

**PROJECT DESCRIPTION FOR THE PROPOSED  
DAY PLANNED LAND DIVISION (PLD),  
COUNTY OF LARIMER, STATE OF COLORADO**

Property Description: Metes & Bounds Description being a portion of the Southwest Quarter of S36-T5N-R69W, County of Larimer, State of Colorado

Larimer County Parcel I.D. No.: 95363-00-014

Property Address: 4102 South Garfield Avenue, Loveland, Colorado 80537

Property Owner(s): Roger H. Day and Irene Day  
4102 South Garfield Avenue  
Loveland, Colorado 80537  
970-218-8447  
Roger: harveyday@comcast.net

Applicant(s): Roger H. Day and Irene Day  
4102 South Garfield Avenue  
Loveland, Colorado 80537  
970-218-8447  
Roger: harveyday@comcast.net

Existing Zoning: R-1 Residential

**PROJECT DESCRIPTION:**

This application is a combined Preliminary Plat/Final Plat submittal for a two (2) lot Planned Land Division (PLD) located in Larimer County, South of the City of Loveland, Colorado. A Planned Land Division (PLD) is required due to the property being in the Growth Management Area of the City of Loveland. Along with the application for a Preliminary Plat/Final Plat, rezoning to the PD-Planned Development Zoning District is to be run concurrent with the Preliminary Plat/Final Plat request.

The property is generally located South of Loveland on South Garfield Avenue (Old U.S. Highway No. 287) approximately 300 feet North of Larimer County Road No. 14 and is commonly known as 4102 South Garfield Avenue, Loveland, Colorado. The property has a metes and bound legal description being a portion of the Southwest Quarter of Section 36, Township 5 North, Range 69 West of the 6<sup>th</sup> P.M., County of Larimer, State of Colorado and contains approximately 1.795 acres. No unique features are contained within the site boundaries.

Currently, the property contains one (1) single-family residences; a detached accessory living area building; along with numerous outbuildings. As proposed, the property will be subdivided into two (2) lots; Lot 1 containing the single-family residence

and the outbuildings; and Lot 2 containing the detached accessory living area building which will become a single-family residence. Lot 1 (Northern Lot) is proposed to be 44,795.2± S.F. (1.028± acres), more or less, and Lot 2 (Southern Lot) is proposed to be 24,829.9± S.F. (0.570± acres, more or less. These proposed acreages exceed the minimum lot size requirement for lots utilizing domestic water service and public sewage disposal in the PD-Planned Development Zoning District. Future permitted accessory buildings will also be allowed in the PD-Planned Development Zoning District. No commercial development is a part of this Planned Land Division (PLD) application, nor are common area dedications. Each lot shall have its own driveway access to South Garfield Avenue, via existing driveways. Due to the level nature of South Garfield Avenue (Old U.S. Highway No. 287), site distance to the existing driveway accesses appears to be adequate along this stretch of South Garfield Avenue. No improvements to South Garfield Avenue are anticipated or proposed with this application, although additional right-of-way dedication is a part of this proposal. Easement dedications (utility, drainage, irrigation, etc.) have been determined with this combined Preliminary Plat/Final Plat submittal and are depicted on both the combined Preliminary Plat and Final Plat drawings. Future landscaping improvements, in and around the residential construction, shall be performed by the owners. At this time, this application contains two (2) appeal to the current Larimer County Land Use Code; an appeal to lot depth to width ratios; and an appeal to the connectivity requirement. These are further explained at the end of this project description. No other appeals and/or variances are a part of this land use application.

The site is bounded on the East by an existing commercial development (Saddle Ridge Acres P.U.D.); on the West by South Garfield Avenue (Old U.S. Highway No. 287), a concrete surfaced street; and bounded on the North and South by existing single-family residences. Total developable are of the site is 1.795 Acres (entire property). Existing properties in the general are of this site range in size from 2 acres, more or less, to 30 acre, plus sites. Current uses of adjoining properties in the area are single-family in nature; various small agricultural uses; and the existing commercial development stated above. It is in our opinion, this application for Planned Land Division (PLD) and the associated rezoning to the PD-Planned Development Zoning District conforms to existing land uses in close proximity to this property.

Existing utilities in place and available to the site include:

- City of Loveland (Domestic Water provider)
- XCEL Energy (Electric & Natural Gas)
- Century Link (Telephone)
- Town of Berthoud (Sanitary Sewer provider)
- Loveland Fire & Rescue (Fire Protection)

To the best of our knowledge, there have been no other previous land use applications for this property. There are no known regulated flood zones, commercial mineral deposits, wetlands, endangered plants, wildlife habitat areas, wildfire hazard areas, geologic hazard areas or special places of Larimer County on the property.

