

DEVELOPMENT REVIEW REPORT

Date	9/13/2024
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	#1
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
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
<input type="checkbox"/>	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.
<input type="checkbox"/>	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.
<input type="checkbox"/>	Public Input Process: Contact the City Planner to proceed to the public notification, neighborhood meeting and/or public hearing process.
Resubmittal Deadline: 3/14/2025	
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

<u>Planning</u>	<u>Transportation</u> Randy Maizland 970.962.2618 Randy.Maizland@cityofloveland.org	<u>Transportation</u> Adam Zagaro 970.962.2723 Adam.Zagaro@cityofloveland.org
<u>Power</u> Luis Sandoval 970.962.3705 Luis.Sandoval@cityofloveland.org	<u>Power</u> Tyler Groce 970.962.3544 Tyler.Groce@cityofloveland.org	<u>Stormwater</u> Suzette Schaff 970.962.2531 Suzette.Schaff@cityofloveland.org
<u>Parks & Rec</u> Bryan Harding 970.962.2451 Bryan.Harding@cityofloveland.org	<u>Fire</u> Ingrid McMillan-Ernst 970.962.2554 Ingrid.McMillan-Ernst@LFRA.org	<u>Building</u> Bobby Burke 970.962.2672 Bobby.Burke@cityofloveland.org
<u>Water/Wastewater</u> Melissa Morin 970.962.3709 Melissa.Morin@cityofloveland.org	<u>Water/Wastewater</u> Donald Cecil 970.962.3702 Donald.Cecil@cityofloveland.org	<u>Plat Review</u> 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@sfcasd.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	US POST OFFICE: Edward Czech , 970.663.3010 Edward.g.czech@usps.gov
Andrew Holder , 720.369.0204 andrew.p.holder@xcelenergy.com	

CITY REVIEW COMMENTS

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

Comment Response Legend:

TB Group – Planner/Landscape Architect

Avant Civil Group – Civil Engineer

Delich Associates – Traffic Engineer

EPS Group – Surveyor

Schroyer Resources – Owner's Representative

Application Type: Comprehensive Plan Amendment

Corrections

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

Corrections-Planning: STATUS

* Resubmittal Needed

CORRECTIONS

General Comment

1. Thank you for providing the adjusted sheet 2 of the Zoning Document. If contemplating the maximum number of units to be 250, overall density would be slightly above 4 units to the acre. While this does align with the proposed land use designation of Medium Density Residential, it may be appropriate to remove any option of a Complete Neighborhood from the Zoning Document. Reason being is that additional density could be achieved through a Complete Neighborhood. With the proposed Comprehensive Plan Amendment, if additional density may be desired beyond 4.1 (i.e. 250/60.57)it is advised to state an overall density maximum in the Zoning Document because the Medium Density land use designation has such a broad range of 4 to 10 units per acre.

RESPONSE: Currently, the maximum number of units is 388 and the minimum is 287. This equates to a minimum density of 2.87 units to the acre and a maximum of 6.32 units per acre. The densities are now stated on Sheet 2. The Complete Neighborhood options have been removed.

As an alternative, it might be of value to reassess the proposed Medium Density Residential land use designation, if 4 units to the acre would be the maximum for Farro. Understanding that the suggested future land use changes in the Comprehensive Plan does identify Medium Density Residential as the alternative, a Low Density Residential land use designation may be more appealing to surrounding residents. A 4 unit per acre development would also comply with the Low Density Residential land use designation.

Response: Plans have been updated to illustrate that the proposed density range will be 4-6 DU/AC with a max of 366 units.

ITEMS REQUIRED WITH A RESUBMITTAL

1. None

ITEMS REQUIRED WITH FINAL DRAWINGS

1. None

INFORMATION FOR FUTURE REFERENCE

1. None

Corrections-Trans:

1. The TIS is not accepted as submitted. The TIS will need to provide additional information about long range traffic volumes on all surrounding arterials and collectors to demonstrate that street classifications shown in the City's Transportation Plan are adequate and no volume thresholds will be exceeded as a result of the requested density increases associated with the Comp Plan amendment.

