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**CITY OF LOVELAND**  
**PLANNING COMMISSION MINUTES**  
**December 12, 2005**

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The meeting of the City of Loveland Planning Commission was held in the City Council Chambers of the Civic Center on December 12, 2005 at 6:30 p.m. Members present: Chairman Grant; Vice Chairman Schoch; and Commissioners Archuleta, DiMichel, Haenny, Krueger. Commissioners absent: Donnelly, Krenning and Morey. City Staff present: Sherry Albertson-Clark, Current Planning Manager; Caroline Schmiedt, Assistant City Attorney; Chuck Burnham, Brian Burson and Gary Park, with the Current Planning Division; Sean Kellar, Transportation Development Review Division; Dave Klockeman, Transportation Development.

*These minutes are a general summary of the meeting. For more detailed information, the audio and videotapes are available for review in the Current Planning office.*

**APPROVAL OF AGENDA**

*Vice Chairman Schoch made a motion to move Item #6, **Vanguard-Famleco 13<sup>th</sup> Subdivision (Hunter's Run West Phase One) Preliminary Development Plan and Preliminary Plat Findings and Conditions**, to the Consent Agenda and moved to approve the Agenda as amended. Upon a second by Commissioner DiMichel, and an abstention from Commissioner Haenny the motion passed unanimously.*

After polling the audience to see if there were citizens who wanted to speak on Agenda Item #3, **Buck 4<sup>th</sup>**, it was determined that Item #3 would remain on the regular agenda and not be moved to the Consent Agenda.

**APPROVAL OF MINUTES**

*Vice Chairman Schoch moved to approve the Minutes of the November 28, 2005 Planning Commission meeting. Upon a second by Commissioner DiMichel the motion passed unanimously.*

**COMMISSIONER COMMENTS**

**Vice Chairman Schoch** thanked Chairman Grant for his time and commitment to the Commission and the City of Loveland.

1   **STAFF MATTERS**

2  
3   **Sherry Albertson-Clark Current Planning Manager** presented Chairman Grant with a plaque  
4 from both the City Council and the Current Planning Department expressing their sincere thanks for  
5 his years of service on the Planning Commission. She asked for volunteers for a water conservation  
6 subcommittee, Commissioner Haenny and Schoch stated they would serve on the Committee.

7  
8   **Chairman Grant** thanked staff and fellow Commissioners for all that they have done over the years  
9 and urged citizens to become involved in their community and serve on one of the many boards and  
10 commissions.

11  
12   **CONSENT AGENDA**

13  
14   **1.     Gateway Office PDP.**

15  
16 A public hearing to consider the Gateway Office Preliminary Development Plan which is  
17 approximately 4.4 acres in size, with 56,315 square feet of commercial uses proposed for a bank and  
18 professional offices. The property is located adjacent to Foxtrail Drive, Rocky Mountain Avenue  
19 and McWhinney Boulevard.

20  
21 **Caroline Schmiedt** stated the motion that was included in the packet neglected to reference the PDP  
22 Resolution and read the amended motion into the record.

23  
24 **Scott Sinn, representing the applicant,** accepted all conditions.

25  
26 *Vice Chairman Schoch made a motion to accept the Consent Agenda as amended on the record.*  
27 *Upon a second by Commissioner DiMichel the motion was unanimously adopted.*

28  
29   **REGULAR AGENDA**

30  
31   **2.     Update of 2020 Transportation Plan to 2030 Transportation Plan.**

32  
33 A public hearing to receive input and direction regarding the continuation of the process for  
34 updating the 2020 Transportation Plan.

35  
36 **Dave Klockeman, City Engineer,** gave a staff presentation on this item. He spoke of the reasons  
37 for updating the Transportation Master Plan and briefly explained how over designing and/or under  
38 designing streets impact the community. Mr. Klockeman explained various funding sources as well  
39 as the rate of inflation in relation to road costs. He stated that the prioritization process is updated on  
40 a regular basis.

41  
42 He presented the Commission with a handout showing the roadways considered in the 2030  
43 Transportation Plan as well as the Centerra Metro District. He clarified Centerra is responsible for

1 the roadways in its metro district, ultimately reducing the original amount of funding needed for the  
2 2020 Plan. He discussed the redesign of I-25 and Highway 34, stating the redesign of the project  
3 will make the roadway safer. He clarified that there has been a lack of public participation and  
4 reported an open house has been scheduled for December 14, 2005, 6:30 p.m. at the Chilson Center.

5  
6 **Commissioner DiMichel** urged the public to attend the open house, stating the majority of  
7 concerns expressed by citizens involved traffic issues.

8  
9 **3. Buck 4<sup>th</sup> Preliminary Development Plan and Preliminary Plat (aka Glen Isle Towne**  
10 **Centre).**

11  
12 A public hearing to consider the Preliminary Development Plan (PDP) for the easterly portion of the  
13 Buck Addition. The property is approximately 21.58 acres in size with 140,000 square feet of  
14 commercial space proposed. The property is located at the Southwest corner of North Wilson  
15 Avenue and West 43<sup>rd</sup> Street.

