

Project Information Summary

Project Name: South Village PUD Zoning Amendme **Last Update:** 1/13/2025

Project Number: PZ-24-00095 &114

General Location: Located on the southeast corner of S Lincoln Ave and 14th St SE.

Project Description:

Proposal to amend the zoning document and create a sketch plat the for the South Village PUD. The PUD amendment will allow for increased residential densities and product types, as well as allowing motor vehicle wash and auto repair as a use by right. Located on the southeast corner of S Lincoln Ave and 14th St SE.

Existing Zoning: PUD-Planned Unit Development

Acreage of Site: 6.37

Existing Use: Vacant

Application Type:

Zoning Document

Sketch 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: Garret Walstad

City Planner

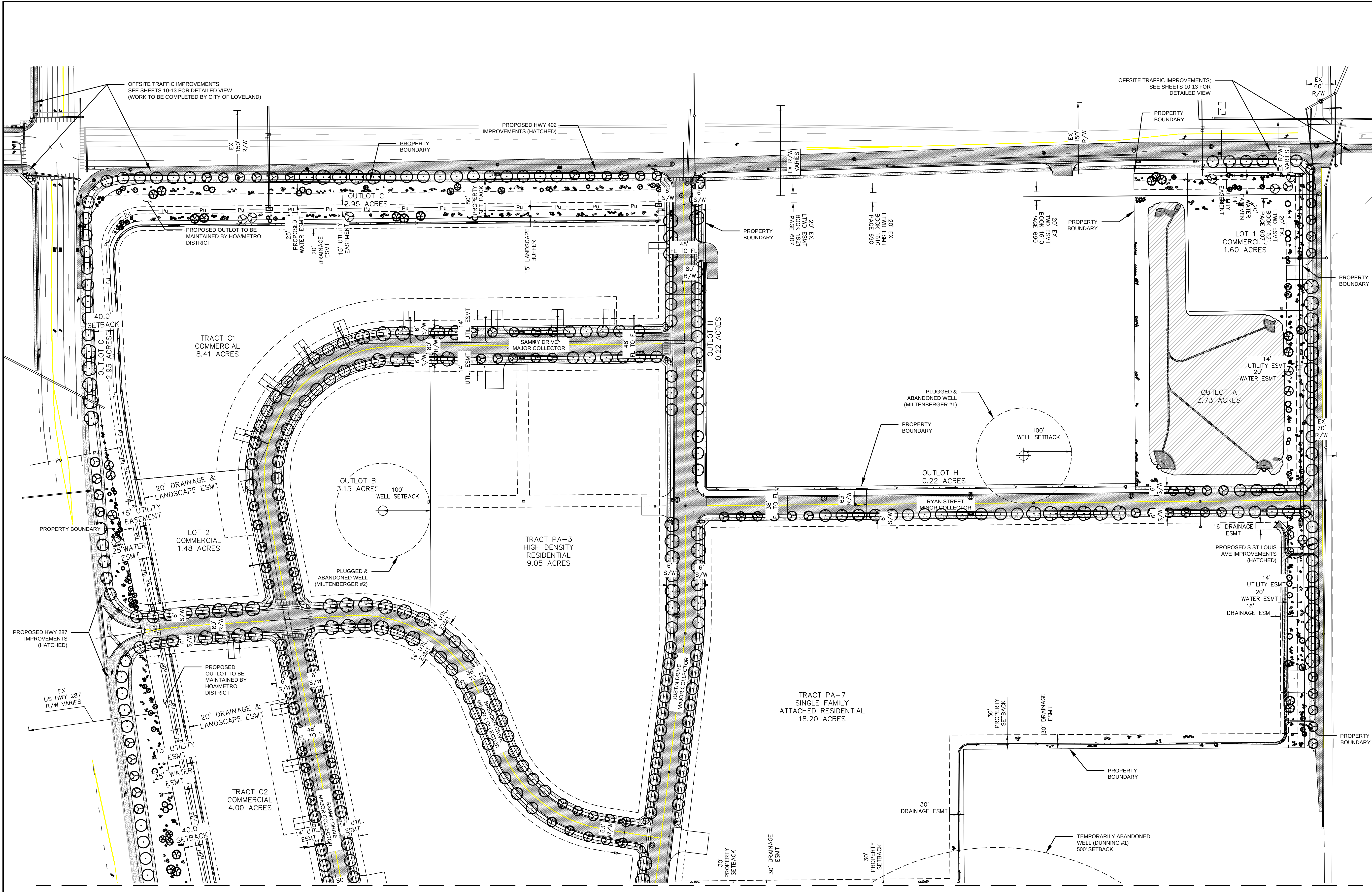
Name: Noreen Smyth

Phone: 970-962-2522

Email: Noreen.Smyth@cityofloveland.org

Attachment (s): Sketch Plat and Proposed Amendment

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

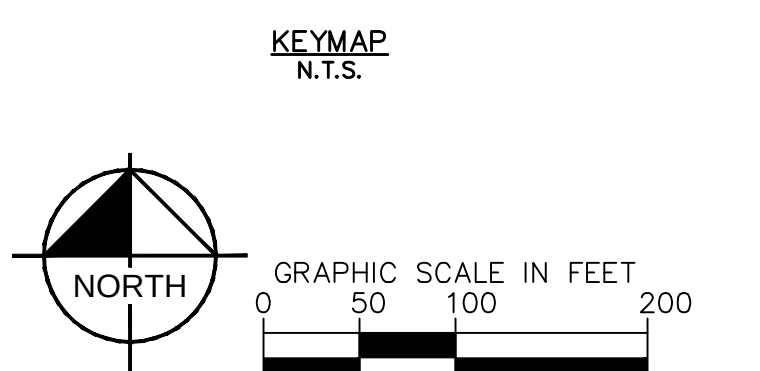
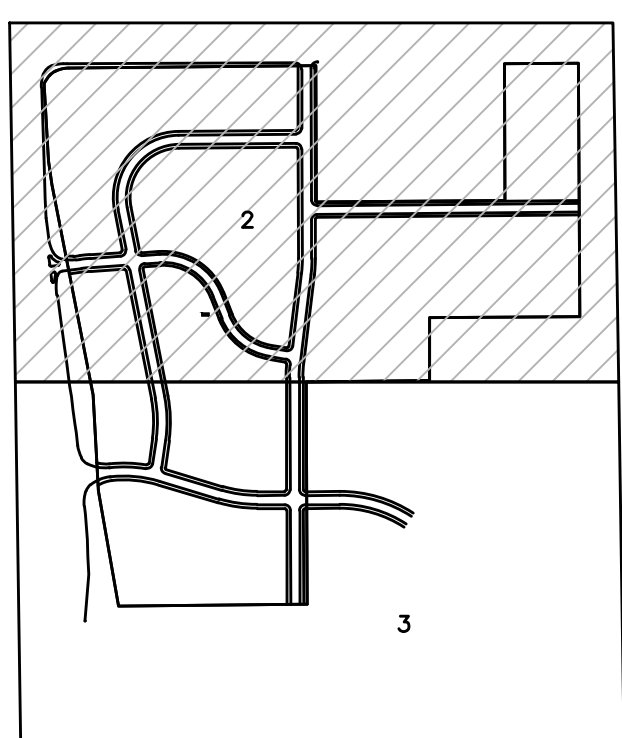


LEGEND

- PROPOSED ROADWAY
- PROPOSED BUFFERYARD
- PROPOSED DETENTION POND
- PROPOSED PARK / USABLE OPEN SPACE

GENERAL NOTES

1. THE 100-YEAR AND 500-YEAR FLOODPLAIN BOUNDARIES SHOWN ARE BASED ON THE DRAFT FIRM MAP NUMBER 08069C1189Q THAT WILL LIKELY BE ADOPTED BY FEMA IN EARLY OF 2023.

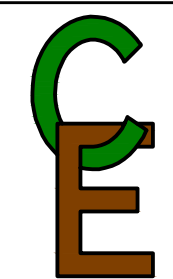


MATCHLINE SEE SHEET 3 FOR CONTINUATION



Know what's below.
Call before you dig.