Response: See revised “Farro First Addition Traffic Impact Study,” dated January 2025.

Corrections-Fire:

No Comments

Corrections-W/WW:

STATUS

* Resubmittal Needed

CORRECTIONS

1. See comments on 24-79 (Annexation)

Corrections-Storm:

No Comments

Corrections-Power:

No Comments

Corrections-Gen Plat:

No Comments

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 with this Comprehensive Plan Amendment. Please however see general comments under corrections.

Conditions-Trans:

Transportation has no special conditions related to the proposed Comp Plan amendment at this stage. The TIS will need to be accepted. Transportation reserves the ability to add special conditions on subsequent reviews based on the findings of the revised TIS.

Conditions-Fire:

No Comments

Conditions-W/WW:

TBD

Conditions-Storm:

STORMWATER CONDITIONS

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 Plant, the Owner shall provide an alternative route from 57th Street to Horseshoe Lake to safely transmit this project's developed detained Stormwater runoff.

Response: Acknowledged

Conditions-Power:

No Comments

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.

Transportation: It is advised that the internal local road network not be included with the Zoning Document. Given the property directly north of Farro having a conservation easement, potential points of connection should not be included. Additionally, it is anticipated that the alignment of E. 65th Street will be of concern to Horseshoe Estates. It is advised that discussions with the Transportation and Parks Divisions be held to identify potential alternatives.

RESPONSE: We are showing access arrows into and out of the site at a very conceptual level. These are intended to represent where potential connections could be located and are subject to change. We removed access to the north property.

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: Overall density is 4-6 d.u./acre.

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.

Response: The Bulk Standards are standards that we often face and are detriments to project flexibility, so that is why the Farro documents is similar to the Sugar Creek document.

Environmentally Sensitive Areas Report: It is advised that the Zoning Document incorporate and/or make reference to recommended protection measures, mitigation, and enhancement of the Environmentally Sensitive Areas report. This should woven into reasons for perimeter bufferyards, ditch corridor, etc.

RESPONSE: The ESAR provided recommendations of a 50-foot buffer from the centerline of the ditch and a 15' buffer from the centerline of the existing recreation trail. The plan demonstrates compliance with the ESAR's recommendations.

Parks/Open Space Areas: Please make sure to indicate the proposed minimum acreage for parks/open space areas.

RESPONSE: The park acreage has been labeled.

2. Please refer to attached plan mark-ups with additional corrections.

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:

TIS Review:

1. The TIS is not accepted with the following revisions requested:

Response: See revised “Farro First Addition Traffic Impact Study,” dated January 2025.

2. The traffic counts and analysis horizon are outdated. New counts are not required but they need to be grown at 2% per year to bring them current. The short range analysis will need to be extended to 2029.

Response: See revised “Farro First Addition Traffic Impact Study,” dated January 2025.

3. The dwelling unit totals in the TIS do not appear to be matching the max unit counts provided in the PUD density summary. Please double check that the correct maximum D.U. totals in the TIS trip generation match the PUD. Update as needed.

Response: The max dwelling units is 366 (79 single-family attached, and 287 single-family detached). See revised “Farro First Addition Traffic Impact Study,” dated January 2025.

4. The Sugar Creek Annexation and Zoning were approved by the City. Phase 1 of Sugar Creek is

anticipated to include the extension of 65th Street from US287 to the Eastern boundary. The Farro TIS will need to be updated to include a scenario where 65th Street is connected to US287. Farro will be required to design and construct 65th Street from Sugar Creek to Madison/LCR13. The trip distribution should be scoped and approved by Transportation for this scenario. This analysis will be critical to presenting traffic impacts at the Farro Annexation public hearing at City Council and Planning Commission.

Response: See revised “Farro First Addition Traffic Impact Study,” dated January 2025.

5. Do you have written documentation from TSD indicating that they will bus students to Cottonwood Plains Elementary? I could not get anything from TSD about this during the Sugar Creek review. The City needs to ensure that the safe routes to school requirements are being met.

Response: See revised “Farro First Addition Traffic Impact Study,” dated January 2025.

