TITLE:	Sykes MLD Lots 1 and 2 Rezoning
REQUEST:	Rezoning from B-Business to C-Commercial.
LOCATION:	Located in the northeast quarter of Section 30, Township 5, Range 68 West; 1952 Highway 402 Loveland; situated on the south side of Highway 402, approximately three miles west of I-25.
PROPERTY OWNERS:	McSwain Enterprises LLC and Tonya Sykes & William Sykes
APPLICANT:	Tonya Sykes 1269 Crossing Street Loveland CO 80537
STAFF CONTACT:	Matt Lafferty, AICP Report prepared by: Rebecca Smith, Planner I
FILE:	#15-Z1991

SITE DATA:

Parcel Number(s):	85301-08-001 85301-08-002
Total Development Area:	2.30 Acres
Number of Lots:	2
Existing Land Use:	Warehouse, single family residence, outdoor storage
Proposed Land Use:	Warehouse, outdoor storage
Existing Zoning:	B – Business
Adjacent Zoning:	
North:	FA – Farming
South:	I 1– Industrial
West:	I 1– Industrial
East:	C- Commercial
Adjacent Land Uses	
North:	Rural Residential
South:	Colorado Precast
East:	Commercial
West:	Colorado Precast

Services:

Access:	Highway 402
Water:	Little Thompson Water District
Sewer:	On-lot septic
Fire Protection:	Loveland Rural Fire Protection
No. Trips Generated by Use:	N/A

PROJECT DESCRIPTION/BACKGROUND:

The applicants propose a rezoning of two parcels of land located just south of Highway 402, from B-Business to C-Commercial. The applicants desire to re-zone in order to achieve the full range of uses allowed by the C-Commercial zoning district. These uses are believed to be more compatible with the adjacent industrial uses. There are two applicants associated with this rezoning request: William and Tonya Sykes and McSwain Enterprises (Tim and Susan Bebo).

The parcel to the west is 1.84 acres and is owned by Tim and Susan Bebo and contains a single family home, barn and outbuildings. The barn and outbuildings are used for storage and the single family home is used as a residence. The use of outdoor storage on the property has been occurring without proper approvals.

The parcel to the east is 2.30 acres and is owned by William and Tonya Sykes. The parcel is used in the form of retail. S-Cargo Truck Caps is located on this parcel and is a family business which has been in operation for twenty years.

The total area of the two parcels combined is roughly 4.14 acres total. Both parcels are located outside of the Loveland Growth Management Area. It is anticipated that both parcels will eventually become part of the Loveland Growth Management Area. The subject request is only for a rezoning, thus there are no proposed structures or uses occurring on either parcel at this time. Current access is off of Highway 402 with a 60 foot shared right of way between the two parcels. The 60 foot right of way is also included in the rezoning request.

REVIEW CRITERIA AND ANALYSIS:

There are nine review criteria the Planning Division considers when determining a Rezoning proposal. In order to approve the Rezoning application, the County Commissioners must consider the nine review criteria and find that each criterion has been deemed met or inapplicable:

Section 4.4.4 Review criteria for zone or overlay zone district boundary or zone designation changes.

To approve an amendment to the zoning district boundaries, overlay district boundaries or zone designation of a parcel on the official zoning map, the County Commissioners must consider the

following review criteria and find that each criterion has been met or determined to be inapplicable:

A. The proposed change is consistent with the Master Plan;

The following is an excerpt from Section 3.4.1 (Land Use Categories) of the Master Plan:

Rural Lands. This designation applies to all unincorporated areas outside the Growth Management Areas that are not publicly owned parks and open space. Allowed uses and densities are determined by existing zoning.

Urban Lands. This land category includes Growth Management Areas and other urban areas designated by the County and identified on the Land Use Framework Maps. In urban areas, specific land use categories are determined by an adopted community plan.

These excerpts from the Master Plan show that Rural Land Use Principles from the Larimer County Master Plan should be applied to the parcels associated with this request. Both parcels associated with this request are located outside of the Loveland Growth Management Area. Larimer County and the City of Loveland are currently working on amending the boundaries to the Growth Management Area. As currently stands, if a property is located within the Growth Management Area, the City of Loveland Comprehensive Plan anticipates employment type uses similar to the Commercial Zoning District. The City of Loveland did not provide a position regarding the rezoning. Since the City of Loveland did not oppose the rezoning request, staff is inclined to support this application.

The following Master Plan guiding principles and implementation strategies for land use are applicable to this request:

Rural Land Use Principle LU-4-s2

Changes in existing zoning shall be approved only when the change supports rural uses and maintains the open character of the rural areas.

The open character of the rural areas was disrupted long ago when commercial and industrial uses came into the area. Therefore, the rezoning from B – Business to C – Commercial for the two parcels in question are not a substantial change, but instead are just expanding the uses of the properties.

Rural Land Use Principle LU-4-s4

Requests for commercial and industrial zoning and Special Reviews which have specific requirements preventing location within Growth Management Areas may be approved in rural areas, if the uses are consistent with principles of the Master Plan. Example of uses that may be appropriate outside Growth Management Areas are tourist-related

businesses adjacent to major highways or tourist routes, agribusiness, utilities and mining operations.

Adjacent parcels outside of the Growth Management Area were zoned for industrial uses prior to the Master Plan criteria. The Master Plan principles came into play in the 1990s. Therefore, rezoning from B—Business to C—Commercial is consistent with the current adjacent land uses.

