



LOVELAND PLANNING COMMISSION MEETING AGENDA

**Monday, August 12, 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 ADACoordinator@cityofloveland.org.”

LOVELAND PLANNING COMMISSIONERS: Patrick McFall (Chair), Michael Bears, Jeff Fleischer, Rob Molloy, 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, August 26, 2019 Agenda Preview

i. Animal Husbandry Briefing

ii. Affordable Housing Code Amendments - PH

2. Monday, September 9, 2019 - Boards and Commissions Dinner 5:30 – 8:00 pm

3. Planning Commission Interviews -- 4 candidates

C. City Attorney's Office Updates

D. Committee Reports

E. Commission Comments

III. APPROVAL OF MINUTES

Review and approval of the July 22, 2019 meeting minutes

IV. REGULAR AGENDA

1. Taft Avenue Rezoning – Public Hearing

Presented by staff planner Emily Tarantini

This application was presented to the Planning Commission on July 8, 2019 and continued to the August 12th Commission meeting. The continuance was granted to give the Development Services Department time to respond to citizen and Commission questions.

The rezoning application, submitted by the City of Loveland, involves seven residential lots located on the west side of Taft Avenue south of Eisenhower Boulevard. The lots are zoned R1e (Established Low-Density Residential zone) which permits single family residential uses. The City has acquired these lots to accommodate additional right-of-way needed for the Taft Avenue widening project. Two of the existing homes located on these lots have been demolished; the remainder will be demolished prior to the start of the widening project.

The City is requesting B - Developing Business zone for these properties. The B District zone allows for a variety of office, commercial and multi-family uses. This zoning designation is common along many of Loveland's arterial corridors, including adjacent and nearby portions of property bordering Eisenhower Boulevard. The City intends to eventually sell the lots which will likely be consolidated into a single property and developed as a unified project. Staff believes that the B zoning designation provides for an appropriate range of use options that will accommodate the highest and best use of the property.

At the July 8th public hearing, three area residents raised concerns about B zoning and the added traffic congestion that may result from future development. These neighbors questioned the necessity of rezoning, believing that single family development will remain the most appropriate use of the property.

Staff has prepared a response to the questions raised at the July 8th public hearing and continues to recommend the initial request for B zoning. The role of the Commission is to conduct a public hearing and make a recommendation to City Council for final action.

2. Savannah Industrial/DDE8 Conditional Use Request – Public Hearing

Presented by staff planner Noreen Smyth

This application is a request to allow a Heavy Logistics Center use within the I - Developing Industrial zone. As specified by code, Heavy Logistics includes warehousing and distribution uses that generate 12 or more semi-truck trips per day. Uses of this type require conditional use approval by the Planning Commission.

The subject property is located at 4555 Viking Way and 3740-3746 Aldrin Drive in northeast Loveland. The 20-acre site consists of three lots; the westerly lot is currently developed with an un-occupied 122,000 square foot warehouse/office building along with associated parking. The remainder of the site is undeveloped and is planned to be developed with parking for employees and vehicle storage for

delivery vans associated with the proposed use. Tenant finish improvements to the existing building are planned upon approval of the conditional use. The property is among several industrial-zoned properties being developed by McWhinney that are located to the north of Kendall Parkway and to the west of Rocky Mountain Avenue.

In essence, the role of the Planning Commission is to conduct a public hearing to determine if the proposed use will be compatible with existing and future land uses within the surrounding area. The Commission may impose conditions in order to reach approval. The Commission's decision is final barring appeal. Staff recommends approval based on the findings specified in the Planning Commission staff report dated August 12, 2019.

V. ADJOURNMENT

[See the following page for information on Public Hearing Procedures.](#)

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 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 center podium upon direction from the Chair. 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 criteria as found in adopted City policies and ordinances)
- 12. PC Chair requests that the applicant agrees to any conditions prior to a vote**
(When preparing to vote on a motion for approval, the PC Chair will ask if the applicant is willing to accept the proposed conditions. If the applicant is not, the PC may deny the application)
- 13. Vote**
(The decisions of the PC must address relevant findings of fact. These findings respond to criteria specified in adopted plans and codes, and serve to guide zoning, annexation and other land use decisions. Relevant criteria and 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.