6. Please add a column on the right side of all LOS table results that indicates “ACF Compliance Y/N” for each movement, leg and overall (TYP) all tables.

Response: See revised “Farro First Addition Traffic Impact Study,” dated January 2025.

7. Please provide a comprehensive queuing analysis for all intersections that identifies the existing turn lane capacity and long range needs. This should be done in a table format. Make recommendations for any turn lanes that will need additional capacity.

Response: See revised “Farro First Addition Traffic Impact Study,” dated January 2025.

8. The TIS needs to evaluate the long range daily volumes on all of the applicable collector streets and arterials and make a finding that all of the street classifications shown on the City’s master street plan are adequate and no thresholds will be exceeded. This is needed to support the increase in density that is proposed with the Comprehensive Plan amendment application. The TIS needs to demonstrate that the amendment and higher density will not result in any street classifications needing to change.

Response: See revised “Farro First Addition Traffic Impact Study,” dated January 2025.

9. For purposes of future public hearings, please provide an exhibit in the TIS that shows the estimated long range ADT and peak volumes on all adjacent streets, off-site connections impacting adjacent subdivisions and the internal streets that will connect to 65th Street (to determine if they meet collector volumes).

Response: See revised “Farro First Addition Traffic Impact Study,” dated January 2025.

10. Please note that the two closely spaced connections on 65th Street into Farro will not provide adequate connectivity without 65th Street being connected to US287 and the connection into Sugar Creek on the West Farro boundary. The whole West half of Farro will function like a giant cul-de-sac without connecting into Sugar Creek with only one way in/out.

Response: An additional access point has been added on the west side of the development to provide additional connectivity into the site. See revised “Farro First Addition Traffic Impact Study,” dated January 2025.

11. The intersection of 65th Street and Madison/LCR13 is a major collector/major collector intersection. By LCUASS standards, this intersection will need to be designed and constructed as a roundabout. The TIS should analyze this intersection as a roundabout as well as any other intersections on 65th that will be collector/collector intersections.

Response: See revised “Farro First Addition Traffic Impact Study,” dated January 2025.

12. Please update the Conclusions & Recommendations section accordingly based on the above

comments.

Response: See revised “Farro First Addition Traffic Impact Study,” dated January 2025.

13. Revise Table 7 to state that 65th Street from the Farro West boundary to Madison/LCR13 is an applicant obligation (Not St Louis).

Response: See revised “Farro First Addition Traffic Impact Study,” dated January 2025.

14. I would suggest that the TIS also evaluate any long range volume impact to CR30 through Sugar Creek as the Bruns Community North of CR30 is anticipated to oppose this annexation/zoning based on CR30 impacts and additional school related traffic that will use Bruns Dr.

Response: See revised “Farro First Addition Traffic Impact Study,” dated January 2025.

PUD Corrections

1. Transportation will provide draft PUD conditions of approval once the TIS is accepted based on the final conclusions and recommendations.

Response: Acknowledged.

2. Please label any collector/collector intersections on 65th Street as roundabouts. 65th and LCR13 is one. Others to be determined by the findings of the revised TIS based on long range traffic volumes of the Farro connections to 65th.

Response: See revised “Farro First Addition Traffic Impact Study,” dated January 2025. Roundabout labeled on the sheets.

3. Please add “in accordance with LCUASS standards and City private drive guidelines” at the end of notes in the PUD document, see redlines.

Response: Note added.

4. Please note that the connectivity to the Barrow Property shown on the PUD will be a requirement of the SDP application. This shall be a ROW street stub connection to the Farro property boundary shared with Barrow. The site plan provided in the TIS does not reflect this connection requirement.

Response: See revised “Farro First Addition Traffic Impact Study,” dated January 2025.

5. See redlines for clarification.

Corrections-Fire:

No Comments

Corrections-W/WW:

STATUS

* Resubmittal Needed

CORRECTIONS

1. See comments on 24-79 (Annexation)

Response: Acknowledged

Corrections-Storm:

No Comments

Corrections-Power:

No Comments

Corrections-Gen Plat:

STATUS PZ 24-00080 FARRO ZONING DOCUMENT

* Resubmittal Needed -- 9-5-24

CORRECTIONS PER CURRENT ZONING MAPPING REQUIREMENTS

FINAL MAP

1. Please edit the subtitle to the correct Quarter Section.

Response: This has been corrected on all sheets.

