

**LOT 2, BLOCK 2
MINERAL FIRST SUBDIVISION
ZONING DOCUMENT AMENDMENT 3**

VIRTUAL COMMUNITY MEETING

**OCTOBER 22, 2020
6 pm**

LOW INCOME HOUSING TAX CREDIT PROJECT (LIHTC)

- FEDERAL PROGRAM ESTABLISHED AS PART OF THE 1986 TAX ACT; CONTINUED BIPARTISAN SUPPORT FOR THIS PUBLIC-PRIVATE PARTNERSHIP APPROACH TO AFFORDABLE HOUSING
- TAX CREDIT INVESTOR RECEIVES A CREDIT TO REDUCE INCOME TAX OVER TIME IN EXCHANGE FOR EQUITY INVESTMENT TO BUILD AFFORDABLE HOUSING; TAX CREDIT INVESTOR YIELD IS GENERALLY 4% TO 8%, SIGNIFICANTLY LOWER THAN TRADITIONAL REAL ESTATE INVESTMENT RETURNS
- HOUSING MUST REMAIN AFFORDABLE FOR MINIMUM OF 30 YEARS (40 YEARS IN COLORADO); TAX CREDIT INVESTOR AT RISK OF RE-PAYING THE TAX CREDIT BENEFIT TO IRS IF PROPERTY FAILS TO REMAIN AFFORDABLE DURING THE FIRST 15 YEARS
- COLORADO HOUSING AND FINANCE AUTHORITY (CHFA) AWARDS TAX CREDITS THROUGH A COMPETITIVE PROCESS
- THE AREA MEDIAN INCOME (AMI) RESTRICTIONS ARE THE FOLLOWING ANNUAL INCOME FOR A ONE-PERSON HOUSEHOLD IN LARIMER COUNTY:
 - 30% AMI \$19,770 – 6 UNITS AT THE PROPERTY
 - 40% AMI \$26,360 – 3 UNITS AT THE PROPERTY
 - 50% AMI \$32,950 – 12 UNITS AT THE PROPERTY
 - 60% AMI \$39,540 – 30 UNITS AT THE PROPERTY

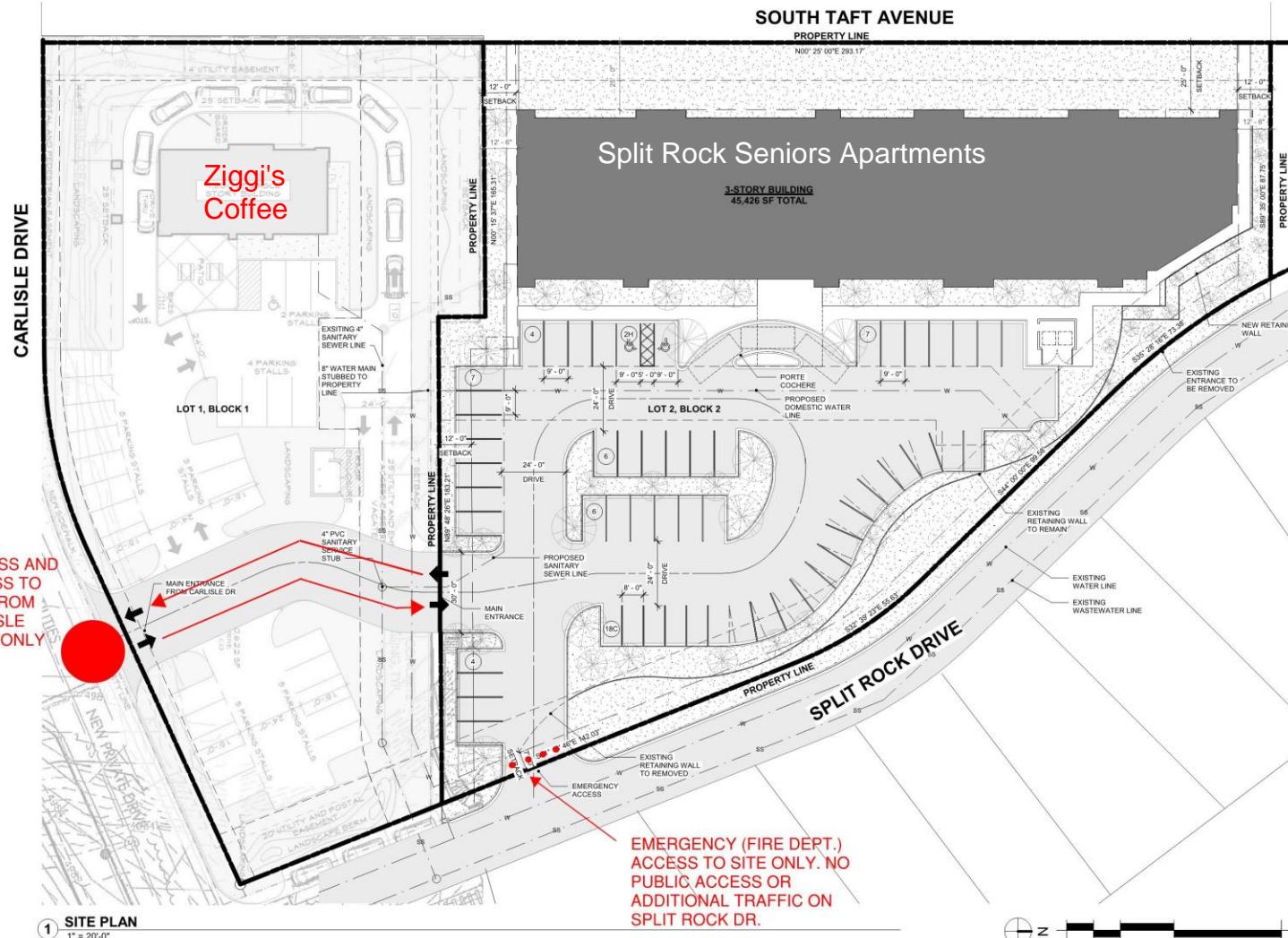
ACCORDING TO THE 2018 LARIMER COUNTY COMMUNITY ASSESSMENT SURVEY FOR OLDER ADULTS, 43% OF SENIORS REPORTED AN ANNUAL INCOME OF \$49,999 OR LESS.

