



LOVELAND PLANNING COMMISSION MEETING AGENDA

Monday, March 25, 2019
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 ADAcordinator@cityofloveland.org.”

LOVELAND PLANNING COMMISSIONERS: Patrick McFall (Chair), Michael Bears, Jeff Fleischer, Rob Molloy, Tim Hitchcock, David Hammond, Milo Hovland, Susan Peterson, and Deborah Tygesen.

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, April 08, 2019 Agenda Preview

c. City Attorney's Office Updates

d. Committee Reports

e. Commission Comments

f. Economic Development Presentation – Kelly Jones, Director

III. APPROVAL OF MINUTES

Review and approval of the March 11, 2019 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?

1. All Stripes Mineral Hearing – Troy Bliss

This is a public hearing concerning mineral rights that is associated with an application for an amended plat being processed by the City. The amended plat proposes to merge two lots together and is being processed concurrently with a site development plan for a special trade contractor's shop with outdoor storage on 1.9 acres in the I-Developing Industrial zoning district.

An amended plat application is not considered by the Planning Commission. Rather, such application is generally processed administratively. However, the property being platted includes severed mineral estate owners, meaning that the mineral rights are owned separately from the surface rights. Title 24, Article 65.5 of the Colorado Revised State Statutes identifies these applications as a development application whereby a public hearing is required to be held with respect to the mineral estate owners. The requirement for a public hearing at the platting level reflects changes to state statutes which went into effect in August, 2007.

V. REGULAR AGENDA

2. 37th Street Vacation – Public Hearing - Noreen Smyth

This is a public hearing regarding an application to vacate the 37th Street right-of-way between Rocky Mountain Avenue and Boyd Lake Avenue. 37th Street is an existing east-west street that is being realigned based on development plans within the Millennium Planned Unit Development and Industrial District. A new roadway, which extends from Kendall Parkway, will be constructed that functions as a replacement to 37th Street. A portion of the new roadway is already constructed and is in use by the public.

3. Wintergreen GDP Amendment – Public Hearing – Noreen Smyth

This is a public hearing concerning an application to amend the Wintergreen General Development Plan (GDP) to increase the density and number of residential units on Parcel E. The GDP capped the residential density on the parcel at 9.6 units per acre and a maximum of 111 units. The applicant is proposing to develop a multifamily apartment project at a density of 17.6 units per acre with a maximum of 168 units. In conjunction with the change to the maximum density/number of units, the applicant is: 1) including more detailed multifamily residential design standards, and 2) updating other text and diagrams in the GDP to specifically address Parcel E.

The increased density is in keeping with the City's Comprehensive Master Plan designation of a Regional Activity Center. Public outreach included a neighborhood meeting, which two neighbors attended. Questions were raised regarding traffic and site design, however no opposition to the specific amendment request was voiced.

4. ADJOURNMENT