CURRENT PLANNING DIVISION
410 E. 5th Street | Loveland, CO 80537 | 970-962-2523
eplan-planning@cityofloveland.org | cityofloveland.org/DC

Project Information Summary

Project Name: Loveland Warehouses SDP-CCP **Last Update:** 1/3/2024

Project Number: PZ-23-00142 & 143 **General Location:** SW Corner of W 66th St and Harrison Avenue

Project Description:

New construction of five buildings on a 6.3 acre site. Three buildings will be industrial flex spaces and two buildings will be core and shell for future retail and restaurant spaces. Parcel is located at 450 W 66th St, at the SW corner of W 66TH St and Harrison Avenue.

Existing Zoning: I-Developing Industrial

Acreage of Site: 6.3 acres

Existing Use: Vacant

Application Type:

Site Development Plan

Final Plat

Choose Type

☐ Neighborhood Notice and Comment Period Required

***Public Review Required:** ☑ None

☐ Variance ☐ Neighborhood Meeting ☐ Planning Commission Hearing ☐ City Council Hearing

** Contact the City Planner for specific hearing dates, times and locations if public review is required*

Use Type

☐ Use by Right (R)

☑ Limited Use (L)

☐ Adaptable Use (A)

☐ Conditional Use (C)

Contact Information:

Applicant
Name: Kate Farrington

City Planner
Name: Marika Kopp

Phone: 970-962-2721

Email: Marika.Kopp@cityofloveland.org

Attachment (s): Overall Site Plan and Elevations

The above information was current at the time of initial project submittal and is subject to change

SITE DATA

ZONING	I - DEVELOPING INDUSTRIAL
SITE ACREAGE	272,091 SF/6.246 ACRES
BUILDING OCCUPANCY	BUILDINGS A, B, & C: 'F-1' BUILDINGS D & E: UNSEPARATED 'A-2', 'M'
TYPE OF CONSTRUCTION	V-B, FULLY SPRINKLERED
OVERLAY ZONES	N/A
UTILITY PROVIDERS	WATER: FORT COLLINS-LOVELAND WATER DISTRICT WASTEWATER: SOUTH FORT COLLINS SANITATION DISTRICT STORMWATER: CITY OF LOVELAND POWER: CITY OF LOVELAND NATURAL GAS: XCEL ENERGY TELECOM/FIBER: CENTURYLINK CABLE: COMCAST

BUILDING DATA

BUILDING	USE	SF	PARKING RATIO	PARKING REQD
BUILDING A	LIGHT INDUSTRIAL* 	4,074 12,222	WAREHOUSE: 1 PER 1,000 SF OTHER: 1 PER 500 SF	5 SPACES 25 SPACES
BUILDING B	LIGHT INDUSTRIAL*	4,074 12,222	WAREHOUSE: 1 PER 1,000 SF OTHER: 1 PER 500 SF	5 SPACES 25 SPACES
BUILDING C	LIGHT INDUSTRIAL*	2,703 8,109	WAREHOUSE: 1 PER 1,000 SF OTHER: 1 PER 500 SF	3 SPACES 17 SPACES
BUILDING D	FUTURE RETAIL FUTURE RESTAURANT**	10,500 1,472 631	1 PER 300 SF FRONT-OF-HOUSE: 1 PER 200 SF BACK-OF-HOUSE: 1 PER 500 SF	35 SPACES 8 SPACES 2 SPACES
BUILDING E	FUTURE RETAIL FUTURE RESTAURANT** 	7,932 3,000 1,000 1,000	1 PER 300 SF FRONT-OF-HOUSE: 1 PER 200 SF BACK-OF-HOUSE: 1 PER 500 SF OUTDOOR SEATING: 1 PER 200 SF	27 SPACES 15 SPACES 2 SPACES 5 SPACES
TOTAL SF:		67,935	**TOTAL PARKING REQUIRED:**	174 SPACES
			TOTAL PARKING PROVIDED:	174 SPACES

*'LIGHT' INDUSTRIAL ASSUMED TO BE 25% WAREHOUSE AND 75% OTHER USE.
**FUTURE RESTAURANT ASSUMED TO BE 30% BACK-OF-HOUSE AND 70% FRONT-OF-HOUSE

