

**CITY OF LOVELAND  
PLANNING COMMISSION MINUTES  
December 16, 2019**

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A special meeting of the City of Loveland Planning Commission was held in the City Council Chambers on December 16, 2019 at 6:30 p.m. Members present: Chairman McFall; and Commissioners Bears, Fleischer, Hovland, Peterson, Tygesen, and Weinberg. Members absent: Commissioners Devlin and Eckman. City Staff present: Kerri Burchett, Current Planning Principal Planner; 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. **Kerri Burchett, Current Planning Principal Planner**, provided a preview of the agenda for the Monday, January 13, 2020 Planning Commission meeting. The Connect Loveland update, which was scheduled for this evening, has been rescheduled for the next meeting. The Nuisance Abatement Code Amendment is also on the agenda.

**CITY ATTORNEY'S OFFICE UPDATE**

**Laurie Stirman, Assistant City Attorney**, noted there is nothing to report. She wished everyone a Happy Holiday.

**COMMITTEE REPORTS**

There were no committee reports.

**COMMISSIONER COMMENTS**

There were no Commissioner comments.

## **APPROVAL OF THE MINUTES**

*Commissioner Weinberg made a motion to approve the December 9, 2019 minutes; upon a second from Commissioner Tygesen, the minutes were approved unanimously.*

## **REGULAR AGENDA**

### **1. East Loveland Industrial 23<sup>rd</sup> Rezone – Public Hearing**

**Project Description:** This is a request for Conditional Use approval to allow a Heavy Logistics Center to be developed on an industrially-zoned, vacant 14-acre site located in the East Loveland Industrial Addition. The site fronts on and is accessed from Byrd Drive, north of Crossroads Boulevard. The site is directly north of the Thunder Mountain Harley Davidson Dealership. The east side of the site is adjacent to I-25. The applicant is proposing to develop two similarly-sized industrial flex buildings totaling nearly 200,000 square feet at this location.

A heavy logistics use is defined as a use that generates more than 12 semi-trucks trips on a daily basis. As a conditional use in the I-Developing Industrial zone, a heavy logistics center requires Planning Commission approval following a public hearing. While the applicant is unsure of the tenant mix at this early juncture, approval of the Conditional Use is being pursued to provide greater use flexibility; consequently, the buildings and site are designed to accommodate heavy truck traffic, including numerous loading docks and related site facilities.

The Planning Commission has final authority on this request barring an appeal. City Development Review staff believe that the location is appropriate for a Heavy Logistics Center and has determined that all required criteria have been met. Approval is recommended with the conditions specified in the staff report.

**Mr. Troy Bliss, Current Planning**, thanked the Commissioners for attending tonight's special meeting since the original meeting was cancelled due to the November 25<sup>th</sup> snowstorm. Mr. Bliss described the project site, which is located southeast of the Northern Colorado Municipal Airport. He provided a map which displayed the critical zones and flight paths, and explained that the site is not near any of the critical areas.

**Mr. Bliss** described the site property, which consists of 14 acres, and is being proposed as two separate lots with a building on each lot. The northwest corner of the site is being proposed as the primary access point, and secondary access would occur at the southwest corner. The site is envisioned to operate as flex office industrial space, which would be considered "light industry" and is allowed by right within the Industrial zoning. **Mr. Bliss** shared that the applicant does not want to be restricted to a certain amount of truck volume that can enter and exit the site, which is a condition for light industrial use; more than 12 semi-truck trips per day would require conditional use approval in this zone. He stressed that the applicant is not proposing a heavy logistics use for the site, but is requesting some flexibility with semi-truck traffic.

**Mr. Bliss** stated a neighborhood meeting was held on October 22, 2019 which two property owners attended; one was the Harley Davidson Thunder Mountain owner, and the other was a

representative for nearby property owner, Martin Lind. Both individuals supported the proposed use and no correspondence has been received from owners or neighbors in the area.

**Mr. Bliss** discussed the staff findings made to evaluate the application, and shared that no negative impacts were revealed since all surrounding properties are in an industrial zone. Byrd Drive is an arterial street built to accommodate large truck volumes. He stated that the proposal is in the alignment with the Unified Development Code (UDC) as well as Adequate Community Facilities (ACF). The design of the proposal minimizes potential impacts. The proposed buildings are oriented in a horizontal manner, in order to minimize visual exposure of the truck docks to Byrd Drive and Interstate 25. **Mr. Bliss** stated that staff recommends approval with conditions relating to expectations of improvements along Byrd Drive, a future roundabout, and the finalization of an associated plat that is being done in conjunction with the proposal.

**Mr. Dave Klebba, Etkin Johnson Real Estate Partners**, reviewed the proposed site plan, which features spec buildings configured with vehicular parking on the outside of the buildings with screened rear-loading behind the buildings. Views from the southwest showed building faces are configured with glass as it expected to be for office tenants as opposed to industrial use. He described truck access as convenient with access off of Crossroads Boulevard and good highway access. He predicts that prospective tenants could be clothing companies or showroom products. The proposed building is a front-park and rear-load product, and requires greater than a 12-truck limit; however, heavy truck traffic is not expected.

#### **CITIZEN COMMENTS:**

There were no public comments.

**Commissioner McFall closed the public hearing at 6:51 p.m.**

*Commissioner Hovland moved to make the findings listed in this Staff Report dated December 16, 2019, and based on those findings approve the conditional use to allow a heavy logistics center for a portion of Tract B – East Loveland Industrial Addition, subject to the conditions listed under the Staff Recommendation. Commissioner Fleischer seconded the motion.*

*The motion was unanimously approved.*

#### **COMMISSIONER DISCUSSION:**

- **Commissioner McFall** stated that he is happy to see that the area starting to be developed.

**Commissioner McFall** asked the applicant if he accepted the conditions. **Mr. Klebba** responded that he accepts the conditions.

*The motion was unanimously approved.*

**ADJOURNMENT:**

*Commissioner Weinberg made a motion to adjourn the meeting; with a second made by Commissioner Bears, the motion was approved.*

**The meeting was adjourned at 6:53 p.m.**

Approved by:

  
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Patrick McFall, Planning Commission Chair  
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Lisa Rye, Planning Commission Secretary