16  
17 **Gary Park, Project Planner**, gave a brief presentation on this item.

18  
19 **Tom Honn, Consultant representing the applicant**, briefly outlined the project and spoke of the  
20 overall look and design of the center as well as the architectural style.

21  
22 **Commissioner Krueger** questioned how the architectural style would fit into the neighborhood.

23  
24 **Mr. Honn** clarified the neighborhood was in support of the Mediterranean style.

25  
26 **Jerry Westbrook, 2724 Lochbouie Circle**, stated the developer and consultant have worked closely  
27 with the neighbors and stated he supported the development.

28  
29 **Ralph Armitage, 3103 Sanford Circle**, spoke in support of the project.

30  
31 **Commissioner Haenny** spoke in support of the project.

32  
33 **Commissioner Krueger** clarified he did not dislike the architectural style but he believed in the  
34 future, the Commission would have to make decisions regarding architecture in relation to  
35 neighborhoods.

36  
37 **Vice Chairman Schoch** supported the project stating he did not like the flat roof canopy over  
38 the gas station and suggested it match the roofline of the grocery store.

39  
40 **Commissioner Archuleta** stated he supported the project and liked the design.

41  
42 **Tom Honn** agreed with all conditions.

1 *Commissioner Haenny made a motion to make the findings listed in Section VII. of this report*  
2 *dated December 12, 2005 and, based on those findings, approve the Buck 4<sup>th</sup> Subdivision*  
3 *Preliminary Plat, subject to the conditions listed in said report as amended on the record. Upon a*  
4 *second by Vice Chairman Schoch the motion was unanimously adopted.*

5  
6 *Commissioner Haenny made a motion to make the findings listed in Section VII. of this report*  
7 *dated December 12, 2005 and adopt the resolution, attached hereto as Attachment 1, approving*  
8 *the Glen Isle Town Centre (Buck 4<sup>th</sup> Subdivision) Preliminary Development Plan subject to City*  
9 *Council's approval of an ordinance amending the Buck Addition General Development Plan.*  
10 *Upon a second by Vice Chairman Schoch the motion was unanimously adopted.*

11  
12 *Commissioner Haenny made a motion to make the findings listed in Section VII. of this report*  
13 *dated December 12, 2005 and, based on those findings, recommend that City Council approve the*  
14 *ordinance vacating the pedestrian and access easements referenced in Attachment 5. Upon a*  
15 *second by Vice Chairman Schoch the motion was unanimously adopted.*

16  
17 (Secretary's Note: There was a problem with the sound system, the meeting resumed at 9:08  
18 p.m.)

19  
20 **4. Lee Farm.**

21  
22 A public hearing to consider an application for annexation, and zoning to PUD for a total of 1,100  
23 homes, as well as an application for a Comprehensive Plan Amendment of approximately 43 acres of  
24 land area from NAC (Neighborhood Activity Commercial) to MDR (Medium Density Residential).  
25 The property is located approximately 1,230 feet south of the southwest corner of 43<sup>rd</sup> Street and  
26 Wilson Avenue.

27  
28 **Chuck Burnham, Project Planner**, gave a brief staff presentation on the item and spoke of the  
29 various housing types that would be on the site. He stated the applicant has agreed to all conditions  
30 staff has requested and staff recommends approval.

31  
32 **Tom Honn, representing the applicant**, gave a brief presentation outlining the project. He  
33 reported approximately 800 notices were sent out and 39 citizens signed the attendance sheet at the  
34 public meeting. He stated those in attendance questioned soil conditions; speed limits and buffers.  
35 Mr. Honn indicated the soil on the property is normal for the area stating he did not foresee any  
36 unusual soil issues and spoke of the internal street connections.

37  
38 **Ralph Armitage, 3103 Sanford Circle**, complimented the applicant for the road design and  
39 questioned if there would be multiple builders for the development.

40  
41 **Trina Swenson, 3444 Atwood Court**, expressed concerns that the properties abutting her lot would  
42 be significantly smaller.

1 **Mark Cunningham, 3442 Windsor Court**, had issues regarding abutment of smaller lots to the  
2 larger lots and the need to keep symmetry.

3  
4 **Val Kinzle, 3455 Windsor Court**, concurred with comments made regarding lot sizes.

5  
6 **Kassie Hogan 3444 Hogan Court**, concurred with previous speakers.

7  
8 **Bill Wells, 3416 Windsor Court**, concurred with previous speakers.

9  
10 **Victoria Wolfe, 3124 Williamsburg Street**, requested a buffer on the Buckhorn Village subdivision  
11 and expressed concerns of previous speakers regarding the variation of lot sizes.

12  
13 **Tom Honn** clarified the developer is committed to the road design and stated there would be  
14 multiple builders for the project. He stated the plan was at the conceptual stage and they would not  
15 know what the drainage would look like until further in the project.