- PROJECT WILL BE MANAGED BY LOVELAND HOUSING AUTHORITY WHO HAS SIGNIFICANT EXPERIENCE WITH SENIOR TENANTS WITH LOW AND MODERATE INCOMES

SPLIT ROCK SENIORS APARTMENTS

LOT 2, BLOCK 2 - MINERAL FIRST SUBDIVISION ZONING DOCUMENT AMENDMENT #3

621 SPLIT ROCK DRIVE, CITY OF LOVELAND, STATE OF COLORADO



SITE & UNIT DATA			
SITE INFORMATION		SQUARE FOOTAGE	PERCENTAGE
GROSS SITE AREA	1.39 AC / 60,548 SF	100%	
HARD SURFACE TOTAL	22,608 SF	37%	
LANDSCAPE TOTAL	22,356 SF	37%	
BUILDING COVERAGE	15,142 SF	25%	
DENSITY	36.7 UNITS / ACRE		
BUILDING TOTAL (3 STORIES)	45,426 SF		
UNIT COUNT		QUANTITY	SQUARE FOOTAGE
UNIT A - 1 BEDROOM	33 (65%)	630 SF	
UNIT B - 2 BEDROOM	9 (17.5%)	980 SF	
UNIT C - 2 BEDROOM	9 (17.5%)	920 SF	
TOTAL	51		
UNITS PER FLOOR		1 BEDROOM	2 BEDROOM
1ST FLOOR	9	6	
2ND FLOOR	12	6	
3RD FLOOR	12	6	
PARKING		REQUIRED	PROVIDED
1 BEDROOM - 1.5 SPACE	49.5		
2 BEDROOM - 2 SPACE	36		
5% VISTOR PARKING SPACES	5		
TOTAL	90		
*PARKING REDUCTION FOR AMI	50%		
PARKING SPACE	45 (90 X 50%)	55	

*PARKING REDUCTION FOR AMI: REFER TO "AFFORDABLE HOUSING PARKING REDUCTION" ON PAGE 2 FOR DETAIL.

A1.0 - SITE PLAN

APPLICATION NO. : PZ #19-00212

DATE PREPARED: 09-02-2020

PLANS PREPARED FOR:

OSPREY PROPERTIES GROUP, LLC.