PARKING SUMMARY

TOTAL PARKING (REQ/PROVIDED)	174 SPACES / 174 SPACES
ADA PARKING (REQ/PROVIDED)	6 SPACES (1 VAN) / 6 SPACES (3 VAN)
BICYCLE PARKING (REQ/PROVIDED)	10 SPACES / 10 SPACES

LAND USE

LAND USE	SF	PERCENT
BUILDING FOOTPRINTS	67,935	24.97%
IMPERVIOUS SURFACES	137,184	50.42%
OPEN SPACE	66,972	24.61%
TOTAL	272,091	100%

SITE PLAN NOTES

1. REFER TO CIVIL PLANS FOR ALL UTILITY, DRAINAGE, GRADING, EROSION CONTROL AND STREET DESIGN REQUIREMENTS.

2. PARKING LOT LIGHTING IS TO BE DESIGNED AS "FULL CUT-OFF".

3. ALL SIGNS SHALL COMPLY WITH THE CITY OF LOVELAND SIGN REGULATIONS / SIGN PERMIT REQUIREMENTS.

4. SEE CIVIL PLANS FOR PAVEMENT TYPES AND DEPTHS

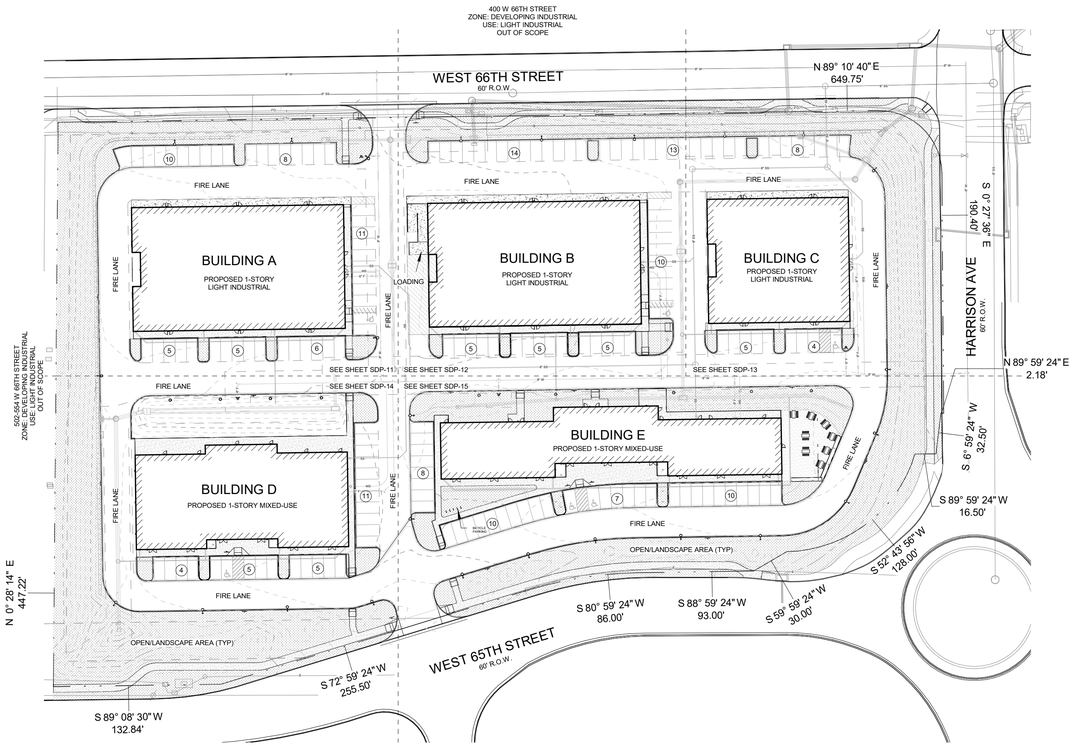
5. THE CONTRACTOR SHALL NOT PURPOSEFULLY PROCEED WITH ANY CONSTRUCTION PER PLANS PROVIDED WHEN OBSTRUCTIONS AND / OR DIFFERENCES EXIST THAT WERE NOT CONSIDERED AND REVIEWED OR APPROVED. COTRACTOR SHALL NOTIFY OWNER OR OWNER'S REPRESENTATIVE AND THE CITY OF LOVELAND IF SITUATION ARISES AND REVISIONS ARE NECESSARY.

