



Project Information Summary

Project Name: King of Glory Phase II

Last Update: 06/23/26

Project Number: PZ-26-00102

General Location: North of W. 29th St and west of Wilson Ave

Project Description:

Existing church proposes updated landscaping, right-of-way improvements and parking lot upgrades.

Existing Zoning: R1-Developing Low-Density Residential

Acreage of Site: 3.77

Existing Use: Place of Assembly

Application Type:

Site Development Plan

Choose Type

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: Josh McCarn

Phone:

Email:

Attachment (s): Site Plan

City Planner

Name: Lauren Richardson

Phone: 970-962-2557

Email: Lauren.Richardson@cityofloveland.org

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

SITE DEVELOPMENT PLAN PHASE II

KING OF GLORY LUTHERAN CHURCH

THE KING OF GLORY ADDITION, SITUATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 4 AND A PORTION OF THE NORTHEAST QUARTER OF SECTION 9, ALL IN TOWNSHIP 5 NORTH, RANGE 69 WEST OF THE 6TH P.M., TO THE CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO

LEGAL DESCRIPTION

THE KING OF GLORY ADDITION, SITUATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 4 AND A PORTION OF THE NORTHEAST QUARTER OF SECTION 9, ALL IN TOWNSHIP 5 NORTH, RANGE 69 WEST OF THE 6TH P.M., TO THE CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO.

PROJECT NARRATIVE

KING OF GLORY WILL IMPLEMENT THE SITE DEVELOPMENT PLAN AS DESCRIBED BELOW.

PHASE II:

2026: REMOVE EXISTING SIDEWALK ALONG 29TH STREET. INSTALL NEW DETACHED CONCRETE SIDEWALK TO MEET LINE AND GRADE OF EXISTING SIDEWALK ALONG 29TH STREET TO EAST AND WEST. INSTALL PLANT MATERIAL PER APPROVED LANDSCAPE PLAN.

GENERAL NOTES

- NO TREES ARE TO BE PLANTED WITHIN WATERLINE EASEMENT.
- ALL TREES TO BE A MINIMUM OF 10 FEET FROM WATERLINES AND FIRE HYDRANTS.
- ALL SHRUBS TO BE A MINIMUM OF 5 FEET FROM WATERLINES AND FIRE HYDRANTS.
- ALL WATER MAINS TO BE A MINIMUM SIZE OF 8", OF PVC MATERIAL.
- ALL WATERLINES AND HYDRANTS TO BE INSTALLED TO CURRENT FORT COLLINS-LOVELAND WATER DISTRICT STANDARDS.
- WATERLINE EASEMENTS ARE A MINIMUM OF 25 FEET WIDE. NO WATERLINE WILL BE LESS THAN 10 FEET FROM THE EDGE OF EASEMENT.
- WATERLINES AND HYDRANTS ARE TO BE IN PLACE AND FUNCTIONAL PRIOR TO ANY ON SITE CONSTRUCTION.
- AN IRRIGATION WATER TAP IS THE SOURCE OF THE WATER FOR ON SITE IRRIGATION.
- ALL ADA ACCESSIBLE WALKS ARE LESS THAN 5% SLOPE.

SITE ACCESS NOTES

- FULL TIME ACCESS IS PROVIDED TO THE SITE FOR BOTH THE FIRE DEPARTMENT AND THE WATER UTILITY DISTRICT WITH A 24' WIDE ASPHALT DRIVE.