2. Please correct the Legal Description and include the County Road Right-of-Way.

Response: Legals now match the annexation maps, and the county road right-of-way is included in the boundary.

3. Please label the boundary lines of the subject parcels.

Response: Boundary lines are now labeled.

4. Please indicate the zoning of all abutting properties.

Response: Zoning has been added.

5. Please refer to the redlined map for any additional comments and comments by other reviewers.

Response: Acknowledged.

ITEMS REQUIRED WITH A RESUBMITTAL

1. Zoning Map

Corrections-Parks/Rec:

Corrections:

1. Loveland Parks and Recreation understands that there may be covenants and/or restrictions on the parcel of land immediately north of the proposed development on the property shown as "Boomer Ranch, LLC" that may preclude certain development potentially including a road connection. Applicant shall verify and adjust plans accordingly if necessary.

Response: Acknowledged.

2. As plans progress, all major crossings of the Recreation Trail shall be signalized with user activated RRFB signals or other similar approved devices. This includes road crossings along the 65th St. ROW corridor. Parks & Recreation shall review and approve all proposed crossing control devices.

Response: Acknowledged.

3. Applicant shall coordinate with the proposed development west of the subject property, Sugar Creek, to determine if trail/sidewalk connections between developments are feasible or beneficial.

Response: Acknowledged.

4. In accordance with Public Works-Transportation requirements, bike lanes and sidewalks shall be added along major road corridors where applicable.

Response: Acknowledged.

5. Sheet 5 of the PUD Zoning Document plan notes that a regional trail is proposed along the East 65th Street frontage. Currently, the existing City of Loveland Recreation Trail exists in this location. It is unclear whether a new trail is proposed, or if the existing trail will be utilized. Please clarify. Additionally, applicant shall contact Bryan Harding, Parks & Recreation Planning Manager at 970-962-2451 or bryan.harding@cityofloveland.org, to coordinate all recreation trail related design and planning needs. (see additional related condition of approval regarding timing of trail construction vs. potential closures).

RESPONSE: Sheet 5 has been corrected to state the trail is existing. No new trail is proposed.

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.

Conditions-Fire:

No Comments

Conditions-W/WW:

1. See annexation 24-79

Conditions-Storm:

STORMWATER CONDITIONS

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 Plant, the Owner shall provide an alternative route from 57th Street to Horseshoe Lake to safely transmit this project's developed detained Stormwater runoff.

Response: Acknowledged

Conditions-Power

No Comments

Conditions-Parks/Rec:

Conditions:

1. The existing City of Loveland Recreation Trail is located along the southern portion of the subject property and within the proposed 65th Street Right of Way. Significant impacts to the existing trail including trail closures are anticipated.

The applicant shall work with the City of Loveland Parks & Recreation Department to minimize or eliminate impacts to the existing trail and to eliminate, to the extent possible, long term closures of the trail which serves as a major regional commuter route. Such approaches to minimizing trail disruptions may include construction of a new trail alignment to be put into service prior to construction impacts on the existing trail, construction of a temporary trail detour during construction, and/or protection in place of the existing trail corridor.

Before proceeding with plan revisions, applicant shall meet with the City of Loveland Open Lands and Trails Division to coordinate plans for maintaining trail viability during construction. Agreed upon measures shall be documented on future plan submittals. Please contact Bryan Harding, Parks & Recreation Planning Manager at 970-962-2451 or bryan.harding@cityofloveland.org, to arrange such a meeting.

Response: The existing trail is located outside of the proposed 65th Street ROW. There will be one new trail crossing where St Louis continues north into our site. There may be impacts to the trail at 65th Street and CR 13 depending on if the roundabout is constructed as part of this development; however, that design or timeline has not been completed yet as we are still early in the process. We are happy to further discuss construction impacts including any temporary trail detours during the Sketch Plat/Construction Document phase of this development when the design is further along.