REVIEW CRITERIA:

- A. The planned land division complies with the applicable supplementary regulations of the GMA district, if any, or the LaPorte Area Plan or other adopted sub-area plan, as applicable.

Upon approval of this proposed Planned Land Division (PLD) and the associated rezoning to PD-Planned Development Zoning District will comply with applicable regulations regarding PLDs located within the City of Loveland GMA.

- B. The planned land division is compatible with existing and allowed land uses in the surrounding area;

Existing properties in the general are of this site range in size from 2 acres, more or less, to 30 acre, plus sites. Current uses of adjoining properties in the area are single-family in nature; various small agricultural uses; and the existing commercial development located East of this site. It is in our opinion, this application for Planned Land Division (PLD) and the associated rezoning to PD-Planned Development Zoning District conforms to existing land uses in close proximity to this property.

- C. The applicant has demonstrated that this project can and will comply with all applicable requirements of this code;

This application for a Planned Land Division (PLD) appears to be able to comply with the applicable requirements of the Larimer County Land Use Code pertaining to a Planned Land Division (PLD) and the associated rezoning to PD-Planned Development Zoning District.

- D. The county commissioners have approved a rezoning of the land to PD-planned development;

At this time, an approval to rezone this property to PD-Planned Development has not been achieved. Approval of the rezoning of this property to PD-Planned Development will be achieved through this review and approval process.

- E. The recommendations of referral agencies have been considered; and

Recommendation of referral agencies will be taken into account during and throughout the review and approval process.

- F. Approval of the proposed planned land division will not result in a substantial adverse impact on other property in the vicinity of the proposed planned land division.

As this Planned Land Division (PLD) proposal appears to be in line with other properties within close proximity, approval of the proposed planned land division will not result in a substantial adverse impact on other property in the vicinity of this proposed Planned Land Division (PLD).

## **APPEAL TO DEVELOPMENT DESIGN STANDARDS**

### **Section 8.14.1.H - Lots depth-to-width ratio / Lots width-to-depth ratio of 1.5-to-1.**

The applicants for this combined Preliminary Plat/Final Plat submittal for a two (2) lot Planned Land Division (PLD) and the concurrent rezoning of the property to the PD-Planned Development Zoning District respectfully request an appeal to Section 8.14.1.H which states '*Lots can not exceed a depth-to-width ratio of 3-to-1. Lots can not exceed a width-to-depth ratio of 1.5-to-1*'. The applicants are requesting this appeal due to the non-conforming nature and configuration of the property currently in place and created by others in the past. The Northern Lot (Lot 1) of this proposal is the property which will not conform to Section 8.14.1.H of the Larimer County Land Use Code. The Westerly portion of this proposed lot has historically contained the single-family residence and outbuildings, while the Easterly portion of this proposed lot has historically been used as a livestock pasture. The Southern Lot (Lot 2) of this proposal conforms to Section 8.14.1.H of the Larimer County Land Use Code. Approval of this appeal to Section 8.14.1.H of the Larimer County Land Use Code does not adversely impact the integrity of existing uses and future uses of this property or other properties in close proximity to this site.

### **Section 8.14.1.R – Connectivity.**

The applicants for this combined Preliminary Plat/Final Plat submittal for a two (2) lot Planned Land Division (PLD) and the concurrent rezoning of the property to the PD-Planned Development Zoning District respectfully request an appeal to Section 8.14.1.R which states '*Connectivity. All land divisions must be designed to permit the continuation of streets, roads, trails, pedestrian access, utilities and drainage facilities into adjacent property. The connection must provide a logical, safe and convenient circulation link for vehicular, bicycle and/or pedestrian traffic with existing or planned circulation routes to allow a neighborhood traffic circulation system and to improve emergency and service access. Particular attention must be given to access to destinations such as schools, parks and business or commercial centers*'. The applicants are requesting this appeal due to the practicality of providing connectivity due to the configuration of the existing property; the proposed lot layout on the site; and current property configurations in the general area of this proposal. Adjoining properties currently utilize accesses to the Larimer County Road System. Approval of this appeal to Section 8.14.1.R of the Larimer County Land Use Code does not adversely impact the integrity of existing uses and future uses of this property or other properties in close proximity to this site.