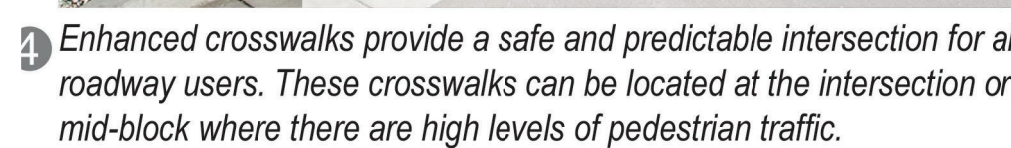
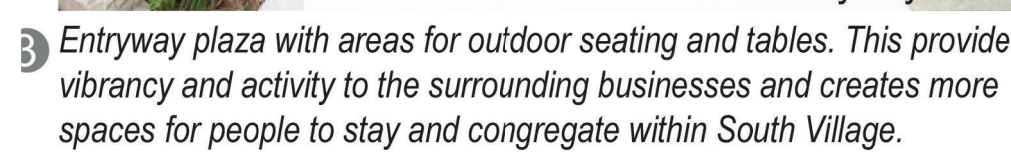
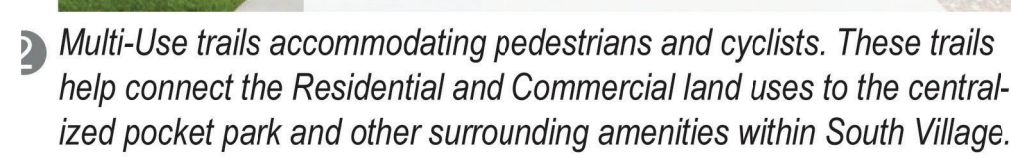
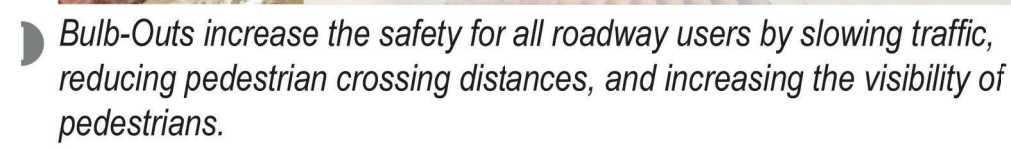
SITE PLAN 1
SOUTH VILLAGE
SKETCH PLAT



CIVILIAN ENGINEERING LLC
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CIVILIANENGINEERING.COM

DATE 9/10/2024	JOB No. 22307A	SHEET 2
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FOR
A TRACT OF LAND BEING PORTIONS OF PARCEL A AND ALL OF PARCEL E OF SOUTH VILLAGE FIRST ADDITION TO THE CITY OF LOVELAND
COUNTY OF LARIMER, STATE OF COLORADO, SITUATED IN A PORTION OF SECTION 25, TOWNSHIP
5 NORTH, RANGE 69 WEST OF THE 6TH P.M.
NOVEMBER 2024

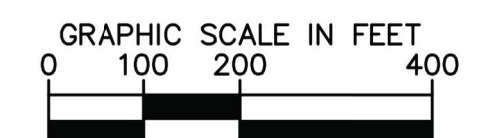
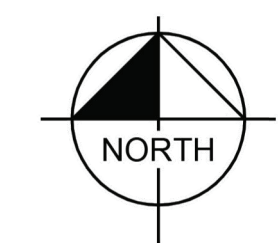


This aerial map illustrates a proposed development site, overlaid on a photograph of the area. The site is bounded by 14th Street SE (Hwy 402) to the north, 19th Street SE to the south, and Hwy 287 to the west. The development is divided into several colored zones: a large red zone for 'Proposed Commercial' in the northwest, a green zone for 'Neighborhood Park' (containing a 'Plugged & Abandoned Well (Milttenberger #2)') in the north-central area, a brown zone for 'Proposed Multi-Family' (24.8 DU/AC) in the central area, an orange zone for 'Proposed Single Family Attached / Detached' (7.9 DU/AC) in the east-central area, and a yellow zone for 'Proposed Single Family Detached' (3.24 DU/AC) in the south. Other features include a 'Detention Pond (3.55 AC)' in the northeast, a 'Temporarily Abandoned Well (Dunning #1)' in the southeast, and a 'Big Thompson Ditch Number 2' along the southern boundary. The map also shows existing roads like Sammy Circle, Justin Drive, Ryan Street, and Brenden Road, along with various street signs and utility markers. A large dashed green circle is drawn in the southeast corner, and a dashed blue circle is drawn around the 'Plugged & Abandoned Well (Milttenberger #2)'. The map includes a north arrow and a scale bar.

