



CURRENT PLANNING DIVISION
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DEVELOPMENT REVIEW REPORT

Date	4/21/2025
Project Number & Name	PZ #24-00079, 24-00080, and 24-00081 Farro Additions
Project Type	Annexation, Zoning (Planned Unit Development Zoning Document), and Comprehensive Plan Amendment
Project Submittal Round	#2
Report Sent To	Steve Schroyer, Schroyer Resources, steve@schroyerresources.com Matt Haskell, Mack Real Estate, mhaskell@urealtyinc.com Cathy Mathis, TB Group, cathy@tbgroup.us Danny Weber, Avant Civil Group, dweber@avantcivilgroup.com Katy Thompson, Schroyer Resources, katy@schroyerresources.com
From	Troy Bliss, Troy.Bliss@cityofloveland.org

The City's Development Review Team has completed this round of staff review for the development proposal. Please read all of the information contained in this report carefully.

Next Steps	Project Status: Resubmittal Needed
	Resubmittal: Complete all corrections and submit the project in accordance with the resubmittal deadline, including a written response to the reviewer comments, to eplan-planning@cityofloveland.org . The project will be scheduled for review and you will be notified of the City's comment due date.
	Meeting Required Prior to Resubmittal: A meeting between City staff and the applicant is required prior to resubmitting the project. Contact the City Planner for scheduling.
	Public Input Process: Contact the City Planner to proceed to the public notification, neighborhood meeting and/or public hearing process.
Resubmittal Deadline: 10/21/2025 To ensure that the development application is diligently pursued, a resubmittal of the project must be submitted on or before the resubmittal date, for the project to remain active. If a resubmittal is not received by this date, the application will automatically become void. An extension of the expiration date may be granted upon written request of the applicant prior to the expiration of the application.	

ADDITIONAL ITEMS PROVIDED WITH THIS REPORT

The following additional items are attached or provided through or "Proofpoint" file sharing:

- Redline corrections and other informational documents
- Site Work Permit Checklist and Application
- Early Building Permit Submittal Authorization

CONTACT INFORMATION

City Development Review Team		
Planning Luis Sandoval 970.962.3705 Luis.Sandoval@cityofloveland.org	Transportation Randy Maizland 970.962.2618 Randy.Maizland@cityofloveland.org	Transportation Adam Zagaro 970.962.2723 Adam.Zagaro@cityofloveland.org
Power Luis Sandoval 970.962.3705 Luis.Sandoval@cityofloveland.org	Power Tyler Groce 970.962.3544 Tyler.Groce@cityofloveland.org	Stormwater Suzette Schaff 970.962.2531 Suzette.Schaff@cityofloveland.org
Parks & Rec Bryan Harding 970.962.2451 Bryan.Harding@cityofloveland.org	Fire Ingrid McMillan-Ernst 970.962.2554 Ingrid.McMillan-Ernst@LFRA.org	Building Bobby Burke 970.962.2672 Bobby.Burke@cityofloveland.org
Water/Wastewater Melissa Morin 970.962.3709 Melissa.Morin@cityofloveland.org	Water/Wastewater Donald Cecil 970.962.3702 Donald.Cecil@cityofloveland.org	Plat Review Paul Hernandez 970.962.2640 Paul.Hernandez@cityofloveland.org

