



## Neighborhood Meeting and Public Hearing Notice Letter

Date: July 11, 2023

Dear Property Owner:

This is a notice that the following proposal in your neighborhood is scheduled for a neighborhood meeting and public hearings before the Planning Commission and City Council as specified below.

### Application and Meeting Information

Application Types:	Annexation, Zoning, Comprehensive Plan Amendment, Zoning Document Amendments, Annexation and Development Agreement Amendments, and Environmental Fee Agreement Amendments
Project Case Numbers:	PZ #22-196, PZ #22-197, PZ #22-198, PZ#22-199
Project Names:	Centerra West First Addition, Millennium General Development Plan (GDP) Amendments 11 and 12
Applicant:	McWhinney Real Estate Services, Inc
<b>Neighborhood Meeting Details</b>	
Meeting Date:	Thursday, July 27, 2023
Meeting Time:	6:00 pm (MST)
Meeting Location:	Embassy Suites 4705 Clydesdale Pkwy, Loveland, CO 80538
<b>Public Hearing Details</b>	
Meeting Dates:	Planning Commission – Monday, August 21, 2023 City Council – Tuesday, September 19, 2023 City Council – Tuesday, October 3, 2023
Meeting Time:	All meetings begin at 6:00 pm (MST)
Meeting Location:	City Council Chambers, 500 East Third Street, Loveland, CO

### Project Description

Summary of Proposed Development:	The project seeks to annex property into the City of Loveland; zone the property Millennium Addition Planned Unit Development (PUD); amend the Comprehensive Plan to permit medium density residential uses and high density residential uses on the annexed property; amend the Millennium GDP to incorporate the newly annexed property and assorted adjustments to update the GDP such as, increase residential unit allowances, adjust review and approval processes, and incorporate changed design criteria for the master planned community; amend the existing annexation and development agreement to incorporate the newly annexed property, grant vested rights for the newly annexed property, and extend vested rights for the other portions of Centerra to be consistent with the newly annexed property; and amend the existing environmental fees agreement to impose environmental fees on residential and nonresidential development on the newly annexed property and Centerra South.
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1800 Wazee Street  
Suite 200  
Denver, CO 80202  
720-360-4700

2725 Rocky Mountain Avenue  
Suite 200  
Loveland, CO 80538  
970-962-9990



General Location:	The annexation area is located west of and adjacent to Boyd Lake Avenue and south of and including Frank Road. The Millennium GDP encompasses over 3,000 acres with large parcels located east and west of Interstate 25 and north and south of US Hwy 34; see attached vicinity map.
Existing Zoning:	Unincorporated Larimer County and Millennium PUD
Proposed Zoning:	Millennium PUD
Legal Description:	Due to overall Millennium GDP area, the legal description of the property can be found on file with the Current Planning Division of the City of Loveland
Additional Information:	Additional information on the project is available at <a href="http://CityofLoveland.org/CDA">CityofLoveland.org/CDA</a>

#### 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.

#### 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: Kim Perry, 970-962-9990, [Kim.Perry@mcwhinney.com](mailto:Kim.Perry@mcwhinney.com). If you have questions regarding the City process, please contact Noreen Smyth, 970-962-2522, [Noreen.Smyth@cityofloveland.org](mailto:Noreen.Smyth@cityofloveland.org).

