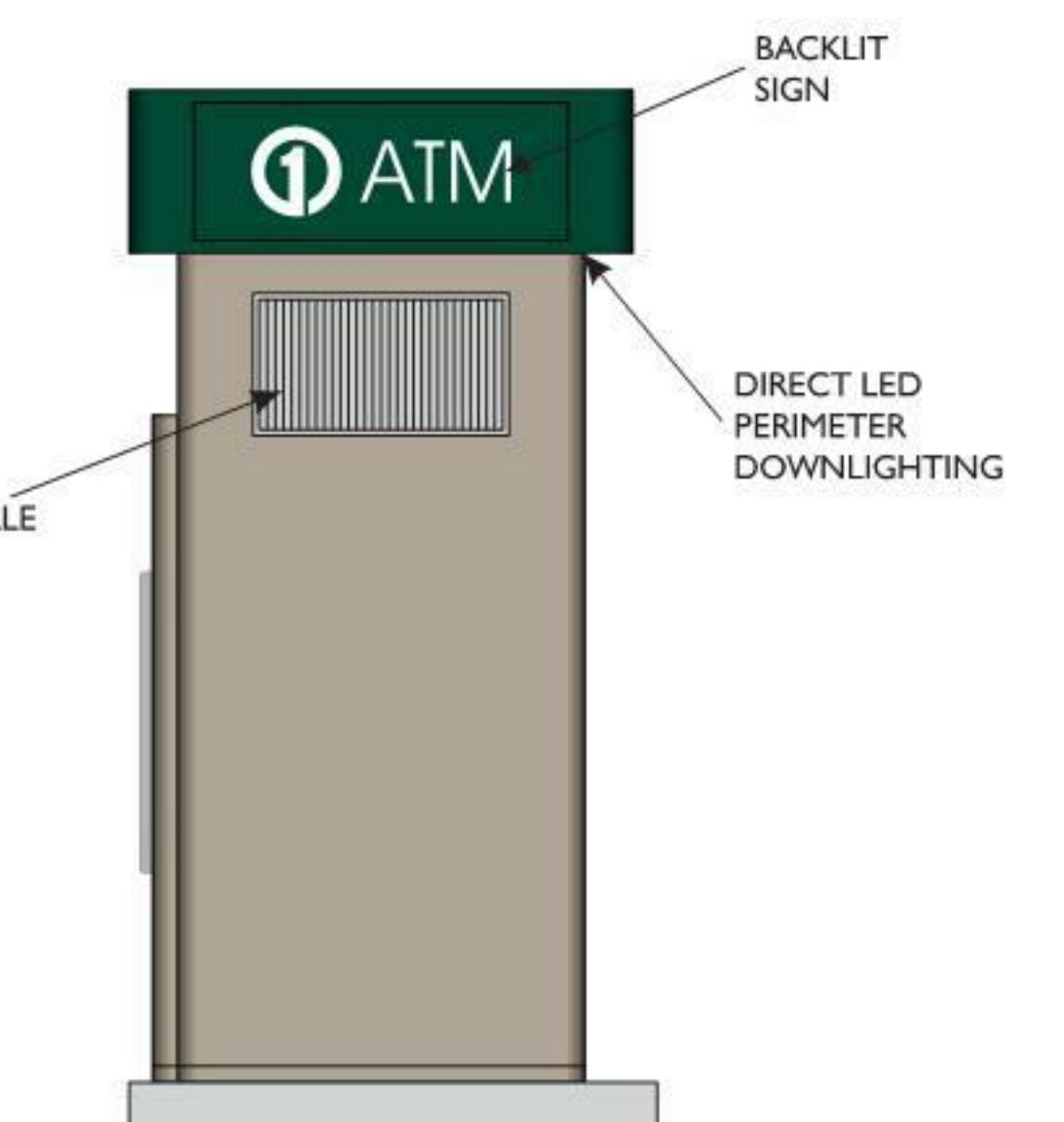
REAR ELEVATION



APPROACH ELEVATION



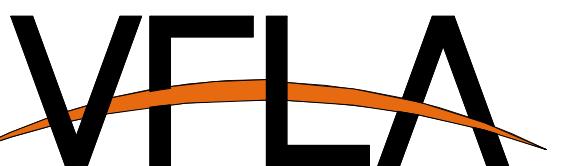
FRONT ELEVATION



EXIT ELEVATION

SIGNAGE DEPICTED IS FOR ILLUSTRATIVE PURPOSES. ALL SIGNAGE WILL MEET THE STANDARDS OF THE APPROVED SIGN PROGRAM AND WILL RECEIVE A SIGN PERMIT.

EXTERIOR FINISH SCHEDULE	
MATERIAL	COLOR
STUCCO 1	SW7029 "AGREEABLE GRAY" TEXTURE: "COARSE SAND"
STUCCO 2	SW7033 "BRAINSTORM BRONZE" TEXTURE: "COARSE SAND"
NATURAL LEDGESTONE VENEER	COLORADO BUFF NATURALS
MODULAR BRICK VENEER	SUMMIT BRICK, "BLAKE STREET"
TRAVERTINE TILE	TRAVERTINE
ASPHALT SHINGLES	GAF TIMBERLINE HD "BARKWOOD"
ALUMINUM STOREFRONT FRAMES	DARK BRONZE
GLAZING	CLEAR
PREFINISHED METAL PARAPET CAP	DARK BRONZE
STEEL & FLASHINGS	"BLACK FOX" SW 7020
GENERAL NOTE: ALL EXTERIOR WALL MOUNTED LIGHTS TO BE FULL CUT-OFF	



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Issued

No. Description Date

1 PDP 07/24/2018

2 PDP 09/04/2018

3 PDP 09/24/2018

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Revisions

No. Description Date

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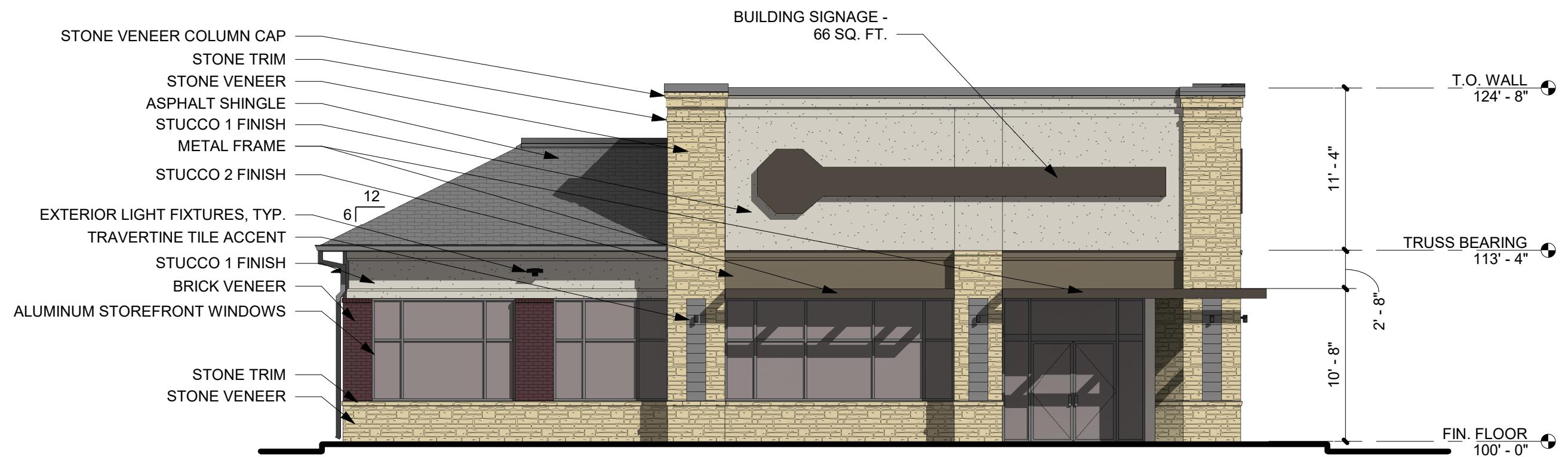
ARCHITECTURAL
 ELEVATIONS
 PHASE II

DRAWING NUMBER: A2 of 5

Attachment 2



3 SOUTHWEST PERSPECTIVE



2 PROPOSED WEST ELEVATION



1 PROPOSED SOUTH ELEVATION

SIGNAGE DEPICTED IS FOR ILLUSTRATIVE PURPOSES. ALL SIGNAGE WILL MEET THE STANDARDS OF THE APPROVED SIGN PROGRAM AND WILL RECEIVE A SIGN PERMIT.

EXTERIOR FINISH SCHEDULE	
MATERIAL	COLOR
STUCCO 1	SW7029 "AGREEABLE GRAY" TEXTURE: "COARSE SAND"
STUCCO 2	SW7033 "BRAINSTORM BRONZE" TEXTURE: "COARSE SAND"
NATURAL LEDGESTONE VENEER	COLORADO BUFF NATURALS
MODULAR BRICK VENEER	SUMMIT BRICK, "BLAKE STREET"
TRAVERTINE TILE	TRAVERTINE
ASPHALT SHINGLES	GAF TIMBERLINE HD "BARKWOOD"
ALUMINUM STOREFRONT FRAMES	DARK BRONZE
GLAZING	CLEAR
PREFINISHED METAL PARAPET CAP	DARK BRONZE
STEEL & FLASHINGS	"BLACK FOX" SW 7020
GENERAL NOTE: ALL EXTERIOR WALL MOUNTED LIGHTS TO BE FULL CUT-OFF	



3 NORTHEAST PERSPECTIVE



2 PROPOSED NORTH ELEVATION



SIGNAGE DEPICTED IS FOR ILLUSTRATIVE PURPOSES. ALL SIGNAGE WILL MEET THE STANDARDS OF THE APPROVED SIGN PROGRAM AND WILL RECEIVE A SIGN PERMIT.

1 PROPOSED EAST ELEVATION



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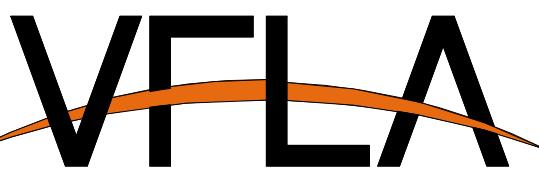
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ARCHITECTURAL ELEVATIONS PHASE II

DRAWING NUMBER: A3 of 5

Attachment 2



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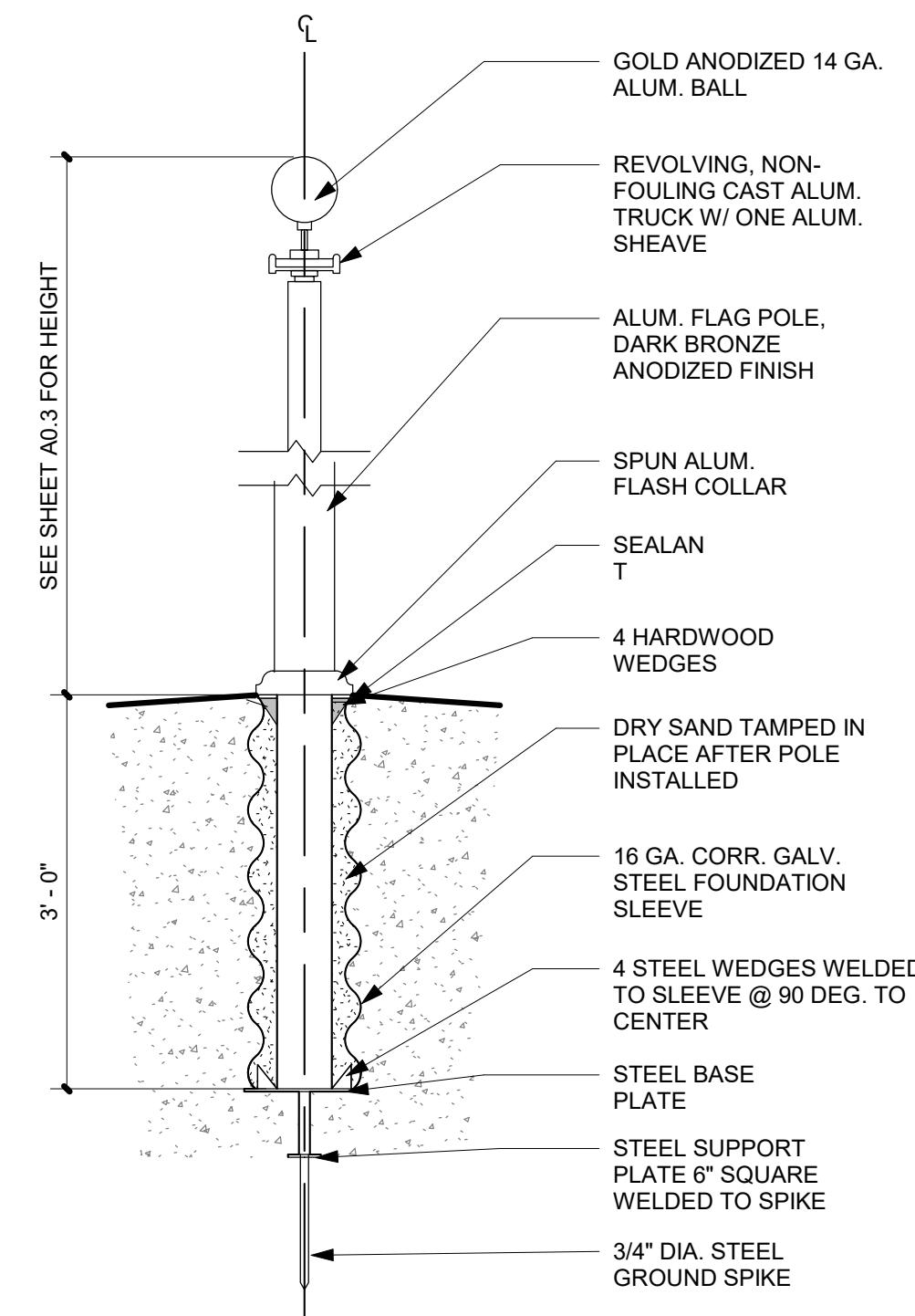
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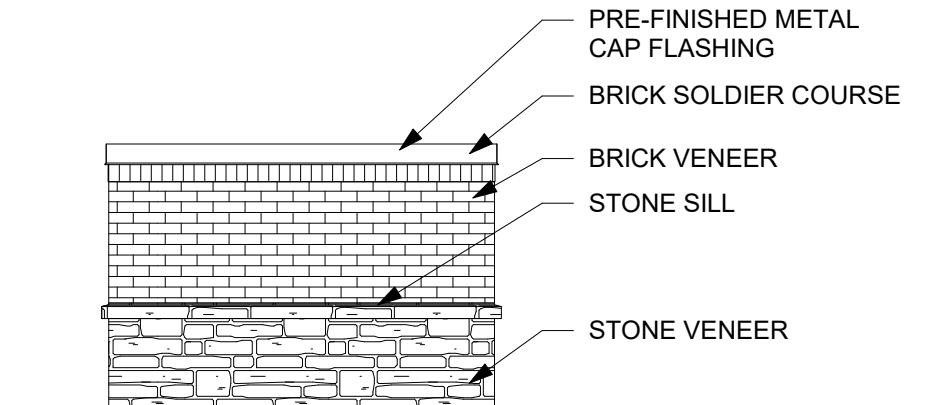
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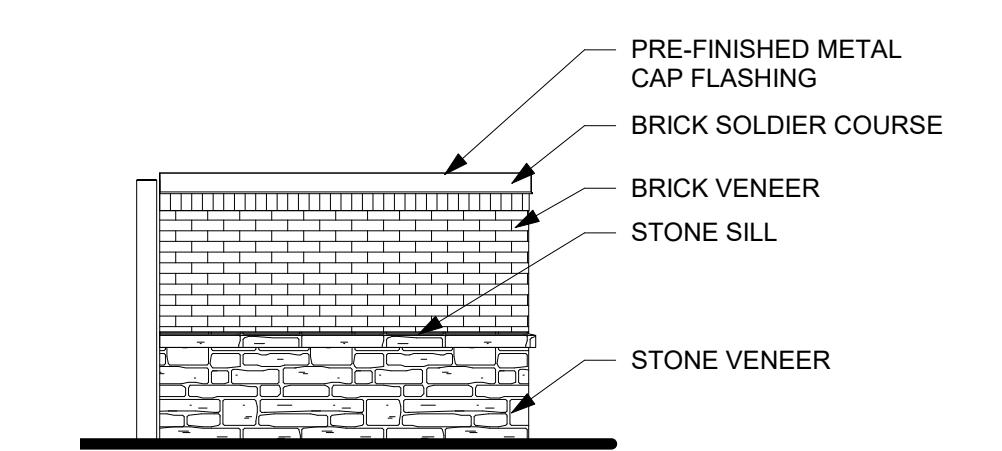
7 FLAGPOLE DETAIL