External Agencies	
The following external agencies were notified of the project on the first round of review. It is the applicant's responsibility to contact the agencies and provide any additional materials required for them to assess the project.	
FORT COLLINS/LOVELAND WATER DISTRICT: Sam Lowe , 970.226.3104 developmentreview@fclwd.com	THOMPSON R2-J SCHOOL DISTRICT: Ryan Baker , 970.613.5663 ryan.baker@tsd.org
SOUTH FORT COLLINS SANITATION DISTRICT: Randy Kenyon , 970.792.5981 rkenyon@sfcscd.net	FNL AIRPORT: Aaron Ehle , 970.962.2856 Aaron.Ehle@cityofloveland.org
LITTLE THOMPSON WATER DISTRICT: Brad Eaton , 970.532.2096 development@ltwd.org	COLORADO DEPT. OF TRANSPORTATION: Tim Bilobran , 970.350.2163 timothy.bilobran@state.co.us
PLATTE RIVER POWER AUTHORITY: Travis Phifer , 970.226.4000 PRPATelecom@prpa.org	COMCAST: Bill Blair , 720.490.3891 bill_blair@cable.comcast.com
POUDRE VALLEY REA: Matt Organ , 970.377.6650 engineeringprojects@pvrea.org	CENTURY LINK: Nicole Trupp , 970.689.6550 Nicole.Trupp@Centurylink.com
XCEL ENERGY: Cory Thelen , 720.369.0204 Cory.M.Thelen@xcelenergy.com Andrew Holder , 720.369.0204 andrew.p.holder@xcelenergy.com	US POST OFFICE: Edward Czech , 970.663.3010 Edward.q.czech@usps.gov

CITY REVIEW COMMENTS

For questions or clarifications on specific reviewer comments, please contact the individual reviewer.

Application Type: Zoning Document

Corrections

A written response to each item must be provided with a resubmittal.

Corrections-Planning:

STATUS

* Resubmittal Needed

CORRECTIONS

1. Zoning Document - The following are some suggested adjustments/discussion points to consider prior to any resubmittal.

Densities: All parcels within the Zoning Document proposed density ranges above 4.1 units per acre as contemplated with the recent adjustment (i.e. maximum of 250 units). This would suggest that the overall density may be higher. Further clarification is needed as well as how the Zoning Document aligns with the proposed Comprehensive Plan Amendment of Medium Density Residential. Additionally, it is advised to remove the option for Complete Neighborhood.

Response: As discussed, this is a comment from the previous round.

As noted in the above comment from the initial review and adjusted with this submittal, establishing a maximum density of 4 to 6 dwelling units per acre is confusing. Rather, if the intent is to seek maximum flexibility, the maximum density should be set at 6 dwelling units per acre. Additionally, if maximum density is set at 6 dwelling units per acre, is it realistic for Parcels B & C to even achieve densities of 8 to 10 dwelling units per acre (respectively)? These are concerns and questions that neighbors, Planning Commission members, and City Council members are going to have and cause confusion around density.

Response: We have included the maximum density and have adjusted the ranges in the table. We have fixed this note to read " The max. number of dwelling units shall be 320 units (based on the TIS). This results in a max. density of 5.2 d.u./acre based on 64.46 gross acres."

Bulk Standards and Deviations: The proposed bulk standards and deviations are very similar to Sugar Creek. It is advised to create bulk standards and deviations that would be unique to this PUD and the proposed product types. Or, if Farro is envisioned to create bulk standards and deviations to align with Sugar Creek for consistency, this should be a stated design intent so that it is made clear to interested residents, Planning Commission, and City Council.

Understood that the response to comments indicate that certain bulk standards can detriment to projects. However, it is important that these detriments be explained in terms of justifying the need for such deviations.

Response: We have narrowed down the number of deviations to 6, to better align with the Farro project. Most of them have to do with lot area, lot width, setbacks and garage door frontage. These

are issues we deal with on almost every project. Also, we added a note stating that the requested deviations are to better align with the adjacent Sugar Creek Subdivision.

ITEMS REQUIRED WITH A RESUBMITTAL

1. None

ITEMS REQUIRED WITH FINAL DRAWINGS

1. None

INFORMATION FOR FUTURE REFERENCE

1. Please see attached information from external referral agencies.

Corrections-Trans:

1. The TIS is not accepted as submitted with the following comments: [Response: A revised Farro First Addition TIS was prepared and submitted to the City.](#)
2. The TIS is identifying movement and approach leg LOS/ACF failures at US287/65th Street and US287/57th Street with no recommendations for mitigation. If the LOS/ACF failures cannot be mitigated with roadway-intersection improvements, LCUASS does grant the City authority to require the developer provide alternative mitigation solutions that are proportionate to the development impacts and acceptable to the City Engineer. See LCUASS Section 4.6.8. This will likely require discussion with the City Engineer to identify and agree on alternative mitigation improvements or cash-in-lieu contributions. [Response: A meeting was held with City staff on May 13, 2025. An alternative mitigation was determined to be a proportional share \(cash in lieu\) for a sidewalk along the east side of US287 between 57th Street and 65th Street. See revised TIS.](#)
3. The total number of dwelling units in the TIS still does not match what is being reported on the PUD document. The TIS should be based on a total of up to 388 dwelling units per the PUD document. [Response: The number of dwelling units for the Farro First Addition was determined to be 320 single family units. See revised TIS.](#)
4. There are projected volumes on several streets that exceed the classification threshold volumes (See Figures 10 and 11 on pages 19 and 20 of the TIS). The findings and conclusions/recommendations will need to address these roadway classifications. [Response: In the meeting with the City, the short segment of 65th Street, between US287 and the Sugar Creek development, could remain classified as a major collector street. The approach geometry at the US287/65th Street intersection would be adequate for the projected traffic volumes. The number of dwelling units for the Farro First Addition was determined to be 320 dwelling units in order to keep the site accesses \(Accesses A, B, & C\) at local street volumes. See revised TIS.](#)
5. Table 6 on Page 28 of the TIS identifies a PM peak LOS of D for the NB approach at US287/57th. The Synchro model shows that it is actually a LOS E and does not meet standards per LCUASS Table 4.1. Please verify that the summary LOS tables are accurately reporting the synchro results for all intersection analysis. This is the only one we noticed but we did not check all Synchro outputs thoroughly to see if there were others. [Response: Since all of the operational analyses changed with the revised number of dwelling units, the LOS tables were revised and match the Synchro outputs in the appendices. See revised TIS.](#)
6. Unless we can receive written confirmation from TSD that they will bus students from Farro to

Cottonwood Plains Elementary School, there is a Safe Routes to School issue that still needs to be addressed. SRTS needs to be thoroughly addressed for all schools within 1.5 miles. I anticipate this will be a major point of discussion during the public hearing process. [Response: Email correspondence with Ryan Baker, TSD is provided in the appendix of the revised TIS.](#)

7. The TIS needs to have a section dedicated to off-site traffic impacts to CR30 and Bruns Dr, north of CR30 (school traffic impacts) and St Louis Ave. to the south. Both of these are likely to be very hot topics in the public hearing process. [See revised TIS.](#)

8. Please note in the TIS that a CDOT Access Permit will be required for any CDOT intersections that are impacted more than 20% by volume. This would for sure include US287/65th but may include others. The LOS failures identified at 65th and at 57th may be an obstacle to getting the Access Permits needed. Keep in mind that CDOT conditions Access Permits based on long range findings. The City will not be able to approve any future development applications until any required CDOT Access Permits are obtained. [Response: It is acknowledged that a CDOT Access Permit is required for impacts greater than 20 percent. Acceptable operation at signalized intersections is defined by CDOT as "all movements and the overall intersection should operate at LOS D or better in the peak hours, unless otherwise approved by CDOT prior to the TIS submittal. If LOS E and F cannot be avoided \(due to long cycle lengths or other constraints agreed upon with the Region Traffic Engineer prior to TIS submittal\), the operations analysis should ensure the intersection geometry can accommodate the anticipated queue and that the signal is able to process the entire queue during each cycle." The LOS failures for various legs at the US287/57th Street and US287/65th Street intersections are caused by long signal cycles. In the long range \(2045\) future, there will be no queueing issues at these intersections. See revised TIS.](#)

9. Note that the queueing analysis provided in the TIS will be used to review any future civil construction plans to verify adequate capacity is being provided and the turn lanes are designed accordingly. CDOT may use this queueing analysis to condition any off-site improvements for Access Permit issuance. [Response: Acknowledged.](#)

10. TIS redlines have been provided for clarification.

Corrections-Fire:

No Comments

Corrections-W/WW:

STATUS

* Resubmittal Needed

CORRECTIONS

1. See PDF comments on the PUD drawing.

[Response: Acknowledged, PDF comments addressed.](#)

2. The existing wastewater infrastructure downstream of this site has potential limitations including mains and Lift Stations. To confirm that this site can meet the Adequate Community Facilities conditions in the UDC or for the Department to write conditions of annexation or comprehensive plan

amendment please provide a Conceptual Wastewater Impact Demand Analysis that determines the Peak wastewater discharge (based on Maximum allowed dwelling units) from the site to each connection point to the City system. (2nd request) The report submitted by Avant Civil Group dated 1/20/25 needs to be updated to reflect wastewater only (or split the report into separate water and wastewater reports). The submitted report does not provide the required information previously requested.

Response: Additional information has been added to the report. We are assuming the loading information provided in this report can be used by the City to assess the impacts on relevant downstream infrastructure. The report has been updated for wastewater only.

3. Please submit proper drawings and information to the Fort Collins-Loveland Water District for review and comment. The division does not coordinate with the District for the applicant. The property is within the FCLWD and not the City of Loveland. Prior to any consideration of water service by the City, the applicant needs to contact FCLWD to see if the District is willing to exclude the site from the District. If so provide written confirmation from the District and coordinate with the City to determine how City service could be provided.

Response: Applicant is in communication with FCLWD to determine the best options for water service; we will update the City regarding options/determinations.

ITEMS REQUIRED WITH A RESUBMITTAL

1. Conceptual Wastewater Impact Demand Analysis

ITEMS REQUIRED WITH FINAL DRAWINGS

1. None

INFORMATION FOR FUTURE REFERENCE

1. None

Corrections-Storm:

No Comments

Corrections-Power:

Complete - No remaining corrections

Additional information:

1. All work performed shall comply with the most current adopted version of the City of Loveland Power Requirements for Electric Service (RFES). A copy of the RFES is available on the City's website at: www.lovgov.org/res

2. A 25ft Utility Easement will be required adjacent to W 65th Street ROW.

Corrections-Gen Plat:

STATUS PZ 24-00080 FARRO ZONING DOCUMENT

* Resubmittal Needed -- 4-10-25

CORRECTIONS PER CURRENT ZONING MAPPING REQUIREMENTS

FINAL MAP

- 1. Please edit the Title and Subtitle as shown on the drawing.
Response: Corrected.
- 2. Please correct the Legal Descriptions as shown on the drawing.
Response: Updated legal descriptions were added.
- 3. Please correct the boundary labels.
Response: Meets and bounds labels were corrected per the annexation map.
- 4. Please refer to the redlined map for any additional comments and comments by other reviewers.
Response: Everything was noted and corrected. See comment response PDFs.

ITEMS REQUIRED WITH A RESUBMITTAL

- 1. Zoning Map

Corrections-Parks/Rec:

Informational: In addition to the acknowledgment of Parks and Recreation’s 1st Round Correction comments, we suggest exploring opportunities for providing an alternate (additional) Recreation Trail (10’ wide) route around the perimeter of the project (east and north boundaries) connecting to the proposed Sugar Creek trails/paths. This could provide access that is off-the-beaten path and access north to County Road 30 for trail users. See comments provided under Conditions.

Conditions

The following conditions are project-specific requirements that will be placed as conditions on the final drawings, included in a development agreement, or included as conditions for Planning Commission or City Council's approval of the project.

Conditions-Planning:

Conditions

No conditions are being recommended at this time. Please review all requested plan corrections. Any recommended conditions will be presented prior to completion of review by the City’s Development Review Team.

Conditions-Trans:

- 1. Final PUD conditions of approval cannot be drafted until the TIS is accepted. Please see TIS review comments.
- 1. There are several items that still need to be addressed within the traffic study related to intersection LOS/ACF failures, safe routes to school etc... Transportation cannot draft PUD Zoning conditions of approval until the TIS is accepted as submitted and all improvement obligations have been identified.

