



Project Information Summary

Project Name: Mira Ridge SDP-CCP

Last Update: 8/12/2026

Project Number: PZ-26-00129&130

General Location: Located on the southwest corner of t Colonial Dr and Fairgrounds Ave.

Project Description:

Proposal for a new multi-family development on approximately 33 ares consisting of 17 buildings with a total of 582 units. Located on the southwest corner of t Colonial Dr and Fairgrounds Ave.

Existing Zoning: B-Developing Business

Acreage of Site: 33

Existing Use: Vacant

Application Type:

Site Development Plan

Civil Construction Plans

Final Plat

☐ 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: Jessica McCallum

City Planner

Name: Lauren Richardson

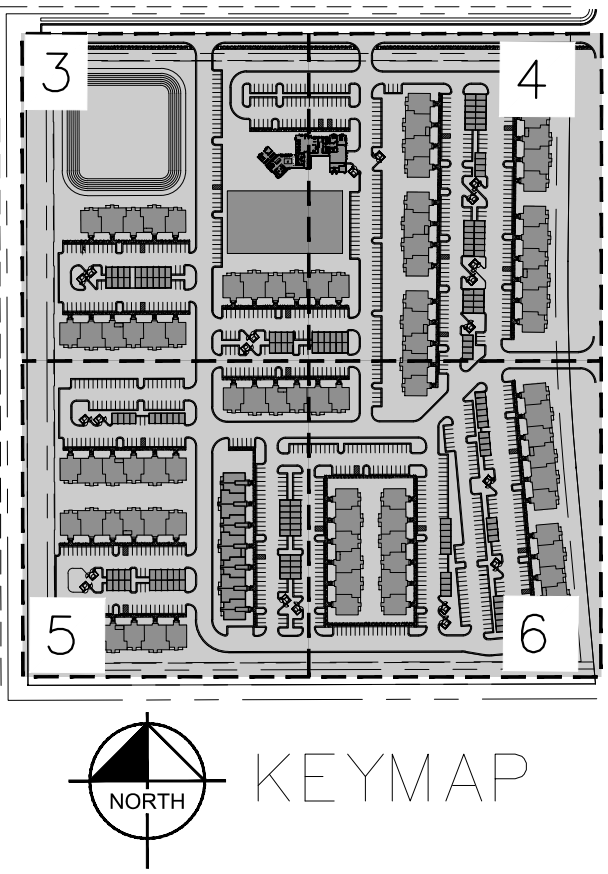
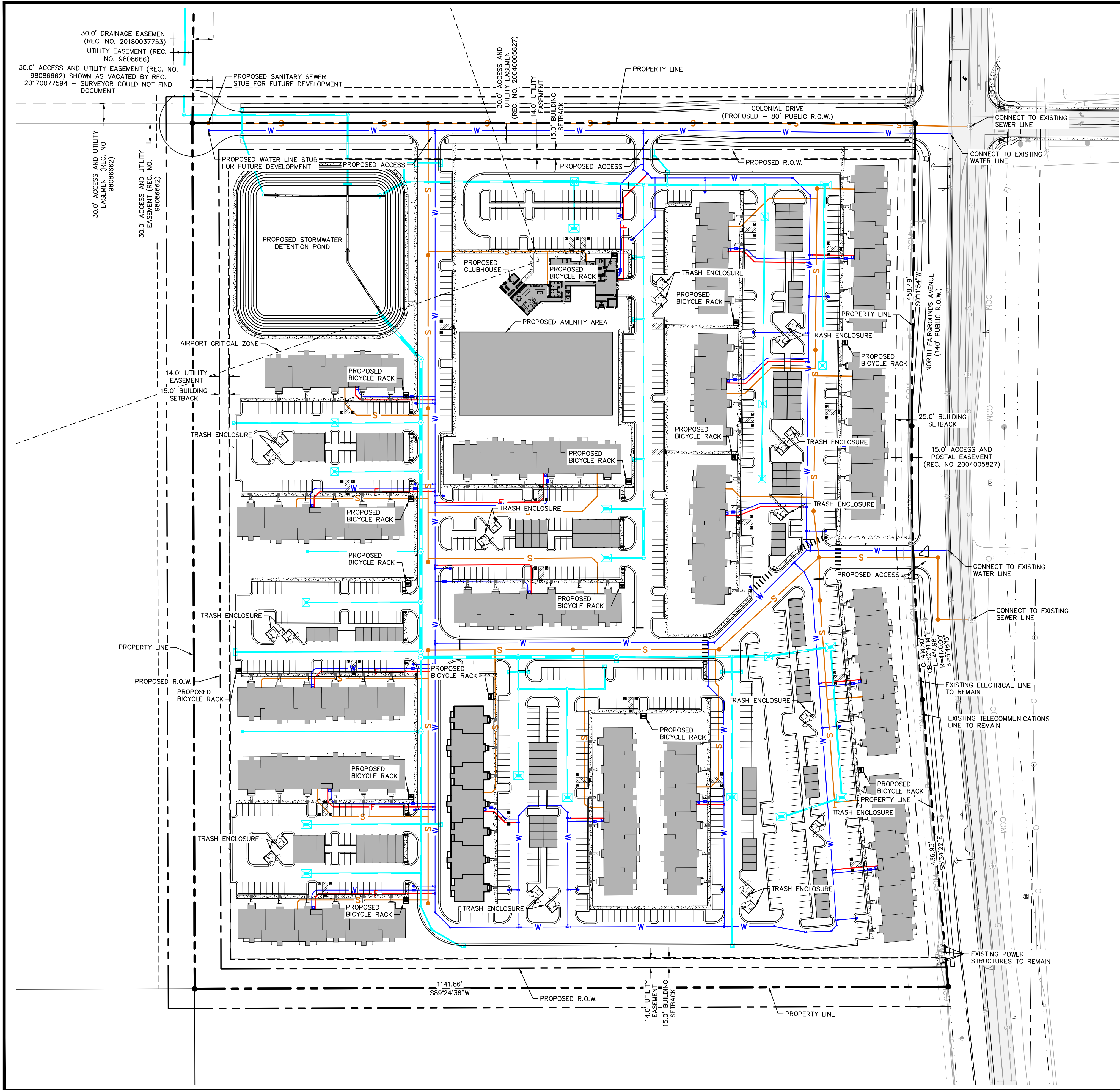
Phone: 970-962-2557