- Commercial
- Multi-Family
- Single-Family Attached
- Single-Family Detached
- Open Space
- Oil & Gas Well (100' Setback)
- Oil & Gas Well (500' Setback)
- Community Area
- Monument Signage
- Trail Connections
- Enhanced Intersection
(Pedestrian Crossing)
- Vehicular Access
- Big Thompson River Floodplai
(100-Year / 500-Year)

SOUTH VILLAGE SITE PLAN SUMMARY		
PROPOSED ZONING	PUD	
TOTAL GROSS AREA	± 90.58 ac.	
DENSITY (du./ac.)	6.26	
SINGLE FAMILY	± 46.77 ac.	52%
MULTI-FAMILY	± 11.61 ac.	13%
COMMERCIAL	± 22.99 ac.	25%
OPEN SPACE	± 5.43 ac.	6%
PARK	± 3.78 ac.	4%
TOTAL	± 90.58 ac.	100%

SOUTH VILLAGE SITE DENSITY SUMMARY		
SINGLE FAMILY		
AREA	UNIT COUNT	MIX
SF-A/D LOTS	241	42.5%
SINGLE FAMILY DETACHED	38	6.7%
MULTI-FAMILY	288	50.8%
TOTAL	567	100%

[illegible]

FOR
A TRACT OF LAND BEING PORTIONS OF PARCEL A AND ALL OF PARCEL E OF SOUTH VILLAGE FIRST ADDITION TO THE CITY OF LOVELAND
COUNTY OF LARIMER, STATE OF COLORADO, SITUATED IN A PORTION OF SECTION 25, TOWNSHIP
5 NORTH, RANGE 69 WEST OF THE 6TH P.M.

NOVEMBER 2024

PUD BULK STANDARDS

NOTES:

PARKING SHALL BE PROVIDED IN ACCORDANCE WITH THE STANDARDS ESTABLISHED IN THE UNIFIED DEVELOPMENT CODE. THE UNIFIED DEVELOPMENT CODE SHALL APPLY FOR ADDITIONAL BULK STANDARDS NOT LISTED HERE, INCLUDING BUT NOT LIMITED TO UNITS PER BUILDING AND BUILDING SIZE.

ALL USES SHALL BE A MINIMUM OF 50 FEET FROM HIGHWAY 402.

*FOR TOWNHOMES WITH ALLEY LOADED GARAGES OR CENTRAL PARKING COURT, THE MAXIMUM LOT COVERAGE IS 85% AND THE MINIMUM FRONT SETBACK IS 10 FEET. ALL OTHER TOWNHOMES HAVE A MAXIMUM LOT COVERAGE OF 70%, AND MINIMUM SETBACKS OF 15 FEET FOR PRINCIPAL BUILDINGS AND 20 FEET FOR GARAGE DOORS.

**COMMERCIAL PARCELS SHALL MEET THE REQUIREMENTS OF THE B – DEVELOPING BUSINESS ZONE.

SITE STANDARDS

BUILDING AND SITE DESIGN STANDARDS

THE BUILDING DESIGN STANDARDS CONTAINED WITHIN DIVISION 18.04.05 OF THE UNIFIED DEVELOPMENT CODE AS ADOPTED AND AMENDED ARE APPLICABLE TO THE SOUTH VILLAGE SUBDIVISION. UNLESS NOTED OR EXPRESSLY APPROVED OTHERWISE, THE SITE DESIGN, BUFFERING, PARKING, AND OTHER ELEMENTS SHALL COMPLY WITH THE STANDARDS ESTABLISHED IN THE UNIFIED DEVELOPMENT CODE.

NOTABLE DEVIATIONS FROM THE UNIFIED DEVELOPMENT CODE INCLUDE A PROPOSED 60' BUILDING SETBACK ALONG HIGHWAY 287, A 100' OIL & GAS SETBACK FOR ABANDONED WELLS, 28' LOT WIDTH MINIMUM AND 38' STREET CORNER LOT WIDTH FOR SINGLE-FAMILY ATTACHED DUPLEX LOTS AS WELL AS 2,100 SQUARE FOOT MINIMUM LOT SIZE AND 2,850 SQUARE FOOT STREET CORNER LOT SIZE FOR SINGLE--FAMILY ATTACHED DUPLEX LOTS.