3/4" = 1'-0"



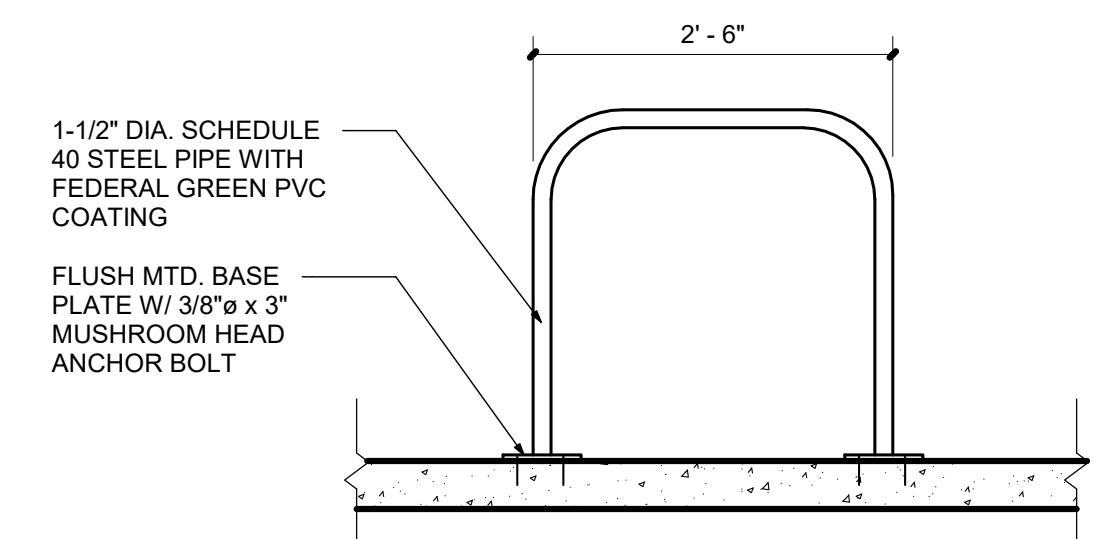
4 TRASH ENCLOSURE - SOUTH ELEVATION

1/4" = 1'-0"



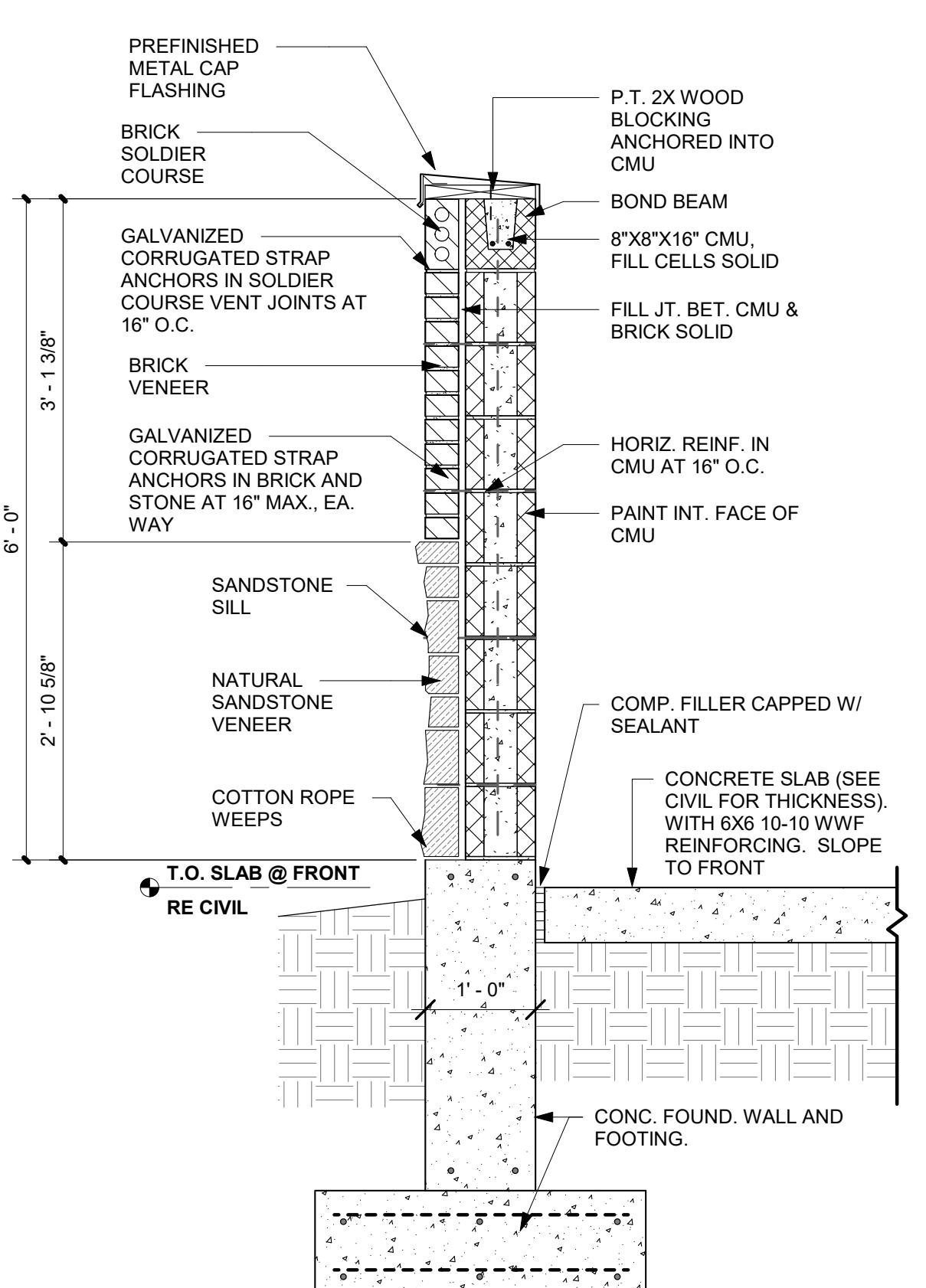
3 TRASH ENCLOSURE - WEST ELEVATION

1/4" = 1'-0"



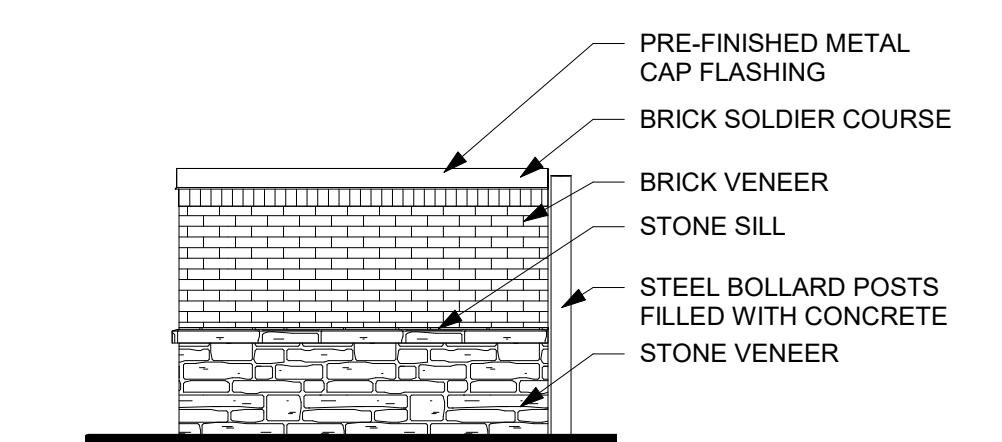
6 BIKE RACK

3/4" = 1'-0"



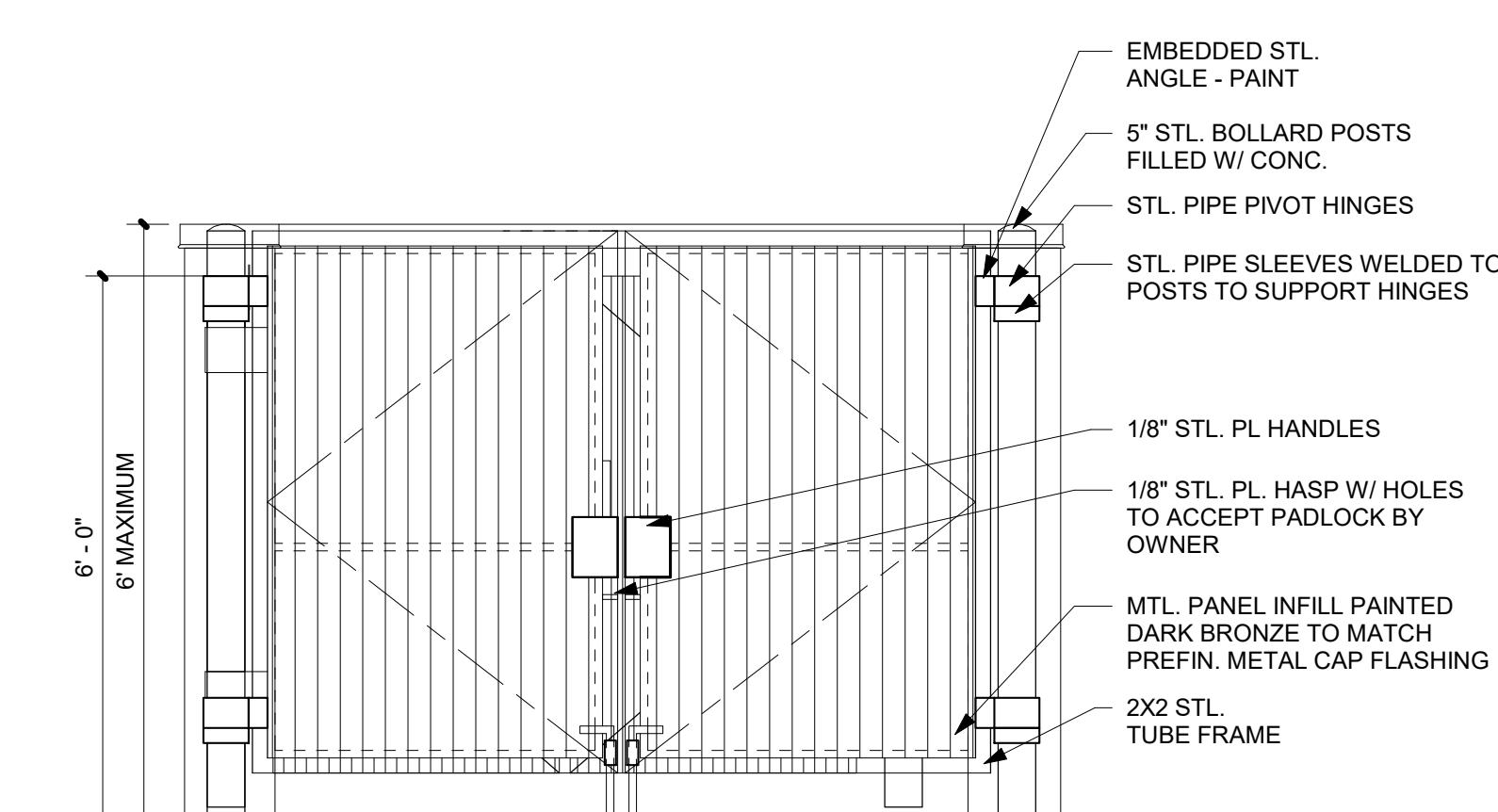
5 TRASH ENCLOSURE SECTION - MASONRY

3/4" = 1'-0"