6. THE CONTRACTOR SHALL PREVENT SEDIMENT, DEBRIS AND OTHER POLLUTANTS FROM ENTERING ANY STORM SEWER SYSTEM OR ADJACENT WATER WAYS, ETC., DURING DEMOLITION OR CONSTRUCTION OPERATIONS THAT ARE PART OF THIS PROJECT. THE CONTRACTOR SHALL BE HELD RESPONSIBLE AND EXPENSE FOR THE CORRECTION OF ANY ADVERSE IMPACTS TO THE STORM WATER SEWER SYSTEM OR ADJACENT WATER WAYS, WETLANDS, ETC., RESULTING FROM THE WORK DONE AS PART OF THIS PROJECT/CONTRACT.

7. THE CONTRACTOR SHALL BE RESPONSIBLE PRIOR TO BIDDING AND CONSTRUCTION, OF BECOMING AWARE OF ALL EXISTING AND PROPOSED UTILITIES, PIPES, STRUCTURES, ETC. CALL UNCC THREE DAYS BEFORE SCHEDULED WORK AT 811 OR 1-922-1987.

8. BIKE RACKS TO BE SURFACE MOUNT LOOP AND APPROVED BY OWNER PRIOR TO INSTALLATION.

9. ALL BUILDING ENTRANCES ARE HANDICAPPED ACCESSIBLE AND ALL CONCRETE WALKS AROUND BUILDINGS MEET ACCESSIBLE ROUTE REQUIREMENTS.



4 SITE PLAN
SCALE: 1" = 60'-0"

T.N.

LEGEND

- ZONE LOT LINE
- BUILDING ENVELOPE BOUNDARY
- CONTOUR (MAJOR)
- CONTOUR (MINOR)
- EASEMENT BOUNDARY LINE
- UTILITY LINE
- NEW EXTERIOR CONCRETE FLAT WORK
- LANDSCAPED AREA
- FIRE HYDRANT
- POLE LIGHT

Loveland Warehouses

SITE DEVELOPMENT PLAN

MIXED-USE

450 W 66TH ST, LOVELAND, CO 80538

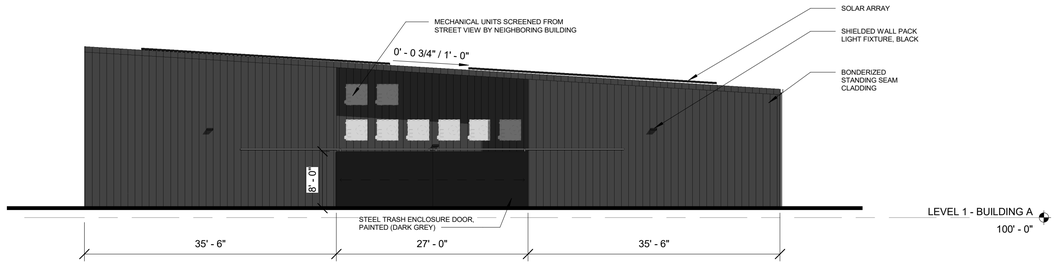
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tres birds

