

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held by the Loveland Planning Commission on October 13, 2025, at 6:00 p.m. in the City Council Chambers, 500 East Third Street, for the purpose of considering a proposal to annex and zone approximately 61 acres in northern Loveland for future residential development. The subject property is east of N. Garfield Avenue (Highway 287), south of E. 71st Street (County Road 30), west of County Road 13, and directly north of the City's Recreational Trail.

- **Proposed zoning:** Planned Unit Development (PUD)
- **Existing Zoning:** Unincorporated Larimer County
- **Proposed density:** 4.1 housing units per acre.
- **Existing density:** N/A (vacant/undeveloped land)
- **Housing types allowed with the proposed zoning:** A variety of single-family, detached homes, duplexes, and townhome units.

This proposal also includes a Comprehensive Plan Amendment for purposes of changing the current land use designation of Estate Residential to Medium Density Residential to align with the proposed zoning and density. The property owner is Mack Real Estate, LLC represented by Steve Schroyer of Schroyer Resources. Additional information regarding this proposal can be found on the City's website through the following link:

<https://www.lovgov.org/services/development-services/current-planning/in-depth/farro-first-addition>

Notice is given so that all interested parties and citizens will have an opportunity to be heard. A call-in number can be found when the agenda is posted at the following website:

<https://cilovelandco.civicweb.net/Portal/MeetingTypeList.asp>

Additional information relative to these matters may be obtained in the Development Center, 410 East Fifth Street, Loveland, Colorado, or call 970-962-2523.

To request a copy 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.

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