1 TRASH ENCLOSURE - EAST ELEVATION

1/4" = 1'-0"



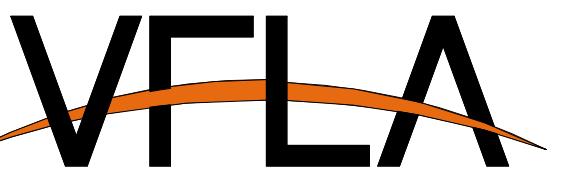
2 TRASH ENCLOSURE - NORTH ELEVATION

1/2" = 1'-0"

SITE ELEMENTS

DRAWING NUMBER: A4 of 5

Attachment 2



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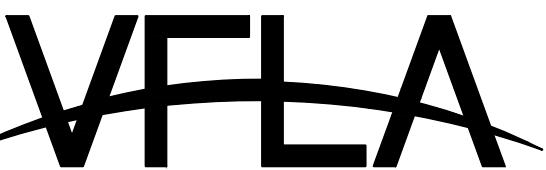
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**EXTERIOR FINISH
 COLOR BOARD
 PHASE II**

DRAWING NUMBER:

A5 of 5

Attachment 2



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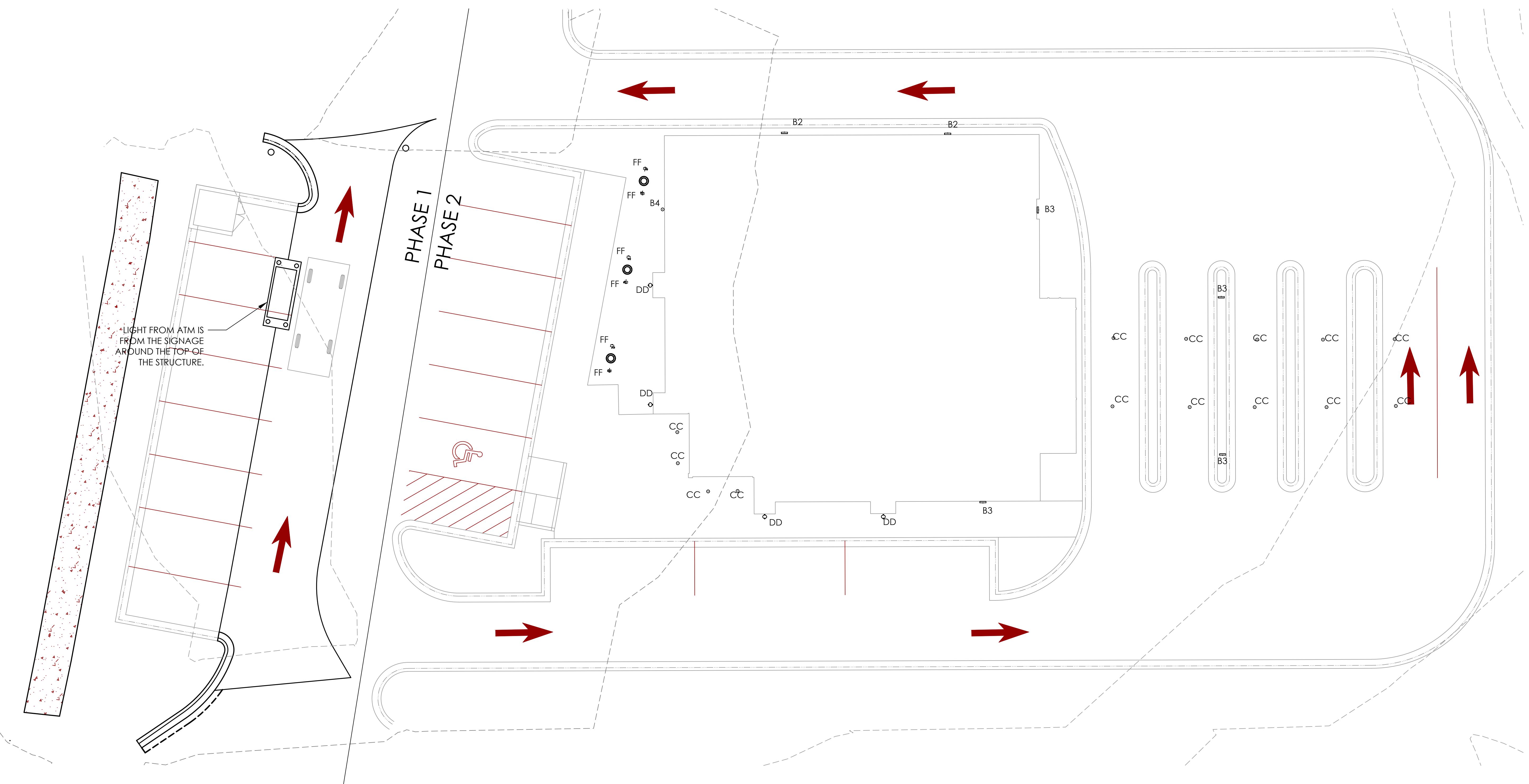
PRELIMINARY DEVELOPMENT PLAN

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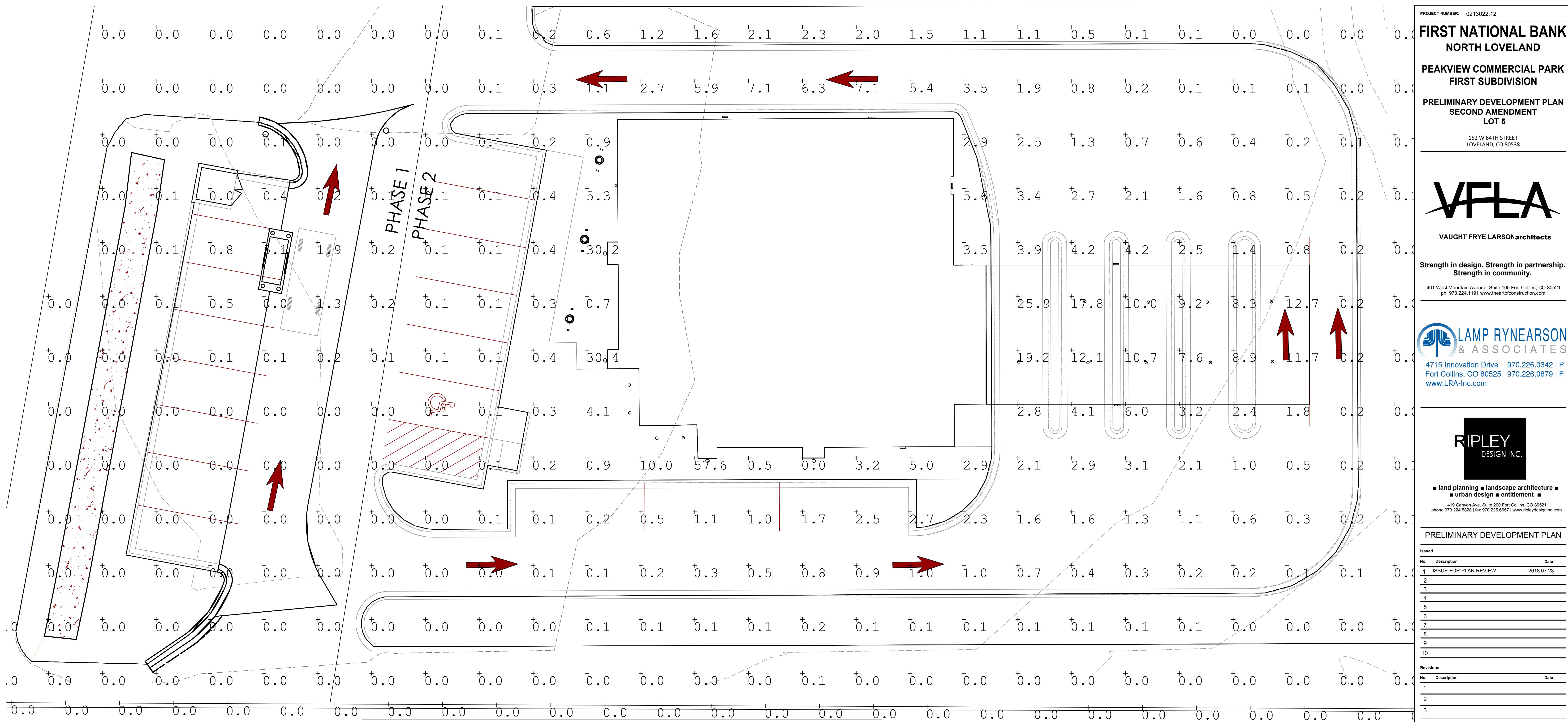
FOR REVIEW



GENERAL NOTES

1. PROJECT IS IN TWO PHASES. PHASE 1 IS THE DRIVE UP ATM INSTALLATION AND PHASE 2 IS THE BUILDING INSTALLATION WITH REMOVAL OF THE DRIVE UP ATM.
2. A LIGHT FIXTURE IS BUILT INTO THE DRIVE UP ATM FOR THE SIGNAGE ALONG THE TOP OF THE STRUCTURE. THE FIXTURE ALSO PROVIDES LIGHT DOWNWARD. LIGHT LEVELS SHOWN MAY NOT BE REPRESENTATIVE OF THE ACTUAL LIGHT LEVELS PRODUCED BY THE SIGN.
3. FF FIXTURES ARE TO BE GROUND MOUNTED AND FIELD AIMED AT THE FLAGS.

SITE LIGHTING SCHEDULE						
Symbol	Qty	LLF	Description	Lum. Watts	Total Watts	[MANUFAC]
DD	4	1	CYL8-30-LED-30-35-HAZ	32.8	131.2	LSI INDUSTRIES, INC
FF	6	1	DSXF1 LED P2 30K NSP	42	252	Lithonia Lighting N.A.
B2	2	1	DSXW1 LED 10C 1000 30K T25 MVOLT	38.8	77.6	Lithonia Lighting N.A.
B3	4	1	DSXW1 LED 10C 1000 30K T3M MVOLT HS	38.8	155.2	Lithonia Lighting N.A.
CC	15	1	REAL6C D6MW ESL 1500L 35K _655C	18.8	282	Lithonia Lighting N.A.
FF	6	1	DSXF1 LED P2 30K NSP	42	252	Lithonia Lighting N.A.



SITE LIGHTING SCHEDULE

Symbol	Qty	LLF	Description	Lum. Watt/s	Total Watts	MANUFAC	Cutoff Class	BUG Rating
DD	4	1	CYLL8-30-LED-30-35-HAZ	32.8	131.2	LSI INDUSTRIES, INC	N.A.	B3-U1-G0
FF	6	1	DSXF1 LED P2 30K NSP	42	252	Lithonia Lighting	N.A.	N.A.
B2	2	1	DSXW1 LED 10C 1000 30K T25 MVOLT	38.8	77.6	Lithonia Lighting	N.A.	B1-U0-G1
B3	4	1	DSXW1 LED 10C 1000 30K T3M MVOLT HS	38.8	155.2	Lithonia Lighting	N.A.	B1-U1-G1
CC	15	1	REAL6C D6MW ESL 1500L 35K _65SC	18.8	282	Lithonia Lighting	N.A.	B2-U0-G0
FF	6	1	DSXF1 LED P2 30K NSP	42	252	Lithonia Lighting	N.A.	N.A.



FIRST NATIONAL BANK

NORTH LOVELAND

PEAKVIEW COMMERCIAL PARK

FIRST SUBDIVISION

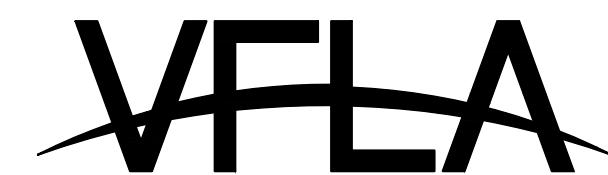
PRELIMINARY DEVELOPMENT PLAN

SECOND AMENDMENT

LOT 5

152 W 64TH STREET

LOVELAND, CO 80538



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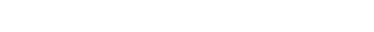
PLAN VIEW
SITE LIGHTING
CUTSHEETS
COR-E #2018-0031

DRAWING NUMBER:
ES.3 OF 3

Attachment 2



D-Series Size 1 LED Wall Luminaires



Type TYPE B2, B3 & B4

Catalog Number
Notes
Type

Fill the Tab key or mouse over the page to see all interactive elements.