817 BROOKEDGE DRIVE
FORT COLLINS, CO 80525



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TRAFFIC IMPACT

- AFFORDABLE SENIOR HOUSING LOW TRIP GENERATOR USE TYPE
- ZIGGY'S COFFEE – 1476 DAILY TRIPS VS. SPLIT ROCK SENIORS APTS. – 180 DAILY TRIPS
- ZIGGY'S COFFEE – 160 MORNING PEAK HR. TRIPS, 78 AFTERNOON PEAK HR. TRIPS
SPLIT ROCK SENIORS APTS. – 9 MORNING PEAK HR. TRIPS, 15 AFTERNOON PEAK HR. TRIPS
- APPROVED USES FOR THE PUD, MUCH HIGHER TRAFFIC GENERATORS
 - Bank
 - Medical and Dental Laboratories
 - Offices and Clinics
 - Parking Lots and Garages
 - Personal Service Shops
 - Restaurants
 - Child Care Centers
 - Retail Laundries

PARKING CALCULATION

% AMI	No Units	Percentage
30% AMI	6	11.8%
40% AMI	3	5.9%
50% AMI	12	23.5%
60% AMI	30	58.8%

4. Parking Table: An additional row needs to be added to the parking table that identifies the required parking for the proposed affordable senior multi-family use. To start with, the following is the baseline for General Multi-Family (Table 18.05.03.03.A. - UDC):

- 1 sp./studio;
- 1.5 sp./1 BR du;
- 2 sp./2+ BR du;
- Plus 5% for visitor parking

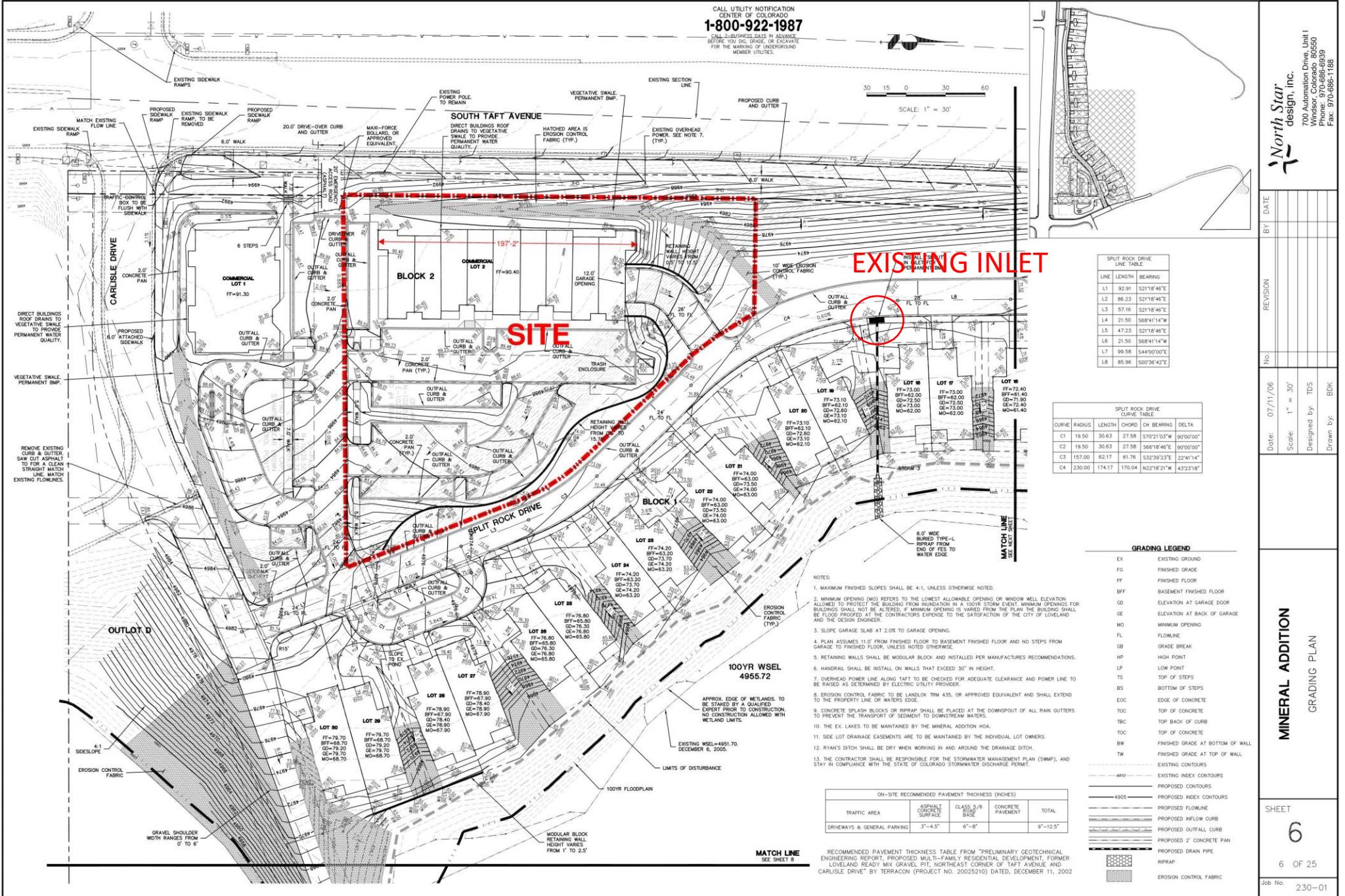
After establishing the baseline above, the off-street parking requirements for qualified affordable housing developments, are reduced as follows (18.05.03.06.D. - UDC):