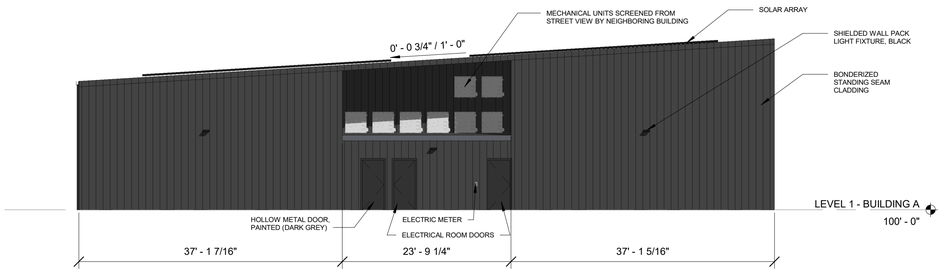
OVERALL SITE PLAN

11/16/2023

SHEET: SDP-2 OF 17



4 BUILDING A - WEST ELEVATION
SCALE: 3/32" = 1'-0"



3 BUILDING A - EAST ELEVATION
SCALE: 3/32" = 1'-0"



2 BUILDING A - SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



1 BUILDING A - NORTH ELEVATION
SCALE: 3/32" = 1'-0"

Loveland Warehouses

SITE DEVELOPMENT PLAN

MIXED-USE

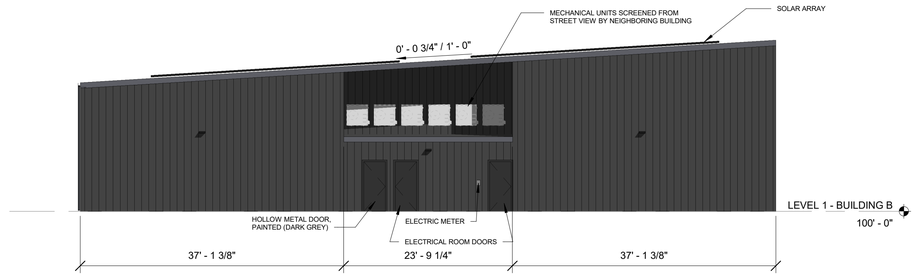
450 W 66TH ST, LOVELAND, CO 80538

LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 26, TOWNSHIP 6 NORTH, RANGE 69 WEST OF THE 6th P.M. COUNTY OF LARIMER, STATE OF COLORADO

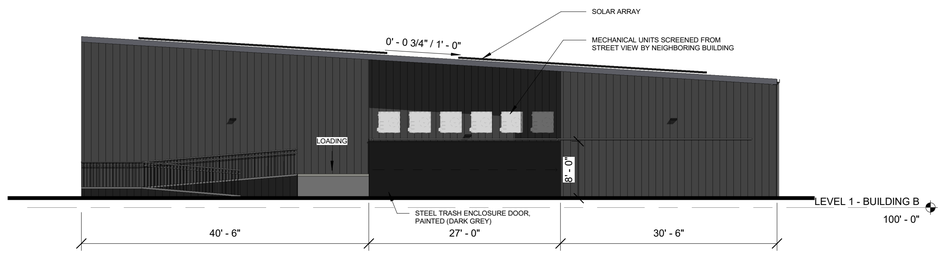
tres birds

BUILDING A - ARCHITECTURAL ELEVATIONS

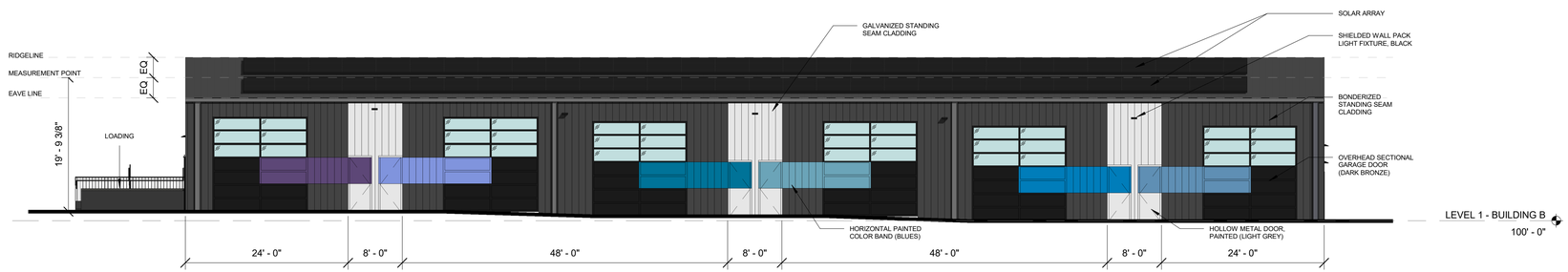
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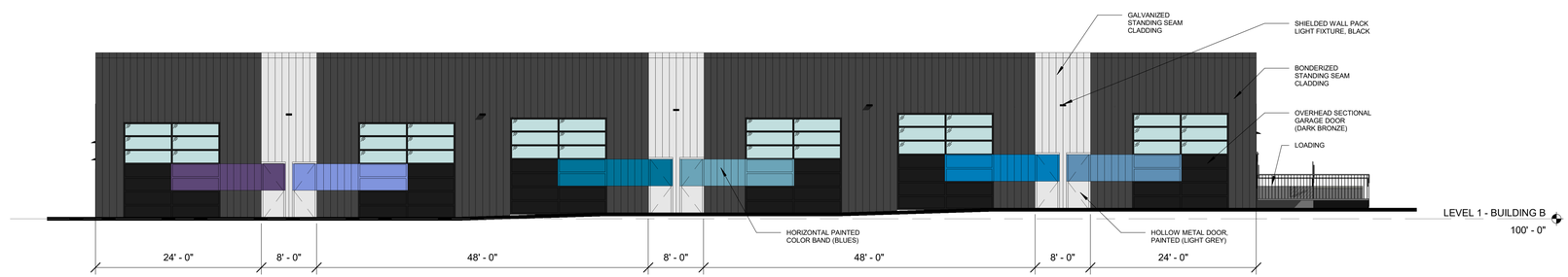
4 BUILDING B - EAST ELEVATION
SCALE: 3/32" = 1'-0"



