

**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**

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%

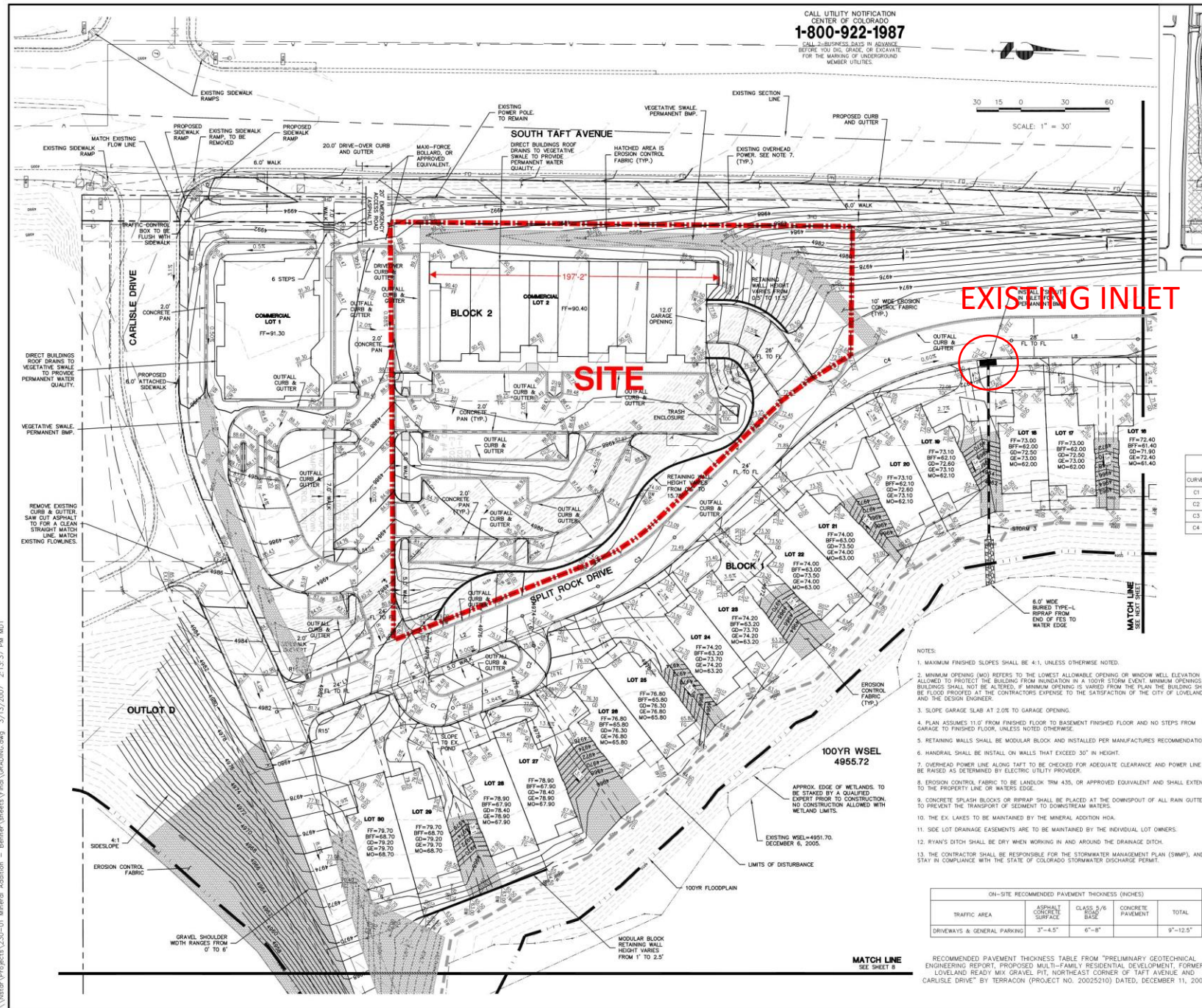
4. Parking Table: An additional row needs to be added to the parking table that identifies the required parking for the proposed affordable senior multi-family use. To start with, the following is the baseline for General Multi-Family (Table 18.05.03.03.A. - UDC):
- 1 sp./studio;
 - 1.5 sp./1 BR du;
 - 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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CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987

