



## Public Hearing Notice Letter

Date: January 31, 2023

Dear Property Owner:

This is a notice that a public meeting will be held to discuss the following proposal in your neighborhood:

### Application and Meeting Information

Public Hearing Board	City Council
Application:	Planned Unit Development (PUD) Zoning Document
Project Case Number:	(PZ #22-00006)
Project Name:	Green Valley Ranch Addition
Meeting Date and Time:	February 21, 2023 @ 6:00 p.m.
Meeting Location:	City Council Chambers – 500 East Third Street
Applicant Name:	Kimley-Horn

### Project Description

Summary of Proposed Development:	<p>The Green Valley Ranch Planned Unit Development (PUD) consists of 275 Single-Family Residential Detached lots of varying frontages as well as 130 Single-Family residential attached townhome lots for an overall maximum density of 5.0 units / ac. The projected pricing will vary to provide quality housing for a range of income levels. The PUD provides three 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 future community park to the east. The site also provides two detention ponds for stormwater management, at the southeastern property limits and the center of the property.</p> <p>This PUD will provide improvements to Wilson Avenue, W 57th Street, and W 50th 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 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.</p>
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	<p>These corridors will help connect residences to nearby neighborhoods, parks, schools, and amenities near the development. The goal for this PUD 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 Green Valley Ranch PUD is located southeast of the Wilson Avenue and W 57th Street intersection and northeast of the Wilson Avenue and W 50th Street intersection. The property is comprised of approximately 89 acres and, at the southeastern property limits, the parcel has approximately 500' of frontage onto Coolidge Avenue. The majority of the property is bounded to the east by park space that has been dedicated to the City of Loveland. Refer to the Vicinity Map attached.</p>
Property Address:	<p>Parcels 9634000012; 9634000002, 9634000002 "Green Valley Ranch Addition"</p>
Existing Zoning:	<ul style="list-style-type: none"> <li>P-66 - Green Valley Ranch Addition, Planned Unit Development (PUD)</li> </ul>
Legal Description:	<p>(If the legal description is lengthy, include a statement that the legal description of the property is on file with the current planning division)</p> <p>Parcel 1:  North half of the Northwest quarter (N 1/2 of the NW 1/4) and the Southeast quarter of the Northwest quarter (SE 1/4 of the NW 1/4) of Section 34, Township 6 North, Range 69 West of the 6th P.M., County of Larimer, State of Colorado,  Excepting parcels conveyed in instruments recorded May 2, 2000 at reception NO. 2000028670 and December 20, 2004 at reception NO. 20040120996 and at reception NO. 20040120997 and March 14, 2005 at reception NO. 20050020128 and August 28, 2018 at reception NO. 20180053231, Larimer County records.</p> <p>Parcel 2:  Southwest quarter of the Northwest quarter (SW 1/4 of the NW 1/4) of Section 34, Township 6 North, Range 69 West of the 6th P.M., County of Larimer, State of Colorado,  Excepting parcels conveyed in instruments recorded May 2, 2000 at reception NO. 2000028670 and December 20, 2004 at reception NO. 20040120997 and March 14, 2005 at reception NO. 20050020128, Larimer county records.</p>

	Parcels 1 and 2 above being a portion of Green Valley Ranch addition, according to plat recorded December 3, 2001 at reception NO. 2001109474
Additional Information:	Additional information on the project is available at <a href="http://CityofLoveland.org/CDA">CityofLoveland.org/CDA</a>

## Public Hearing Information

All interested parties may appear and speak on the matter at the public hearing and/or file written comments with the Current Planning Division.

Any written information that you intend to provide or present at the City Council public hearing must be provided to the City Clerk at least 1 week in advance of the hearing. This includes petitions, PowerPoint presentations, photos, letters, or other written information. Items submitted at the public hearing will not be accepted as they were not available for public review prior to the hearing.

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 Troy Bliss at [Troy.Bliss@cityofloveland.org](mailto:Troy.Bliss@cityofloveland.org), 970-962-2579.

Sincerely,



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

