

**CITY OF LOVELAND**  
**PLANNING COMMISSION MINUTES**  
**February 25, 2019**

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A meeting of the City of Loveland Planning Commission was held in the City Council Chambers on January 28, 2019 at 6:30 p.m. Members present: Chairman McFall; and Commissioners Bears, Fleischer, Hammond, Hitchcock, Hovland, Molloy, Peterson and Tygesen. Members absent: None. City Staff present: Robert Paulsen, Current Planning Manager; Laurie Stirman, Assistant City Attorney; Lisa Rye, Planning Commission Secretary.

*These minutes are a general summary of the meeting. A complete video recording of the meeting is available for two years on the City's web site as follows: <https://loveland.viebit.com/>*

**CITIZEN REPORTS**

There were no citizen reports.

**CURRENT PLANNING UPDATES**

1. **Steve Adams, City Manager**, presented a summary of results from the Boards and Commissions Survey. This was a voluntary survey, which four Planning Commissioners completed. Mr. Adams will distribute another survey to members who have not yet responded, and will return to a future Planning Commission meeting to discuss those results. Mr. Adams thanked the commissioners for their hard work.
2. **Mr. Paulsen** reviewed the agenda scheduled for the Monday, March 11<sup>th</sup> Planning Commission meeting:
  - i. Animal Husbandry Standards will be presented by Emily Tarantini. Regulations regarding pot-bellied pigs and miniature goats will be discussed and the Larimer Humane Society will be available to answer questions. The Reporter Herald will publish an article informing the public of the opportunity to attend and participate in the discussion. This item will not be a public hearing, but the topic will go before City Council on April 9<sup>th</sup> in a study session.
  - ii. The Planning Commission's compilation of accomplishments from 2018 and goals for 2019 will be reviewed again. Materials will be re-distributed electronically and hard copies will be available to commissioners as requested for their review.

**Mr. Paulsen** mentioned that Kelly Jones, Director of Economic Development, will provide a presentation at the Monday, March 25<sup>th</sup> Planning Commission meeting regarding the City's Economic Development program. If commissioners have any questions they would like to have addressed within the presentation, please forward those to Mr. Paulsen.

3. **Mr. Troy Bliss, Senior Planner**, gave a report on the Foundry Parking Garage art memo. The Visual Arts Commission selected from three finalists, and the artwork approved was by the artist “Daas” entitled “My Favorite Things”. Mr. Bliss shared photos of the colorful artwork, which includes a young girl painting a Loveland heart, which will face Lincoln Avenue, along with a nature scene of a bird with Devil’s Backbone in the background, which will face south. It is anticipated that artwork project will begin in late May, 2019, and will take approximately 30-45 days to complete. There will not be any action required by the Planning Commission.

- **Commissioner Hitchcock** asked what will be done to prevent wear on the artwork. Mr. Bliss shared that he assumes some type of sealant will be applied, but will provide the Commission with more information on this topic.
- **Commissioner Bears** shared that he believes the artwork is beautiful.

**Mr. Paulsen** added that staff is happy to provide commissioners with any additional information that is requested.

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

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

### **COMMITTEE REPORTS**

There were no committee reports.

### **COMMISSIONER COMMENTS**

There were no commissioner comments.

### **APPROVAL OF THE MINUTES**

*Commissioner Bears made a motion to approve the January 28, 2019 minutes; upon a second from Commissioner Peterson, the minutes were approved unanimously.*

### **CONSENT AGENDA**

There were no items scheduled on the Consent Agenda

## **REGULAR AGENDA**

### **1. Village Cooperative – Public Hearing**

**Project Description:** This is a public hearing to consider a Preliminary Development Plan (PDP) to allow a senior housing development on a lot within the Kendall Brook Planned Unit Development (PUD). This PDP relates to a GDP amendment that was reviewed and recommended for approval by the Planning Commission in June 2018 and approved by the City Council in August 2018. The GDP amendment increased the maximum allowable building height and the maximum number of multifamily units to accommodate the development proposed with this PDP.

The proposal meets all requirements of the Municipal Code and all requirements of the Kendall Brook GDP. Staff believes that all key issues have been resolved. The Commission has final decision-making authority on the PDP. If the PDP is approved, a Site Development Plan, Final Public Improvement Construction Plans, a Plat Application, a Site Work Permit application, and a Building Permit application will be submitted for staff review prior to construction.

