



## **LOVELAND PLANNING COMMISSION MEETING**

### **AGENDA**

**Monday, May 9, 2011**

**500 E. 3<sup>rd</sup> Street – Council Chambers**

**Loveland, CO 80537**

THE CITY OF LOVELAND DOES NOT DISCRIMINATE ON THE BASIS OF DISABILITY, RACE, CREED, COLOR, GENDER, SEXUAL ORIENTATION, RELIGION, AGE, NATIONAL ORIGIN OR ANCESTRY IN THE PROVISION OF SERVICES. FOR DISABLED PERSONS NEEDING REASONABLE ACCOMODATIONS TO ATTEND OR PARTICIPATE IN A CITY SERVICE OR PROGRAM, CALL 962-2523 OR TDD 962-2620 AS FAR IN ADVANCE AS POSSIBLE.

#### **I. CALL TO ORDER**

#### **II. PLEDGE OF ALLEGIANCE**

#### **III. REPORTS:**

##### **a. Citizen Reports**

This is time for citizens to address the Commission on matters not on the published agenda.

##### **b. Staff Matters**

Recent Council actions, upcoming events, topics of interest, etc.

##### **c. Committee Reports**

##### **d. Commission Comments**

Policy matters, directions to staff, etc.

#### **IV. APPROVAL OF MINUTES:**

Approval of the April 25, 2011 meeting minutes.

#### **V. CONSENT AGENDA:**

The consent agenda includes items for which no discussion is anticipated. However, any Commissioner, staff member or citizen may request removal of an item from the consent agenda for discussion. Items removed from the consent agenda will be heard at the beginning of the regular agenda.

Public hearings remaining on the Consent Agenda are considered to have been opened and closed, with the information furnished in connection with these items considered as the only evidence presented. Adoption of the items remaining on the Consent Agenda is considered as adoption by the Planning Commission and acceptance by the Applicant of the staff recommendation for those items.

1. *No Consent Agenda items are scheduled for the May 9<sup>th</sup> meeting.*

#### **VI. REGULAR AGENDA:**

1. This is a public hearing to consider an amendment to Title 18, Chapter 18.24 BE District - Established Business zoning district and Chapter 18.54 - Building Height Regulations. The Be zoning district covers what is commonly considered to be the City's downtown area along with three outlying areas.

This update constitutes a replacement of the existing Be zoning provisions. Standards regarding use, parking, landscaping along with building height and design have been adjusted. The new chapter is structured around the concept of Character Areas that recognize the diverse existing conditions in Downtown. The intent is to provide a regulatory framework that promotes downtown revitalization, providing more certainty for both developers and community members, including appropriate protections for surrounding residential areas.

The update was created with the assistance of an ad-hoc committee. Earlier drafts have been presented for review and comment to City Council, the Loveland Downtown Team, the Historic Preservation Commission, the Downtown Loveland Association, the Title 18 Committee, and to the public at an open house. This application involves legislative action by the Planning Commission; the Commission's recommendation will be forwarded to the City Council for a final decision.

## **VII. ADJOURNMENT**