



**LOVELAND PLANNING COMMISSION MEETING
AGENDA**

**Monday, December 09, 2019
500 E. 3rd Street – Council Chambers
Loveland, CO 80537
6:30 PM**

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“La Ciudad de Loveland está comprometida a proporcionar igualdad de oportunidades para los servicios, programas y actividades y no discriminar en base a discapacidad, raza, edad, color, origen nacional, religión, orientación sexual o género. Para más información sobre la no discriminación o para asistencia en traducción, favor contacte al Coordinador Título VI de la Ciudad al TitleSix@cityofloveland.org o al 970-962-2372. La Ciudad realizará las acomodaciones razonables para los ciudadanos de acuerdo con la Ley de Discapacidades para americanos (ADA). Para más información sobre ADA o acomodaciones, favor contacte al Coordinador de ADA de la Ciudad en ADAcordinator@cityofloveland.org.”

LOVELAND PLANNING COMMISSIONERS: Patrick McFall (Chair), Michael Bears, Jeff Fleischer, Milo Hovland, Susan Peterson, Deborah Tygesen, Jerico Devlin, Paul Eckman, and Yaron Weinberg.

CALL TO ORDER

I. PLEDGE OF ALLEGIANCE

II. REPORTS:

A. Citizen Comments

This is the opportunity for citizens to address the Commission on matters not on the published agenda.

B. Current Planning Updates

1. Monday, December 16, 2019 - Special Meeting Agenda Preview

- East Loveland Industrial 23rd – Conditional Use - Public Hearing
- Connect Loveland - Update

C. City Attorney's Office Updates

D. Committee Reports

E. Commission Comments

III. APPROVAL OF MINUTES

Review and approval of the October 28, 2019 meeting minutes

IV. CONSENT AGENDA

The consent agenda includes items for which no discussion is anticipated. However, any Commissioner, staff member or citizen may request removal of an item from the consent agenda for discussion. Items requested to be removed from the consent agenda will be heard at the beginning of the regular agenda.

Public hearings remaining on the Consent Agenda are considered to have been opened and closed, with the information furnished in connection with these items considered as the only evidence presented. Adoption of the items remaining on the Consent Agenda is considered as adoption by the Planning Commission and acceptance by the Applicant of the staff recommendation for those items.

- Does anyone in the audience wish to remove Item 1. from the Consent Agenda?
- Does any staff member wish to remove Item 1. from the Consent Agenda?
- Does any Commissioner wish to add any item from the Regular Agenda to the Consent Agenda or remove Item 1. from the Consent Agenda?

1. **Grace Church – Public Hearing - Rezoning Presented by Senior Planner Troy Bliss**

This is an application to rezone a 0.3-acre property in southeast Loveland from R3 - High Density Residential District to MAC - Mixed Use Activity Center. The subject property is a portion of Tract D of the Hendricks First Addition and is located near the intersection of 19th Street and S. Cleveland Avenue. A rezoning request requires a public hearing by the Planning Commission followed by a recommendation that is forwarded to the City Council for final action.

The subject property has been purchased from the Derby Hill Baptist Church by the Loveland Housing Authority in order to facilitate development of an affordable housing project. Incorporation of the 0.3-acre property into the larger development site helps to overcome site design challenges associated with grade changes. The purpose of the zone change request is to establish a consistent zoning on the Housing Authority's property and facilitate a development project consisting of single and multi-family homes.

Based on applicable City policies and code provisions, the Commission's role is to conduct a public hearing and determine if the requested zoning is compatible with surrounding zoning and development, and consistent with applicable policies of the Comprehensive Plan (Create Loveland). Staff supports the requested zone change.

V. REGULAR AGENDA

2. **South East Elementary School – Poudre School District – Location and Extent Review Presented by Principal Planner Kerri Burchett**

The Poudre School District (PSD) is proposing to develop a new elementary school on a 15-acre site in northeast Loveland. The site is located near the intersection of Fairgrounds Avenue and County Road 30. The school will serve the southeast portion of their district. State Statutes

require that new school facilities undergo a location and extent review with the local planning commission.