**Commissioner McFall opened the public hearing at 6:53 pm.**

**Noreen Smyth, Senior Planner**, described the subject property, which consists of a 3.6-acre site within the 69-acre PUD. The subject site is located at the northwest corner of N. Taft Avenue and W. 43<sup>rd</sup> Street. The Village Cooperative property is the last undeveloped property within the Kendall Brook neighborhood.

The property, which is proposed for independent senior housing, consists of 3.59 acres. A three-story building, with below grade and surface parking, will contain 58 units total with one and two-bedroom models with some common amenities. The Site Development Plan showed a single building at the center of the property, a drive lane that circles the property with access on Arriba Avenue, and landscaping plans.

**Ms. Smyth** explained that the Kendall Brook General Development Plan (GDP) allows for senior housing. The applicant pursued an amendment to the GDP last year to allow for an increase in allowable building height from 40 feet to 45 feet and to increase the overall number of units allowed to 58. Approval was granted by both the Planning Commission and by the City Council.

For this proposed Preliminary Development Plan (PDP), the Planning Commission is the approval authority and the plan will not continue on to the City Council. The PDP is the public input step of the proposal. If the PDP is approved, a Site Development Plan, Final Public Improvement Construction Plans, a Plat Application, a Site Work Permit application, and a Building Permit application will be submitted for staff review prior to construction.

**Mr. Paulsen** informed the public that there is an opportunity for public input, and information regarding the public hearing process is located on the back of tonight's agenda.

**Joel Moosbrugger, Real Estate Equities**, introduced himself as the applicant and stated that his company has developed a number of senior cooperatives across the country. Each resident owns a share in the cooperative, and the cooperative corporation owns the property, which includes

areas inside and outside of the building. The members elect their Board of Directors, who manage already established by-laws, control cost, and manage operations. Real Estate Equities Development manages the co-op and serves the board.

**Mr. Moosbrugger** discussed building features, which includes 58 spacious no-step homes, an underground heated parking garage, guest suites, a large community room, and a fitness center.

## **COMMISSIONER QUESTIONS:**

- **Commissioner Peterson** asked what the pricing would be for a unit. **Mr. Moosbrugger** stated that there are 17 different unit styles and prices will range from \$140,000 to 210,000, along with monthly care costs of about \$1,400.
- **Commissioner Molloy** asked when the applicant hopes to have the project completed. **Mr. Moosbrugger** answered that if approved, he would like to break ground this summer, with the project being completed in approximately 15 months from start date.
- **Commissioner Bears** asked if there were any complaints or issues with the other already developed sites. **Mr. Moosbrugger** responded that there was some pushback from neighbors at the Centennial site regarding building height, but no complaints from co-op members. He added that all their buildings currently have waiting lists.

## **CITIZEN COMMENTS:**

- **Jim Bruner**, a resident of the Pyranees development located east of the subject property, spoke about last year's amendment which approved the proposed height change from a two-story building to a three-story building. He questioned what the view impact will be. **Mr. Paulsen** stated that he is unsure that staff or the applicant can speak to what the view impact will be, but the City does not have any regulations relative to view preservation in this area, so the applicant would not be obligated to preserve the view of neighbors.
- **Mr. David Hastings**, a resident of the neighborhood north of the project, is happy to see the land developed since it has sat empty for a long time. He asked if it is expected that most of the residents will have cars. He also expressed concern over where the trash collection point will be located. Mr. Hastings also asked if there are any plans for Arriba to be widened since it will be the primary entrance to this property, and will be shared with the neighboring Sugar Valley Estates, which uses Arriba as a secondary entrance.

**Mr. Moosbrugger** responded to the citizen comments, stating that the amendment he spoke of did not change the building structure from two-stories to three-stories, but it did increase the building height from 40 to 45 feet. All trash is collected in two trash rooms in the basement. On the day of trash pickup, the maintenance staff wheels the dumpsters out to dump into the receptacle, and the dumpsters are then returned inside. He also addressed the question regarding the number of residents who have cars by stating that parking is usually underused. There will be very little traffic impact since seniors will not be driving to work. At this point, per staff review, there will not be much impact to public infrastructure. Ms. Smyth added that a traffic

study, as a requirement of the PDP application, was reviewed by the City transportation development staff and it was concluded that the additional street infrastructure adjacent to and near the subject property can accommodate the additional traffic that the project will bring about. No street improvements will be required with the development.