Conditions-Fire:

No Comments

Conditions-W/WW:

1. See annexation 24-79

Conditions-Storm:

1. Prior to approval of a Sketch Plat, the Owner shall provide an existing condition hydrologic/hydraulic analysis, acceptable to the Loveland Stormwater Engineering Division, for the downstream off-site drainage system from the site to Horseshoe Lake. The analysis shall verify that adequate capacity is available in the existing downstream drainage system to safely convey this site's developed detained Stormwater runoff downstream to Horseshoe Lake without further impacting any downstream private properties. If adequate capacity is not available, prior to approval of a Sketch Plat, the Owner shall provide an alternative route from 57th Street to Horseshoe Lake to safely transmit this project's developed detained Stormwater runoff.

Conditions-Power:

No Comments

Conditions-Parks/Rec:

Per the Applicant's response and acknowledgement to Parks and Recreation's 1st Round comments, we look forward to working with the Applicant as the plans progress in terms of the existing Recreation Trail, other connection opportunities and safe at-grade trail crossings. Please contact David Kasprzak, Parks and Recreation Senior Parks Planner at (970)962-2478 or david.kasprzak@cityofloveland.org to schedule a coordination meeting when appropriate.

Application Type: Annexation

Corrections

A written response to each item must be provided with a resubmittal.

Corrections-Planning:

STATUS

* Resubmittal Needed

CORRECTIONS

Annexation Maps

1. Since Farro appears to need a serial annexation, what was the reasoning in having the second addition only include the County Road 13 right-of-way? Why was the break not made in the center of the property? This is not a requirement to change the configuration, just curious as to the rationale as it may be asked by Planning Commission or City Council.

As a follow-up from this initial comment above, it was noted that the minimum contiguity boundary required is 1,328.44' with the achieved contiguity boundary being 1,327.96'. If additional rights-of-way were dedicated prior to annexation (see attached redlines), it seems like the Farro Second Addition is not needed and that annexation could be achieved through one addition complying with contiguity

requirements.

Commented [KT1]: Wouldn't the ROW still need to be annexed?

EPS Response: The Annexation map has been updated to include the "to be dedicated" ROW but per City discussion, the ROW is not being counted towards the 1/6 contiguity and therefore only need 1 annexation map.

ITEMS REQUIRED WITH A RESUBMITTAL

1. None

ITEMS REQUIRED WITH FINAL DRAWINGS

1. None

INFORMATION FOR FUTURE REFERENCE

1. Please see attached information from external referral agencies.

EPS Response: see comment response PDFs.

Corrections-Trans:

1. The updated/revised ROW dedication exhibits have been reviewed with a couple minor technical corrections requested. Please revise the exhibits per the redlines provided and submit a deed of dedication signed by the Owner(s)/grantor along with updated, stamped ROW dedication exhibits attached so the City can sign and record the dedication. Once recorded, the reception numbers will need to be referenced on the Annexation Map before it gets recorded.
2. No further corrections requested on the annexation map.

EPS Response: Exhibit and legal revised, see comment response PDF.

Corrections-Fire:

No Comments

Corrections-W/WW:

STATUS

* Complete - No remaining corrections

CORRECTIONS

1. None

Corrections-Power:

Complete - No remaining corrections

Additional information:

1. All work performed shall comply with the most current adopted version of the City of Loveland Power Requirements for Electric Service (RFES). A copy of the RFES is available on the City's website at: www.lovgov.org/res

2. A 25ft Utility Easement will be required adjacent to W 65th Street ROW.

Corrections-Gen Plat:

STATUS PZ 24-00079 FARRO FIRST ADDITION

* Resubmittal Needed -- 4-10-25

CORRECTIONS PER CURRENT ANNEXATION MAPPING REQUIREMENTS

[EPS Response: see comment response PDF.](#)

