



**DEVELOPMENT SERVICES
CURRENT PLANNING**

410 East Fifth Street • Loveland, CO 80537
(970) 962-2523 • Fax (970) 962-2904
www.cityofloveland.org

FINAL FINDINGS AND DETERMINATIONS

**Type II Zoning Permit
Bighorn RV Storage
Special Review #951**

TITLE:	Bighorn RV Storage, Special Review #951
LOCATION:	The site is located at the northwest corner of N. Garfield Ave (Hwy 287) and 57 th Street
APPLICANT:	Bighorn Loveland, LLC
STAFF CONTACT:	Noreen Smyth, Current Planning
APPLICATION TYPE:	Combined Special Review and Site Development Plan, Application #18-116
STAFF RECOMMENDATION:	Staff recommends that the Current Planning Manager preliminarily approve this special review allowing for a recreational vehicle storage business, subject to the conditions listed in Sections VIII of this report.

I. ATTACHMENTS

- 1. Site Development/Special Review Plan
- 2. Public Improvement Construction Plans
- 3. Traffic Study (excerpts)

II. SITE DATA

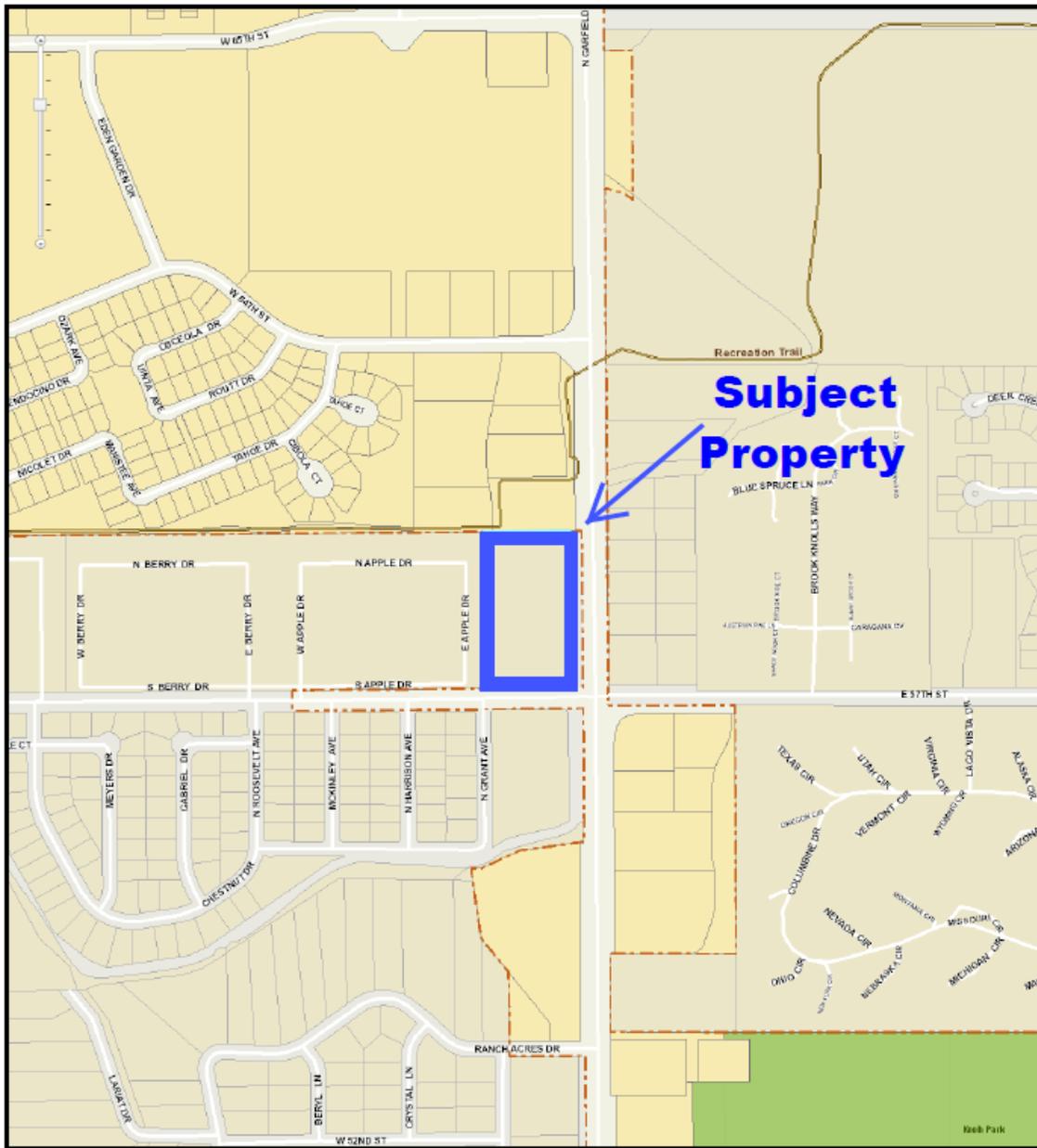
EXISTING USE	Vacant
PROPOSED USE	Indoor Recreational Vehicle Storage
AREA	5.02 acres
EXISTING ZONING.....	Larimer County B Business, to be City of Loveland B Developing Business on annexation
ADJACENT ZONING & USE- North	PUD; Commercial
ADJACENT ZONING & USE - East.....	Larimer County C Commercial; Vacant
ADJACENT ZONING & USE- South	Larimer County B Business; Vacant
ADJACENT ZONING & USE - West	Larimer County MI Multiple Family; Mobile Home Park
UTILITY SERVICE – WATER.....	City of Loveland
UTILITY SERVICE – SEWER	City of Loveland
UTILITY SERVICE – ELECTRIC	Currently Xcel, Upon annexation it will become a part of the City of Loveland service area