The first portion of the location and extent process occurred in June of 2016 when PSD first acquired the property and provided a presentation to the Planning Commission. The Commission raised no objections to the site location. Now, a site plan has been prepared and PSD will entertain comments from the Planning Commission regarding the development plans. While the Commission has no direct authority over the design of the project, the Commission may request a meeting with the PSD School Board if concerns are identified. Staff has been reviewing the school plans and has not identified any issues of concern.

**3. Ranch Acres Rezoning – Public Hearing
Presented by Senior Planner Troy Bliss**

This is an application to rezone properties within the Ranch Acres First Addition from Planned Unit Development (PUD) zoning to B - Developing Business District. A rezoning request requires a public hearing by the Planning Commission followed by a recommendation that is forwarded to the City Council for final action.

The subject property includes two vacant tracts of land (Tracts DD and EE) comprising 6 acres of developable area along with associated street rights-of-way. The property is located along the west side of North Garfield Avenue to the south of 57th Street and to the immediate north of Ranch Acres Drive. The property was annexed and zoned PUD in 2007 through a serial process that included five associated additions. The PUD process was never fully completed and the PUD has expired and affords no development rights.

The current property owner, JF Capital, is requesting Developing Business District zoning which allows a variety of commercial, office and multifamily uses. Based on applicable City policies and code provisions, the Commission's role is to conduct a public hearing and determine if the requested zoning is compatible with surrounding zoning and development, and consistent with applicable policies of the Comprehensive Plan (Create Loveland) and the Highway 287 Strategic Plan. Staff supports the requested zone change.

VI. ADJOURNMENT

See page 4 for information on hearing procedures

SUPPLEMENTARY INFORMATION

Public Hearing Procedures

The purpose of a public hearing is for the Planning Commission (PC as used below) to obtain full information as to the matter under consideration. This includes giving all interested parties the opportunity to speak (provide testimony) at the hearing. The public hearing is a formal process. Below is the typical hearing sequence followed by the Planning Commission.

Annotations have been provided for clarity.

1. **Agenda item is recognized by the Chair**
2. **Public hearing is opened***
3. **Staff presentation**
(May include clarifying questions to staff from Commissioners)
4. **Applicant presentation**
(May include clarifying questions to applicant from Commissioners)
5. **Public comment**
(All public comment should be made from the center podium upon direction from the Chair. Citizens should provide their name and mailing address in writing at the podium, and introduce themselves. The PC may ask clarifying questions of the citizens. At a public hearing, the PC does not respond to questions from citizens; questions directed to the applicant or staff should be requested through the Chair.)
6. **Applicant response**
(The Chair typically requests that applicants respond to comments and questions raised during public comment)
7. **PC questions to staff, the applicant and possibly to citizens who presented**
(Commissioners may use this step in the process to gain a more detailed understanding of relevant information)
8. **Close public hearing**
(Unless specifically permitted by the Chair, further testimony is not allowed after the public hearing is closed)
9. **Motion**
(Motions are made by a PC member with possible conditions)
10. **Motion is seconded**
(A 2nd is required before the motion can be considered; a motion that fails to obtain a second dies)
11. **PC discussion**
(The PC discusses the application and whether it satisfies the required criteria as found in adopted City policies and ordinances)
12. **PC Chair requests that the applicant agrees to any conditions prior to a vote**
(When preparing to vote on a motion for approval, the PC Chair will ask if the applicant is willing to accept the proposed conditions, if any. If the applicant does not accept the conditions as proposed, the PC may deny the application)
13. **Vote**
(The decisions of the PC must address relevant findings of fact. These findings respond to criteria specified in adopted plans and codes, and serve to guide zoning, annexation and other land use decisions. Relevant criteria and findings are itemized in the Staff Report and referred to in the recommended motion.)

* Note that the Planning Commission may place time limits on presenters. All presenters, including the applicant, staff and citizens, should communicate clearly and concisely, refraining from duplicating detailed information that has been provided by others.