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KSA, INC. PROJECT #498.0
C.E. PROJECT #22307A

DATE:

SCALE: AS SHOWN

DESIGNED BY:

DRAWN BY:

CHECKED BY:

1

PUD AMENDMENT

No.

REVISIONS

DATE BY

SHEET NUMBER

4 OF 9

SOUTH VILLAGE FIRST ADDITION
PLANNED UNIT DEVELOPMENT ZONING DOCUMENT (MINOR AMENDMENT)

FOR
A TRACT OF LAND BEING PORTIONS OF PARCEL A AND ALL OF PARCEL E OF SOUTH VILLAGE FIRST ADDITION TO THE CITY OF LOVELAND,
COUNTY OF LARIMER, STATE OF COLORADO, SITUATED IN A PORTION OF SECTION 25, TOWNSHIP
5 NORTH, RANGE 69 WEST OF THE 6TH P.M.
NOVEMBER 2024

SOUTH VILLAGE PUD - MAJOR AMENDMENT NARRATIVE

GENERAL DESCRIPTION OF THE PUD

The South Village PUD is located west of the I-25 Interstate on the Southeast corner of State Highway 402 (14th Street SE) and State Highway 287 (South Lincoln Street). The proposed Planned Unit Development (PUD) consists of Commercial and various types of Residential land uses which include medium to large format retail pads, Multi-Family, Single-Family Attached, and Single-Family Detached lots. The PUD also provides two private parks and a detention pond throughout the site. These land uses will be positioned to provide neighborhood services and residences to the surrounding community.

CHARACTER OF THE PUD

The South Village Subdivision will aim to build upon the existing character of the surrounding community. The surrounding area is currently lacking a variety of housing options in which this PUD hopes to fill that void. This PUD will integrate a mix of retail and housing options to increase walkability and access to affordable housing allowing for a well-rounded neighborhood.

Multi-Use Trail Network

The South Village Subdivision will focus on providing a well-connected community serving the residents of South Village and surrounding residents as well. South Village will provide a series of multi-use trails linking the Single-Family neighborhood to the Multi-Family community and the centralized pocket parks located east of the commercial corridor. Pedestrian connections will be planned through the multi-family parcel, allowing direct access to these parks for the southern and eastern residential lots. These pocket parks, serving as the heart of South Village, will be integrated and directly connected to the commercial corridor along Hwy 287. With a series of enhanced pedestrian crossings, patrons and residents of South Village will be able to shop, dine and relax in these neighborhood parks. The parks will allow for outdoor seating, dining, and formal and informal recreational spaces for the adjacent residents and businesses.

Housing Options

The housing options provided within South Village include Multi-Family, Single-Family Attached, and Single-Family Detached. This mix of housing options provides a uniquely diverse community from every aspect of life focused around walkability and access to amenities. All residents within South Village will have access to the centralized pocket park located in the heart of the community. All trails and sidewalks will be connected to this park to provide a seamless transition between land uses.

Commercial Corridor

The commercial corridor, located along State Highway 287, provides a total of 13 separate lots adjacent to the centralized neighborhood parks. Each lot will provide pedestrian access to and from the pocket park as well as continued pedestrian connections to the southern and eastern portions of the site. The commercial lots will be geared towards neighborhood serving retail to provide essential services to the neighboring residential land uses.

Park Amenities

The planned open spaces, located centrally within the site, will provide programming and amenities accessible to the surrounding residents and visitors. The spaces will allow for both passive and active spaces to accommodate a wide range of public activities. The open spaces will provide an outdoor playground for young children; Covered picnic tables with benches throughout the park; Spaces for active uses such as basketball half courts, outdoor sand volleyball, and pickle ball courts; and mens and womens bathroom facilities. A series of small neighborhood pocket parks will also be provided throughout the Single-Family planning areas. These pocket parks will have direct pedestrian connections from the residences and will allow for a break in the lots in order to avoid a monotonous design layout.

Landscaping

The landscape along arterial and collector roads will be designed to provide a sufficient visual and noise buffer with the use of shade trees, shrub beds, and slight buffering to create a clear exterior border around the development. Horizontal layering will be important in order to create a visual screen, but safety and visibility needs to be considered when designing these layers so that at cross-hairs, pedestrians and vehicles can see each other alike. The landscape along State Highway 402 (14th Street SE) and State Highway 287 (South Lincoln Street) shall be harmonuous in design. The landscape character will be aesthetically pleasing and complement the architecture within South Village. The landscape buffer along State Highway 287 (South Lincoln Street) will provide all required plantings within the provided setback.