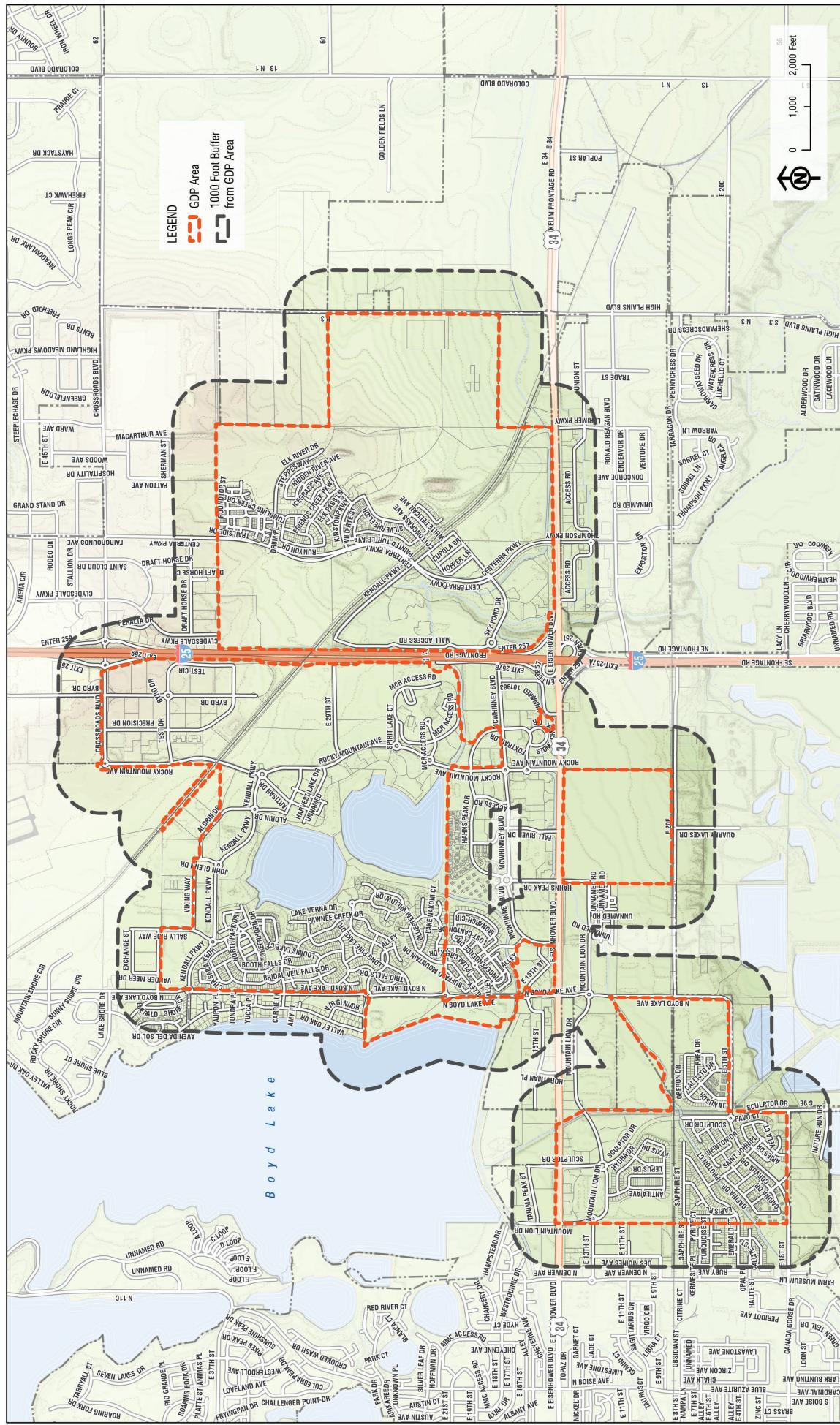
To request a copy of this letter in Spanish, free of charge, contact 970-962-2523 or email [planning@cityofloveland.org](mailto:planning@cityofloveland.org). Para recibir una copia gratuita en español, llame al 970-962-2523 o envíe un correo electrónico a [planning@cityofloveland.org](mailto:planning@cityofloveland.org).

Sincerely,

Kim Perry  
 Vice President  
 Community Design and Neighborhood Development

McWhinney  
 2725 Rocky Mountain Ave.  
 Suite 200  
 Loveland, CO 80538





**AYRES** **GDP Boundary & 1,000' Buffer**  
Loveland, Colorado

**AYRES ASSOCIATES**  
3665 EK Parkway  
For Callies, Colorado 80525  
Project 51-055 • 6/30/2023