- For units that are affordable to households that earn more than 60 percent, up to and including 80 percent of the area-wide median income, parking requirements are reduced by 25%
- For units that are affordable to households that earn at least 30 percent, up to and including 60 percent of the area-wide median income, parking requirements are reduced by 50%
- For units that are affordable to households that earn less than 30 percent of the area-wide median income, parking requirements are reduced by 75%

PARKING TABLE			
	# RM	REQUIRED	PROVIDED
1 BEDROOM – 1.5 SPACE	33	49.5	
2 BEDROOM – 2 SPACE	18	36	
5% VISITOR PARKING SPACE		5	
TOTAL		90.5	
PARKING REDUCTION FOR AMI		50%	
PARKING PROVIDED		45	55

STORMWATER QUALITY

- CIVIL ENGINEER DESIGN DRAINAGE SYSTEM & EROSION/SEDIMENT CONTROL PLANS
- RUNOFF FROM THE SITE WILL BE TREATED WITH WATER QUALITY BMP'S (BEST MANAGEMENT PRACTICES) BOTH DURING CONSTRUCTION & PERMANENTLY
- WATER QUALITY MEASURES WILL CONFORM WITH PREVIOUSLY APPROVED MASTER DRAINAGE PLAN/REPORT
- WATER FROM PROPERTY DISCHARGES INTO JAYHAWKER PONDS VIA STORM INLET ON SPLIT ROCK ROAD PER MASTER DRAINAGE REPORT FOR PUD
- STORM INLET UTILIZES OIL AND DEBRIS SEPARATOR
- ALGAE BLOOM IS RESULT OF SUNNY CONDITIONS AND HIGH NUTRIENT LEVELS IN THE WATER
- BMP'S WILL HELP REDUCE THE LOAD OF NUTRIENT (PHOSPHORUS & NITROGEN) IN RUNOFF TO PONDS



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② EAST ELEVATION



① NORTH ELEVATION

EXISTING PUD LAND USE TABLE ALLOWS FOR 40-FOOT TALL BUILDING

LAND USE TABLE

LAND USES	LOT AREA (ACRES)	BUILDING SQ. FT.	MAX. BLDG. COVERAGE	MAX. FAR	MIN. OPEN SPACE %	BUILDING HEIGHT	MINIMUM LOT SIZE	MAXIMUM LOT SIZE	AVERAGE LOT SIZE	MAXIMUM NUMBER OF UNITS	GROSS DENSITY	NET DENSITY
RESIDENTIAL (DUPLEX)	3.50	N/A	N/A	N/A	20%	35	3868 SQ.FT.	7908 SQ.FT.	5088 SQ.FT.	30	0.87 DU/AC	0.89 DU/AC
COMMERCIAL												
LOT ONE	0.94	6,000	20%	0.12	20%	40	40,000 SQ.FT.	50,000 SQ.FT.	45,000 SQ.FT.	N/A	N/A	N/A
LOT TWO	1.38	45,426	25%	N/A	20%	40	60,000 SQ.FT.	70,000 SQ.FT.	65,000 SQ.FT.	51	36.9 DU/AC	36.9 DU/AC
OPEN SPACE	31.09	N/A	N/A	N/A	100%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
R.O.W.	0.59	N/A	N/A	N/A	100%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
TOTALS	37.50 (GROSS) 36.91 (NET)	51,426	N/A	N/A						81	2.16 DU/AC	2.19 DU/AC

GENERAL NOTES:
1. AN ADDITIONAL 2.91 ACRES IS NOT INCLUDED AS PART OF THIS PUD WHICH ARE PLATTED AS OUTLOTS 1 & 2. SEE PRELIMINARY PLAT
2. A COMP PLAN AMENDMENT IS NOT REQUIRED. THE RESIDENTIAL PORTION COM普SES 10% OF THE PUD. A MAXIMUM OF 15% IS ALLOWED IN THE EMPLOYMENT ZONE.

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③ BUILDING ELEVATIONS

APPLICATION NO. : PZ #19-00212

DATE PREPARED: 07-28-2020

PLANS PREPARED FOR:

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COMMENTS AND DISCUSSION

OCTOBER 22, 2020