

CITY OF LOVELAND
PLANNING COMMISSION MINUTES
August 12, 2019

A meeting of the City of Loveland Planning Commission was held in the City Council Chambers on August 12, 2019 at 6:30 p.m. Members present: Acting Chairman Molloy; and Commissioners Hovland, Fleischer, Peterson, and Hammond. Members absent: Commissioners McFall, Bears, and Tygesen. City Staff present: Robert Paulsen, Current Planning; 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. **Robert Paulsen, Current Planning Manager**, provided a preview of the agenda for the Monday, August 26th Planning Commission meeting. The first item will be an overview on the animal husbandry issue; a formal public hearing will be held at the September 23rd Planning Commission meeting. A second item will be a public hearing regarding amendments to the Unified Development Code relating to affordable housing; Alison Hade with the Loveland Community Partnership office, will be presenting.
2. **Mr. Paulsen** announced that all Planning Commission members are invited to the annual Boards and Commissions Appreciation Dinner, which will be held at Fairgrounds Park on Monday, September 9th from 5:30 – 8:00 p.m. Invitations have been sent to all commissioners by email.
3. **Mr. Paulsen** shared that there are five applicants for the Planning Commission vacancy. Interviews will be conducted next week. Mr. Paulsen added that following approval by the City Council, he hopes the position will be filled by the end of September.

CITY ATTORNEY'S OFFICE UPDATES

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

COMMITTEE REPORTS

There were no committee reports.

APPROVAL OF THE MINUTES

Commissioner Hovland made a motion to approve the July 22, 2019 minutes; upon a second from Commissioner Fleischer, the minutes were approved unanimously.

REGULAR AGENDA

1. Taft Avenue Rezoning – Public Hearing

Project Description: This is a public hearing to consider the City of Loveland's request to rezone seven residential lots located along the west side of Taft Avenue to the South of Eisenhower Boulevard. The lots have been purchased by the City to accommodate the additional right-of-way needed for the Taft Avenue widening project. All of the lots are zoned R1e (Established Low-Density Residential) and have been developed with single-family homes. All of the houses located on these lots will be demolished prior to the widening project. The requested zoning is B (Developing Business District) which allows for a variety of commercial, office and multifamily residential uses.

Ms. Emily Tarantini, Current Planning, explained that this item was originally presented at the July 8 Planning Commission meeting; however, the item was continued to allow Planning staff to research the questions raised at that meeting. She described the site location as the seven lots located south of West Eisenhower Boulevard, west of North Taft Avenue, and north of West 12th Street. A massage therapy business, Verizon store, and 1st Bank are all existing businesses located north of the site property; existing single-family homes are located to the south, east, and west of the site.

Ms. Tarantini described the proposal as a City initiated rezoning of seven lots, totaling 1.89 acres. The right-of-way widening will extend over 40 feet onto the lots and one access point onto N. Taft Avenue will be allowed following completion of the widening project as the individual driveways will be permanently removed. She added that the proposal is consistent with Comprehensive Plan policies relating to commercial nodes occurring at major intersections. The seven lots are also included in the West Eisenhower Reinvestment Zone (WERZ) designation, which encourages redevelopment within the specified boundaries along West Eisenhower.

Ms. Tarantini responded to each of the questions that were raised at the July 8, 2019 Planning Commission meeting:

- **What will be the remaining size of the lots be once North Taft Avenue fully expands?**

Ms. Tarantini explained that existing lot sizes range from 7,400 to 15,000 square feet. After the widening, the lot sizes would decrease and would range from approximately 5,000 to 11,000 square feet. She added that lots located south of the 12th Street widening project, which are not proposed to be rezoned, will be impacted much less. These current lot sizes are approximately 8,400 square feet and will be reduced to approximately 8,000 square feet after the widening.

- **Where will the North Taft Avenue access point be located?**

Ms. Tarantini stated that Taft Avenue will expand between 16 – 44 feet onto the lots of the subject site. A conceptual plan was presented and requirements for future site development were depicted in the plan, such as a detached walkway with a tree lawn, a raised median, a requirement for onsite detention, a 25-foot building setback, and landscape buffer yards. She shared that the future access point onto Taft Avenue will most likely be located mid-block and must adhere to the City's standard of 24 feet wide.

- **What will the dimension of the future West 12th Street site access be?**

Ms. Tarantini answered that there will be a minimum of 20 feet in width and would align with the alley to the south.

- **Is there a possibility of only rezoning the larger lots to B-Developing Business and leaving the rest as R1e-Established low Density Residential?**

The subject site is located adjacent to a major intersection and along a major arterial roadway; therefore it is susceptible to noise, traffic and fumes. The City will be selling these lots, and single-family zoning would reduce its marketability. The benefits of a B-Developing Business zoning include more flexibility in uses such as offices, retail, or multi-family; this rezoning approach is consistent with the comprehensive plan and included within the WERZ district. **Ms. Tarantini** explained that dual zoning is not recommended, as buffering requirements would make the site smaller and more isolated. A required on-site storm-water detention area would encumber the southern portion of the site.

- **Why are the lots to the south of West 12th Street, which are also City-owned and currently being demolished, remaining under the current R1e zoning and allowed to remain as a residential use?**

The request made by City of Loveland Public Works Department, said **Ms. Tarantini**, only includes the seven lots and does not include any lots south of West 12th Street. Taft Avenue does not expand as significantly into the southern lots, and they are located further from the Eisenhower intersection, leaving more span for vehicles to accelerate

and decelerate. The southern lots are also further away from the intersection traffic, noise, and fumes; also, access is not as constrained as the rear alley can be utilized.

