

Neighborhood Meeting Notice Letter

Date: May 16, 2023

Dear Property Owner:

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

Application and Meeting Information

Application:	Planned Unit Development (PUD) Zoning Document
Project Case Number:	PZ # 23-00038
Project Name:	1500 N Monroe Ave
Meeting Date and Time:	May 31, 2023 @ 5:30 p.m.
Meeting Location:	800 S Taft Ave, Loveland, CO 80537 (Thompson School District Administration Building)
Applicant Name:	United Properties; Kimley-Horn

Project Description

Summary of Proposed Development:	<p>The proposed redevelopment and PUD site is located northeast of the intersection of Hwy 34 (Eisenhower Boulevard) and N Monroe Ave. The property is comprised of approximately 6.61 acres, is the site of the Monroe Elementary School, and is currently zoned R3e. The property has approximately 650' of frontage on Hwy 34, 620' of frontage on N Monroe Ave, and 400' of frontage on E 16th Street. It is bounded to the northeast by the Early Childhood Center. A Vicinity Map is enclosed for reference.</p> <p>The proposed Planned Unit Development (PUD) consists of horizontal mixed uses including multi-family buildings on the northern portion of the site and commercial / retail on the southern frontage of the site. The site will have on-site stormwater detention on the southeast corner of the site, proposed to be provided with underground storage.</p> <p>The proposed site is within 200' of Silver Lake Park, and within 2 miles of Downtown Loveland, Mary Blair Elementary School, Loveland High School, and McKee Medical Center. There is a transit bus stop along the frontage of the property on Eisenhower Blvd. The proposed PUD will build upon the existing infrastructure of the surrounding area while providing new multi-family units for rent to meet the needs of the City's</p>
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	growing population. This PUD will provide improvements to N Monroe Ave as well as the City and CDOT's requirements for future right-of-way for Hwy 34.
General Location:	Southeast of the intersection of N Monroe Ave and E 16 th Street; north of E Eisenhower Blvd
Property Address:	1500 N Monroe Ave Loveland, CO
Existing Zoning:	• R3e
Legal Description:	Lot 2, Block 1, Pulliam First Subdivision, County of Larimer, State of Colorado
Additional Information:	Additional information on the project is available at CityofLoveland.org/CDA

Neighborhood Meeting Information

All interested parties may appear and speak regarding the project at the neighborhood meeting and/or file written comments with the Current Planning Division. The project will also require a public hearing with the Planning Commission and City Council. Notification of the dates and times for the public hearing will be provided once the schedule is identified, in accordance with the Municipal Code.

If you have any questions regarding the proposed project, please contact: Caitlin Sheahan, (970) 986-6784, Caitlin.Sheahan@Kimley-Horn.com. If you have questions regarding the City process, please contact Troy Bliss at Troy.Bliss@cityofloveland.org, 970-962-2579.

Sincerely,



Caitlin Sheahan, PE
Caitlin.Sheahan@Kimley-Horn.com
Kimley-Horn
(970) 986-6784