3 BUILDING B - WEST ELEVATION
SCALE: 3/32" = 1'-0"



2 BUILDING B - SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



1 BUILDING B - NORTH ELEVATION
SCALE: 3/32" = 1'-0"

Loveland Warehouses

SITE DEVELOPMENT PLAN

MIXED-USE

450 W 66TH ST, LOVELAND, CO 80538

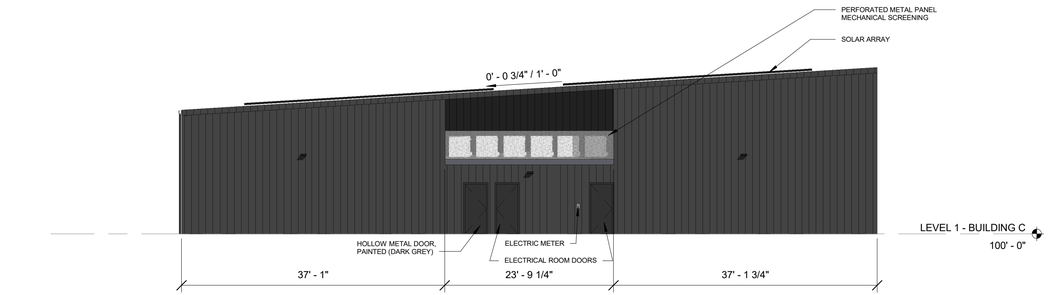
LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 26, TOWNSHIP 6 NORTH, RANGE 69 WEST OF THE 6th P.M. COUNTY OF LARIMER, STATE OF COLORADO