- **How will a new development affect traffic on West 12th Street?**

Ms. Tarantini stated that a traffic impact study would be required with any new development, and would need to demonstrate compliance with City standards. Due to limited access on the site, high traffic generating uses would likely be untenable.

- **Will future development proposals on the site come back to the Planning Commission?**

It is unlikely that future development will require Planning Commission review. Most uses in the B-zoning district are permitted By-Right and as Limited Uses, which are reviewed and approved administratively. More intense uses are permitted as Adaptable Uses, which would require a neighborhood meeting and can be appealed to the Planning Commission.

- **There are currently vacant commercial spaces available on the US 34 corridor. Why do we need more retail?**

Ms. Tarantini answered that it can be costly to retrofit existing, older sites to be compliant with the Code. Demolition of the remaining homes will create a blank slate is appealing to developers because it is less costly and ready to be developed.

Ms. Tarantini added that City staff is requesting a Planning Commission recommendation and a City Council public hearing date will be determined and re-noticed.

COMMISSIONER QUESTIONS:

- **Commissioner Molloy** asked if there is a re-plat application that accompanies the rezone, and questioned what the intent is for the development of the seven separate lots. **Ms. Tarantini** stated that there is no re-plat application as part of the rezoning of the properties. The lots will be sold as seven separate lots, but would probably require to be re-platted as one lot for development. **Mr. Paulsen** added that further steps like replatting would be considered after the rezoning occurs.
- **Commissioner Molloy** asked if storm-water on-site detention would be a requirement for development. **Ms. Tarantini** answered that it would be a requirement.

CITIZEN COMMENTS:

There were no public comments.

Commissioner Molloy closed the public hearing at 6:58 p.m.

Commissioner Hovland moved to make the findings set forth in the Planning Commission staff report dated July 8, 2019 and, based on those findings recommend that the City Council approve the following: 1.) Lots 1-4, East Sprenger Addition rezone; 2.) Lots 1-3, Block 1, Moline Subdivision rezone.

COMMISSIONER DISCUSSION:

Commissioner Molloy stated that the additional information presented by City staff justifies the reasoning behind the proposed zoning. He shared that he appreciates the higher level of clarification regarding the possibilities for development of the project area.

The motion was unanimously approved.

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

Item Description: 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 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.

Staff recommends approval based on the findings specified in the Planning Commission staff report dated August 12, 2019.

Ms. Noreen Smyth, Current Planning, presented the proposed site development plan for the project site. The full subject property is 20 acres in size, and 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, and modifications to the east side of the west lot, such as the addition of a canopy structure and the current parking will be relocated to the north end of the center lot. An

image showing a breakdown of proposed parking was discussed, which includes employee and visitor parking, van storage, van loading, and truck unloading. The south elevation to the existing building will not change; a few “loadout doors” will be added to the east elevation.

The proposed operation will involve approximately 12-16 semi-trailer trucks that will deliver during overnight hours. Vans will load and deliver in two shifts, occurring early to mid-morning and early to mid-afternoon, and every 30 minutes during those shifts.

Ms. Smyth described the route that the semi-trucks will travel, which will be Viking Way to John Glenn Drive to Kendall Parkway to Rocky Mountain Avenue to Crossroads Boulevard and to Interstate 25. She added that the Unified Development Code (UDC) defines the proposed distribution center as a heavy logistics center, since there will be 12 or more semi-trailer truck trips per day. The UDC also defines this as a Conditional Use, which requires a public hearing. Ms. Smyth added that a neighborhood meeting was held, and one adjoining land-use owner attended, who expressed no objection to the proposed use.

Ms. Kim Perry, McWhinney, stated that the proposed site was removed from the Millennium GDP and was zoned Industrial in 2007. The building is intended for distribution-type users. Multiple tenants could have occupied the space and generated much heavier traffic than the single-business tenant who wishes to occupy the existing building, and is seeking approval. The business is a new employer to the area. She thanked the Planning Commission for their consideration.

CITIZEN COMMENTS:

There was no public comment.

Commissioner Molloy closed the public hearing at 7:12 p.m.

Commissioner Fleisher moved to make the findings listed in this Staff Report dated August 12, 2019, and based on those findings recommend approval of the Conditional Use for a Heavy Logistics Center for Lot 2, Block 1, Savanna 3rd Subdivision, Lot 2, Block 1, Savanna 2nd Subdivision, and Lot 4, Block 1, Amended Plat of Lots 2, 3 & 4, Block 1, Savanna 1st Subdivision, subject to the condition provided in this report.

- **Commissioner Hammond** asked for the name of the tenant that wishes to occupy the subject property. **Neil Parker, representative for Amazon**, identified the tenant as Amazon Distribution.
- **Commissioner Molloy** shared that he was concerned with how the proposed use might impact traffic, but is pleased with the routes that were presented. He stated he is in full support of the project and believes it will bring a great number of jobs to Loveland.

The motion was unanimously approved.

Commissioner Molloy adjourned the meeting at 7:18 p.m.

Approved by: *Robert Molloy*
Rob Molloy, Acting Planning Commission Chair

Lisa Rye
Lisa Rye, Planning Commission Secretary