

Adaptable Use Staff Report

November 19, 2019

Centerra Industrial Building 5 – Indoor Amusement, Recreation & Entertainment

Application: PZ # 19-00199

Location: 4545 Viking Way, north of Kendall Parkway, south of the Airport, east of N. Boyd Lake Ave, west of Rocky Mountain Ave

This adaptable use application proposes an Indoor Amusement, Recreation & Entertainment use on the property, which is zoned I Developing Industrial. An industrial-style building, matching other existing industrial buildings in the immediate vicinity, is proposed for the property. The building would house two indoor recreation uses, a volleyball facility and batting cages, along with a light industrial use.

Indoor Amusement, Recreation & Entertainment uses are allowed as adaptable uses on I-zoned properties. The Unified Development Code (UDC) further establishes a standard that such uses are at least 500 feet from heavy logistics uses and from industrially-zoned properties of at least 10 acres in size. While the subject property is situated within 500 feet of such properties, a modification to this use standard can be administratively granted provided 1) the intent of the use standard is met, and 2) the UDC adaptable use standards are met. The proposed use meets both the intent of the use standard and the adaptable use standards. Further, the development would be in compliance with all other Unified Development Code, Building Code, and other Municipal Code standards.

Applicant Information

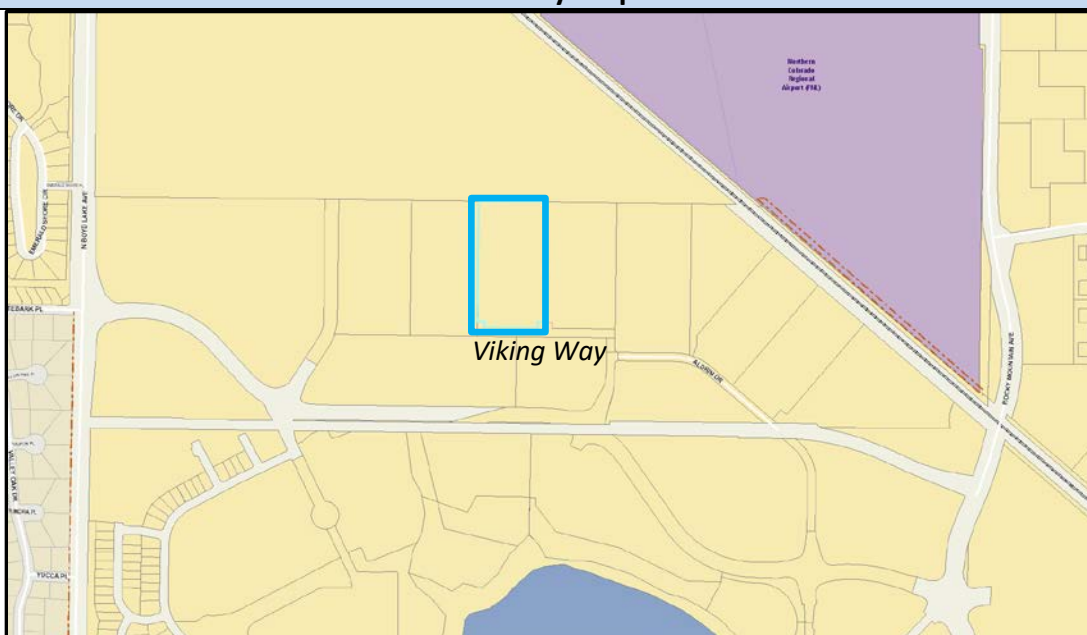
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Development Review Team Contacts

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Vicinity Map



Relevant UDC Regulations	
I-Developing Industrial/Indoor Amusement, Recreation & Entertainment Code Requirements	Proposed
<i>Building height maximum: 50 feet</i>	38 feet
<i>Lot area minimum: 1 acre</i>	7 acres
<i>Lot width minimum: 100 feet</i>	392 feet
<i>Front setback minimum: 25 feet</i>	142 feet to property line/100 feet to access road
<i>Side & rear setback minimum: 0 feet</i>	Varies; 55 foot minimum
<i>Minimum 500-foot distance from heavy logistics uses or industrially-zoned properties of 10 acres or more in size</i>	Adjacent property to the east contains a heavy logistics use; adjacent property to the north is a 88-acre I-zoned property
Neighborhood Outreach	
Notification	A neighborhood meeting was held on November 4, 2019 at 5:30 p.m. at 2725 Rocky Mountain Avenue. Property owners within a 300-foot radius of the subject property were notified by mail 15 days in advance of the neighborhood meeting and a sign was posted on the property.
Meeting Summary	The applicant and staff held the neighborhood meeting on the scheduled date. There were no neighbors in attendance at the meeting.
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.	
<p><i>The applicant has demonstrated that the proposed adaptable use meets the above criteria.</i></p> <p><i>Analysis: The proposed adaptable use will not impact implementation of any of the City of Loveland's adopted plans. The Future Land Use Map of the Comprehensive Plan designates the subject property and areas immediately to the east, west, and south as Employment. The Employment designation calls for regional employment and related commercial uses. Office and light industrial are intended to be the primary uses within Employment areas, but mixed-use developments with other commercial uses are allowed, along with limited residential. Unified building design is encouraged for multi-building developments in Employment areas. The area to the north is designated Industrial on the Future Land Use Map. The proposed recreation use on the subject property will not impede the development of allowed uses on the property to the north.</i></p>	
B. 2. The location, size, design and operating characteristics of the proposed adaptable use will be consistent with or complementary 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.	
<p><i>The applicant has demonstrated that the proposed adaptable use meets the above criteria.</i></p> <p><i>Analysis: The proposed building and site design is consistent with the characteristics of both the developed lots in the area and the lots in the area that are currently undergoing development review. The traffic, parking, and operational information submitted with the application indicate that the use will not have detrimental impacts to the neighborhood.</i></p>	

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: The proposed recreation use will not negatively impact the neighborhood, nor will it discourage existing permitted uses or reinvestment in the surrounding neighborhood. The proposed use will locate in a structure of the same style as adjacent structures and on lot of the same layout as adjacent lots, and the subject property will therefore have an appearance that is nearly identical to nearby lots.

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 such structures and uses per the UDC have been addressed with this Adaptable Use application. The proposal meets all of the City's Adequate Community Facilities standards.

City Approval

Approved this 19TH day of NOVEMBER, 2019 by the Development Services Director of the City of Loveland, Colorado.



Development Services
Director