tres birds

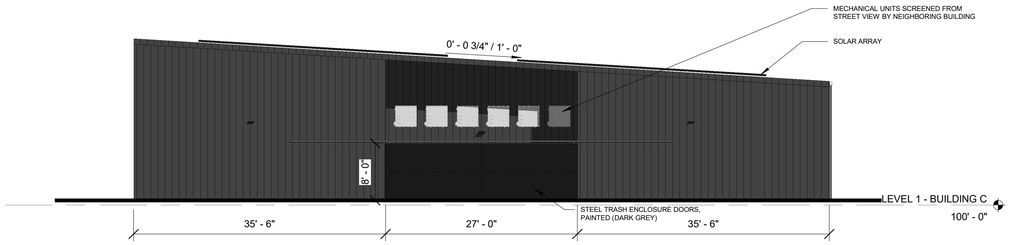
BUILDING B - ARCHITECTURAL ELEVATIONS

11/16/2023

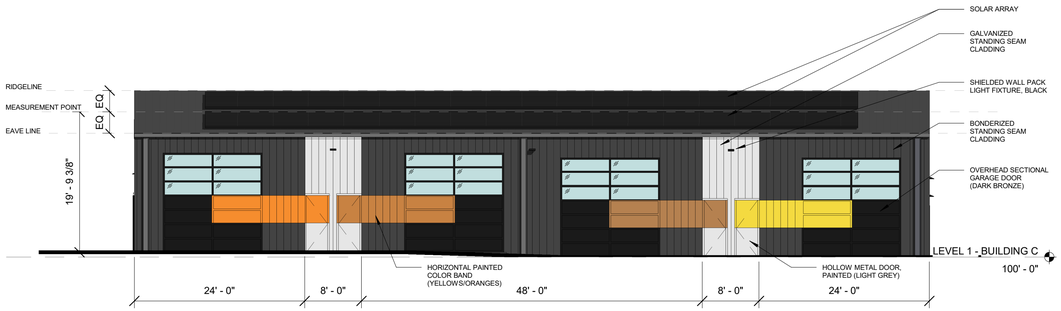
SHEET: SDP-9 OF 17



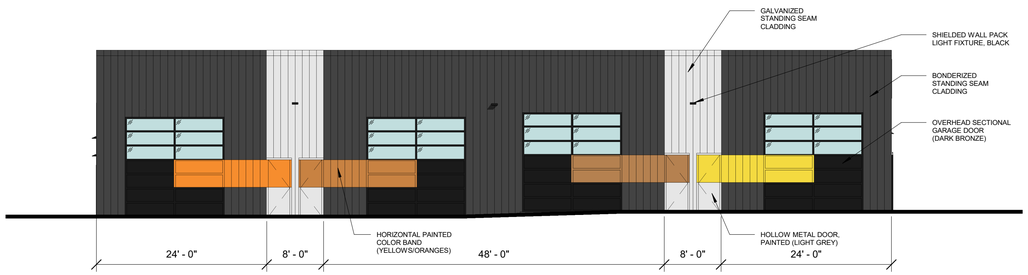
4 BUILDING C - EAST ELEVATION
SCALE: 3/32" = 1'-0"



3 BUILDING C - WEST ELEVATION
SCALE: 3/32" = 1'-0"



2 BUILDING C - SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



1 BUILDING C - NORTH ELEVATION
SCALE: 3/32" = 1'-0"

Loveland Warehouses

SITE DEVELOPMENT PLAN

MIXED-USE

450 W 66TH ST, LOVELAND, CO 80538

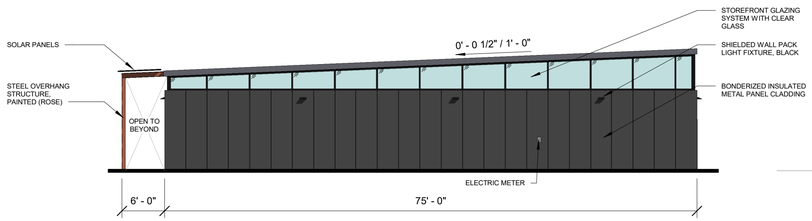
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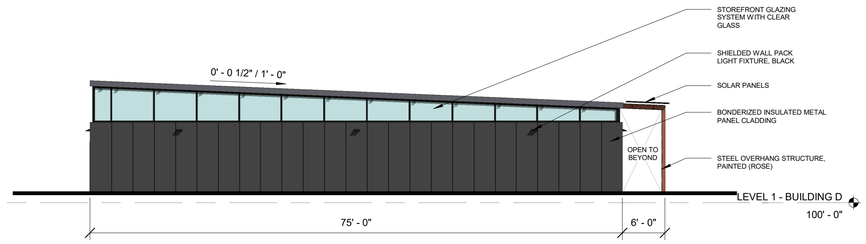
BUILDING C - ARCHITECTURAL ELEVATIONS

11/16/2023

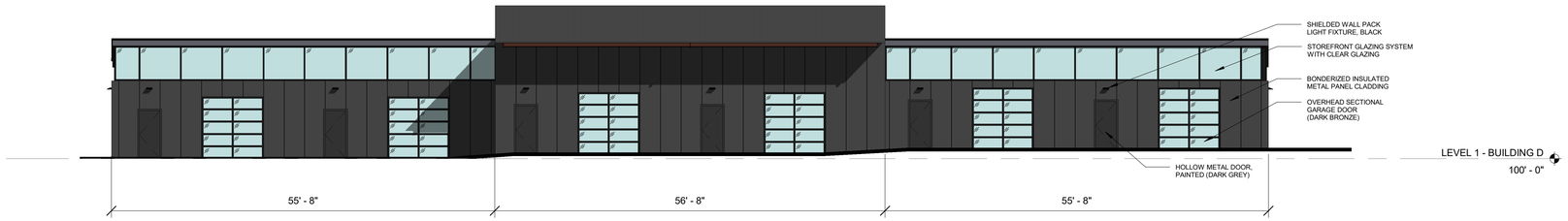
SHEET: SDP-10 OF 17



4 BUILDING D - EAST ELEVATION
SCALE: 3/32" = 1'-0"



22 BUILDING D - WEST ELEVATION
SCALE: 3/32" = 1'-0"



2 BUILDING D - NORTH ELEVATION
SCALE: 3/32" = 1'-0"



1 BUILDING D - SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

ARCHITECTURAL FEATURES FROM 18.04.05.04.I OF LOVELAND UDC:

GROUP 1: OPENINGS OR ELEMENTS SIMULATING OPENINGS THAT OCCUPY AT LEAST 20% OF THE WALL SURVACE AREA. (39% GLAZING FOR BUILDING D)

GROUP 2: CHANGES IN ROOF LINES, INCLUDING THE USE OF STEPPED CORNICE PARAPETS, A COMBINATION OF FLAT AND SLOPED ROOFS OR PITCHED ROOFS WITH AT LEAST TWO ROOF LINE ELEVATION CHANGES.

GROUP 3: COVERED WALKWAYS, PORTICOS, OR ARCADES COVERING AT LEAST 30% OF THE HORIZONTAL LENGTH OF THE PRIMARY STREET-FACING BUILDING ELEVATION. (COVERED WALKWAY COVERS 100% OF STREET FACING ELEVATION OF BUILDING D)

GROUP 4: N/A

GROUP 5: OTHER ARCHITECTURAL DEFINITION - LARGE OVERHANGING EAVES FEATURING SOLAR PANELS FOR SHADING AS WELL AS ON-SITE ENERGY GENERATION.

Loveland Warehouses

SITE DEVELOPMENT PLAN

MIXED-USE

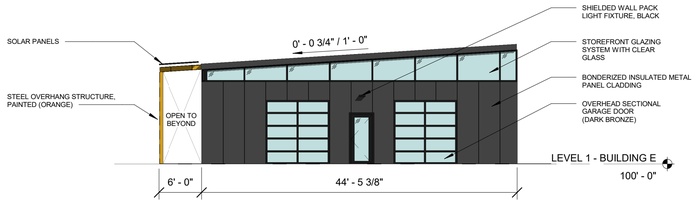
450 W 66TH ST, LOVELAND, CO 80538

LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 26, TOWNSHIP 6 NORTH, RANGE 69 WEST OF THE 6th P.M. COUNTY OF LARIMER, STATE OF COLORADO

