



Current Planning Division
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Adaptable Use Staff Report

June 10, 2019

512 West 2nd Street – Accessory Dwelling Unit

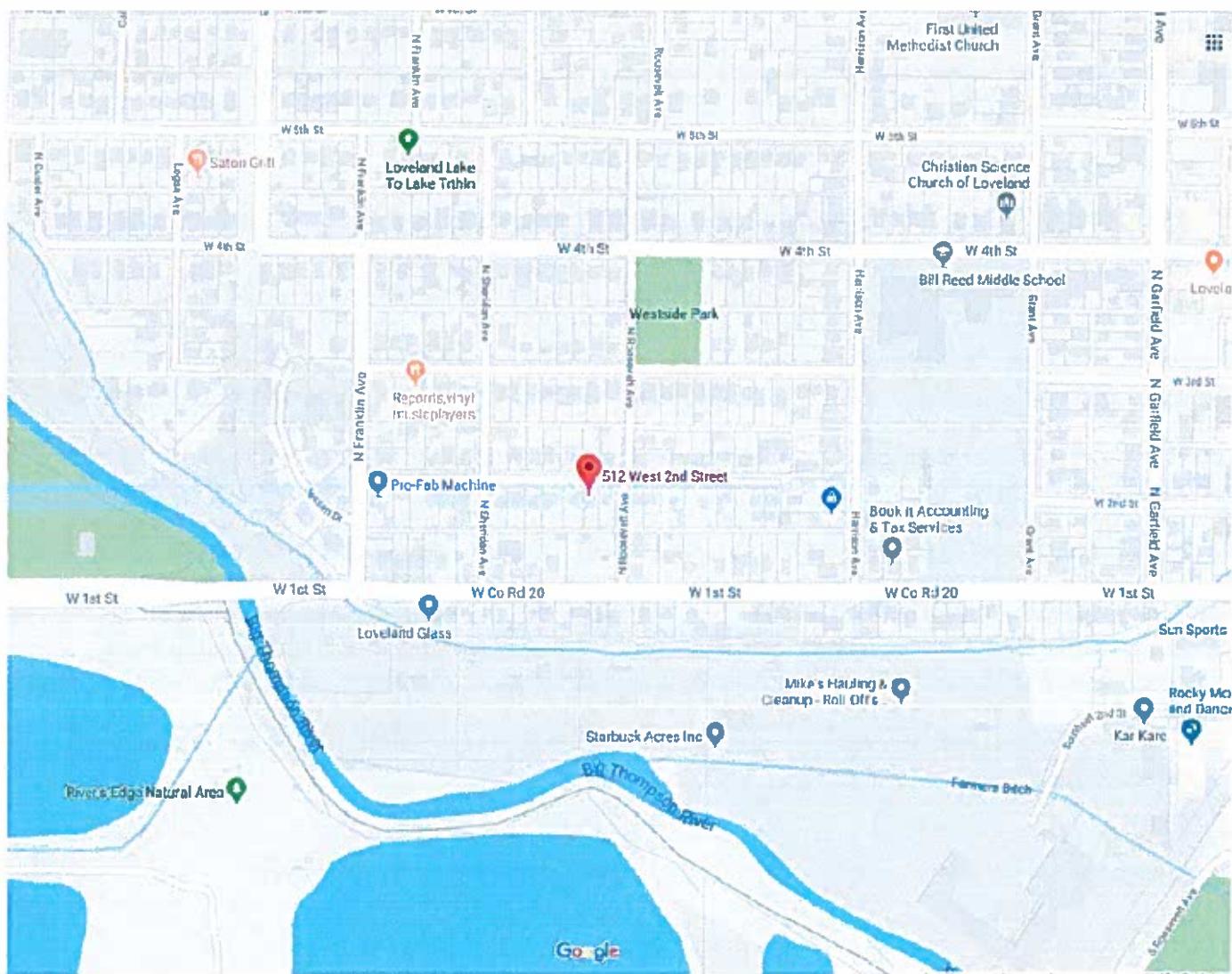
Application	PZ # 19-00023	Adaptable Use
Location	512 West 2 nd Street - Located on the SW corner of West 2 nd Street and North Roosevelt Avenue.	

Project Summary

This Adaptable Use application proposes to construct a 750 square foot detached, two-story accessory dwelling unit. The accessory dwelling unit will be located in the SE corner of the single-family lot and will be subordinate to the principal single family home. The accessory dwelling unit will not be established as its own principal dwelling unit. The subject property at 512 W 2nd Street is approximately 5,500 square feet and is zoned R1e-Established Low Density Residential. Accessory dwelling units are permitted by right in the R1e zoning district if the lot is 10,000 square feet or larger, when a lot is under this square footage, the accessory dwelling unit may be processed through the Adaptable use. The Adaptable use approval requires compliance with all applicable standards (see relevant zoning district regulations section below). A variation to the rear setback was requested and granted with the Adaptable use process, the required 15-foot setback was diminished to 8 feet-10 inches in order to preserve a large mature existing tree on the lot.