Introduction

The D-Series Wall luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Specifications

Luminaire

Width: 13-3/4" (34.9 cm)	Weight: 12 lbs (5.4 kg)
Depth: 10" (25.4 cm)	
Height: 6-3/8" (16.2 cm)	



For 3/4" NPT side-entry conduit (BBW only)

W

H

D

Ordering Information

EXAMPLE: DSXW1 LED 20C 1000 40K T3M MVOLT DDBTXD

DSXW1 LED	Series	LEDs	Drive Current	Color temperature	Distribution	Voltage	Mounting	Central Options
DSXW1 LED	10C	10C (one engine)	350 350mA	3000K	T25 Type Short	120V	PE	Photocell, button type ⁴
	20C	20 LEDs (two engines)	700 700mA	5000K	T25 Type Medium	48V 4000K	DM6	0-10V dimming driver (no controls; wires pulled outside fixture)

EXAMPLE: DSXW1 LED 20C 1000 40K T3M MVOLT DDBTXD

Other Options	Finish required
Shipped installed	DSBXD Dark bronze
SF Single fuse (120, 277 or 347)V ¹	DSBXD Black
DF Double fuse (208, 340 or 480)V ^{1,2}	DSBXD Natural aluminum
HS House-side shield ³	DSBXD White
SPD Separate surge protection	DSBXD Diffused drop lens

Accessories	Notes
Ordering tree for details.	
Notes	
1 20C 1000 not available with PIR, PIR/FCV, PIR/FCV/HZV.	
2 SF and DF order separately as an line voltage from 120,277 or 347V.	
3 Single fuse (SF) requires 120, 277 or 347V voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.	
4 Only available with 20C, 700mA or 1000mA.	
5 Back box ships installed on fixture. Cannot be field installed. Cannot be ordered as an accessory.	
6 Photocell, button style, 120, 277 or 347V voltage option. Not available with motion/ambient light sensors (PIR or PIR/HZV).	
7 Reference Motion Sensor table on page 3.	
8 Cold weather (20C) rated. Not compatible with conduit entry applications. Not available with BBW mounting option. Not available with fusing. Not available with 347 or 480 voltage options. Components located in back box housing. Emergency mode LEDs located on product page at www.acuitybrands.com	
9 Not available with ELCW.	
10 Also available as a separate accessory; see Accessories information.	

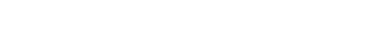
One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.279.8041 • www.lithonia.com

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DSXW1-LED

Rev. 3/13/18

D-Series Size 1 LED Flood Luminaires



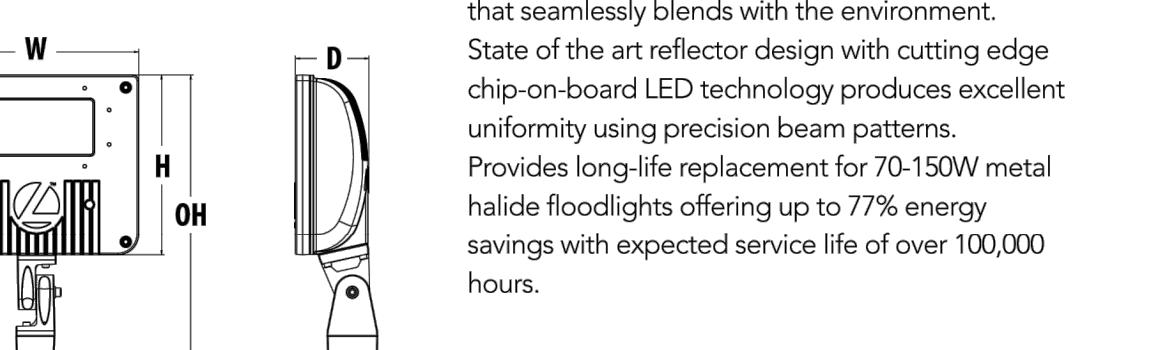
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Fill the Tab key or mouse over the page to see all interactive elements.

Introduction

D-Series Size 1 Flood features advanced optics and precision illumination in a sleek and compact form that seamlessly blends with the environment.

State of the art reflector design with cutting edge chip-on-board LED technology produces excellent uniformity using precision beam patterns. Provides long-life replacement for 70-150W metal halide floodlights offering up to 77% energy savings with expected service life of over 100,000 hours.



Specifications

EPA: 0.6 ft ² (0.05 m ²)	W: 3-1/8" (8.0 cm)	H: 8-7/8" (22.4 cm)	OH: 7-3/4" (19.6 cm)
Depth: 3-1/8" (8.0 cm)	Width: 8-7/8" (22.4 cm)	Height: 7-3/4" (19.6 cm)	Overall Height: 12" (30.5 cm)
Weight: 7.2 lbs (3.2 kg)			

Ordering Information

EXAMPLE: DSXF1 LED P1 40K MSP MVOLT THK DDBXO

DSXF1 LED	Performance Package	Color Temperature	Distribution	Voltage	Mounting	Options	Finish required
DSXF1 LED	P1	30K 3000K	NSP Narrow spot	120V	THK	Shipped included	DSBXD Dark bronze
	P2	40K 4000K	MSP Medium spot	208V	IS	DSBXD Photocell, button style ⁴	DSBXD Black

EXAMPLE: DSXF1 LED P1 40K MSP MVOLT THK DDBXO

Accessories	Stock configurations are offered for shorter lead times:
DSXF1/25 DSBXD 0	Shipped for 1-1/4" (3.2 cm) O.D. tenons; mates with 1-1/4" threaded pipe (specify finish)
FWB DDXD U	Radius wall bracket; 1-1/4" O.D. tenon (specify finish)
SPB DDXD U	Single square pre-brace; 2-3/8" O.D. tenon (specify finish)
DSXF1/25 DSBXD U	Full fixture access (specify finish)
DSXF1/25 DSBXD U	Full fixture access (specify finish)
DSXF1/25 DSBXD U	Vandal guard access

For more mounting options, visit our www.acuitybrands.com pages.One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.279.8041 • www.lithonia.com

DSXF1-LED

Rev. 02/14/18

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Plot Date: 7/23/2018 11:53:33 PM



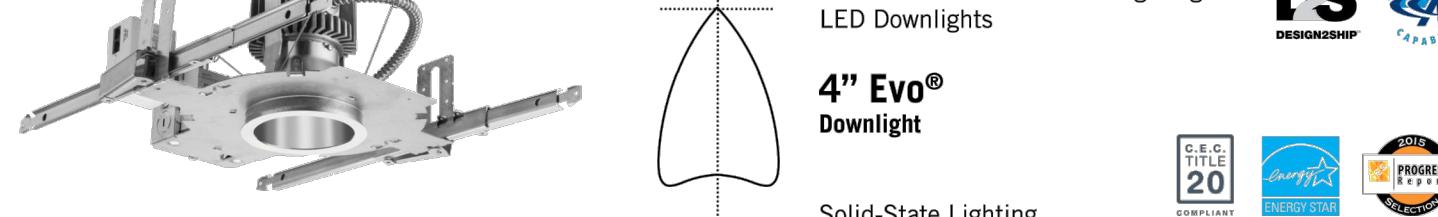
gotham

TYPE CC

Luminaire Type:

Catalog Number:

(autopoleted):



Gotham Architectural Downlighting LED Downlights



DS Dimmable



Solid-State Lighting



SECTION 1: PURPOSE OF THE PROJECT

The purpose of this Amendment is to add the following use to Lot 6 of the GDP: "Gas Station," as defined in the Loveland Municipal Code and as restricted below, to make the project more successful by allowing additional flexibility. Overall, the entire Peakview Commercial Park project will continue to create a combined use development including commercial, retail and office uses. Peakview Commercial Park will provide variety in the type, design and layout of buildings, with circulation systems and parking designed to allow convenient access to the various uses, while acting as a gateway to Loveland from the north. The remainder of the Peakview Commercial Park (Lots 1 - 5 and Tract A) will continue to be subject to the original GDP upon which this Amendment is based.

SECTION 2: LAND USE

A. Overall Concept

Due to the proximity and access to Highway 287 / North Garfield Avenue, a "Gas Station" as defined by Loveland Municipal Code may be the highest and best use for Lot 6 as defined below, as long as the same level of quality for architecture and site design is maintained for the site design for this use. This amendment does not affect the overall land use concept in the Peakview Commercial Park GDP, which is to provide a combined use development allowing office, commercial, retail, and other uses, along with perimeter landscape buffers and local / regional trail connectivity.

B. Land Use Categories and Definitions

The development is within a Corridor Commercial area that allows a wide range of commercial, retail, professional and residential uses along major transportation corridors. The land use categories permitted include, but are not limited to the following: (Refer to Section 2.C for specific permitted and prohibited uses.)

Commercial - Financial and service oriented commercial uses convenient to the neighborhood and surrounding community.

Retail - Provision of neighborhood retail, shopping, services and dining opportunities to the neighborhood and surrounding community, and which is not considered "Large Retail".

Office - An office for professionals such as physicians, dentists, lawyers, architects, engineers, artists, musicians, designers, teachers, accountants or others who through training are qualified to perform services of a professional nature and where no sale of merchandise or repair of articles or vehicles occurs, including establishments where patients are admitted for examination and/or treatment on an outpatient basis by one or more physicians, dentist, other medical personnel, psychologists, or social workers, and where patients are not on the premises overnight.

Lot 6 - The notation as used within this Amendment describes Lot 6 of the Peakview Commercial Park 1st Subdivision, as recorded. If the southern lot line of Lot 6 is adjusted through subsequent replat(s), the new lot created at the southwest corner of the West 65th Avenue and North Garfield Avenue intersection will continue to be subject to this Amendment, with the maximum building coverage recalculated based upon the new lot area. In the event that the lot described above is renumbered through a subsequent replat, this Amendment shall apply to the lot created at the southwest corner of the intersection of West 65th Avenue and North Garfield Avenue, generally west of Tract A.

C. Land Uses Permitted

The following are permitted uses allowed within Lot 6. Additional uses may be considered, but may require an amendment to the G.D.P.

1. Banks and financial institutions and companies (drive-through facilities permitted)
2. Medical/dental labs and clinics
3. Offices and clinics
4. Personal service shops (i.e., beauty salon)
5. Retail shops (less than 25,000 s.f.)
6. Indoor/outdoor restaurants
7. Fast food restaurants (drive-through facilities permitted per 7.B.2 requirements)
8. Daycare centers - adult or child
9. Utility facilities
10. Membership clubs
11. Public and private schools
12. Government or semipublic uses
13. Retail laundries
14. Wholesale stores
15. Gas Station, as defined by LMC 18.04.181 (see Note 2 below)

Notes:

1. Until such time as complete development of the land occurs, the site, or portions thereof, may be used for agricultural pursuits.
2. One (1) Gas Station is allowed within Lot 6.

D. Site Structure

As indicated above, the site is planned for combined usage, including commercial, retail and office uses. Unifying elements include common architectural elevation features and walking access to adjacent trails.

SECTION 3: CIRCULATION

A. Overall Concept

Primary vehicular access to Lot 6 will be from the north-south private drive. Secondary access may be provided between lots along the south property line of Lot 6.

B. Components

1. **Vehicular:** A proposed private access drive running north (from West 64th Street) to south, bisecting the development, will distribute and collect traffic to and from the commercial sites within the development. The proposed North Garfield right in/right out access will provide secondary vehicular access to site. An additional proposed private access drive on West 64th Street will serve Parcel A. Any private drives, private streets, parking lot access points and drive through entrances will be designed to provide easy access to the private access drive. The private access drive may vary in width, according to the utility easements, the amount of traffic to be accommodated and the specific design requirements of each commercial site, as approved with the specific Preliminary & Final Development Plans.
- a. Access points shown are illustrative in nature and are not guaranteed by the city. Actual access points will be determined with each PDP.
- b. Off-site improvements shall be determined with city review of subsequent PDP's.
- c. Commercial sites will be accessed by private drives.

Staggered setbacks, along with variety of wall planes and materials, shall be utilized where appropriate to provide variety and interest along the private access drive.

2. **Pedestrian:** A system of pedestrian walkways has been provided as part of the Final Development Plan currently in effect for the property, including an undercrossing below North Garfield Avenue, a regional trail along the west right of way line of North Garfield Avenue and generally following the south property line of the Peakview Commercial Park PUD (connecting to the Wintergreen Subdivision to the west), an attached wall along the south side of West 64th Street, and detached walks along both sides of private drives. Nothing in this Amendment will affect previously agreed upon easements, reimbursement agreements, design standards, maintenance agreements, etc., for trails and pedestrian connections outside of Lot 6.

Within Lot 6, clear pedestrian access route(s) from the private drive detached sidewalks are to be provided to the primary building entry. When crossing a driving lane, the pedestrian route shall be distinguished from the driving surface through the use of durable, low-maintenance surface such as colored, scored concrete, pavers, brick, and / or similar surface treatment. Pedestrian connections to West 64th Street and the regional trail along North Garfield Avenue are encouraged within Lot 6, but not required.

C. Performance Standards

North Garfield Avenue, which abuts the site, is expected to be developed to major arterial standards. Street improvements and new streets will be constructed in accordance with the Larimer County Urban Area Street Standards.

SECTION 4: PUBLIC AND PRIVATE UTILITIES

A. Overall Concept

Utilities will be installed underground and will be provided for as described below.

B. Water and Sewer

Water and sanitary sewer service will be provided by the City of Loveland. A 12" water line and a 8" sanitary sewer line have been installed within the north-south private drive. These were designed to accommodate development within Lot 6 with similar demands to the additional use proposed through this Amendment. Therefore, this Amendment is not anticipated to affect the demand for water and sanitary sewer. Details of connections and locations of such will be provided with subsequent Preliminary and Final Development Plans for Lot 6.

C. Storm Drainage

The Peakview Commercial Park PUD site, including Lot 6, has been graded at an 'overlot' level of completion at the time of this Amendment. The detention pond at the southeastern corner of the PUD was designed to accommodate runoff from Lot 6, outfalling to the Louden Ditch, as previously approved. Therefore, this amendment should have no effect upon the storm drainage system for the Peakview Commercial Park; however, detailed grading and drainage design submitted with subsequent Preliminary and Final Development Plans will confirm this.

D. Electric

The City of Loveland Light and Power Department will provide electric power service.

E. Private Utilities

Commercial utilities including natural gas, telephone, and CATV will be provided by Xcel Energy, Qwest, and Comcast, respectively.