III. PROPERTY DESCRIPTION

The 5.02-acre rectangular subject lot is currently undeveloped. It is near the north end the city, at the northwest corner of the intersection of Garfield Ave (Highway 287) and 57th Street. The subject property underwent annexation hearings in 2018. The annexation was approved contingent on the submittal and approval of a special review application, with B-Developing Business zoning assigned. Thus, while the annexation is not yet finalized, if and when the special review that is the topic of this report is approved, the annexation will then be finalized.

The subject property is a rectangular area of land, roughly 400 feet by 600 feet in dimension. The easternmost part of the property, adjacent to N. Garfield Avenue, has a permanent ditch easement for the Loudon Irrigating Canal & Reservoir Company. The Loudon ditch runs through this area in a north-south direction.

IV. VICINTIY MAP



V. PROJECT DESCRIPTION

The proposal under consideration with this report is a recreational vehicle storage facility. Self storage facilities are a special review use in the B-Developing Business district. The facility will include 191 units, 41 of which will be smaller, non-RV storage units.

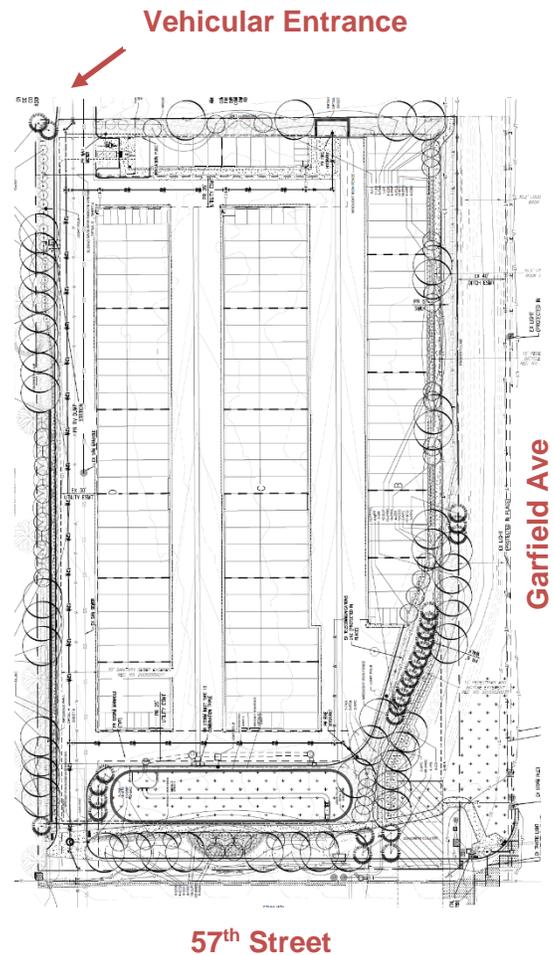
The site plan includes three long storage buildings situated in a north-south direction, a smaller storage building situated in an east-west direction near the north property line, and a detention facility near the south property line. A small office will be attached to the end of one of the storage buildings.

The development will include one vehicular entrance point through the adjacent Peakview Commercial Park; see Finding 2 and 3d below for a detailed description of vehicular access.

Landscape bufferyards will be planted along all property lines. Required street trees and public sidewalk will be installed along the adjacent public streets.

