



Neighborhood Meeting Notice Letter

Date: **October 7, 2020**

Dear Property Owner:

This is a notice that a neighborhood meeting will be held to discuss the following proposal in your neighborhood:

Application and Meeting Information

Application:	Zoning Document Amendment
Project Case Number:	PZ-19-00212
Project Name:	Mineral Addition – Senior Multifamily
Meeting Date and Time:	October 22, 2020 at 6:00 p.m.
Meeting Instructions:	In an effort to prevent the spread of COVID-19 and comply with the Governor's Executive Order for social distancing, the neighborhood meeting for this project will be conducted remotely. Please call the Zoom Webinar phone number listed below to participate in the meeting. If you have questions concerning participation or need additional assistance, please contact the Planning Office at 970-962-2523 prior to the hearing.
Remote Zoom Meeting Information:	To register for the remote Zoom Meeting visit: www.cityofloveland.org/webinar To call-in, please dial: 1-346-248-7799
Applicant Name:	Jim Rawson, Osprey Property Group, LLC

Project Description

Summary of Proposed Development:	The proposed development is an Age Restricted Affordable Senior Housing Apartment Project consisting of 51 individual apartments, 33 one-bedroom and 18 two-bedroom apartments in a three story structure upon a 1.39 acre parcel with 37% each in hard surface and landscaping and 26% in building coverage resulting in an overall density of 36.7 units/acre. The project requires 45 tenant and visitor parking spaces, the project provides 55 parking spaces in addition to ample indoor and outdoor common areas, tenant storage space available to all tenants, close proximity to the Taft Avenue King Soopers Center as well as the Ziggy's Coffee outlet adjacent to the Split Rock Senior Apartments parcel featuring both, Drive-Thru and Inside Service. Fixed route public transportation is available at the King Soopers center and there are two other transportation options for Seniors: the City of Loveland Transportation, known as COLT, a door-to-door para-transit service for disabled individuals or those 60 years or older who are unable to access fixed route bus service and Senior Alternatives in Transportation, known as SAINT, a local non-profit agency providing personal transportation to people 60 years and older as well as people with disabilities that prevent them from driving. SAINT is unable to accommodate individuals requiring wheelchairs or scooters and is unable to transport people to different cities. There is no charge for SAINT's services, but donations are
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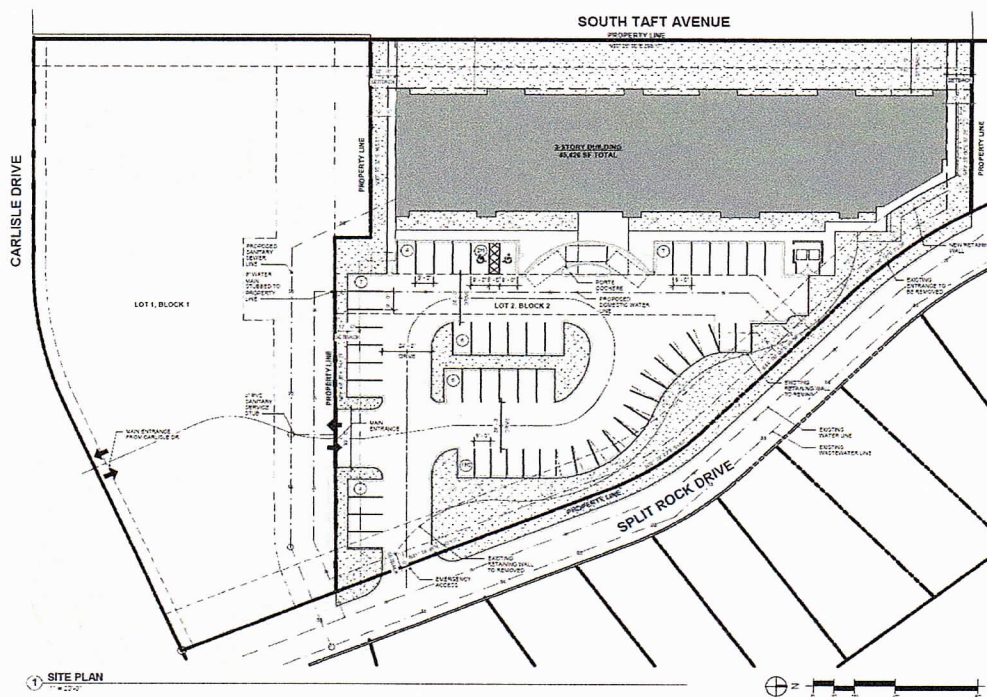
	appreciated
General Location:	Between S. Taft Avenue and Split Rock Drive (private street), north of Carlisle Drive.
Property Address:	621 Split Rock Drive
Existing Zoning:	P-96: Mineral Addition Planned Unit Development
Legal Description:	Lot 2, Block 2 – Mineral Addition First Subdivision
Additional Information:	Additional information on the project is available at CityofLoveland.org/CDA

Neighborhood Meeting Information

All interested parties may join the Remote Zoom Meeting by registering or participate by calling in prior to the meeting regarding the project. Additionally, anyone may file written comments with the Current Planning Division by emailing the City representative, Troy Bliss.

If you have any questions regarding the proposed project, please contact: **Jim C. Rawson, (970)405-7194, jrawson@ospreypg.com**. If you have any questions regarding the City process, please contact **Troy Bliss, (970)962-2579, Troy.Bliss@cityofloveland.org**.

Sincerely,
James C. Rawson
 Principle
jrawson@ospreypg.com
 Osprey Property Group, LLC
 (970) 405-7194



Osprey Property Group, LLC
 970.405.7194

#38341
Osprey Property Group, LLC

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SIZE: 24" (w) x 30" (h)
QUANTITY: 2
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24"

30"

**Development Proposal
Under Review**

NEIGHBORHOOD MEETING

**October 22, 2020
AT 6:00 PM**

**The meeting will be conducted
remotely.**

To register for the Zoom meeting go to:
www.cityofloveland.org/Webinar

You may also call in at: **1-253-215-8782**
1-669-900-6833

**Zoning Document Amedment
for permitting a Senior
Multifamily Use**

**PZ #
19-212**

**Current Planning 970-962-2523
planning@cityofloveland.org**

CityofLoveland.org/CDA