**Commissioner McFall closed the public hearing at 7:18 p.m.**

*Commissioner Molloy moved to make the findings listed in Section VII of the Planning Commission staff report dated February 25, 2019 and, based on those findings, approve the Village Cooperative Preliminary Development Plan Amendment, subject to the conditions in Section VIII, as amended on the record. Commissioner Hitchcock seconded the motion.*

#### **COMMISSIONER DISCUSSION:**

- **Commissioner Molloy** shared his concern over surface parking not being on the south side of the building, since northern parking will be prone to icy conditions. He added that senior housing would be a great fit for that area. Mr. Molloy stated that there is a great need in the community for retirement living.
- **Commissioner Hitchcock** addressed the citizens regarding the issue of height. He shared that when he first moved to Loveland, he had a wonderful view of the mountains; unfortunately, neighbor's trees grew large enough to obstruct his views. Commissioner Hitchcock stated that he recognized the concerns about views, but is unable to restrict the development because of that.
- **Commissioner McFall** also spoke about the views, which he is also losing at his residence. Unfortunately, with the growth in Loveland, there will be loss of views. He thanked the citizens for taking their time to come out and speak.

**The applicant agreed to the conditions.**

*The motion was approved unanimously.*

**Commissioner McFall called for a recess at 7:25 p.m.**

**Commissioner McFall called the meeting to order at 7:35 p.m.**

#### **2. Development Services Report for 2018– Robert Paulsen**

This item is an administrative item that does not require Commission action.

**Mr. Robert Paulsen, Current Planning Manager**, provided a presentation which summarized work done by the Development Center, which is responsible for processing applications and reviewing them based on City regulations and standards. Approvals are made either administratively or through the Planning Commission. A report, which broke

down 23 different application types for the years 2011 through 2018, was discussed to provide an understanding of the volume of work done over the years, and show an indication of what the development economy was doing during those years.

**Mr. Paulsen** further explained that planners usually manage 20-40 different projects that are in some stage of review. The total number of development application reviews was compared to the total number of applications submitted, along with the average days per round of review. Data showed an average of 10.5 – 12.5 working days with each round of review, which, compared to other cities, is very good.

The Planning department provides services, such as concept review meetings, which are free pre-application meetings, along with neighborhood meetings. There have been an increasing number of concept review meetings over the years. Neighborhood meetings are required prior to public hearings, and the number of these meeting has greatly diminished over the years. The Planning Commission's job will most likely change by having fewer public hearings, but make more policy related decisions.

**Mr. Paulsen** addressed the number of annual building permits and valuation totals, which generally follows the same workload pattern of the Planning division. A breakdown of the permit types and permit valuation summary for the Building division was also provided. The Building division sees many more projects come in compared to Planning. Loveland's building economy since 2014 has been fairly robust.

#### **COMMISSIONER COMMENTS:**

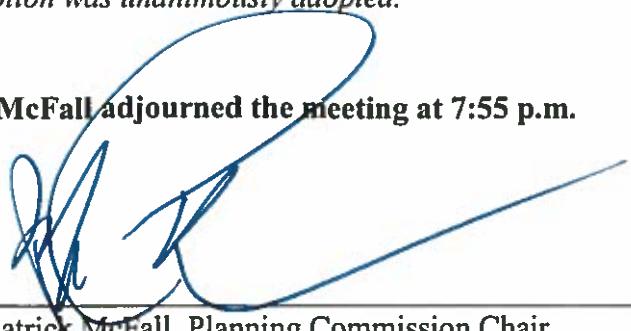
There were no commissioner comments.

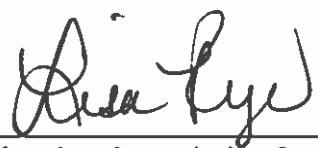
#### **ADJOURNMENT**

*Commissioner Hitchcock made a motion to adjourn. Upon a second by Commissioner Hovland, the motion was unanimously adopted.*

**Commissioner McFall adjourned the meeting at 7:55 p.m.**

Approved by:

  
Patrick McFall, Planning Commission Chair



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Lisa Rye, Planning Commission Secretary