

Neighborhood Notice and Comment Letter

Date: September 6, 2019

Dear Property Owner:

The Planning Division is currently reviewing a sketch subdivision plat for property in your neighborhood. Written comments regarding the subdivision plat can be submitted to the Planning Division during the comment period specified below. Additional project information is available on the City's Current Planning website under Neighborhood Notices and Meetings.

Application Information

Application:	Sketch Subdivision Plat
Project Case Number:	PZ #19-13
Project Name:	Water's Edge
Applicant Name:	Caleb Operation Company LLC (Contact: Jeff Mark)

Project Description

Summary of Proposed Development:	<p>The Water's Edge Sketch Plat is a proposal for a residential subdivision. 138 single-family detached lots are proposed as well as trail connections, open space and park space. Lot sizes range from approximately 7,000 SF to 10,000+ SF.</p> <p>The Water's Edge First Addition is connected to public streets at 2 locations along 28th Street, which will be constructed to a Major Collector for the north half adjacent to the development. Sufficient street improvements exist along 28th Street between the Water's Edge development and Taft Avenue. The intersection of 28th St and Taft Ave will include signalization in either interim or ultimate locations depending on physical constraints and/or adequate Right-of-Way. An additional northbound lane will be added to Taft Ave from 28th St to south of 22nd St, including the relocation of an existing retaining wall protruding into the Taft Ave street corridor. Internal streets for the Water's Edge development will be constructed to City Standards, including a mini-roundabout along the west edge of the property as a traffic calming device.</p>
General Location:	NW Corner of County Road 16 and 28 th Street SW, west of McKenzie Drive. See the attached vicinity map.
Property Address:	2003 28 th St SW
Existing Zoning:	R1 Development Low Density Residential

Legal Description:	THAT PORTION OF LOT 1, LAKESIDE TERRACE THIRD ADDITION, SITUATE IN THE EAST HALF OF SECTION 27, TOWNSHIP 5 NORTH, RANGE 69 WEST OF THE 6TH P.M., CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO
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Comment Period and Review

Deadline for Public Comment:	Tuesday 9.16.19
Earliest Date for Administration Decision:	Wednesday 9.17.19
Comment Review:	<p>The City's review of the subdivision plat is based on a determination of compliance with the City's Unified Development Code (Title 18 of the Loveland Municipal Code), Larimer County Urban Area Street Standards, and other adopted plans by the City.</p> <p>In reviewing comments received by the neighborhood, the Director will consider comments pertinent to the evaluation of whether the application complies with the requirements of the Code.</p>

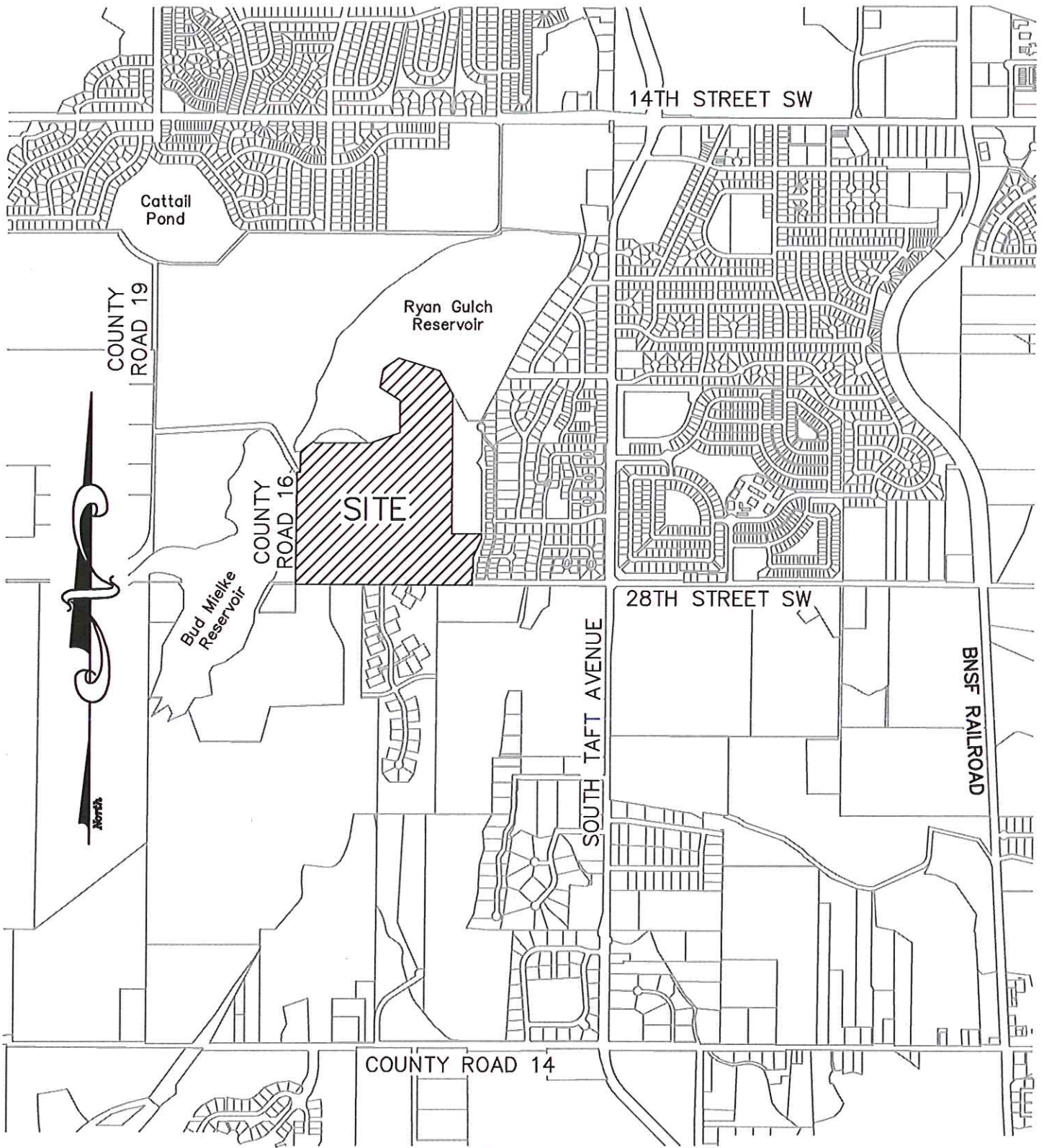
Neighborhood Meeting and Appeal

Neighborhood Meeting	A neighborhood meeting is not required with the subdivision plat. However, if the Director determines, based on neighborhood comments, that the subdivision may have adverse impacts on the neighborhood, the Director can require that a neighborhood meeting be held.
Appeal	The Director's decision regarding the subdivision plat is final. The right to appeal a Director decision is specified in Division 18.14.05, Appeals, of the Unified Development Code. Absent a neighborhood meeting, an appeal of the Director's decision is not permitted.

If you have any questions regarding the proposed project, please contact: Kristin Turner, TB Group, 970.532.5891, kristin@tbgroup.us. If you have questions regarding the City process, please contact Kerri Burchett, 970.962.2566, Kerri.Burchett@cityofloveland.org.

Sincerely,

Kristin Turner
TB Group
kristin@tbgroup.us
970.532.5891



VICINITY MAP