Email: Lauren.Richardson@cityofloveland.org

Attachment (s): Site Plan, Building Elevations

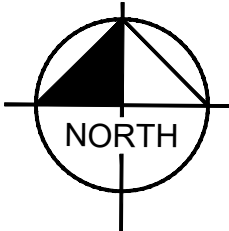
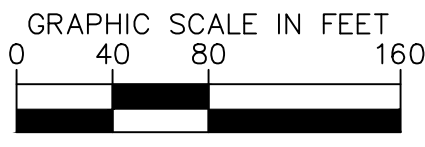
The above information was current at the time of initial project submittal and is subject to change

C:\ACC\ACCDocs\Kimley-Horn\296270000_LOVELAND MULTI-FAMILY\Project Files\CADD\PlanSheets\SDP\SDP_OV-SP.dwg Bradley, Reece 6/23/2026 9:43 AM



- LEGEND:
- W PROPOSED PVC WATER LINE
 - SS PROPOSED PVC SANITARY SEWER LINE
 - F PROPOSED PVC FIRE LINE
 - PROPOSED STORM SEWER LINE
 - PROPOSED STORM MANHOLE
 - PROPOSED SANITARY SEWER MANHOLE
 - PROPOSED STORM CURB INLET
 - PROPOSED STORM INLET
 - PROPOSED WATER METER PIT
 - PROPOSED WATER TEE
 - PROPOSED WATER VALVE
 - PROPOSED HYDRANT
 - PROPOSED PROPERTY BOUNDARY
 - PROPOSED RIGHT-OF-WAY
 - PROPOSED CONCRETE SIDEWALK

- SITE DATA:
- TOTAL NUMBER OF BICYCLE RACKS: 15
 - PARKING SPACES
NON-ADA: 1,038 SPACES
ADA: 41 SPACES



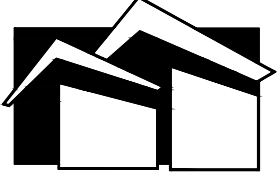
Kimley»Horn
2026 KIMLEY-HORN AND ASSOCIATES, INC.
2 North Nevada Avenue, Suite 900
Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: JM
DRAWN BY: AS
CHECKED BY: JM
DATE: 06/05/2026

OVERALL SITE PLAN

NOTE: PLANS ARE PRELIMINARY.
ARCHITECTURAL DETAILS MAY VARY

PREPARED BY:
EDWARD ROSE PROPERTIES, INC.
6101 NEWPORT ROAD
KALAMAZOO, MICHIGAN 49003
269/323-9484



**EDWARD
ROSE & SONS**

Drawn: KLR

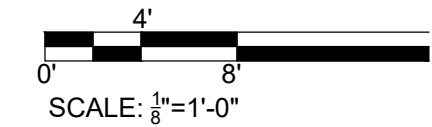
Checked:

6/19/26

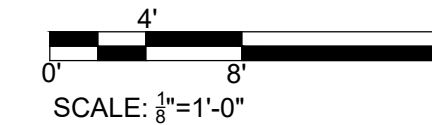
Issue / Revisions	
Key	Description
	Date
	6/19/26
	Site Plan Approval Review



24- Unit Building- Rear Elevation



24- Unit Building- Front Elevation



24 UNIT BUILDING SQ. FOOTAGE
1ST FLOOR: ±8,413 SF
2ND FLOOR: ±8,413 SF
3RD FLOOR: ± 8,413 SF
24 UNIT BUILDING TOTAL: ±25,239 SF
16 ONE-BEDROOM UNITS
8 TWO-BEDROOM UNITS