BEFORE YOU DIG, GRADE, OR EXCAVATE
CONTACT THE UTILITY LOCATOR
FOR THE MARKING OF UNDERGROUND
UTILITY

EXISTING INLET

SPLIT ROCK DRIVE LINE TABLE		
LINE	LENGTH	BEARING
L1	92.91	S21°18'46"E
L2	86.23	S21°18'46"E
L3	57.16	S21°18'46"E
L4	21.50	S68°41'14"W
L5	47.23	S21°18'46"E
L6	21.50	S68°41'14"W
L7	99.58	S44°00'00"E
L8	85.96	S00°36'42"E

SPLIT ROCK DRIVE CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD	CH BEARING
C1	19.50	30.63	27.56	S70°21'03"W
C2	19.50	30.63	27.56	S68°18'46"E
C3	157.00	62.17	61.76	S32°39'23"E
C4	230.00	174.17	170.04	N22°18'21"W

GRADING LEGEND

EX	EXISTING GROUND
FG	FINISHED GRADE
FF	FINISHED FLOOR
BFF	BASEMENT FINISHED FLOOR
GD	ELEVATION AT GARAGE DOOR
GE	ELEVATION AT BACK OF GARAGE
MO	MINIMUM OPENING
FL	FLOWLINE
GB	GRADE BREAK
HP	HIGH POINT
LP	LOW POINT
TS	TOP OF STEPS
BS	BOTTOM OF STEPS
EOC	EDGE OF CONCRETE
TOC	TOP OF CONCRETE
TBC	TOP BACK OF CURB
TC	TOP OF CONCRETE
BW	FINISHED GRADE AT BOTTOM OF WALL
TW	FINISHED GRADE AT TOP OF WALL
---	EXISTING CONTOURS
---	EXISTING INDEX CONTOURS
---	PROPOSED CONTOURS
---	PROPOSED INDEX CONTOURS
---	PROPOSED FLOWLINE
---	PROPOSED INFLOW CURB
---	PROPOSED OUTFALL CURB
---	PROPOSED 2" CONCRETE PAN
---	PROPOSED DRAIN PIPE
---	RIPRAP
---	EROSION CONTROL FABRIC

ON-SITE RECOMMENDED PAVEMENT THICKNESS (INCHES)			
TRAFFIC AREA	ASPHALT CONCRETE SURFACE	CLASS 5/6 BASE	TOTAL
DRIVEWAYS & GENERAL PARKING	3"-4.5"	6"-8"	9"-12.5"

RECOMMENDED PAVEMENT THICKNESS TABLE FROM "PRELIMINARY GEOTECHNICAL
ENGINEERING REPORT, PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT, FORMER
LOVELAND READY MIX GRAVEL, NORTH-EAST CORNER OF TAFT AVENUE AND
CARLSILE DRIVE" BY TERRACON (PROJECT NO. 20025210) DATED, DECEMBER 11, 2002

MINERAL ADDITION
GRADING PLAN

SHEET
6

6 OF 25

Job No. 230-01

North Star
design, inc.

700 Automation Drive, Unit 1
Windsor, Colorado 80550
Phone: 970-686-8939
Fax: 970-686-1185

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



2 EAST ELEVATION
1" = 10'-0"



1 NORTH ELEVATION
1" = 10'-0"

Amendment 3 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'	3848 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%	0.17	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 POP WHICH ARE PLATTED AS OUTLOTS O.A.D. SEE PRELIMINARY PLAT.
 2. A COMP PLAN AMENDMENT IS NOT REQUIRED. THE RESIDENTIAL PORTION COMPRISES OF 10% OF THE POP. A MAXIMUM OF 15% IS ALLOWED IN THE EMPLOYMENT ZONE.

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

3 BUILDING ELEVATIONS

APPLICATION NO. : PZ #19-00212
 DATE PREPARED: 07-28-2020
 PLANS PREPARED FOR:

OSPREY PROPERTIES GROUP, LLC.

817 BROOKEDGE DRIVE
 FORT COLLINS, CO 80525



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COMMENTS AND DISCUSSION

OCTOBER 22, 2020