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.

Response: The ROW line acts as a natural annexation boundary, we feel a random line going down the middle of the site would be messy and add confusion to future platting.

2. Similar to what was experienced with Sugar Creek, further discussions with the Transportation

Division are necessary to determine if N. St. Louis Avenue or even County Road 13 should be annexed south to E. 57th Street. This may also need to be a coordinated effort with Larimer County to better understand maintenance responsibilities for these rights-of-way. For example, if County subdivisions/residents are responsible for maintain this segment of N. St. Louis Avenue, this may be an issue with Farro taking access.

Response: Per the meeting on 11/5/24 with Transportation, annexation south of our development will not be required.

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. Can you please clarify why two annexation maps are required? Why this can't be accomplished with one?

Response: We need 2 annexations to meet the 1/6 contiguity rule, only one annexation that would include the entire ROW to the east is short by a 1 foot or so. The existing and proposed ROW is shown as the 2nd annexation for clarity.

2. The ROW dedication legal descriptions have been reviewed by Paul Hernandez. Can these ROW dedication exhibits be combined into one single exhibit? Please submit signed deed(s) of dedication and surveyor stamped exhibit(s). Transportation will route for City signatures and have them recorded.

Response: ROW exhibit combined into 1.

3. The ROW dedication for Madison Ave/LCR13 should cover the full existing ROW reservation area.

Response: ROW exhibit combined and updated.

4. Please note that a roundabout intersection will be required at the collector/collector intersection of 65th Street/Madison (LCR13). Additional ROW will need to be dedicated later with a Plat based on the roundabout design.

Response: Understood. Additional ROW will be dedicated with the future plat/roundabout design.

5. See redlines for clarification.

Response: Comments addressed, and responses provided on PDF.

Corrections-Fire:

No Comments

Corrections-W/WW:

STATUS

* Resubmittal Needed

CORRECTIONS

1. 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.

Response: Conceptual WWIDA provided

2. See PDF comments on the PUD drawing.

Response: Acknowledged.

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.

Response: Acknowledged.

ITEMS REQUIRED WITH A RESUBMITTAL

1. Conceptual Wastewater Impact Demand Analysis

Response: Provided with submittal

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.

Response: Acknowledged

Corrections-Gen Plat:

STATUS PZ 24-00079 FARRO FIRST ADDITION

* Resubmittal Needed -- 9-5-24

CORRECTIONS PER CURRENT ANNEXATION MAPPING REQUIREMENTS

ANNEXATION MAP

1. Please edit the Subtitle as shown on the drawing.

Response: Revised.

2. Please edit the legal description as shown on the drawing.

Response: Revised.

3. Please note, the Basis of Bearings in the Surveyor's Notes does not match the legal description or the drawing.

Response: Revised.

4. Please edit the adjacent property information as shown on the drawing.

Response: Revised.

5. Please dedicate the full width of the 20' Right-of-Way reservation along County Road 13.

Response: ROW exhibit updated.

6. Please note, the Right-of-Way dedication for 65th Street and County Road 13 can be combined into one Deed of Dedication.

Response: ROW exhibit combined and updated.

7. Please refer to the redlined Map for any additional comments and comments by other reviewers.

Response: Comments addressed and responses provided on PDF.

ITEMS REQUIRED WITH A RESUBMITTAL

1. ANNEXATION MAP

STATUS PZ 24-00079 FARRO SECOND ADDITION

* Resubmittal Needed -- 9-5-24

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:

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.

Response: Understood.

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.

Response: Understood.

Conditions-Fire:

No Comments

Conditions-W/WW:

TBD

Conditions-Storm:

STORMWATER CONDITIONS

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 Plant, the Owner shall provide an alternative route from 57th Street to Horseshoe Lake to safely transmit this project's developed detained Stormwater runoff.

Response: Acknowledged

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.

Response: Understood.

Application Type:

Corrections

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

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.

Code Requirements

The following contains general standards and requirements from the Municipal Code. Please note that not all code requirements provided are relevant to the submitted project.