The buildings reflect enhanced architectural design for all elevations visible from public streets, as required by the Highway 287 Corridor Plan; see Finding 3c below for a detailed description of the elevations and associated building materials/colors.

Attached for reference are the Site Development Plan, which includes the site plan, landscape plan, photometric plan, and building elevations. Also attached are the public improvement construction plans.



VI. KEY ISSUES

The city’s development review staff has not identified key issues associated with this special review application, nor were any voiced by neighbors at the neighborhood meeting.

VII. BACKGROUND

The annexation of the property under consideration in this staff report was approved by the City Council in June 2018, bring the parcel within the limits of the City of Loveland and the B-Developing Business district as the “Bighorn Addition”, contingent on the submittal and approval of a special review application.

VIII. STAFF, APPLICANT, AND NEIGHBORHOOD INTERACTION

- A. Notification:** A letter advertising the neighborhood meeting was sent out by the applicant on April 30, 2019 to all neighbors within the distance defined in the Loveland Municipal Code. Meeting notice signs were also posted on the property on April 30, 2019.
- B. Neighborhood Response:** A neighborhood meeting was held at 5:30 pm on May 15, 2019 in the Development Center. Two attendees were at the meeting along with city staff and the applicant's consultant. Questions from attendees centered on the site and building design, with a couple of questions about traffic and about the adjacent ditch. One attendee voiced support for the proposal and the other attendee did not directly indicate objection or support.
- D. Project Schedule**
1. An application for Special Review #935 was filed with the Current Planning Division on July 30, 2018.
 2. A neighborhood meeting for the special review was held on May 15, 2019 in the City of Loveland Development Center. The applicant's consultant and two neighbors attended the meeting.
 3. The staff preliminary findings and determination will be posted on May 24, 2019.
 8. The public review period for the staff preliminary findings and determination is from May 24, 2019 to June 3, 2019.
 9. The final findings and determination for the special review is anticipated is posted on June 4, 2017 and the appeal period is from June 4, 2019 to June 24, 2019.
 10. If the special review is approved, the applicant will proceed to the submittal of the final civil construction plans, followed by site work permit and building permit applications.

IX. FINDINGS AND ANALYSIS

The Municipal Code Title 18 references below relate to the code that was in effect at the time of the submittal of the application that is the subject of this report. Title 18 has been amended since the time of the application submittal, and thus the section numbers and associated text below do not relate to the current Municipal Code Title 18.

Finding 1. *That the proposed special review use meets the purposes set forth in Section 18.04.010 of the Loveland Municipal Code.*

The proposed development of and RV storage business on the subject property will meet the purposes set forth in the Loveland Municipal Code. Unsafe or unhealthy conditions are not

anticipated to be created by the development of the proposed storage business, and the health and welfare of area residents and business owners should not be negatively impacted.

Finding 2. *That the effects of the proposed special review use on the surrounding neighborhood and the public in general will be ameliorated.*

The effects of this use on the surrounding property owners will be lessened through the site layout, landscaping, and screening of the project. An existing six foot privacy fence that provides screening between the subject property and the adjacent mobile home park to the west will be preserved, with additional trees planted along the west property line to partially screen the property to a height taller than the fence. Sidewalk will be added along 57th Street on the south side of the development, and new sidewalk will replace an existing informal asphalt path along Garfield Avenue (Highway 287) on the east side of the development. Landscape bufferyards containing a combination of deciduous trees, evergreen trees, ornamental trees, and shrubs are situated along the north, south, and east property lines, limiting potential impacts of the use to surrounding areas. Higher-quality architectural design than would commonly be included with storage facilities has been required of all building elevations visible from public streets in order to maintain the existing commercial character of Garfield Avenue.

Customers of the business will be required to enter and exit at the northwest corner of the property, accessing this entrance point through an existing drive in the Peakview Commercial Park to the north. There is an established access easement on this drive. While there is a curb cut onto the property off of 57th Street, it is designated for emergency access only, which will be enforced with a locked gate.

Finding 3. *That in assessing the potential effects of the proposed special review use, at a minimum, the following matters have been considered:*

3a. *Type, size, amount, and placement of landscaping;*

The landscape plan includes the required bufferyards along all property lines, including the required street trees along the two adjacent public streets. Certain leniencies to landscape standards have been sought by the applicant, and are supported by staff, due to the presence of the screening fence along the west property line and the presence of utilities along the south and east property line. The purpose of the bufferyard standards are still met with the proposed plan.