16  
17 **Kevin Gingery, Public Works**, stated staff could not evaluate issues until the PDP level. He spoke  
18 of drainage and detention ponds for the area and stating the intent is that after completion of the  
19 project there would not be any water issues for Hunter's Run caused by the Lee Farm project.

20  
21 **Commissioner DiMichel** thanked the citizens for coming and expressing their concerns. He  
22 also thanked the applicant for their informative presentation.

23  
24 **Vice Chairman Schoch** spoke in support of the project.

25  
26 After discussion Caroline Schmiedt stated that Condition 9, on page 27 of the staff report shall read:  
27 The developer shall ensure that the owner/HOA shall maintain in perpetuity the easements.....

28  
29 **Tom Honn** accepted all the conditions.

30  
31 *Commissioner Haenny made a motion to make the findings listed in Section VII of the staff*  
32 *memorandum December 12<sup>th</sup>, 2005, and, based on those findings, recommend that City Council*  
33 *adopt "A Resolution recommending approval of an amendment to the City of Loveland, 1994*  
34 *Comprehensive Master Plan through the Amendment of Section 4.10 Land Use Plan Map" as*  
35 *contained in Exhibit A of the Resolution. Upon a second by Vice Chairman Schoch the motion*  
36 *was unanimously adopted.*

1  
2 *Commissioner Haenny made a motion to make the findings listed in Section VIII subject to the*  
3 *conditions in section 9 of this report dated December 12<sup>th</sup>, 2005 and, based on those findings,*  
4 *recommend that City Council approve the Lee Farm Addition to the City of Loveland, subject to*  
5 *the conditions listed in said report, and zone the addition PUD, as amended on the record. Upon*  
6 *a second by Vice Chairman Schoch the motion was unanimously adopted.*  
7

8 **5. Dille 2<sup>nd</sup> Subdivision/Thompson Overlook PUD.**  
9

10 A public hearing to consider: 1) amending the Land Use Map in the Loveland, Colorado 1994  
11 Comprehensive Master Plan to revise the recommended land use for this site from CC-Corridor  
12 Commercial to LDR-Low Density Residential; 2) rezone the property from R3-Developing High  
13 Density Residential, B-Developing Business, and I-Developing Industrial to Thompson Overlook  
14 PUD, under a non-phased PUD Preliminary Development Plan for development of a mixed-use  
15 residential neighborhood; and 3) subdivide the property to create a separate lot for the existing  
16 commercial building, and 30 new lots for development of the residential PUD. The property is  
17 located along the east side of N. Wilson Ave, approximately 600 ft south of the intersection of N.  
18 Wilson Ave. and Hwy 34.  
19

20 **Brian Burson, Project Planner**, gave a brief staff report on this item outlining the project location.  
21  
22

23 **Matt Blakley, Jim Sell Design representing the applicant**, spoke of the density of the project and  
24 the mix of uses. He stated the major issue raised by the neighborhood was that their view of the  
25 mountains would be obstructed. He spoke of the buffering that would separate the use that abuts.  
26

27 It was discussed and agreed upon that Current Planning Condition 11 overrides the PDP narrative  
28 and the porch depth should be 6 ft.  
29

30 After discussion regarding access, **Romeo Gervais** stated there was no problem servicing the  
31 development noting the access was adequate.  
32

33 **Matt Lakley** accepted all conditions as amended on the record.  
34

35 *Vice Chairman Schoch made a motion to make the findings listed in Section VII. of this report*  
36 *and, based on these findings, approve Resolution # 14-05, thereby recommending approval of the*  
37 *Comprehensive Master Plan Amendment for the proposed Dille 2<sup>nd</sup> Subdivision from Corridor*  
38 *Commercial to Low Density Residential. Upon a second by Commissioner Haenny the motion*  
39 *was unanimously adopted.*  
40

41 *Vice Chairman Schoch made a motion to make the findings listed in Section VIII. of this report*  
42 *and, based on these findings, recommend approval of rezoning the proposed Dille 2<sup>nd</sup> Subdivision*  
43 *from R3-Developing High Density Residential, B-Developing Business, and I-Developing*

1 *Industrial to Thompson Overlook PUD (P-90), as depicted on Attachment #7, and approval of the*  
2 *Thompson Overlook PDP, subject to the conditions listed in Section X. of this report, dated*  
3 *December 12, 2005, as amended on the record. Upon a second by Commissioner Haenny the*  
4 *motion was unanimously adopted.*

5  
6 *Vice Chairman Schoch made a motion to make the findings listed in Section IX. of this report*  
7 *and, based on these findings, approve the Preliminary Plat for Dille 2<sup>nd</sup> Subdivision, subject to the*  
8 *conditions listed in Section XI. of this report, dated December 12, 2005, as amended on the record*  
9 *and subject to City Council approval of the accompanying Comprehensive Master Plan*  
10 *amendment, rezoning and PUD Preliminary Development Plan. Upon a second by Commissioner*  
11 *Haenny the motion was unanimously adopted.*

12  
13 **ADJOURNMENT**

14  
15 *Vice Chairman Schoch moved to adjourn the meeting the meeting adjourned at 10:58 p.m.*