

TRACT 4, LAKEMONT SUBDIVISION OF BENSON ADDITION,
CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO

Site Acreage:	4.74± Acres (206,641.5± S.F.)	
Existing Open Space:		111,141.5± S.F. (54%)
Includes walkways, landscape, & pool area and paving		
Existing Developed Area:		
Apartment Building footprints	27,532± S.F. (13.3%)	
Clubhouse footprint	1,575± S.F. (0.7%)	
Parking / Drive aisles	66,393± S.F. (32%)	
Total	95,500± S.F. (46%)	
Proposed Open Space:		78,381.5± S.F. (38%)
Includes walkways, landscape, & pool area and paving		
Proposed Developed Area:		
(E) Apartment Building footprints	27,532± S.F. (13.3%)	
New 35 unit building footprint	8,055± S.F. (3.9%)	
New Maintenance office	1,876± S.F. (0.9%)	
Parking / Drive aisles	90,797± S.F. (43.9%)	
Total	128,260± S.F. (62%)	

Setbacks: Front: _____
Street _____
Interior _____
Rear: _____

Face to Face: 30'
End to End: 15'

25' Accessory Buildings/Structures

Proposed Units: 35 unit apartment bldg w/ clubhouse (3 story+ basement)
1 manager's unit at maintenance

Existing Parking: 146 spaces

182 Total
Includes 60 Compact Spaces 29.7% (35% Allowed)

1. Client: Armada Holdings, LLC
Attn: Justin Erion
P.O. Box 425
Loveland, CO 80539

City of Loveland parking standard for General Multifamily table
18.05.03.03.A
1 sp. / studio
1.5 sp. / 1 bdr DU
2 sp. / 2+ bdr DU
+5% for visitor parking

Existing units	# of required parking spaces
12 One Bedroom	22.5
48 Two Bedroom	96
12 Three Bedroom	24
Subtotal	142.5
5% visitor parking	7.2
Total required for existing	149.7

Manager's Unit Building

Total required per standards	200.5
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Notes:

standard space size is 9' x 19'
compact space size is 8' x 15'

compact car spaces allowed up to 35% of total parking. In this case, up to 70.2 spaces would be allowed

Parking Variance Allowance
Affordable housing decrease of 10% per building would be allowed per section 8. Lakemont Apartments qualifies per section 8 with the housing authority and is eligible for section 8 housing vouchers with such authority.

Parking required with allowance=180.8

[illegible]

revisions

New Multifamily Building for:

Lakemont Apartments
1751 North Wilson

Colorado

Loveland

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■ SITE DEVELOPMENT PLAN

date 03/16/2021

sheet

SDP1

(970) 663-0548

L o v e l a n d • C o l o r a d o