F. Irrigation Ditches

The Louden Irrigating Canal & Reservoir Company owns and maintains what is commonly referred to as the Louden Ditch, which enters the Peakview Commercial Park at the southeast corner of the site from the south, extends northward along the eastern edge of the PUD for a distance of approximately 140 feet to enter a concrete box culvert crossing below North Garfield Avenue to the east. Flows in this open, earthen channel are typically on the order of 100 cubic feet per second during irrigation seasons. This Amendment will have no effect upon the Louden Ditch or outfall to the ditch beyond that which was previously approved.

SECTION 5: PUBLIC AND PRIVATE FACILITIES

A. Parks and Open Space

Open space has been previously dedicated with the Peakview Commercial Park 1st Subdivision, via Tract A. No additional park or open space dedication is required for Lot 6 as a result of this Amendment.

B. Schools

No site is identified in this parcel per the Thompson School District.

C. Fire and Police

The development will be serviced by the City of Loveland Police and Fire departments with service areas as determined to be appropriate.

SECTION 6: LANDSCAPING & FENCING

A. Overall Concept

The landscape design for Lot 6 will be designed to continue the themes previously established and currently in effect for the remainder of the Peakview Commercial Park.

- The project entry/identity features will be designed to complement the site design, not overpower it.
- The private drive will be designed with street trees and tree lawns between the walk and the curb.
- The private drive will reflect a tree-lined street of early, established communities typical of Northern Colorado.

B. Edge Treatment

1. Architecture

One of the most important aspects of the development's overall appearance as viewed from its edge is the appearance of the structures. Elevations of structures visible from public rights of way will be detailed or screened to provide visual interest and avoid unattractive views as set forth in the following guidelines. All mechanical equipment located on the exterior of any building or structure shall be screened from view of abutting public streets and properties with appropriate usage of walls and/or landscape plantings. Rooftop mechanical equipment is subject to this requirement as well. Building orientation and site design will prevent views of garage bays, loading docks, etc., from W. 64th Street, N. Garfield Ave., and adjacent residential properties.

2. Landscaping

Perimeter landscaping and grading has a number of edge functions, including separation of uses, noise mitigation, recreational opportunities, aesthetic (visual) qualities, and storm drainage management. Landscaping/berms must be placed between the public rights-of-way and the parking areas, to decrease the visual impact of the parking areas. Parking areas shall be screened from view of adjacent streets and residences. Screening can be achieved by building placement, the use of berms (minimum 3' high), and/or landscape plantings.

3. Entries

The main entry point to Lot 6 is from the north-south private drive bisecting the Peakview Commercial Park site. Multiple entries from this private drive may be proposed, in addition to vehicular connection(s) from private lots to the south. Entries, which may include monuments and / or signs to be approved at the PDP / GDP stage, will be designed with the Peakview Commercial Park's overall theme in terms of landscape and architectural/hardscape treatment.

4. Perimeter Fencing

No perimeter fencing is proposed in Lot 6.

C. Arterial and Collector Streetscape

The treatment of the frontage along North Garfield Ave. (U.S. 287) is vital to the appearance of this development and its identity. To provide a transition along North Garfield Ave., a type 'C' buffer/yard shall be provided west of the regional trail within Lot 6, with a minimum width of 15 feet. A staggered setback, along with variety of wall planes and materials, shall be utilized where appropriate to provide variety and interest along North Garfield Avenue. The minimum staggered setback shall be 8' building to building. A type 'B' buffer/yard shall be provided along West 64th Street, with a minimum setback width of 15 feet.

Large clusters of coniferous trees mixed with a variety of shrubs and grasses, with large shade trees planted in colonnade fashion in the tree lawns along the internal private drive, will be designed to create a sense of nature within the more urban context of the city and neighborhood. The use of native plant species is encouraged and will be employed where practical.

While this landscape area will likely be utilized as a part of the site drainage system, it will provide a sufficient buffer and maintain a sense of openness as one enters the City of Loveland.

D. Maintenance

1. The landscaped areas of the development, including perimeter areas, common open space, and entry features, will be maintained by an Owners Association (or other appropriate entity).
2. Right-of-way landscaping will be maintained by the adjacent owner or by the Owners Association.

3. Maintenance of the city trail and adjoining easement shall be shared by the city and Owners Association (or other appropriate entity). The city (Parks & Recreation) shall maintain the recreation trail surface and all structural appurtenances. The City shall provide snow removal for the Recreational Trail surface. The City shall not be responsible for damage to irrigation heads within 5 feet of the trail edge. The Owners Association (or other appropriate entity) will be responsible for maintenance of the associated landscaping, irrigation and ground cover. Should repairs to utilities underneath the concrete trail need to take place, the Owners Association shall repair the Recreation Trail to its original condition without any additional cost to the City. The Owners Association shall give the City a two day notice of any trail closures. All sidewalk or trail connections to this Recreation Trail will be maintained by the Owners Association.

E. Private Fencing

No private fencing is proposed at this time on Lot 6. Private fence designs may be approved in subsequent PDP / FDP applications if the fence design complements or is consistent with the architectural theme for the principal building in Lot 6.

SECTION 7: ARCHITECTURAL & SITE REQUIREMENTS

A. Overall Concept

The overall design concept will emphasize the following elements:

1. Building form and character shall be of an appropriate scale. Design considerations shall include the scale and form of the building's major elements, including roofs, walls, and openings.
2. Roofing materials, windows, building materials, and finish will be of a high quality, and coordinated to achieve a cohesive appearance.

B. Performance Standards

1. **Commercial, General Business, Restaurant, Retail, Office and/or Clinic**
 - a. All exterior building materials shall be of a high quality but shall not include prefabricated steel panels. Smooth face concrete block may be used, in a limited fashion, to provide variation in texture in combination with other textural materials.
 - b. All building designs shall provide architectural features on all facades visible from public rights of way or adjacent developments to increase visual interest and provide for an attractive development. Screening and buffering may be utilized.
 - c. A single, large, dominant building mass shall be avoided. Horizontal masses, visible from public Rights of Way, shall not exceed 30 feet without variation in massing including change in height and projecting/recessed elements.
 - d. The architectural design shall be sensitive to the context of the site, and provide a compatible design.
 - e. Materials for facades shall be varied and provide interest through changes in texture, materials, or an obvious change in plane.
 - f. Building colors for structures shall be low-reflective, neutral earth tone colors. Bright accent colors, intended to express corporate or business logos, shall be used only on a limited basis and shall not be internally illuminated, except for any portions thereof that area permitted as signs, per this G.D.P.
 - g. The commercial, professional office/clinic floor area ratio shall not exceed 0.35:1, except as modified in Section 7.B.3.
 - h. Parapets and/or screens shall be required to screen all rooftop mechanical equipment.
 - i. Facades
 - Facades that face public rights of way or connecting pedestrian frontage shall be subdivided and proportioned using features such as windows, entrances, arcades, arbors, awnings, or trellis with vines, along no less than fifty (50) percent of the facade.
 - Side or rear walls that face walkways may include false windows and door openings defined by frames, sills and lintels, or similarly proportioned modulations of the wall, only when actual doors and windows are not feasible due to the nature of the use of the building.
 - All facades shall have four (4) or more of the following:
 - thicker wall, ledges, or sills;
 - integrally textured materials such as stone, CMU or other architectural masonry;
 - integrally colored and patterned materials such as smooth-finished tile or faux stone;
 - lighter or darker colored materials, mullions or panels;
 - planters;
 - cornice treatments, other than just colored stripes or bands, which may include integrally textured materials such as stone, masonry, or other textured materials;
 - sloping roofs with overhangs;
 - stepped parapets;
 - Flash capping shall be permitted in addition to cornice treatments.
 - Primary building entrances shall be defined with recesses or projections with such elements as awnings or porticos.
 - Awnings used primarily for the purpose of advertising and signage are limited to the width of a single storefront. All awnings should relate to the articulation of the building facade.
 - l. Outdoor restaurant facilities shall be screened from adjacent residential uses so as to not adversely impact the residential use.
 - m. At least one (1) main entrance of any commercial or mixed use building shall face and open directly onto a connecting walkway with pedestrian frontage.
 - n. Building mass shall not exceed a height/width ratio of 1:3 without substantial variation in massing that includes a change in height and projecting or recessed element.
 - o. Continuous internal pedestrian walkways, no less than eight (8) feet in width, shall be provided from the public sidewalk or right-of-way to the principal customer entrance of all mixed-use, institutional, and commercial buildings.
 - p. No delivery, loading, trash removal or compaction, or other such operations shall be permitted between the hours of 9:00 pm and 7:00 am unless sound barriers reduce sound levels to those specified in the code.
 - q. Cart corrals, cart storage areas, vending machines, newspaper racks, video and book return containers, and wall mounted telephones shall be placed inside the principal building, or screened with walls and landscaping.

2. Drive -Through Facilities

In addition to the performance standards for all commercial areas as listed above, drive-through facilities shall meet the following performance standards:

- a. No drive-through lane shall enter or exit directly into a public right of way. Drive-through lanes shall be integrated with the on-site circulation and drive lanes prior to reaching the street right of way.
- b. Drive-through lanes and menu boards shall be screened from view from public rights-of-way and landscaping shall be used to minimize the visual impacts. Drive-through lanes may be located between the principle building and adjacent public roadways or sidewalks, provided such lanes are set back a minimum of twenty (20) feet from any adjacent public roadway or sidewalk, landscaped and bermed with a minimum three (3) foot high berm. Lanes adjacent to public streets or sidewalks shall be separated from such streets or sidewalks by walls, railings, or evergreen hedges at least 3 feet high.
- c. Menu boards shall be a maximum area of fifty (50) square feet, with a maximum height of six (6) feet.
- d. The design and layout of drive-through facilities shall minimize pedestrian/vehicle conflicts and provide adequate directional signage to ensure a free-flow through the facility to the extent feasible.
- e. Pedestrian walkways shall intersect drive-through lanes only at locations where both the pedestrians and drivers have clear visibility of the intersection.
- f. No drive-thru lane shall be within 50' of a residential lot line (this restriction exceeds the required setback of 25' by 100%).

PEAKVIEW COMMERCIAL PARK PUD
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City of Loveland, Colorado

3. Gas Station

LMC Section 18.52.060 and the performance standards described in B.1 above shall apply to any 'Gas Station' proposed in Peakview, in addition to the standards below:

- One (1) such facility is allowed within Lot 6.
- The maximum gross floor area ratio, including canopy structures, shall be 0.20.
- Reverse mode design (pumps away from N. Garfield Ave.) is required.
- Garage bays shall be oriented away from N. Garfield Ave. and W. 64th Street, and shielded from adjacent residential properties through building placement or other means to the maximum extent possible.
- The canopy shall include a sloping roof form, stepped parapets, and / or similar architectural features.
- Up to two (2) canopy signs total may be installed to face W. 64th Street and N. Garfield Ave.
- A noise study will be required at the PDP / FDP stage to demonstrate compliance with City of Loveland noise limits at adjacent residential property lines.

4. Parking lot lighting

Parking lot lighting shall meet the following performance standards:

- Light sources shall be concealed and fully shielded and shall feature sharp cut-off capability so as to minimize up-light, spill-light, glare and unnecessary diffusion on adjacent property.
- Parking lot lighting shall be designed to provide the minimum lighting necessary to ensure adequate vision and comfort in parking areas and to not cause glare or direct illumination onto adjacent properties or streets.
- The style of light standards and fixtures shall be consistent with the style and character of architecture proposed on the site. Poles shall be anodized (or otherwise coated) to minimize glare from the light source.
- Light sources shall minimize contrast with the light produced by surrounding uses, and must produce an unobtrusive degree of brightness in both illumination levels and color rendition. Incandescent, metal halide, and high-pressure sodium light sources all can provide adequate illumination with low contrast and brightness and are permitted light sources.
- Light levels measured twenty (20) feet beyond the property line of the development site (adjacent to residential uses or public rights-of-way) shall not exceed one-tenth (0.1) foot-candle as a direct result of the on-site lighting.
- Cut-off fixtures, meeting the specification established by the Illuminating Engineering Society of North America (IESNA) should be used in parking lots, and the mounting height of such fixtures should not exceed twenty (20) feet.
- Minimum illumination levels shall be no less than 0.3 foot candles.
- The uniformity ratio (ratio of average to minimum illuminance) shall be no greater than four to one (4:1).
- The minimum Color Rendering Index (CRI) shall be 20.

C. Materials

Potential building materials for structures and architectural elements are outlined below: Siding - Brick, stone, hardboard lap siding, wood siding, vinyl, stucco or synthetic stucco, split face CMU, concrete panels, smooth face CMU, glass, or similar, compatible materials as approved by the Director.

D. Minimum Setbacks
The following minimum setbacks shall apply to Lot 6. Setbacks shall be measured from the nearest property or right-of-way line, unless noted otherwise.

Primary Structures

- From public right-of-way - 25 feet
- From other property lines - 15 feet

Related Parking

- From public right-of-way - 15 feet
- From private streets - 15 feet
- From property line - 15 feet

E. Building Height

Building height is defined as the vertical distance from existing grade to the highest point of the coping of a flat roof, or to the average height of the highest gable or hip roof, or to the highest point of a curved roof.

This measurement shall be exclusive of spires, chimneys, ventilators, pipes, similar mechanical or decorative elements. Refer to the Loveland Municipal Code section 18.54 for information on calculating building heights. Building heights are limited to 40 feet for structures.

F. Parking & Drives

Parking for uses will be accommodated on each lot and/or on-streets as permitted by code. Parking areas shall be visually separated from public streets by a combination of berms, landscaping, setbacks or by other means per the individual site plans and as approved by the City.

SECTION 8: LANDFORM MODIFICATION

The Peakview Commercial Park PUD has been overlot graded at the time of this Amendment. The grading plan shown as part of this Amendment reflects the overlot grading as approved, with minor modifications for the Phase 1 building permit application. The ultimate grading design for Lot 6 will be determined with subsequent Preliminary and Final Development Plan application(s) for Lot 6.