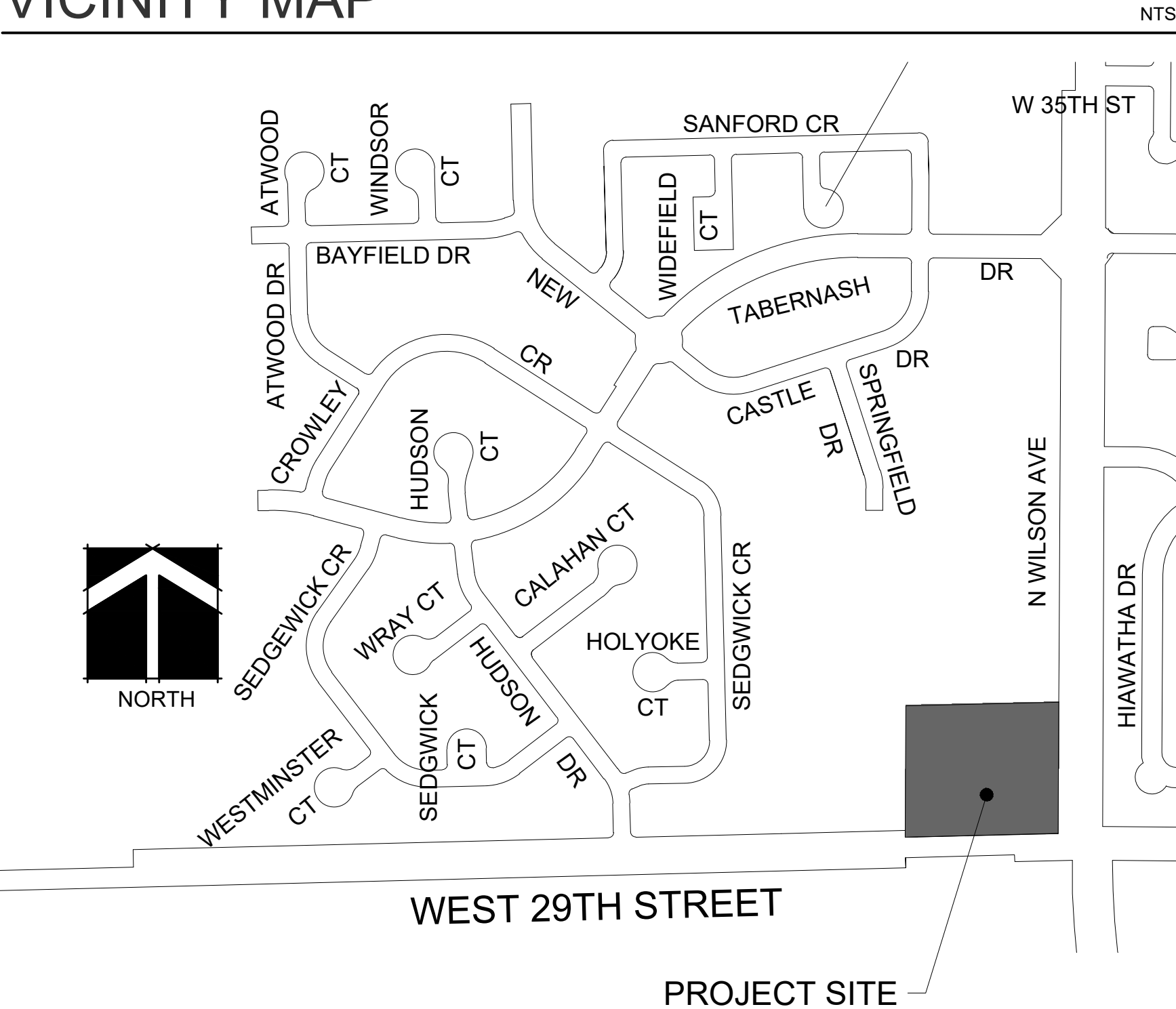
SITE DATA TABLE

ZONING - R1 (DEVELOPING LOW DENSITY RESIDENTIAL)			
TOTAL SITE ACREAGE		183,516 SF / 4.21 AC	
GROSS ACREAGE:		169,389 SF / 3.89 AC	
NET ACREAGE:			
LAND USE:		PLACE OF WORSHIP OR ASSEMBLY	
TOTAL EXISTING BUILDING FOOTPRINTS:		16,429 SF / 0.38 AC	8.9%
TOTAL LANDSCAPE AREA (INCLUDING ROW):		100,175 SF / 2.30 AC	54.6%
PHASE I:		25,387 SF / 0.58 AC	13.8%
PHASE II:		74,788 SF / 1.72 AC	40.8%
TOTAL LOT AREA OPEN SPACE:		94,338 SF / 2.17 AC	51.4%
BUILDING USE:		PLACE OF WORSHIP OR ASSEMBLY (SEATING AREA 3,774 SF)	
TOTAL PARKING REQUIRED: (1 SPACE PER EVERY 35 SF OF SEATING AREA)		108 SPACES	
TOTAL PARKING PROVIDED:		97 SPACES	
		SURFACE PARKING	
		7 SPACES (1 VAN ACCESSIBLE)	
FEMA FLOODPLAIN:		NO	