SITE INTENT & ZONING CONFORMANCE

THE SOUTH VILLAGE PUD ACCURATELY REFLECTS THE ADOPTED UNIFIED DEVELOPMENT CODE STANDARDS WHILE PROPOSING FEW MINOR DEVIATIONS. THESE DEVIATIONS ARE INTENDED TO INCREASE WALKABILITY AND CONNECTIVITY TO THE SURROUNDING LAND USES WITHIN THE SITE BY INCREASING RESIDENTIAL DENSITY AND URBAN FORM. THE SITE INTENT FOR THE SOUTH VILLAGE PUD IS TO CREATE A WALKABLE VILLAGE WHICH PROVIDES A MIX OF LAND USES AND HOUSING OPTIONS TO INTEGRATE INTO THE EXISTING NEIGHBORHOOD FABRIC.

OIL & GAS WELLS & SETBACKS

There are three existing oil and gas wells that impact the site:

- Dunning #1 (located off-site)

The Dunning #1 well was temporarily abandoned in September 2020

- Milttenberger #1 (located off-site)

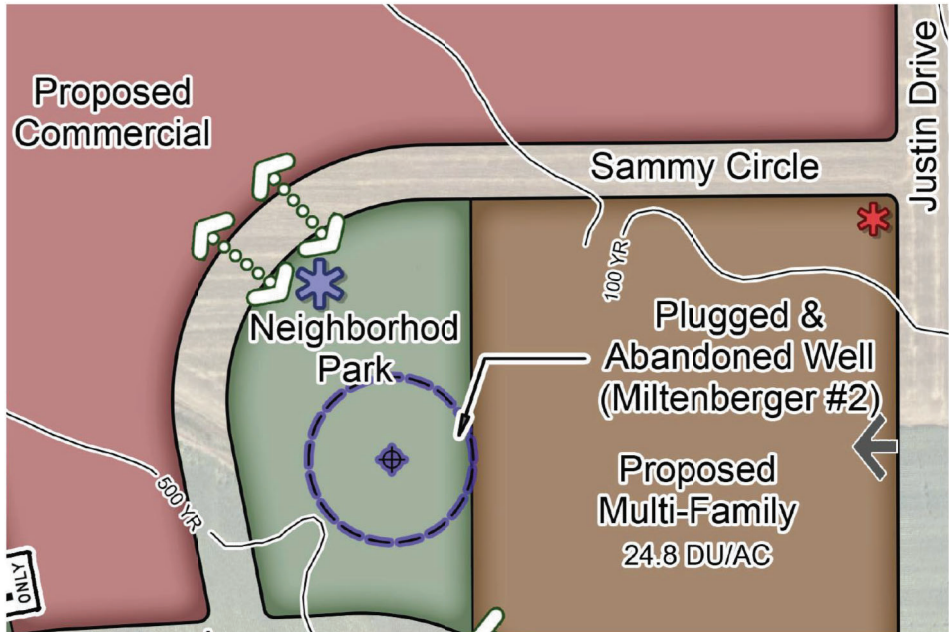
Milttenberger #1 was plugged and abandoned in June of 2005. It is located off-site on the adjacent commercial property directly north of the proposed Duplex/Townhome lots.

It should also be noted that the well is currently spaced approximately 60 feet from an existing Cousins RV business structure.

- Milttenberger #2 (located on-site)

The Milttenberger #2 well is plugged and abandoned in April 1990 and is the only well located on our site.

Note: The abandoned wells both have bridge plugs above Niobrara Pefs, casing cut and pulled from deeper than 3000'. Both wells have 40-sack cement plugs across the surface casing shoe.