SECTION 9: DRAINAGE STATEMENT

This GDP amendment will not affect drainage from the site. Drainage design conforms to the City of Loveland Master Drainage Basin Study (1986), as completed for the City of Loveland by WRC Engineering, Inc. The entire site lies within the Horseshoe Basin, however, a small portion of the stormwater runoff from the site may be directed to the Dry Creek Basin.

On-site detention has been provided at the southeastern corner of the site for all of the Peakview Commercial Park, including Lot 6. Discharge from this detention pond to the Louden Ditch was designed to outfall at the two-year historic rate. Ultimately, some small amount of stormwater runoff from the western portion of the site may be directed to drainage facilities proposed for the Wintergreen Second Subdivision to the west. The owners of the Louden Ditch and proposed Wintergreen Second Subdivision have indicated their agreement with this proposal to discharge this site's stormwater to their respective facilities.

SECTION 10: IMPLEMENTATION

The following regulatory procedures shall apply to all development that occurs within the Peakview Commercial Park PUD. It is the intent of this plan to provide a mechanism by which land can be developed in a manner that encourages flexibility and innovative design of development, in compliance with other applicable land use and development regulations in effect at the time of approval of this Plan.

All land within this GDP will be governed by the provisions of the City of Loveland Site Development Performance Standards and Guidelines, unless other specific standards and provisions are set forth in this plan.

A. Procedures

All proposed development of any type within the Peakview Commercial Park PUD will be processed in accordance with the procedures set forth in Chapter 18.41 of the Loveland Municipal Code.

SECTION 11: SUPPLEMENTARY REGULATIONS**A. Signs**

The purposes of these supplementary regulations are: to encourage the effective use of signs in the development; to improve pedestrian and traffic safety; to minimize the potential for adverse impacts of signs; to encourage the creative use of signing and environmental graphics as a part of a unified overall development image; and to ensure the success of the project as a whole.

1. Permitted signs - Signs permitted within this PUD shall include:

- All signs as allowed by the City of Loveland Sign Code shall be permitted, including Project Identification Signs, Freestanding Signs, Joint Identification Signs, Wall Signs, Projecting Signs, Menu Boards, Canopy Signs, Exit / Entry Signs, Directional & Regulatory Signs, and Temporary Signs.
- Directional and Regulatory Signs - as needed and permitted per city code.
- Temporary Signs shall be permitted per the City of Loveland Sign Code.

2. Materials - Appropriate sign materials may include, but are not be limited to: wood, brick, stone, architectural block, stucco or synthetic stucco, brass or other decorative metals. Water features and / or other special identity features may be incorporated into the Project Identification Sign(s).**3. Application** - Other than noted above, signs shall be designed and installed in accordance with the Loveland Municipal Code, with regard to size, location, height, and other applicable standards.

The U.S. Highway 34 Corridor Plan signage regulations are applicable to freestanding signs: maximum height of 12 feet, preferred horizontal profile, appropriate landscaping, nature-sympathetic materials and colors.

B. Outdoor Storage

Limited outdoor storage is permitted as an accessory use to the permitted use. These must be in designated areas identified on the PDP and subject to all city standards.

SECTION 12: REGULATORY PROCEDURES

The following regulatory procedures shall apply to all development, which occurs within the Peakview Commercial Park PUD, in accordance with Chapter 18.41 of the Loveland Municipal Code. It is the intent of this plan to provide a mechanism by which land can be developed in a manner that encourages flexibility and innovative design of commercial development in compliance with other applicable land use and development regulations in effect at the time of approval of this Plan.

A. Variances

No variances are requested at this time.

JOB NO:	45017
ACAD FILE:	
DRAWN:	LM / BG
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ISSUE DATE:	08-19-2008
REVISIONS	DATE
PER CITY COMMENT 10-14-2008	
GRAPHIC ADJUSTMENT 12-09-2008	
TEXT EDITS PER CITY 01-05-2009	
MYLARS 02-06-2009	

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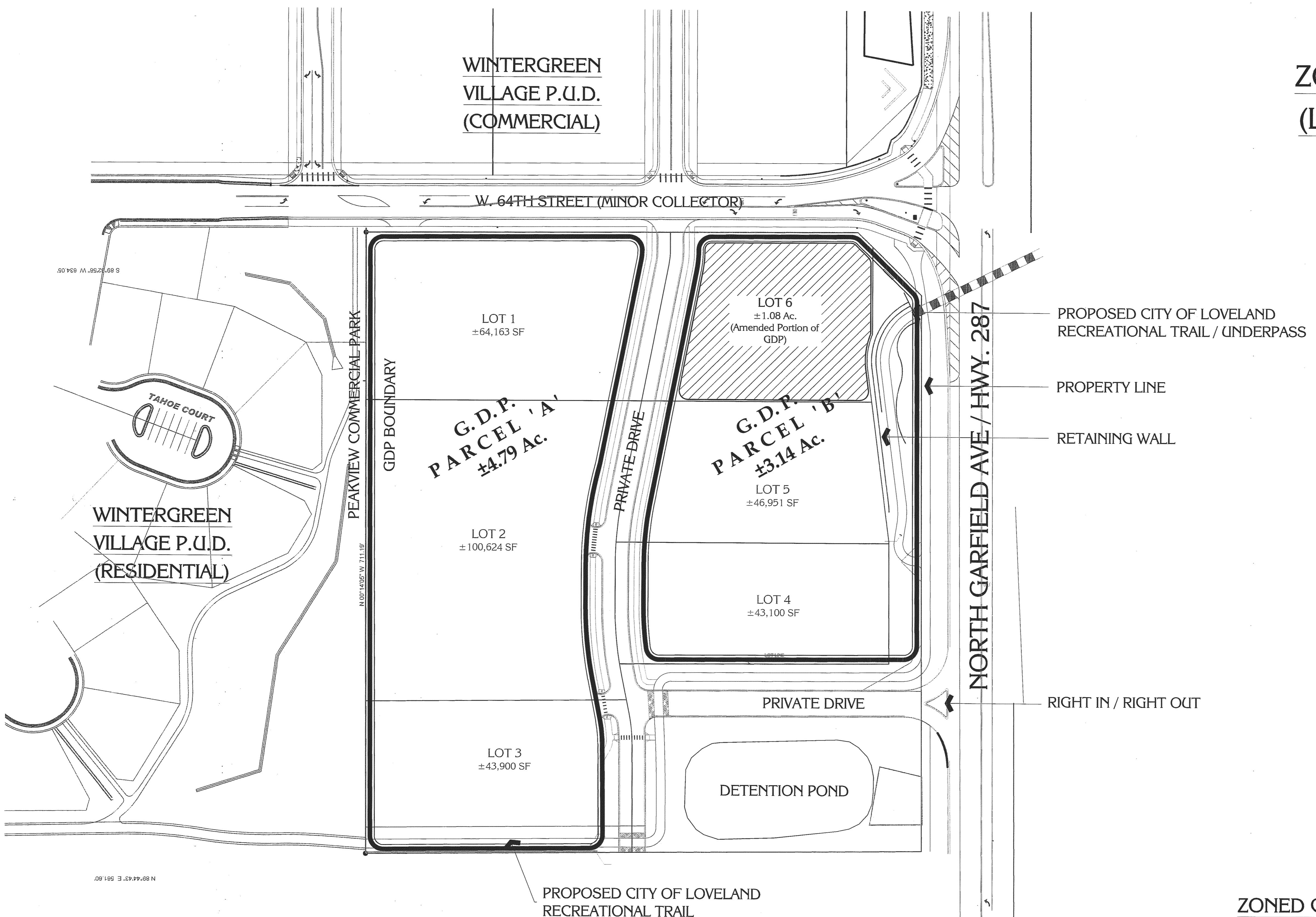
NARRATIVE (CONT.)

SHEET NO:

3 OF 8

Attachment 3

**ZONED FA
(LARIMER)**



ZONED M-1
EXISTING MOBILE HOME PARK
(LARIMER)

ZONED B
VACANT
(LARIMER)

ZONED C
(LARIMER)

Note: Lot areas and parcel areas extend to centerline of private drive.

PEAKVIEW COMMERCIAL PARK PUD
1st Amended General Development Plan

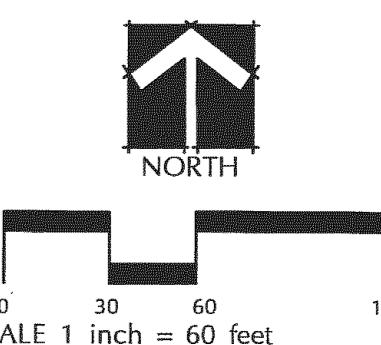
City of Loveland, Colorado

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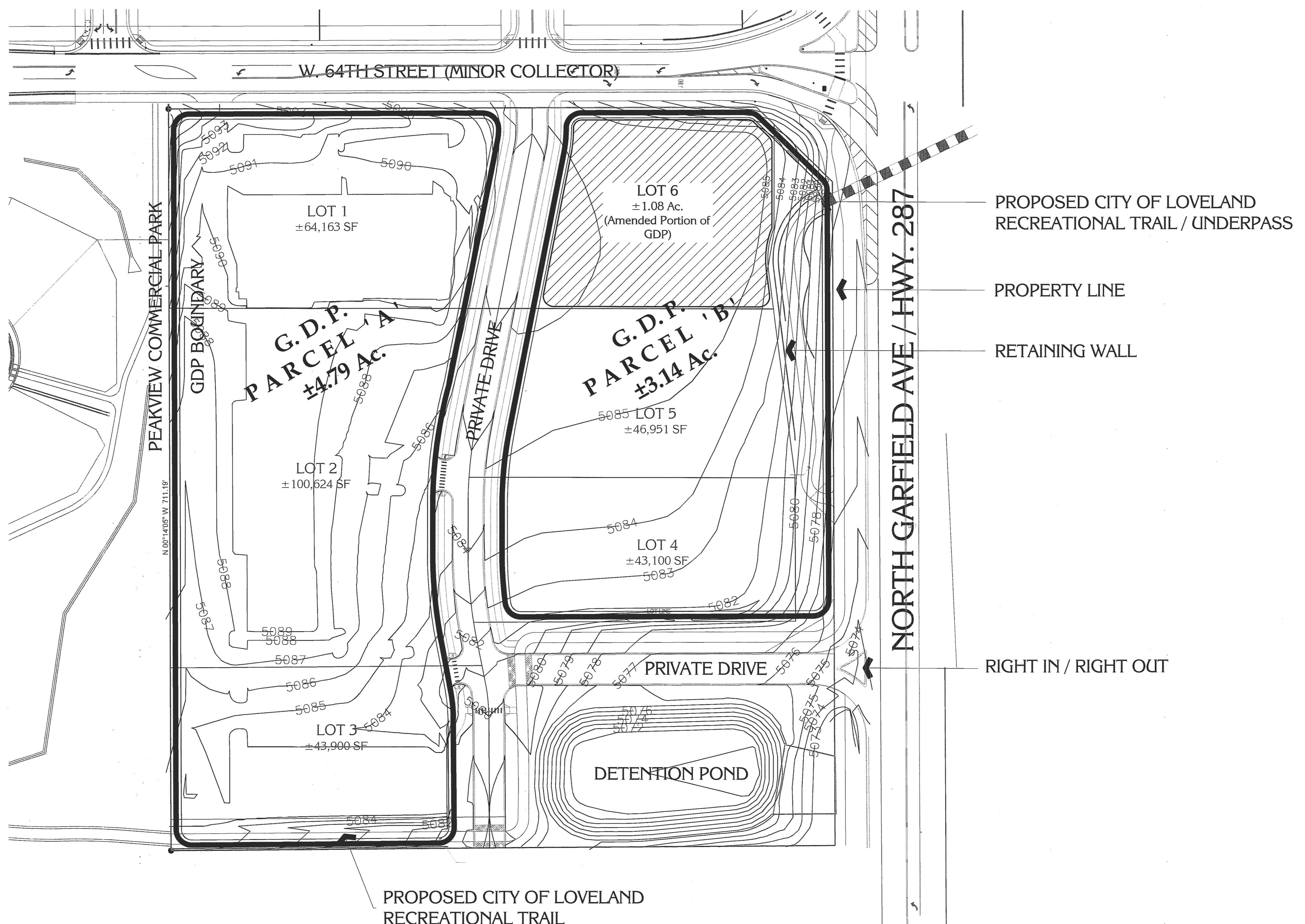
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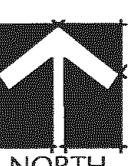


PEAKVIEW COMMERCIAL PARK PUD 1st Amended General Development Plan

City of Loveland, Colorado



Note: This Master Grading Plan is provided for reference only. The site has been overlot graded at the time of this GDP Amendment based upon approved drawings.