REQUESTED VARIATION TABLE

UDC CODE PROVISION	18.05.03 PARKING AND LOADING CALCULATIONS
REQUESTED VARIATION	REQUESTING VARIATION FROM REQUIRED PARKING QUANTITIES (SEE SITE DATA TABLE ABOVE).
JUSTIFICATION	NO BUILDING IMPROVEMENTS ARE PROPOSED. EXISTING PARKING LOT TO BE RECONSTRUCTED TO PARKING ISLAND STANDARDS AS PART OF SDP PROCESS REQUIRED BY PREVIOUS ANNEXATION.

VICINITY MAP



CITY SIGNATURE BLOCKS

PROPERTY OWNER

The undersigned agree that the real property described in the application and shown on the Site Development Plan filed herewith, shall be subject to the requirements of Title 18 of the Municipal Code of the City of Loveland, Colorado, and any other ordinances of the City of Loveland. The undersigned accepts the conditions and restrictions set forth on said Plan and in the conditions of approval by the City of Loveland. The undersigned also understands that if the next required approval or permit has not been applied for to establish the use or commence the construction that is authorized by the approval of the Site Development Plan or if the use does not require a building permit and is not established, ongoing, and in operation within three years of the date of approval, or other completions date or dates established in a development agreement approved by the City, the Site Development Plan shall expire and shall be deemed null and void.

(Owner's Signature)

(Title)

STATE OF COLORADO)
COUNTY OF LARIMER) ss.

The foregoing agreement was acknowledged before me this _____ day of, _____, 2____, by _____.

Witness my hand and official seal

My commission expires: _____ Notary Public

CITY APPROVAL

Approved this _____ day of, _____, 2____, by the City Planning Commission of the City of Loveland Colorado.

(Chairperson)

SHEET INDEX

1	L0.0	COVER SHEET
2	L1.0	SITE PLAN
3	L1.1	OVERALL LANDSCAPE PLAN
4	L1.2	LANDSCAPE SCHEDULE & CALCULATIONS
5	L1.3	LANDSCAPE DETAILS
6	L1.4	SITE DETAILS
7	L1.5	SITE DETAILS
8	SP1.0	SITE PHOTOMETRICS PLAN & DETAILS
9	SP1.1	SITE PHOTOMETRICS CUT SHEETS

OWNER:

KING OF GLORY LUTHERAN CHURCH
2919 N WILSON AVENUE
LOVELAND, CO 80538
(970) 204-0723
CONTACT: BRYAN FRENCH
french4@comcast.net

LANDSCAPE ARCHITECT:

ASHER ARCHITECTS + ENGINEERS
512 5TH STREET
BERTHOUD, COLORADO, 80513
(970) 449-3988
CONTACT: JOSH McCARN
josh@asherarch.com