Applicant Information	Development Review Team Contacts
Applicant and Property Owner: JoAnn Gile (970) 203-5239 Jag958@live.com	Planner: Emily Tarantini, Planner I (970) 962-2581 Emily.Tarantini@cityofloveland.org

Vicinity Map



Relevant Zoning District Regulations

R1e – Established Low Density Residential	Required	Proposed
Accessory Dwelling Unit Maximum Square Footage	900 square feet	750 square feet
Minimum Lot Area (unless approved as an Adaptable Use)	10,000 square feet	5,599 square feet
Located on the same lot, either integrated into the principal single-family dwelling or detached building		Detached structure
Does the accessory dwelling unit have a separate entrance from the principal dwelling unit?	Yes	Yes

Does the accessory dwelling unit have its own cooking and bathing facilities independent of the principal dwelling unit?	Yes	Yes
Is there parking on-site for one parking space for the accessory dwelling unit in addition to required parking for the principal dwelling unit?	Yes	Yes
Can water and electric utilities for the accessory dwelling unit be shut off independently from the principal dwelling unit?	Yes	Yes
Neighborhood Outreach		
Notification	A neighborhood meeting was held on June 3, 2019 at 5:00 p.m. in the Development Center (410 E. 5 th Street). Property owners within a 150-foot radius of 512 W 2 nd Street were notified by mail 15 days in advance of the neighborhood meeting. No one from the neighborhood attended the meeting on June 3, 2019.	

Adaptable Use Findings

Pursuant to Section 18.02.04.13 of the City of Loveland Unified Development Code, an application for adaptable use may be approved if it is demonstrated that:

Criteria

B. 1. The proposed adaptable use will not tend to frustrate the implementation of current, adopted plans of the City, including, but not limited to, the Comprehensive Plan.

The applicant has demonstrated that the proposed adaptable use meets the above criteria.

Analysis: In approving the Adaptable Use for allowing establishment of an accessory dwelling unit at 512 West 2nd Street, no impact in carrying out the implementation of adopted plans of the City would be created. The subject property is within a Low Density land use designation that is predominately detached single-family homes. The inclusion of an accessory dwelling unit does not change the dwelling type, rather it is ancillary to the principal dwelling unit and cannot be established as its own principal dwelling unit.

B. 2. The location, size, design and operating characteristics of the proposed adaptable use will be consistent with or complimentary to the existing and future land uses within the surrounding neighborhood and will not create significant noise, traffic, or other conditions that may be objectionable or detrimental to other permitted uses in the vicinity.

The applicant has demonstrated that the proposed adaptable use meets the above criteria.

Analysis: The proposed detached accessory dwelling unit is in keeping with the characteristics of the neighborhood.

B. 3. The proposed adaptable use will not negatively impact the land use patterns of existing or approved development within the neighborhood or discourage permitted uses or reinvestment in permitted uses by making the vicinity less desirable for them.

The applicant has demonstrated that the proposed adaptable use meets the above criteria.

Analysis: Adaptable Use standards for accessory dwelling units are intended to limit the amount of impact on the existing land use pattern by keeping the dwelling unit space small and confined to specific locations on-site, encouraging reinvestment to all properties within the subdivision, and creating the same expectations for everyone for the inclusion of an accessory dwelling unit on their property.

B. 4. The proposed adaptable use is consistent with the standards in the UDC, as amended, and meets the requirements in Chapter 18.15 Adequate Community Facilities.

The applicant has demonstrated that the proposed adaptable use meets the above criteria.

Analysis: All relevant zoning district regulations for accessory dwelling units per Section 18.04.07.02 of the UDC have been addressed with this Adaptable Use application. The accessory dwelling unit will have no impact to the City's Adequate Community Facilities standards.

Director Decision and Advisory Code Requirements

Based upon the Adaptable Use Findings outlined in this report, the City has determined that the application can be approved subject to the following conditions:

1. This Adaptable Use is being processed in conjunction with a Site Development Plan. The Site Development Plan is valid for a period of thirty-six (36) months from the date of this staff report. The applicant shall obtain all permit approvals through the City of Loveland Building Division by this deadline. If all permit approvals are not issued within this thirty-six (36) month timeframe, the Adaptable Use for an accessory dwelling unit will be null and void.

City Approval

Approved this 10th day of July, 2019 by the Development Services Director of the City of Loveland, Colorado.



Development Services
Director