3b. *Height, size, placement, and number of signs;*

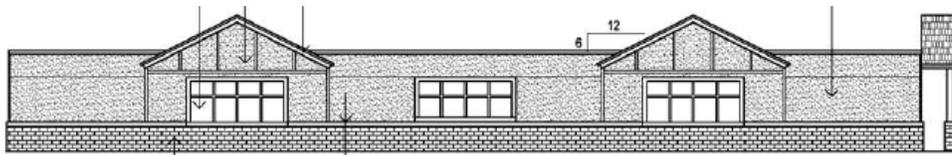
The applicant has not submitted signage information with the special review. Signage will be reviewed at the time of the submittal of a sign permit application, and must meet all code requirements for signage.

3c. *Use, location, number, height, size, architectural design, materials, and colors of buildings;*

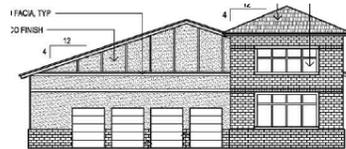
The use, location, number, height, and size of the buildings should not have a negative impact on the neighborhood. The commercial architectural standards of the Municipal Code are met with the elevations that face public streets. These standards require exterior wall articulation, changes in roof line, inclusion of building openings, and inclusion of features providing architectural detail. Of note, the street-facing elevations will include dormers and spandrel glazed storefront windows, and there will be a tower-style element at the end of one of the buildings. The office will include a covered area outside the main door.



Garfield Ave Elevation



North Elevation



57th Street Elevation of building nearest Garfield Ave

The materials will include a CMU wainscot base, stucco walls, and shingle roofing. The colors will be neutral tones of beige, green and dark red. The overhead doors will be metal of a color matching the stucco walls.



3d. *Configuration and placement of vehicular and pedestrian access and circulation;*

Immediately to the north of the subject property is a detention area for the adjacent Peakview Commercial Park, and to the north of it is an existing right in/right out driveway serving Peakview. The driveway has an access easement extending to the northwest corner of the subject property, and visitors to the subject property will utilize this access point. Interior to the development will be three long north-south drive lanes accessing the storage units, with shorter east-west drive lane connecting these.

Public sidewalk will be provided along both 57th Street and Garfield Avenue (Highway 287).

3e. *Amount and configuration of parking;*

The Municipal Code requires one off-street parking space per 300 sq ft of office area plus 1 for every employee. The on-site office, situated just inside the entrance point at the northwest portion of the subject property, is 300 sq ft in size, and the required 2 parking spaces (one of which is accessible) is provided. For storage facilities, customers generally park in front of their unit when they need to park a vehicle. Four bicycle parking spaces are also provided near the office.

3f. *Amount, placement, and intensity of lighting;*

A photometric plan meeting the standards of the code has been submitted. There will be two pole-mounted full cut-off lights near west side of the property and one pole-

mounted light, full cut-off near the southeast side of the property. Wall-mounted lights will be on any sides of building that contain overhead doors.

3g. *Hours of operation;*

The on-site manager will generally keep office hours. However, customers will have key codes that will enable them to access the property at any time. It is not anticipated that there will be extensive interest in overnight access by customers.

3h. *Emissions of noise, dust fumes, glare and other pollutants.*

Traffic noise is not expected to be problematic, as uses of this nature do not generate a large amount of traffic. A noise study demonstrating an anticipated ability to meet the city's noise standards has been submitted. The potential for dust fumes, glare and other pollutants from vehicles on the site should be alleviated by the privacy fence and landscape bufferyards.

Finding 4. *Except as may be varied in accordance with this special review permit, the special review site plan conforms to the restrictions and regulations set forth in the Loveland Municipal Code for the zoning district in which the special review use is located.*

The proposed special review meets this finding. The site plan meets the requirements of the B-Developing district with the exception of the north (side yard) setback. Through the special review, the applicant is requesting a 15 ft north setback instead of the conventionally required 25 ft setback. The adjacent neighbor, the owner and developer of the Peakview Commercial Development, has submitted a letter of no objection to the reduced setback. Given that the immediately adjacent property is a detention facility, staff does not object to the reduced setback at this location. The civil construction plans submitted with the special review are still undergoing staff review for compliance with all code requirements, which are anticipated to be able to be met.

Finding 5. *The special review site plan meets the requirements set forth in the Section 16.41 – Adequate Community Services – of the Loveland Municipal code.*

Transportation: Staff believes that this finding can be met, due to the following:

- A Traffic Impact Study (TIS), prepared by Harris Kocher Smith, has been submitted with the Big Horn RV Storage Special Review/Site Development Plan (SDP) and Public Improvement Construction Plans (PICP) which demonstrates that the existing and proposed transportation system, can adequately serve the proposal.
- Access to the development will be provided at the northwest corner of the development which leads to a right-in/right-out access on US-287 via private streets. A secondary emergency only access will be provided on 57th Street.
- The TIS has demonstrated that all of the proposed accesses, street connections and intersections comply with LCUASS standards and meet the City's Adequate

Community Facilities (ACF) requirements.