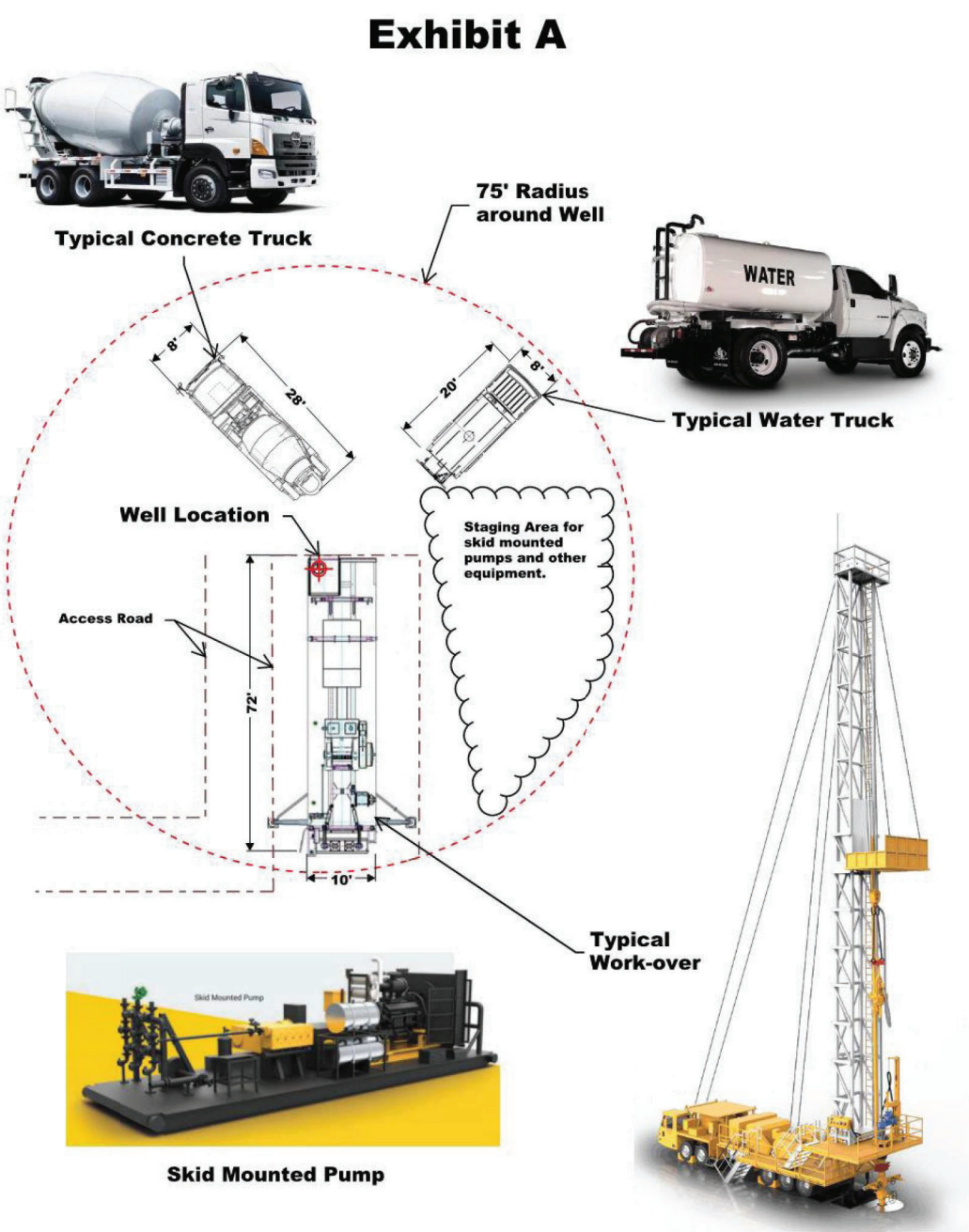
*Proposed 100' Setback

OIL & GAS WELLS & SETBACKS (Cont'd)

Regarding the Milttenberger #2 well, as it is located within the proposed Site, several measures have been applied to mitigate any setback/spacing concerns. The Site has been intentionally planned to place this well within a park space. The adjacent Multi-Family parcel boundary is spaced a minimum of 100 feet from this well location, as well. This will ensure a sizable buffer from any proposed buildings.

As the City of Loveland utilizes the same setback of 500 feet for active and abandoned oil & gas wells, we would like to propose a 75 foot setback radius from the Milttenberger #2 well. In choosing this distance, we considered surrounding municipalities within Colorado. The researched setback distances ranged from 25 feet to 150 feet. In consideration of these sample setbacks, as well as for the safety of residents and users, we feel that this proposed 75 foot setback will provide adequate spacing for reentry activities.

