



Current Planning Division

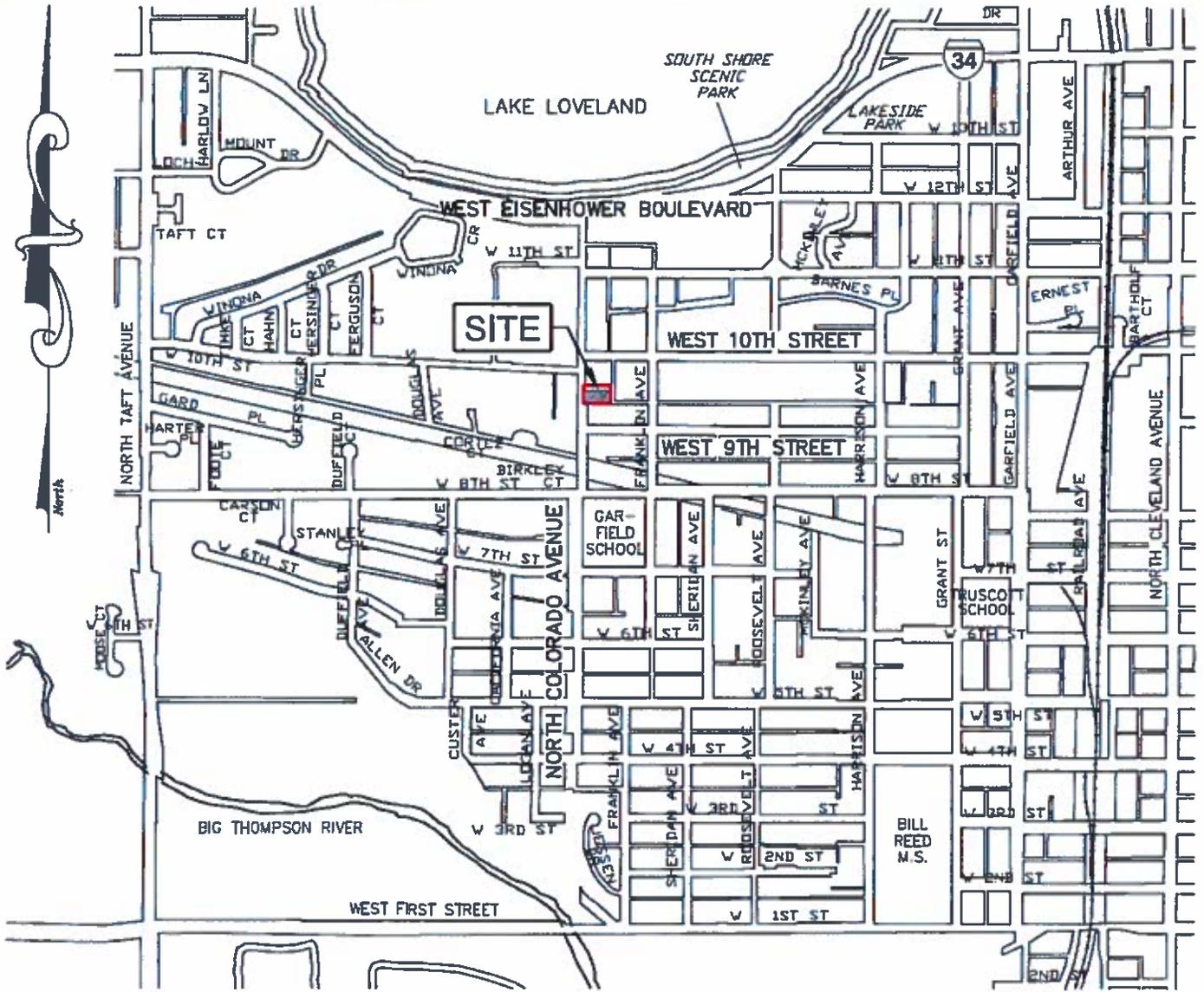
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Adaptable Use Staff Report

April 8, 2019

946 N Colorado Avenue – Accessory Dwelling Unit	
Application	PZ # 19-00016 Adaptable Use
Location	946 N Colorado Avenue- Located on the east side of N Colorado Avenue, approximately 130 feet north of W 9 th street in the Davis Subdivision.
Project Summary	
<p>This Adaptable Use application proposes to construct a 598 square foot detached, single story accessory dwelling unit. The accessory dwelling unit will be located on the NE corner of the single family lot and will be subordinate to the principal single family home in that it cannot be established as its own principal dwelling unit. The subject property at 946 N Colorado Avenue is zoned R1e – Established Low Density Residential and includes a lot of approximately 9,600 square feet. Accessory dwelling units are allowed by-right in the R1e zoning district if the lot is 10,000 square feet in size or larger, when a lot is under 10,000 square feet in size, accessory dwelling units may be allowed through Adaptable Use approval, providing compliance with all applicable standards (see Relevant Zoning District Regulations Section below). A variation to the setback standards was requested with the adaptable use process, the setback allowance requested was for a 5-foot setback to both the rear and northern side property line in order to preserve an original historic gazebo. The requested variations were granted with this project.</p>	
Applicant Information	Development Review Team Contacts
<p>Applicant and Property Owner: Pamela McGill (503) 338-9473 COTpam@msn.com</p>	<p>Planner: Emily Tarantini, Planner I (970) 962-2581 Emily.Tarantini@cityofloveland.org</p>

Vicinity Map



Adaptable Use Findings

Pursuant to Section 18.02.413 of the City of Loveland Unified Development Code, an application for adaptable use may be approved if it is demonstrated that:

Criteria

B. 1. The proposed adaptable use will not tend to frustrate the implementation of current, adopted plans of the City, including, but not limited to, the Comprehensive Plan.