ANNEXATION MAP

1. Please edit the Title as shown on the drawing. [EPS Response: title revised.](#)
2. Please edit the legal description as shown on the drawing. [EPS Response: legal revised.](#)
3. Please add the Map title in the upper and lower right corners outside of the drawing border.
[EPS Response: map title added.](#)
4. Please edit the adjacent property information as shown on the drawing.
[EPS Response: adjacent labels revised.](#)
5. Please refer to the redlined Map for any additional comments and comments by other reviewers.
[EPS Response: see comment response PDF.](#)

ITEMS REQUIRED WITH A RESUBMITTAL

1. ANNEXATION MAP

STATUS PZ 24-00079 FARRO SECOND ADDITION

* Resubmittal Needed -- 4-10-25

CORRECTIONS PER CURRENT ANNEXATION MAPPING REQUIREMENTS

ANNEXATION MAP [EPS Response: see comment response PDF.](#)

1. Please edit the Title as shown on the drawing. [EPS Response: title revised.](#)
2. Please edit the legal description as shown on the drawing. [EPS Response: legal revised.](#)
3. Please add the Map title in the upper and lower right corners outside of the drawing border.
[EPS Response: map title added.](#)
4. Please edit the adjacent property information as shown on the drawing.
[EPS Response: adjacent labels revised.](#)
5. Please refer to the redlined Map for any additional comments and comments by other reviewers.
[EPS Response: see comment response PDF.](#)

ITEMS REQUIRED WITH A RESUBMITTAL

1. ANNEXATION MAP

Corrections-Parks/Rec:

See corrections and conditions listed under the PUD Zoning application.

Conditions

The following conditions are project-specific requirements that will be placed as conditions on the final drawings, included in a development agreement, or included as conditions for Planning Commission or City Council's approval of the project.

Conditions-Planning:

No Comments

Conditions-Trans: PW-Transportation, Randy Maizland Complete 09/04/2024

1. All future development within this addition shall comply with the Larimer County Urban Area Street standards and the Transportation Plan and any updates to either in effect at the time of site specific development application. Any and all variances from these standards and plans require specific written approval by the City Engineer.

2. The owner shall dedicate to the City, at no cost to the City, right-of-way for all street facilities adjacent to, or within, this addition that are shown on the adopted Transportation Plan. Unless otherwise approved by the City Engineer, the timing of the dedication(s) shall be as follows:

a. Right-of-way for adjacent 65th Street and adjacent Madison Ave/LCR 13 (80 feet of ROW for a Major Collector) shall be dedicated prior to approval of the annexation ordinance on second reading by City Council.

3. The Owner/Developer agrees to acquire, at no cost to the City, any off-site right-of-way necessary for mitigation improvements. Prior to the approval of any site specific development applications within this addition, the developer shall submit documentation satisfactory to the City Attorney and the City Engineer, establishing the developer's unrestricted ability to acquire sufficient public right-of-way for the construction and maintenance of any required street improvements to both adjacent and off-site streets.

Conditions-Fire:

No Comments

Conditions-W/WW:

TBD

Conditions-Storm:

1. Prior to approval of a Sketch Plat, the Owner shall provide an existing condition hydrologic/hydraulic analysis, acceptable to the Loveland Stormwater Engineering Division, for the downstream off-site drainage system from the site to Horseshoe Lake. The analysis shall verify that adequate capacity is available in the existing downstream drainage system to safely convey this site's developed detained Stormwater runoff downstream to Horseshoe Lake without further impacting any

downstream private properties. If adequate capacity is not available, prior to approval of a Sketch Plat, the Owner shall provide an alternative route from 57th Street to Horseshoe Lake to safely transmit this project's developed detained Stormwater runoff.

Conditions-Power:

The owner understand that the closest connection point for electric power for this subdivision is at highway 287 and W 65th Street intersection. The owner shall extend electric power from this intersection in order to serve the proposed development in accordance to the latest version of the Requirements for Electric Service (RFES). The owner understands that infrastructure will be installed with its west neighbor development known as "Sugar Creek" and, upon completion, the owner can extend electric power from the infrastructure installed in this mentioned development.

The owner understands that Residential building permits will not be approved until all power infrastructure is installed and energized and the lot has been released by the City of Loveland Electric Distribution Designer.