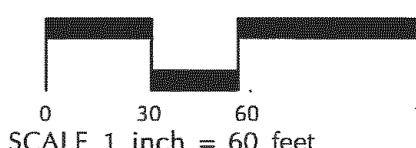


NORTH

MASTER GRADING

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5 OF 8



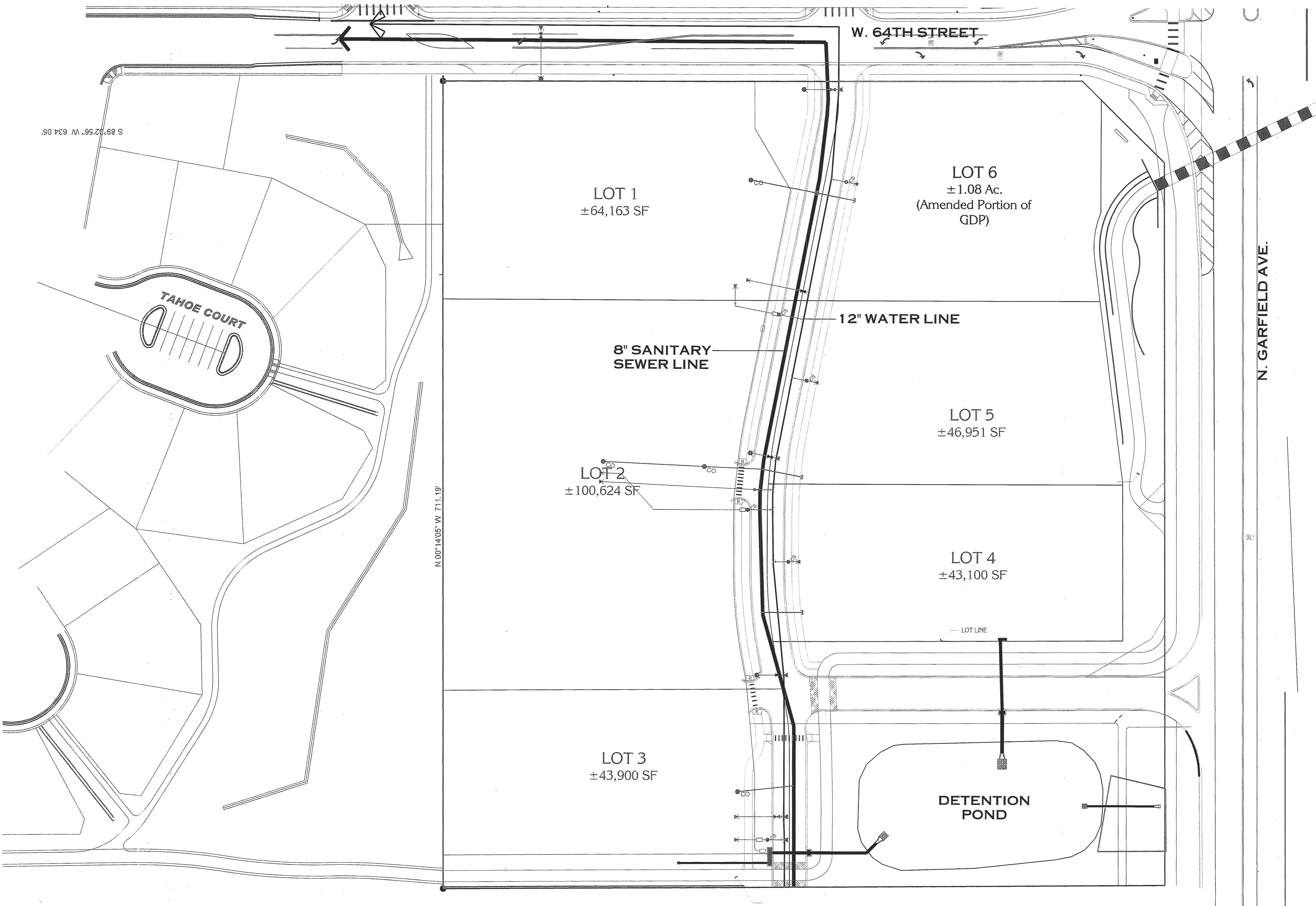
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PER CITY COMMENT 10-14-2008
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MYLARS 02-06-2009

SHEET TITLE:

PEAKVIEW COMMERCIAL PARK PUD
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Note: This Master Utility Plan is provided for reference only, and is not intended to supersede approved drawings or installed infrastructure.



UTILITY PLAN

SHEET NO:

6 OF 8

Attachment 3

SHEET TITLE:

45017

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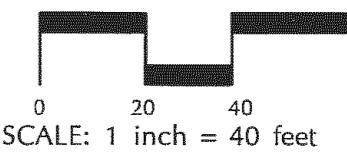
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PER CITY COMMENT 10-14-2008

GRAPHIC ADJUSTMENT 12-09-2008

TEXT EDITS PER CITY 01-05-2009

MYLARS 02-06-2009



SCALE: 1 inch = 40 feet

PEAKVIEW COMMERCIAL PARK PUD

1st Amended General Development Plan

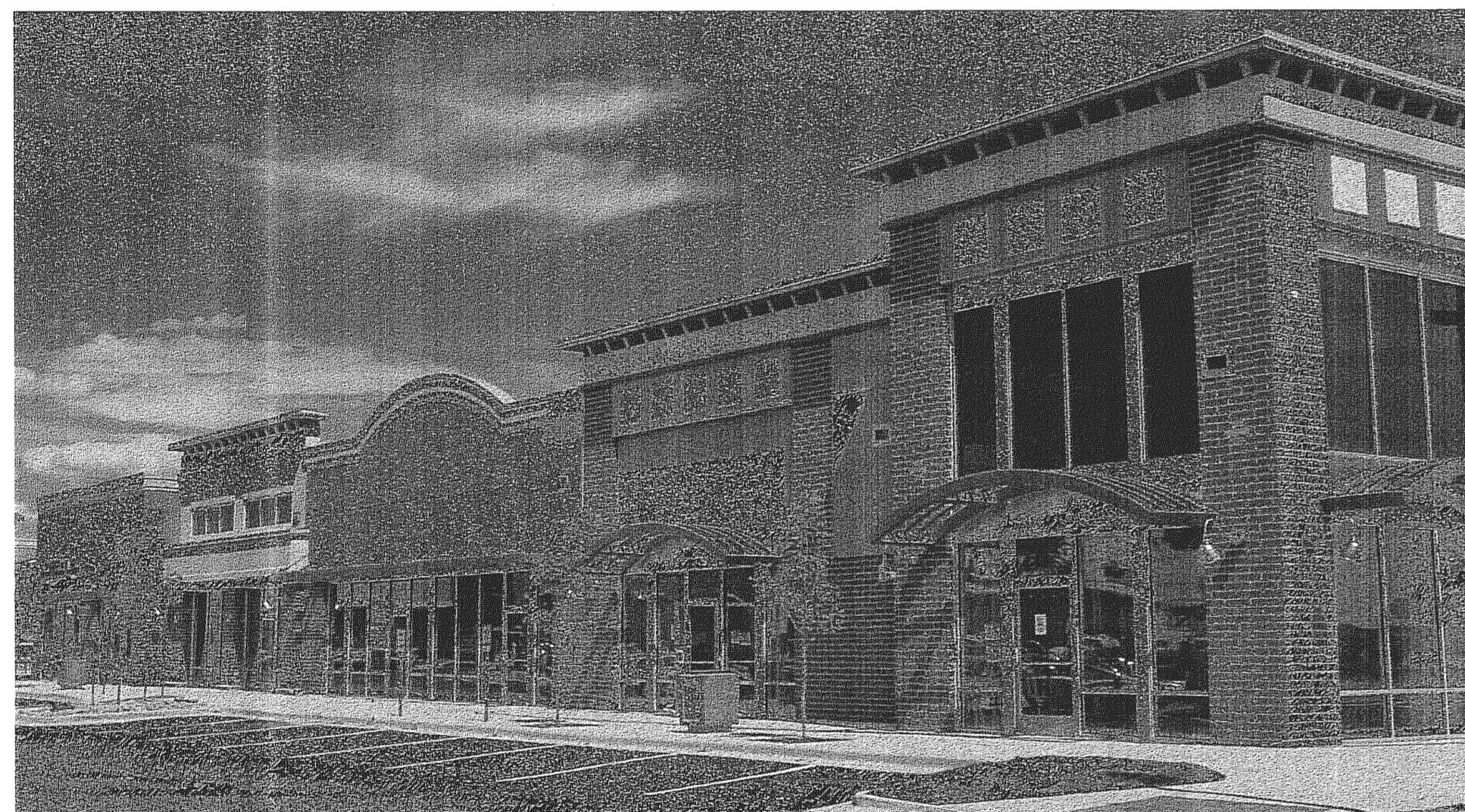
City of Loveland, Colorado



EXAMPLE: VARIATION IN FAÇADE TEXTURE, MATERIALS AND CHANGE IN PLANE.



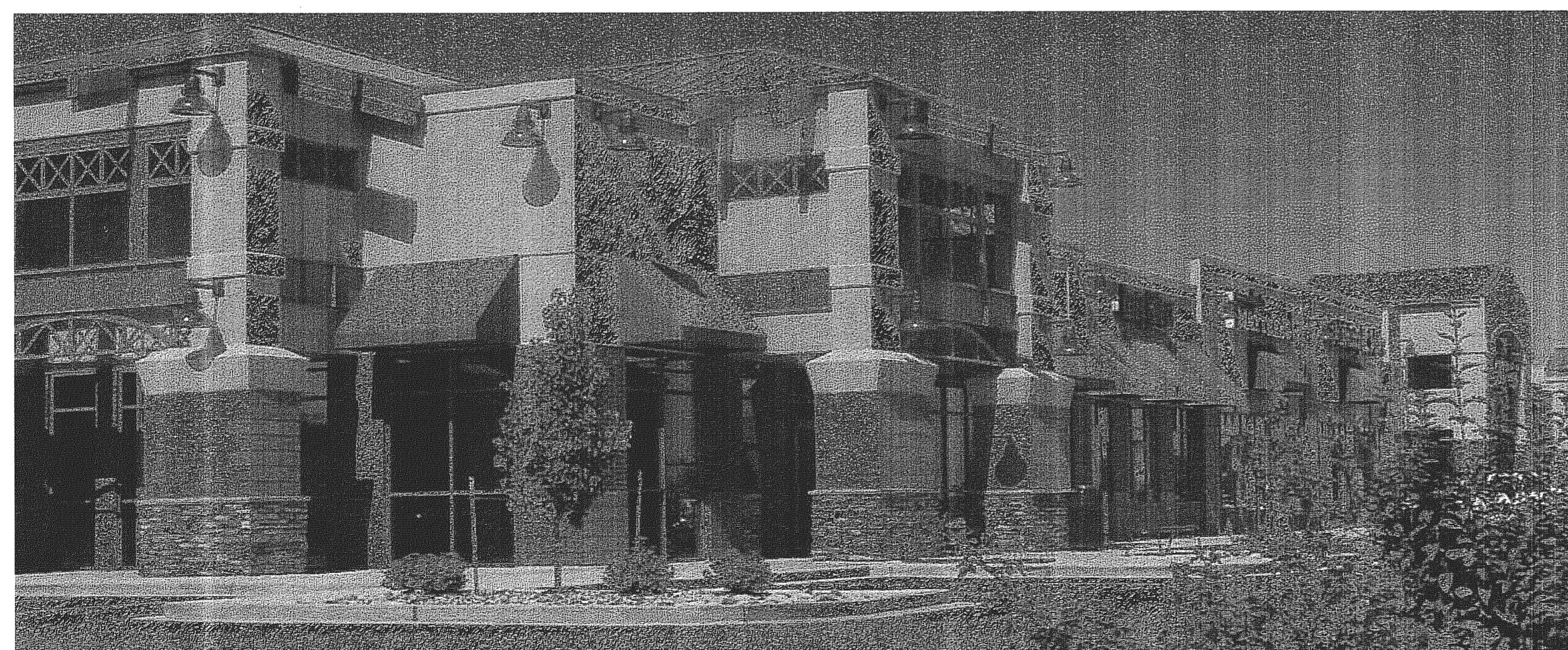
EXAMPLE: PRIMARY BUILDING ENTRANCE DEFINED WITH RECESS OR PROJECTIONS SUCH AS AWNINGS OR PORTICOS.



EXAMPLE: CORNICE TREATMENT INCLUDING INTEGRALLY TEXTURED MATERIALS AND VARIATIONS IN ELEVATION.



EXAMPLE: HIGH QUALITY EXTERIOR BUILDING MATERIALS INCLUDING SMOOTH FACE CONCRETE BLOCK USED TO PROVIDE VARIATION IN COMBINATION WITH OTHER TEXTURED MATERIALS.



EXAMPLE: VARIATION IN MASSING INCLUDING CHANGE IN HEIGHT AND PROJECTING OR RECESSED ELEMENTS.



EXAMPLE: AWNINGS AND SIGNAGE LIMITED TO THE WIDTH OF A SINGLE STORE FRONT.