Additionally, we consulted a local oil & gas abandonment contractors and consultants to discuss mitigation operations that may need to take place at this location. The equipment included in these operations includes the following: work-over rig, skid mounted pump(s), tank(s), hard lines, wireline trucks, and cement mixers. After coordination with these oil & gas entities, it was determined that a 75 foot setback will adequately facilitate the staging and maneuvering of this equipment for future mitigation operations. See Exhibit A on the following page for an illustration of the equipment layout.



TRANSPORTATION & MOBILITY

All roadways designed within the South Village Subdivision meet Loveland and UDO standards. The layout of the roadways provides natural traffic calming curves which mitigate speeding and cut through traffic. The layout of the internal circulation deters cut through traffic from State Highway 287 and 402 by having multiple turns, stop signs and pedestrian crossings to slow traffic.

The roadways along the commercial corridor will provide pedestrian walkways in order to connect the southern and eastern portion of the site. The Pocket Park, located in the center of the site, will also be connected to the surrounding land uses by a series of multi-use trails and sidewalks.

PROPOSED DEVIATIONS & JUSTIFICATIONS

The table below lists all zoning variances the South Village PUD will be seeking.

	Proposed Deviations	Existing Requirements (Unified Development Code)
Landscaping & Buffers	60' Building Setback along State Highway 287 60' Building Setback along State Highway 402 100' Oil & Gas setback for abandoned wells	80' Building Setback along US 287 and Hwy 402 - Loveland uses a 500' setback from both active and abandoned wells
Single Family Detached Large Urban	- Planning Area 6 Density 3.24 DU/AC - Large Urban Lot Width: 36' min. - Large Urban Lot Size: 3,600 SF min.	Per previous PUD Zoning Amendment - Planning Area 6 Density 2.7 DU/AC - Large Urban Lot Width: 45' min. - Large Urban Lot Size: 4,500 SF min.

JUSTIFICATION

- 60' BUILDING SETBACK ALONG HWY 287. THIS BUILDING SETBACK WILL HELP TO PUSH BUILDING FRONTAGE CLOSER TO HWY 287 AND CREATE A MORE PEDESTRIAN FRIENDLY ENVIRONMENT ALONG THIS CORRIDOR. WITH A 60' SETBACK, SOUTH VILLAGE WILL PROVIDE LANDSCAPE BUFFERS AND WALKWAYS TO ENSURE A PLEASANT, SAFE AND EFFICIENT COMMERCIAL CORRIDOR ALONG HWY 287. ALL REQUIRED PLANTINGS WILL BE PLACED WITHIN THE BUFFER AREA. LANDSCAPING WILL BE CONSISTENT THROUGHOUT DEVELOPMENT ALONG STATE HIGHWAY 287 AND 402.
- 100' OIL & GAS SETBACK FOR ABANDONED WELLS. SEE SECTION 5 OF THIS NARRATIVE. A 100' LOT SETBACK AND 75' PERMANENT BUFFER AROUND ANY ABANDONED WELL WILL PROVIDE AN ADEQUATE BUFFER FOR THE SAFETY & ENJOYMENT OF RESIDENTS AND USERS, AS WELL AS PROVIDING ENOUGH SPACE FOR EQUIPMENT (RIG, PUMP AND TANK(S), HARD LINES, WIRELINE TRUCK, CEMENTERS, ETC.) TO PROPERLY EXECUTE ANY FUTURE MITIGATION OPERATIONS.
- SINGLE FAMILY DETACHED LARGE URBAN LOTS. THE CHANGES PROPOSED FOR THESE SFD LOT WIDTH, SIZES, AND PLANNING AREA 6 DENSITY INCREASE ARE WITHIN THE 20% MODIFICATION STANDARD FOR A MINOR AMENDMENT. THEY WILL HELP PROMOTE A MORE WALKABLE AND CONNECTED COMMUNITY. THESE CHANGES WILL ALSO ALLOW FOR A MORE COMPACT DEVELOPMENT; PROVIDE MORE COMMON GREEN SPACE AND LANDSCAPING SURROUNDING THESE LOTS; AND WILL ALLOW FOR MORE DIVERSE HOUSING PRODUCTS.

11/07/24 GCW

PUD AMENDMENT

1

NO.

REVISIONS

DATE

BY

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NSA, INC. PROJECT #480
C.E. PROJECT #2207A

DATE:

SCALE: AS SHOWN

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6 OF 9