The applicant has demonstrated that the proposed adaptable use meets the above criteria.

Analysis: In approving the Adaptable Use for allowing establishment of a detached accessory dwelling unit at 946 N Colorado Avenue, no impact in carrying out the implementation of adopted plans of the City would be created. The subject property is within a Low Density land use designation that is predominately detached single-family homes. The inclusion of an accessory dwelling unit does not change the dwelling type, rather it is ancillary to the principal dwelling unit and cannot be sold apart or established as its own principal dwelling unit.

B. 2. The location, size, design and operating characteristics of the proposed adaptable use will be consistent with or complimentary to the existing and future land uses within the surrounding neighborhood and will not create significant noise, traffic, or other conditions that may be objectionable or detrimental to other permitted uses in the vicinity.

The applicant has demonstrated that the proposed adaptable use meets the above criteria.

Analysis: The detached accessory dwelling unit will be of comparable style, materials and colors. The proposed building measures approximately 15 feet to the peak of the roof and will be located 5 feet from the side a rear property lines. No significant noise or traffic will affect the neighborhood.

B. 3. The proposed adaptable use will not negatively impact the land use patterns of existing or approved development within the neighborhood or discourage permitted uses or reinvestment in permitted uses by making the vicinity less desirable for them.

The applicant has demonstrated that the proposed adaptable use meets the above criteria.

Analysis: Adaptable Use standards for accessory dwelling units are intended to limit the amount of impact on the existing land use pattern by keeping the dwelling unit space small and confined to specific locations on-site, encouraging reinvestment to all properties within the subdivision, and creating the same expectations for everyone for the inclusion of an accessory dwelling unit on their property.

B. 4. The proposed adaptable use is consistent with the standards in the UDC, as amended, and meets the requirements in Chapter 18.15 Adequate Community Facilities.

The applicant has demonstrated that the proposed adaptable use meets the above criteria.

Analysis: All relevant zoning district regulations for accessory dwelling units per Section 18.04.702 of the UDC have been addressed with this Adaptable Use application. The accessory dwelling unit will have no impact to the City's Adequate Community Facilities standards.

Relevant Zoning District Regulations		
R1e – Established Low Density Residential	Required	Proposed
Accessory Dwelling Unit Maximum Square Footage	900 square feet	598 square feet
Minimum Lot Area (unless approved as an Adaptable Use)	10,000 square feet	9,616 square feet
Located on the same lot, either integrated into the principal single-family dwelling or detached building		Detached structure
Does the accessory dwelling unit have a separate entrance from the principal dwelling unit?	Yes	Yes
Does the accessory dwelling unit have its own cooking and bathing facilities independent of the principal dwelling unit?	Yes	Yes
Is there parking on-site for one parking space for the accessory dwelling unit in addition to required parking for the principal dwelling unit?	Yes	Yes
Are water, wastewater, and electric service to the accessory dwelling connected to the service mains for the principal dwelling unit?	Yes	Yes
Can water and electric utilities for the accessory dwelling unit be shut off independently from the principal dwelling unit?	Yes	Yes
Neighborhood Outreach		
Notification	A neighborhood meeting was held on April 1, 2019 at 5:00 p.m. in the Development Center (410 E. 5 th Street). Property owners within a 150 foot radius of 946 N Colorado Avenue were notified by mail 15 days in advance of the neighborhood meeting. One (1) property owner attended the neighborhood meeting on April 1, 2019. An overview of the discussion is provided below.	
Neighborhood Response	The one (1) neighbor asked general questions related to parking, setbacks, fencing and crawlspace. The neighbor had no concerns related to this proposal.	

Director Decision and Advisory Code Requirements

Based upon the Adaptable Use Findings outlined in this report, the City has determined that the application can be approved subject to the following conditions:

1. The applicant shall obtain all permit approvals through the City of Loveland Building Division within a twenty four (24) month timeframe, if not submitted by this time, the Adaptable Use for an accessory dwelling unit will be null and void.
2. The applicant shall provide information with their building permit for an accessory dwelling unit, verifying the following:
 - a. Water and electric utilities for the accessory dwelling unit can be shut off independently from the principal dwelling unit.
 - b. The accessory dwelling unit has its own cooking and bathing facilities independent of the principal dwelling.
3. The on-site parking space as shown on the Site Development Plan shall be reserved at all times for the tenant(s) occupying the accessory dwelling unit.

City Approval

Approved this 5TH day of APRIL, 2019 by the Development Services Director of the City of Loveland, Colorado.



Development Services
Director