- The proposed RV storage development is estimated to generate approximately 178 average daily trips (ADT), 13 weekday AM peak hour trips, and 18 weekday PM peak hour trips.
- In conclusion, the development of the subject property pursuant to any of the uses permitted by right under the zoning district will not adversely impact any existing City infrastructure. A positive determination of adequacy for transportation facilities for the proposed application has been made under the provisions of paragraph i, above.

Fire: Staff believes that this finding can be met, due on the following:

- The development site will comply with the requirements in the ACF Ordinance for response distance requirements from the first due Engine Company.
- The Bighorn RV Storage development will not negatively impact fire protection for the subject development or surrounding properties.

Water/Wastewater: This development is situated within the City's current service area for both water and wastewater. The existing duplex currently has City of Loveland water and wastewater service. Staff believes that this finding can be met, due to the following:

- The proposed development will not negatively impact City water and wastewater facilities.
- The proposed public facilities and services are adequate and consistent with the City's utility planning and provides for efficient and cost-effective delivery of City water and wastewater service.

Stormwater: Staff believes that this finding can be met, due to the following:

- This special review site plan complies with the Adequate Community Services ordinance outlined in the Loveland Municipal Code.

Power: This development is situated within the City's current service area for power. Staff believes that this finding can be met, due to the following:

- The proposed development will not negatively impact City power facilities.
- The proposed public facilities and services are adequate and consistent with the City's utility planning and provides for efficient and cost-effective delivery of City power.

X. CONDITIONS OF APPROVAL

Transportation

1. All public improvements shall comply with the Larimer County Urban Area Street Standards (LCUASS).
2. The developer agrees to acquire and dedicate, at no cost to the City, any rights-of-way necessary for the required street improvements associated with this development.

3. Prior to the issuance of any building permits within the Big Horn First Addition Big Horn/Loveland RV Storage, pursuant to the provisions in Section 16.40.010.B of the Loveland Municipal Code, the Developer shall design and construct the following public improvements unless already designed and constructed by others:

a) All adjacent street improvements on 57th Street to the 4-lane arterial standard including pavement widening, bike lane, curb & gutter and detached sidewalk as shown on the City approved Public Improvement Construction Plans titled Big Horn/Loveland RV Storage prepared by Harris Kocher Smith.

b) All public sidewalk improvements along US-287 as shown on the City approved Public Improvement Construction Plans titled Big Horn/Loveland RV Storage prepared by Harris Kocher Smith.

4. Prior to the issuance of any building permits within the Big Horn First Addition Big Horn/Loveland RV Storage, the Developer shall provide a cash-in-lieu payment to the City for the widening of pavement and new curb & gutter along the adjacent frontage of US-287 for the construction of a bike lane in the future. The cash-in-lieu amount will be determined by the City Public Works Engineering Division based on current construction and material unit costs.

5. City signed Site Development Plans (including any associated Public Improvement Construction Plans), or the issuance of building permits, does not allow any construction within public street or alley rights-of-way or pedestrian easements. A separate City Development Construction Permit or Street right-of-way (ROW) Work Permit must be obtained by the Developer and/or his Contractor at the City Project Engineering office (and approved by Project Engineering) prior to any repair or construction of sidewalk, curb and gutter, driveway accesses, or any other construction in City street or alley rights-of-way or pedestrian easements, (this includes all items proposed in rights-of-way such as utility street cuts, sidewalk ramps, construction staging proposed in street, landscaping, traffic control, etc.). (Call 970-962-2510 to discuss details to obtain a ROW Work Permit).

6. All trees, shrubs, and other plant materials located within clear sight triangles shall be trimmed in accordance with the requirements of Section 7 of the Larimer County Urban Area Street Standards (LCUASS). Under current LCUASS requirements, trees shall be limbed to a height of not less than eight (8) feet and shrubs and other plant materials shall be maintained at a height of not more than thirty (30) inches, and said maintenance shall be conducted in perpetuity. Trees are also required to be kept limbed up a minimum of 8' above all street sidewalks.

Planning

1. Before issuance of a Certificate of Occupancy by the city, the Developer shall install all landscape as shown on the approved landscape plans, unless financial security is filed by the Developer with the city to assure installation at a later date acceptable to the city.