NOTES:
COLOR WILL BE CHOSEN BY
OWNER FOR BUILDINGS

TEXTURES SHOWN ARE
REPRESENTATIVE ONLY AND
WILL VARY FROM
MANUFACTURER'S PRODUCTS

ARCHITECTURAL DETAILS MAY
VARY

Mira Ridge Apartments
Loveland, Colorado
24 Unit Building Elevations

NOTE: PLANS ARE PRELIMINARY.
ARCHITECTURAL DETAILS MAY VARY



30- Unit Building- Rear Elevation

0' 4' 8'
SCALE: 3/8"=1'-0"



30- Unit Building- Front Elevation

0' 4' 8'
SCALE: 3/8"=1'-0"

30- UNIT BUILDING SQ. FOOTAGE
1ST FLOOR: ±10,475 SF
2ND FLOOR: ±10,475 SF
3RD FLOOR: ±10,475 SF
30- UNIT BUILDING TOTAL: ±31,425 SF
19 ONE-BEDROOM UNITS
11 TWO-BEDROOM UNITS

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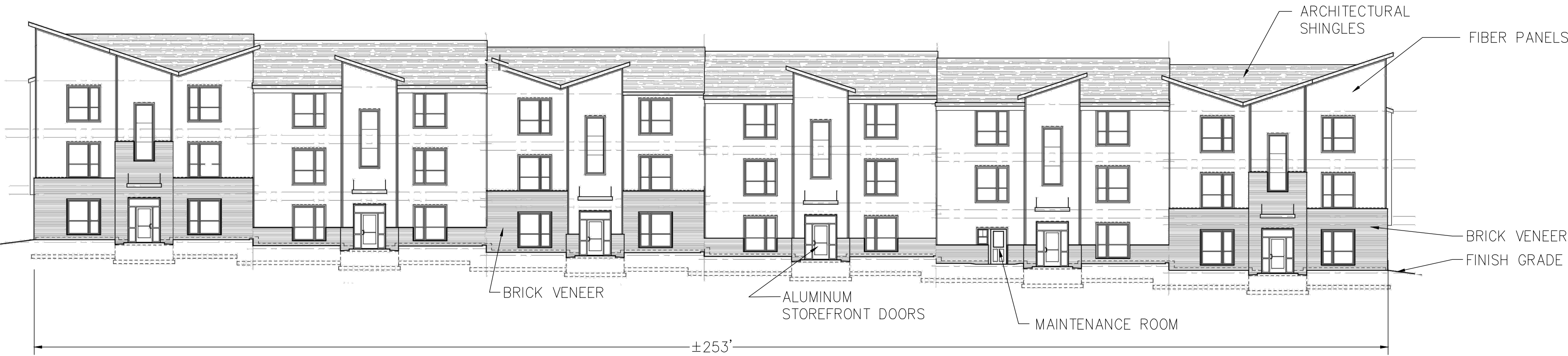
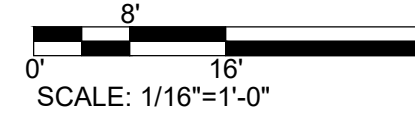
ARCHITECTURAL DETAILS MAY
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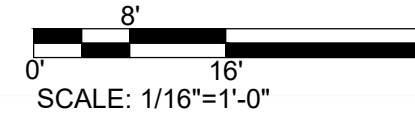
Mira Ridge Apartments
Loveland, Colorado
30 Unit Building Elevations



36- Unit Building- Rear Elevation



36- Unit Building- Front Elevation

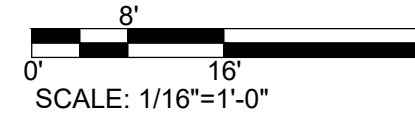


36- UNIT BUILDING SQ. FOOTAGE
1ST FLOOR: ±12,672 SF
2ND FLOOR: ±12,672 SF
3RD FLOOR: ± 12,672 SF
36- UNIT BUILDING TOTAL: ±38,016 SF
22 ONE-BEDROOM UNITS
14 TWO-BEDROOM UNITS

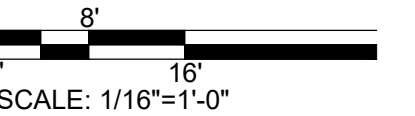
NOTE: PLANS ARE PRELIMINARY.
ARCHITECTURAL DETAILS MAY VARY



42- Unit Building- Rear Elevation



42- Unit Building- Front Elevation



42- UNIT BUILDING SQ. FOOTAGE
1ST FLOOR: ±14,732 SF
2ND FLOOR: ±14,732 SF
3RD FLOOR: ±14,732 SF
42- UNIT BUILDING TOTAL: ±44,196 SF
25 ONE-BEDROOM UNITS
17 TWO-BEDROOM UNITS

NOTES:
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OWNER FOR BUILDINGS

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MANUFACTURER'S PRODUCTS

ARCHITECTURAL DETAILS MAY
VARY

**Mira Ridge Apartments
Loveland, Colorado
36- and 42- Unit Building Elevations**

Issue / Revisions		Date
Key	Description	
	Site Plan Approval Review	6/19/26