



## Neighborhood Notice and Comment Letter

Date: September 30, 2022

Dear Property Owner:

The Planning Division is currently reviewing a sketch subdivision plat for property in your neighborhood. Written comments regarding the subdivision plat can be submitted to the Planning Division during the comment period specified below. Additional project information including the proposed plat is available on the City's Current Planning website at <https://www.lov.gov.org/services/development-services/current-planning/neighborhood-notice-meetings-administrative-decisions>

### Application Information

Application:	Sketch Plat
Project Case Number:	PZ #21-176 Elkader First Subdivision
Project Name:	Elkader First Subdivision
Applicant Name:	Kimley-Horn

### Project Description

Summary of Proposed Development:	<p>The Elkader First Subdivision consists of 544 Single-Family Residential Detached lots of varying frontages for an overall density of 3.8 units / acre as well as a 2.89 acre parcel for Neighborhood Commercial Use. The allowable uses include schools, churches, daycare, or other neighborhood scale services. The projected pricing will vary to provide quality housing for a range of income levels. The Project provides five (5) usable open space areas, along with pocket amenity areas and trail connections for enhanced pedestrian connectivity throughout the site. These land uses will be positioned to provide neighborhood amenity spaces as well as connections to the City's local trail network. The site also provides a Regional Detention Facility for stormwater management, at the southern property limits within the proposed first phase.</p> <p>This Project will provide improvements to Wilson Avenue and W 57th Street. These improvements will provide new connections to help mitigate traffic, increase connections to adjacent properties, promote pedestrian and bicycle connectivity, and improve the aesthetics of the surrounding neighborhood. An interior network of local roadways will</p>
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	<p>further enhance pedestrian, bicycle, and vehicular circulation throughout the site.</p> <p>In addition to a network of sidewalks provided along the roadways, the proposed development will also provide a series of trail corridors. These corridors will help connect residences to nearby neighborhoods, parks, schools, and amenities near the development.</p> <p>The goal for this Project is to create a well-connected and diverse neighborhood which builds upon the existing character of the City of Loveland.</p>
General Location:	<p>The Elkader First Subdivision is located southwest of the Wilson Avenue and W 57th Street intersection and northwest of the Wilson Avenue and W 50th Street intersection. The property is comprised of approximately 145.6 acres. The property is bounded to the south by the Ponderosa PUD. Refer to the Vicinity Map attached.</p>
Property Address:	<p>5499 N. Wilson Avenue, Loveland, CO 50838</p> <p>A Portion of the North Half of Section 33, Township 6 North, Range 89 West of the 6<sup>th</sup> P.M., City of Loveland, County of Larimer, Colorado</p>
Existing Zoning:	R1
Legal Description:	<p>The legal description of the property is on file with the current planning division</p>
Additional Information:	<p>Additional information on the project is available at <a href="http://CityofLoveland.org/CDA">CityofLoveland.org/CDA</a></p>

### Comment Period and Review

Deadline for Public Comment:	October 10, 2022
Comment Submittal:	<p>All comments must be submitted in writing to the following City planner:</p> <p>Kerri Burchett  <a href="mailto:Kerri.Burchett@cityofloveland.org">Kerri.Burchett@cityofloveland.org</a>  410 E. 5<sup>th</sup> Street  Loveland, CO 80550</p>
Earliest Date for Administration Decision:	October 11, 2022
Comment Review:	<p>The City's review of the subdivision plat is based on a determination of compliance with the City's Unified Development Code (Title 18 of the</p>

	<p>Loveland Municipal Code), Larimer County Urban Area Street Standards, and other adopted plans by the City.</p> <p>In reviewing comments received by the neighborhood, the Director will consider comments pertinent to the evaluation of whether the application complies with the requirements of the Code.</p>
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### Neighborhood Meeting and Appeal

Neighborhood Meeting	<p>A neighborhood meeting is not required with the subdivision plat. However, if the Director determines that a neighborhood meeting is warranted based on review of the neighborhood comments, additional notices regarding the neighborhood meeting will be provided in compliance with the Municipal Code.</p>
Appeal	<p>The Director's decision regarding the subdivision plat is final. The right to appeal the Director's decision is specified in Division 18.14.05, Appeals, of the Unified Development Code. Absent a neighborhood meeting, an appeal of the Director's decision is not permitted.</p>

If you have any questions regarding the proposed project, please contact: Caitlin Sheahan, (970) 986- 6784, [Caitlin.Sheahan@Kimley-Horn.com](mailto:Caitlin.Sheahan@Kimley-Horn.com) . If you have questions regarding the City process, please contact Kerri Burchett [Kerri.Burchett@cityofloveland.org](mailto:Kerri.Burchett@cityofloveland.org), 970-962-2566.

Sincerely,



**Caitlin Sheahan, PE**  
[Caitlin.Sheahan@Kimley-Horn.com](mailto:Caitlin.Sheahan@Kimley-Horn.com)  
**Kimley-Horn**  
**(970) 986-6784**

