



410 E. 5th Street, Loveland, CO 80537
970-962-2523 | cityofloveland.org/DC

Public Hearing Notice Letter

Date: November 16, 2023

Dear Property Owner:

This is a notice that a City Council public hearing will be held to discuss the following proposal in your neighborhood. Due to an error in the previous notification process, the City is renoticing.

Application and Meeting Information

Public Hearing Board Meeting Date and Time	City Council 6:00 p.m. on December 5, 2023
Application	Annexation, Zoning and Comprehensive Plan Amendment
Project Case Numbers	PZ# 22-00102, PZ#22-00103 and PZ# 22-00104
Project Name	Sugar Creek Annexation, Zoning and Comprehensive Plan Amendment
Meeting Location	City Council Chambers, 500 East Third Street, Loveland, Colorado
Applicant Name	Russell Baker, Black Timber Land Company

Project Description

Summary of Proposed Development	This site will allow a mix of residential product types, including single family detached, duplex, townhomes, general multifamily, and commercial with a maximum density 6.5 du/ac and 1,110 units.
General Location	This site is located south of CR 30 (71 st Street) and east of HWY 287. See the attached vicinity map.
Property Address	6400 Garfield
Zoning	Existing: Unincorporated Larimer County Rural Residential RR2 and Commercial Corridor CC Proposed: Planned Unit Development
Legal Description	BEING A PORTION OF THE WEST HALF OF SECTION 25, TOWNSHIP 6 NORTH, RANGE 69 WEST OF THE 6TH P.M., COUNTY OF LARIMER, STATE OF COLORADO A complete legal description is available at the City Current Planning Division.
Additional Information	Additional information on the project is available at CityofLoveland.org/CDA

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

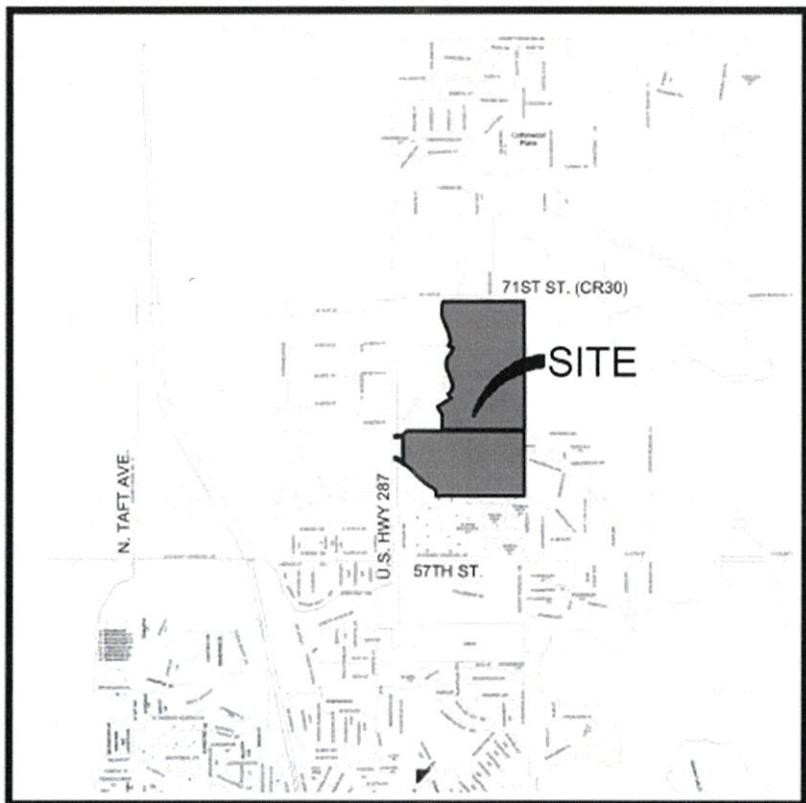
Any written information that you intend to provide or present at the City Council public hearing must be provided to the City Clerk at least 1 week in advance of the hearing. This includes petitions, PowerPoint presentations, photos, letters, or other written information. Items submitted at the public 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: Kristin Turner, 970.532.5891, kristin@tbgroup.us. If you have questions regarding the City process, please contact Troy Bliss, 970.962.2579, Troy.Bliss@cityofloveland.org.

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

Sincerely,

Troy Bliss
Troy.bliss@cityofloveland.org
970.532.2579



VICINITY MAP

1" = 3000'