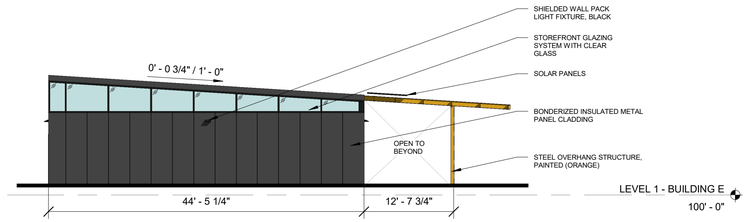
tres birds

BUILDING D - ARCHITECTURAL ELEVATIONS

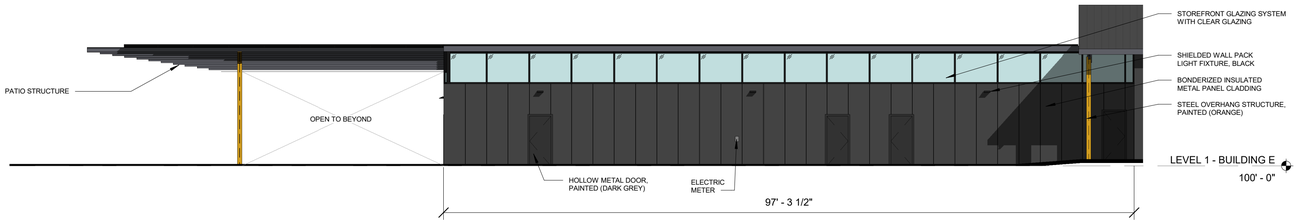
11/16/2023



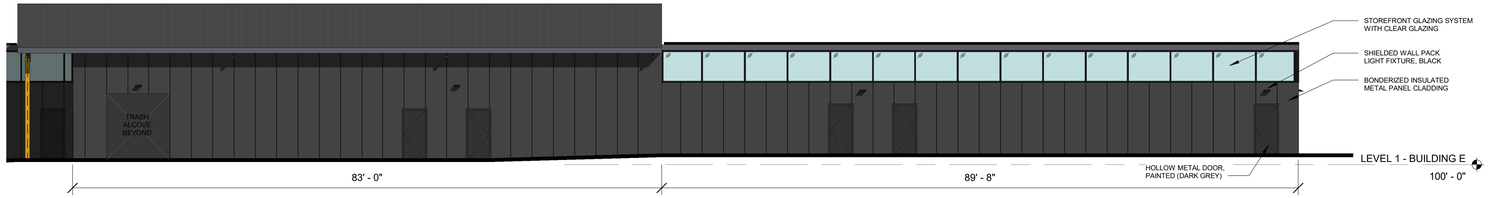
6 BUILDING E - EAST ELEVATION
SCALE: 3/32" = 1'-0"



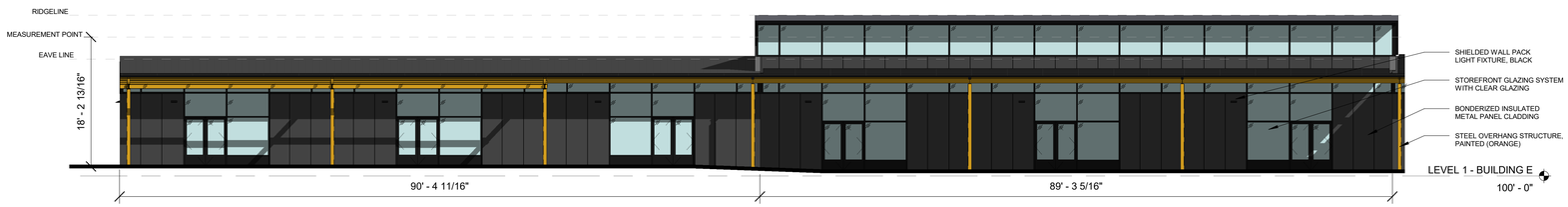
5 BUILDING E - WEST ELEVATION
SCALE: 3/32" = 1'-0"



4 BUILDING E - NORTH EAST ELEVATION
SCALE: 3/32" = 1'-0"



3 BUILDING E - NORTH WEST ELEVATION
SCALE: 3/32" = 1'-0"



2 BUILDING E - SOUTH EAST ELEVATION
SCALE: 3/32" = 1'-0"



1 BUILDING E - SOUTH WEST ELEVATION
SCALE: 3/32" = 1'-0"

ARCHITECTURAL FEATURES FROM 18.04.05.04.I OF LOVELAND UDC:

GROUP 1: OPENINGS OR ELEMENTS SIMULATING OPENINGS THAT OCCUPY AT LEAST 20% OF THE WALL SURVACE AREA. (35% GLAZING FOR BUILDING E)

GROUP 2: CHANGES IN ROOF LINES, INCLUDING THE USE OF STEPPED CORNICE PARAPETS, A COMBINATION OF FLAT AND SLOPED ROOFS OR PITCHED ROOFS WITH AT LEAST TWO ROOF LINE ELEVATION CHANGES.

GROUP 3: COVERED WALKWAYS, PORTICOS, OR ARCADES COVERING AT LEAST 30% OF THE HORIZONTAL LENGTH OF THE PRIMARY STREET-FACING BUILDING ELEVATION. (COVERED WALKWAY COVERS 100% OF STREET FACING ELEVATION OF BUILDING E)

GROUP 4: N/A

GROUP 5: OTHER ARCHITECTURAL DEFINITION - LARGE OVERHANGING EAVES FEATURING SOLAR PANELS FOR SHADING AS WELL AS ON-SITE ENERGY GENERATION.

Loveland Warehouses

SITE DEVELOPMENT PLAN

MIXED-USE

450 W 66TH ST, LOVELAND, CO 80538

LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 26, TOWNSHIP 6 NORTH, RANGE 69 WEST OF THE 6th P.M. COUNTY OF LARIMER, STATE OF COLORADO

tres birds

BUILDING E - ARCHITECTURAL ELEVATIONS

11/16/2023

SHEET: SDP-12 OF 17