

Administrative Determination

I. Application Information

Application:	Sketch Site Development Plan and Sketch Plat
Project Case Number:	21-38 and 21-39
Project Name:	St. Valentine Apartments & Great Western First Subdivision
Applicant Name:	Shopworks Architecture
Proposal Summary:	54-unit affordable apartment complex

II. Director of Development Services Determination

Approval with Conditions

The Director of Development Services finds that the St. Valentine Apartments and Great Western First Subdivision Sketch Site Development Plan and Sketch Plat complies with Loveland Municipal Code Section 18.17.13.01 Sketch Plat, the findings listed in Section 18.02.04.13 Adaptable Uses, and relevant provisions of Loveland Municipal Code Title 18. The Director hereby approves the Sketch Site Development Plan and Sketch Plat subject to the conditions of approval in Section III of this Administrative Determination. The Director's decision is based upon review of the following;

1. Submitted application materials;
2. Intergovernmental Agreement for Loveland Police and Courts building and subsequent amendments;
3. City staff's review and recommendation;
4. Comments received at the neighborhood meeting; and
5. Applicant's response to neighborhood comments.

Director Decision Date:	August 27, 2021
Appeal Deadline:	4:30 p.m., September 10, 2021

III. Conditions of Approval

<p>1. Prior to the issuance of a building permit, the Owner will be obligated for the design and construction of the extension of 10th Street (major collector) adjacent to the development from Hayes Ave to the eastern property boundary as shown on the City approved final Public Improvement Construction Plans.</p> <p>2. Prior to the issuance of a building permit, the owner is obligated to design and construct the off-site sidewalk connection on the north side of 10th Street to Monroe Ave. as shown on the City approved final Public Improvement Construction Plans.</p> <p>3. Prior to approval of a Final Plat, the Owner shall provide the Loveland Stormwater Utility with a record copy of the off-site private Drainage Easement between the property owner and Larimer County for the 18-inch storm sewer outlet to the existing City of Loveland detention pond.</p> <p>4. Prior to approval of a Final Plat, the Owner shall provide the Loveland Stormwater Utility with a record copy of the off-site Temporary Construction Easement between the proposed owner and Larimer County for the construction of an 18-inch storm sewer outlet to the existing City of Loveland detention pond.</p>	
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IV. Appeal Information

Purpose	The appeal procedures specified in Division 18.14.05 of the Loveland Municipal Code provides an opportunity for affected parties to seek review of a final decision of the Director to ensure that the decision is correct.
Party Status	Appeals may be brought only by the following parties: <ol style="list-style-type: none">1. An adjoining property owner; or2. A property owner who received mailed notice and either attended the neighborhood meeting or provided written comments to the Current Planning Division before the Director's decision.
Initiation of Appeal	An appeal of the Director's decision must be initiated by filing a petition on the form provided by the City and submitting the required fee to the Current Planning Division. The petition must contain all of the information specified in Section 18.14.05.04 of the Loveland Municipal Code.
Threshold Review	<p>Once a petition is filed, the Director will confer with the City Attorney to ensure that the petitioner has party status, as described above, and there is sufficient detail in the petition to put the City on notice as to the legal basis of the appeal.</p> <p>If the Director finds that the petitioner does not have party status or that the petition lacks the required information, the Director will deny the appeal, notify the petitioner, and return the submitted appeal fees.</p> <p>If the Director finds that the petitioner has party status and the petition includes the required level of specificity, the Director will notify the petitioner of the acceptance, place the item on the agenda for the Planning Commission, and notify the petitioner that the petitioner must provide mailed notice as specified in the Loveland Municipal Code.</p>

Standards for Review	The scope of the appellate review is limited to the issues raised in the petition. Issues that are not described or obviously implied by the petition will not be considered. New evidence cannot be introduced on appeal.
Planning Commission Decision	After review of the record and arguments advanced on appeal, the Planning Commission will determine whether the Director's decision was correct based on the applicable Code provisions. The Planning Commission's decision represents the final decision by the City.

V. Director's Approval

Approved this 27th day of August, 2021 by:



Brett Limbaugh, Director of Development Services