REVIEW SET
NOT FOR
CONSTRUCTION

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KING OF GLORY LUTHERAN CHURCH
SITE DEVELOPMENT PLAN PHII

2919 WILSON AVENUE
LOVELAND, COLORADO 80538

PROJECT INFORMATION:
25-C96
DOCUMENT DATE:
5/27/2026
DOCUMENT PHASE:
SDP PHASE II

REV. #	DATE	COMMENTS
1	5/27/2026	1ST REVISION
2	5/27/2026	2ND REVISION
3	5/27/2026	3RD REVISION

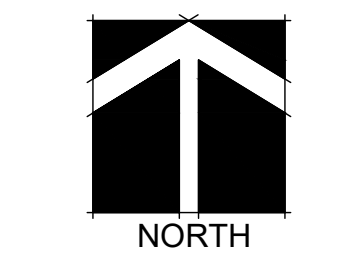
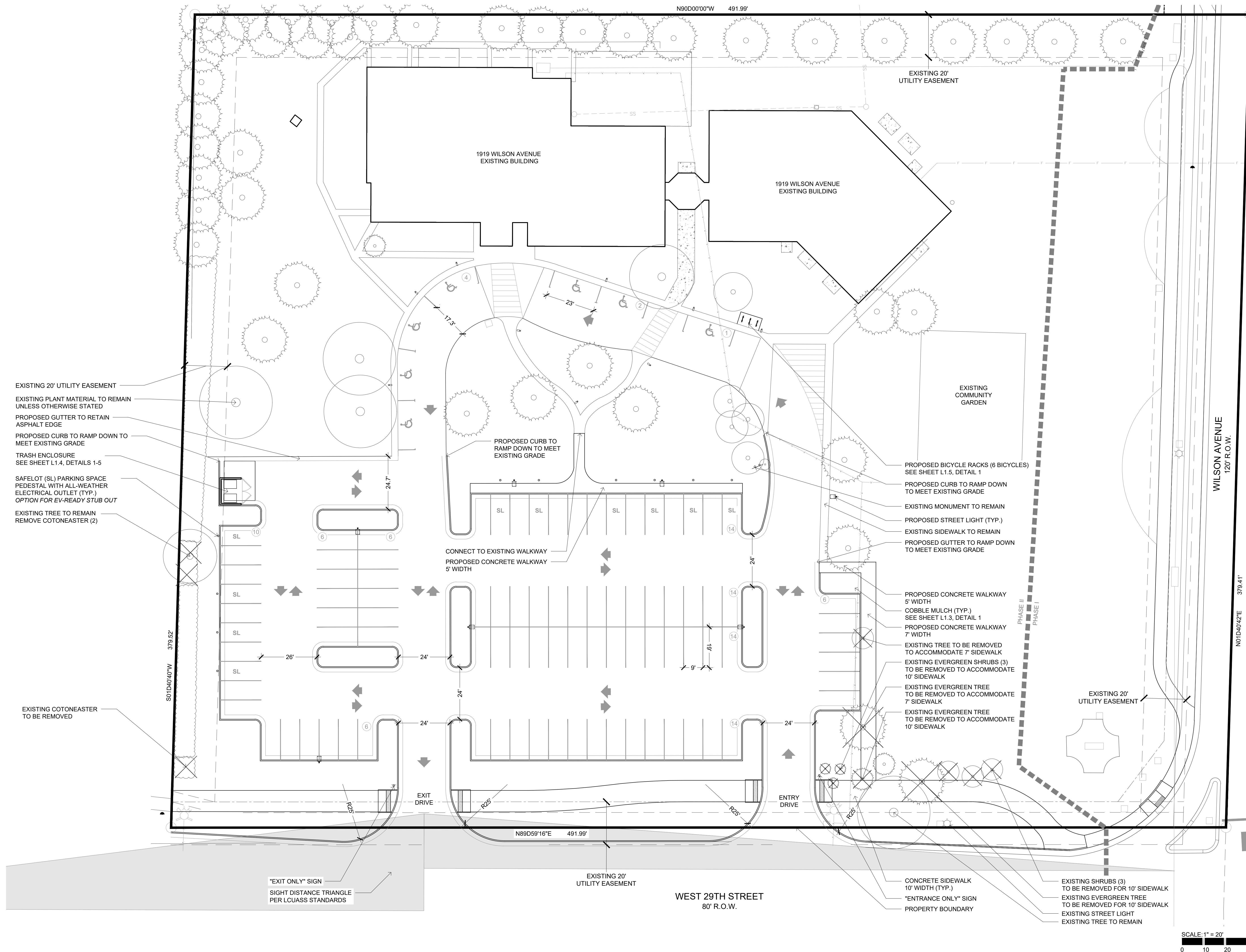
COVER SHEET



L0.0

SHEET 1 OF 9

REV.#	DATE	COMMENTS
	YYYYMMDD	1ST REVISION
		DESCRIPTION
	YYYYMMDD	2ND REVISION
		DESCRIPTION
	YYYYMMDD	3RD REVISION
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