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ISSUE DATE: 08-19-2008
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GRAPHIC ADJUSTMENT 12-09-2008
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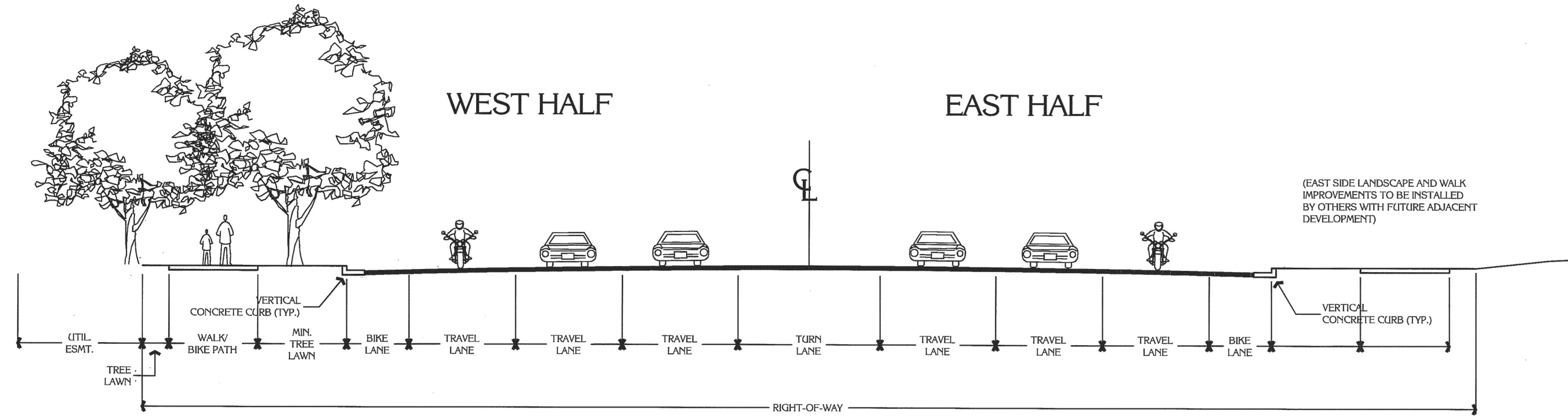
TYP. ELEVATIONS

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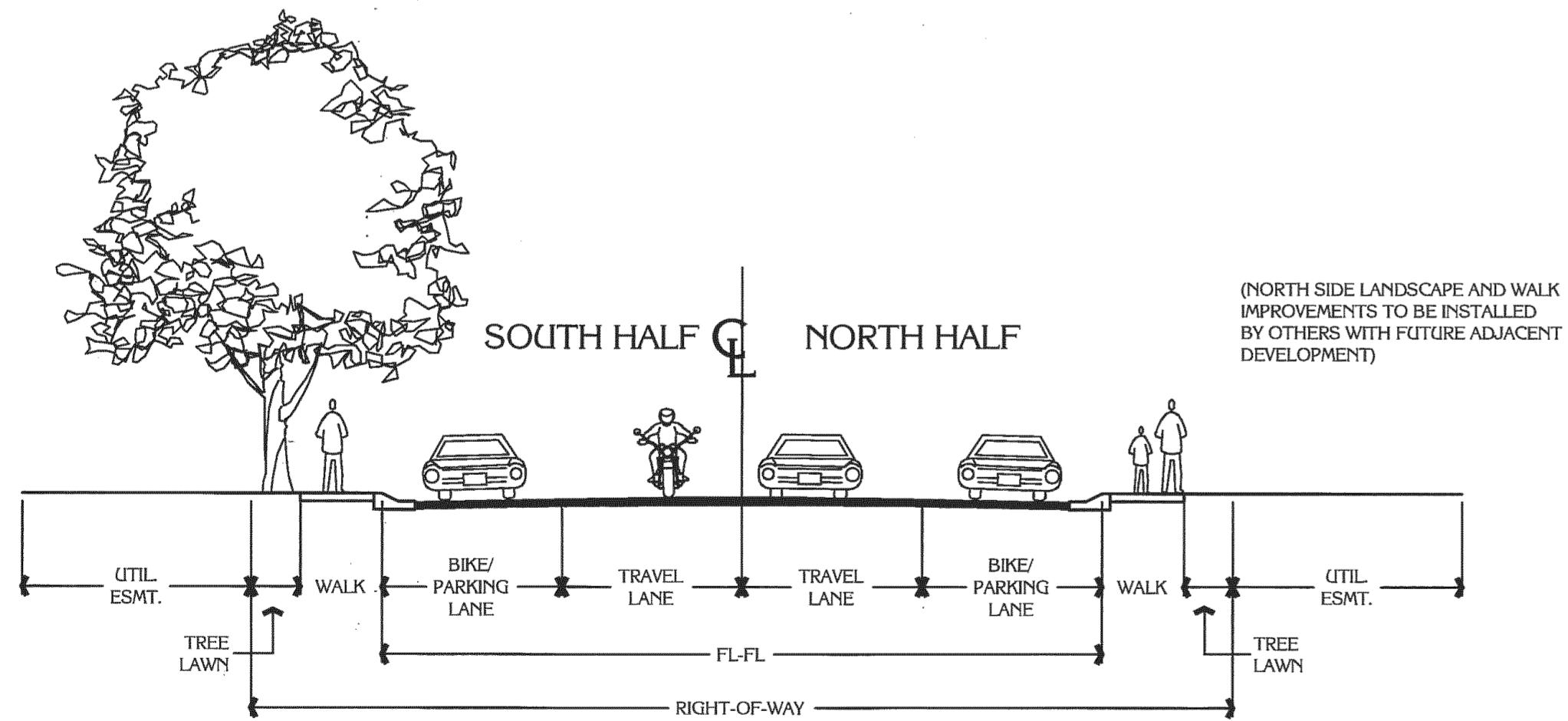
7 OF 8

PEAKVIEW COMMERCIAL PARK PUD 1st Amended General Development Plan

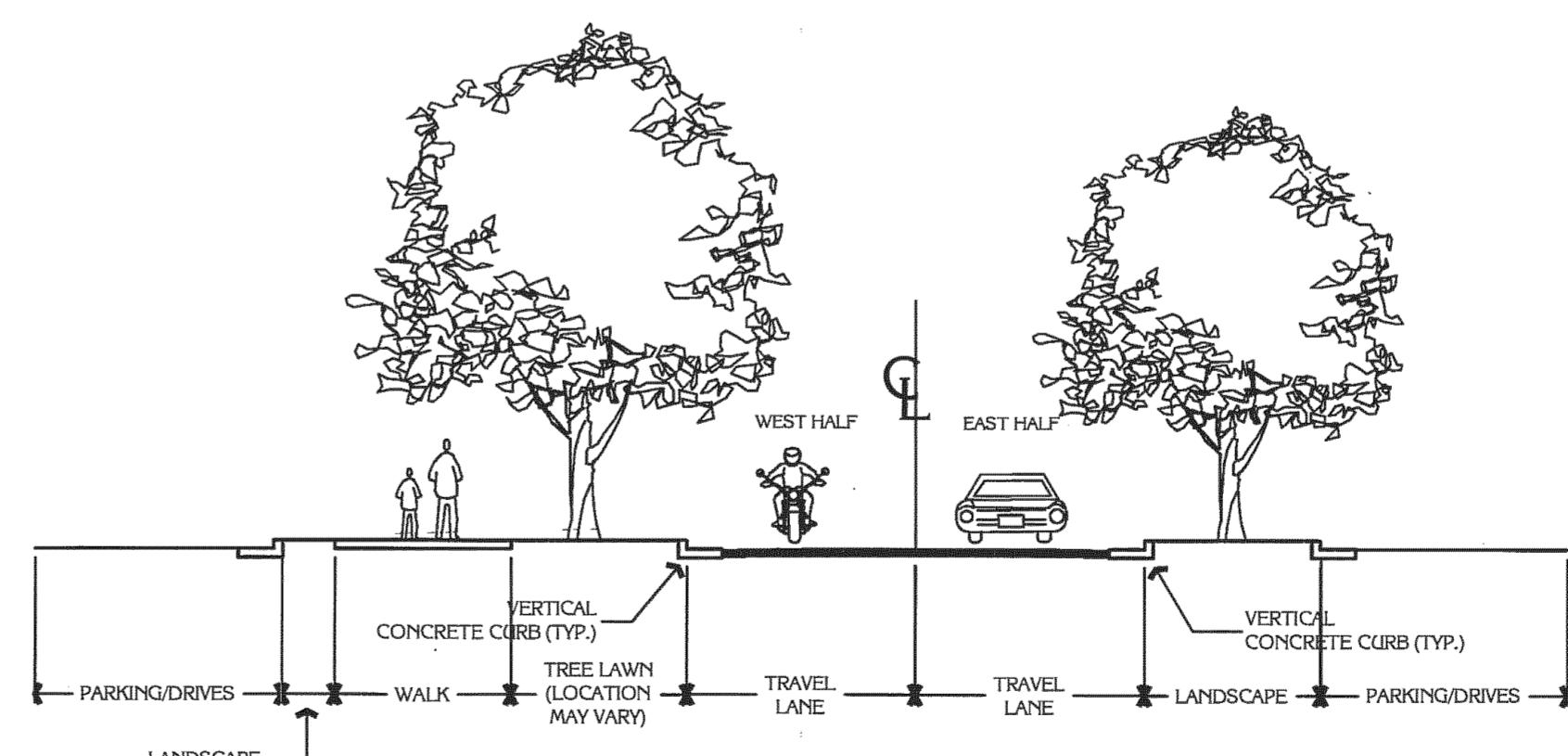
City of Loveland, Colorado



MAJOR ARTERIAL (GARFIELD AVE/U.S. 287)
DIMENSIONS TO BE DETERMINED AT P.D.P.



MAJOR COLLECTOR (W. 64TH STREET)
DIMENSIONS TO BE DETERMINED AT P.D.P.



PRIVATE DRIVE
DIMENSIONS TO BE DETERMINED AT P.D.P.

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GRAPHIC ADJUSTMENT: 12-09-2008
TEXT EDITS PER CITY: 01-05-2009
MYLARS: 02-06-2009

SHEET TITLE: _____

STREET SECTIONS

SHEET NO: _____

8 OF 8

Attachment 3



MEMORANDUM

To: Loveland Planning Commission

Through: Rod Wensing, City Manager's Office

From: Alison Hade, Community Partnership Office

Date: October 8, 2018

Subject: Proposed amendments to Title 16 at Chapters 16.38 and 16.43 of the Municipal Code regarding fire impact fees

I. MOTION

Motion to recommend that City Council approve amendments to the Loveland Municipal Code Chapters 16.38 and 16.43 regarding fire impact fees as described in the staff memorandum dated October 8, 2018, as amended on the record.

II. BACKGROUND

The City of Loveland supports affordable housing primarily through the waiver of development, capital expansion (CEF) and other fees for non-profit and for-profit developers. The Loveland Municipal Code at Sections 16.38 and 16.43 state that City Council may by resolution grant an exemption from all or part of the capital expansion fees or any other fees. Other fees include utilities and charges that must be reimbursed, or backfilled, by the general fund and cannot be waived outright by City Council. Non-profit developers, namely the Loveland Housing Authority and Habitat for Humanity, have historically received a waiver of close to 100% of building permit and capital expansion fees, as well as utility fees that require backfilling. For-profit organizations have only received fee waivers that do not require backfilling.

On May 15, 2018, City Council discussed back-filling fire impact fees in addition to utility fees and requested that the Community Partnership Office bring forward an action to update portions of Sections 16.38 and 16.43 of the Loveland Municipal Code to require the backfilling of fire impact fees. Affordable housing projects can access the Community Housing Development Fund to pay the backfilled amounts. Historic downtown projects must be backfilled from the general fund or some other fund.

Below please find sections of Title 16 relating to the waiver of fees that will be amended to allow the backfilling of fire impact fees in 2018, prior to the effective date of the Unified Development Code. Should this item be adopted, the Community Partnership Office will ensure that these changes are incorporated into the Unified Development Code as well.

This item was presented to the Affordable Housing and Historic Preservation Commissions and the Construction Advisory Board on September 17th, 24th and 26th respectively. All three commissions motioned to approve the change.

III. SPECIFIC SECTIONS OF CODE TO BE AMENDED

16.38.072 Exemption for historic downtown Loveland.

16.43.060 Exemption from capital expansion fees – not-for-profit or public facilities.

16.43.070 Exemption from capital expansion fees – designated affordable housing developments and affordable housing units.

IV. ATTACHMENTS

- Attachment 1 – October 8, 2018 Planning Commission PowerPoint

Affordable Housing Code Fire Impact Fees

Presentation to the Planning Commission

August 27, 2018

Background

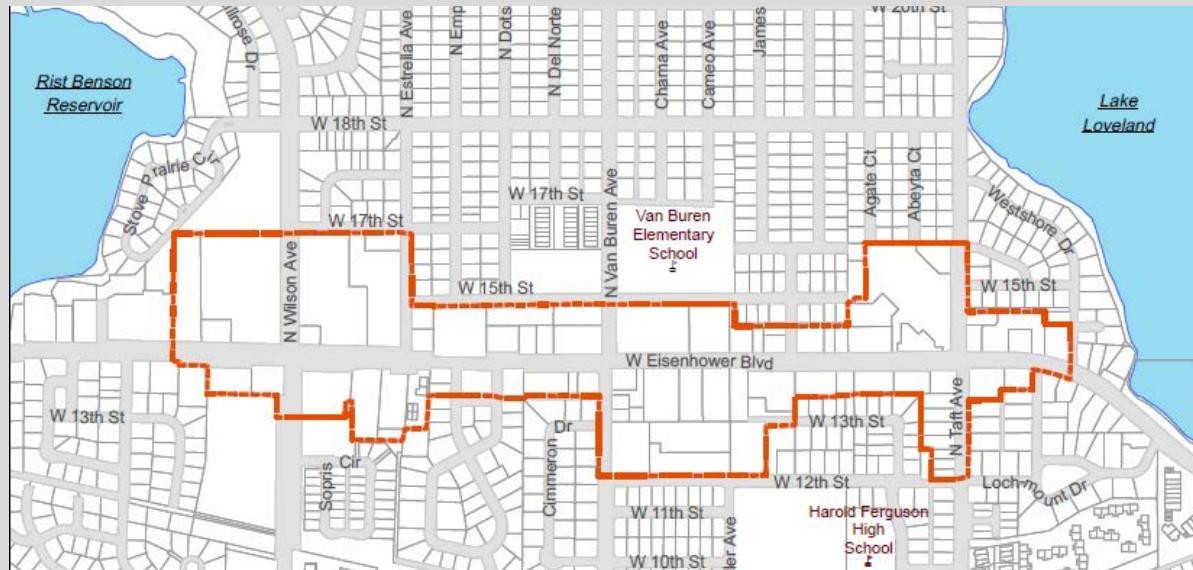
- Request for a waiver of permit/development fees
- Enterprise fees paid by City Council
- Community Housing Development Fund
- Fire impact fees paid with CHDF

Affects

- 16.38.072 – Exemption for historic downtown Loveland
- 16.43.060 – CEFs – not-for-profit or public facilities
- 16.43.070 – CEFs – affordable housing

Affects

- Loveland Housing Authority
- Loveland Habitat for Humanity
- West Eisenhower Reinvestment Zone (#R-66-2016, #R-52-2018)



Discussion