B. The proposed change is compatible with existing and allowed uses on properties in the neighborhood and is the appropriate zoning for the property;

Current zoning along the Highway 402 corridor includes FA – Farming, B—Business, C—Commercial, and I1—Industrial. Highway 402 is a heavily traveled corridor and is only getting busier. Highway 402 has been annexed to the City of Loveland from it's start at 14th Street and South Boise Avenue, all the way to I-25.

Highly traveled roadways such as Highway 402 supports commercial type uses along the corridor. Therefore, the rezoning from B—Business to C—Commercial is supported. This proposal does not propose new uses at this time, but instead allows for a wider variety of non-residential uses if and when the properties redevelop. If this application is approved, any change of use would require Site Plan Review and the applicants would likely be required to connect to public sewer.

C. Conditions in the neighborhood have changed to the extent that the proposed change is necessary;

The business to the south and to the west of the two parcels included in this rezoning request is known as Colorado Precast. Both of these parcels were rezoned from FA – Farming and C – Commercial to I1 – Industrial in 2013 under file number 13-Z1917. This rezoning does not include any additions or changes to the current uses to the parcels, but instead would allow for expansion of the types of existing uses allowed on the properties.

However, additional changes to the area include expansion of city limits to the west and to the north. Therefore, the changes to the corridor are appropriate. Potential future changes include modification of Growth Management Area boundaries to ensure uses are in line with the City of Loveland Comprehensive Plan for the Highway 402 corridor.

D. The proposed change does not result in significant adverse impacts on the natural environment;

If the subject request is approved, it is anticipated that there would not be significant adverse impacts on the natural environment. There are no new uses being proposed at this time. Therefore, the current impact of the two parcels in this request will remain the same

with this Rezoning request. Furthermore, any new development of these parcels would require Site Plan Review at which time impacts to the natural environment would be evaluated.

E. The proposed change addresses a community need;

Through rezoning from B – Business to C – Commercial, the full range of C – Commercial uses has the potential to be used. Rezoning would sever community needs by encouraging other commercial uses to come into the area and encourage business growth along the Highway 402 corridor. The current uses on the two parcels are consistent with Loveland's Comprehensive Plan, which helps to fill a need by implementing such land use objectives.

F. The proposed change results in a logical and orderly development pattern in the neighborhood;

Both sites have already been in use for several years and are consistent with the surrounding commercial and industrial uses. The surrounding parcels in the area are going to continue to be developed in the years to come.

G. In order to approve a rezoning to PD-Planned Development district, the subject parcel must be within a Growth Management Area overlay zone district or the LaPorte Plan Area or other adopted sub-area plan, and the County Commissioners must also find that the proposed land use type, density and intensity are consistent with the applicable supplementary regulations, if any, or with the LaPorte Area Plan or other adopted sub-area plan;

The site is not in the currently adopted Growth Management Area or in the overlay zone district for the City of Loveland. This rezoning is being supported based on the existing context of the area which includes adjacent commercial and industrial zoning and uses.

H. In order to establish or enlarge a GMA district, the County Commissioners must also find that the criteria in subsection 4.2.1.B.3 have been met; and

This item is not a part of this rezoning request.

I. The County Commissioners may exclude or remove an area from an established GMA district boundary if they find one or more of the review criteria in subsection 4.2.1.B.3 can no longer be met.

This item is not a part of this rezoning request.

OTHER REVIEW AGENCY COMMENTS:

All referral agency comments are attached to this report for review, but they are summarized here.

Doug Ryan from the Department of Health and Environment states that if any future development were to occur, Site Plan Review would need to address water, sewer, air quality and noise. If the City of Loveland and the property owner were to determine that public sewer is not feasible at the time of Site Plan Review, the Department of Health and Environment would "consider an additional on-site septic system to serve any new uses or buildings."

Candace Phippen from the Code Compliance Office states that there were proper building permits for the property to the east owned by William and Tonya Sykes, containing the business S-Cargo Truck Caps. The parcel to the west owned by Tim and Susan Bebo has no building permits of record for any of the buildings on the property, but all buildings on the property were built prior to permitting requirements. Therefore, Tim and Susan Bebo do not need to obtain as-built building permits.

Carie Dann from the Loveland Fire Rescue Authority states that if any further development were to occur they would need to review "building permit submittals and fire-protection systems if applicable."

Brian Burson, City Planner from the City of Loveland had no comments regarding this rezoning request.

Clint Jones from the Larimer County Engineering Department states that at the time of any future Site Plan Review, technical and design requirements found in Section 8 of the Larimer County Land Use Code need to be met. He also states that "development of either lot would require that road to be built to the local road standards" within the adjacent 60 foot right-of way.

Sarah Brucker from the Division of Water Resources has no comments regarding this proposal.

Gloria Hice-Idler from Colorado Department of Transportation (CDOT) "is working with the Sykes and Bebo's on getting an access permit for the relocation of their access."

MAJOR ISSUES AND CONCERNS:

If any future developments were to occur on the property, Site Plan Review would need to occur. At the time of Site Plan Review, the applicant would need to acquire public sewer or demonstrate viability of alternatives consistent with the Larimer County Land Use Code. Discussion of connection to public sewer would need to occur between the applicants and the City of Loveland. At the time of Site Plan Review, the technical and design requirements of Section 8 of the Larimer County Land Use Code would need to be met.

DEVELOPMENT SERVICES TEAM FINDINGS:

The Development Services Team would recommend to the Larimer County Planning Commission the adoption of the following findings with respect to this requested rezoning:

A. Although both parcels for this rezoning are outside of an established Growth Management Area (GMA), the proposed rezoning is consistent with the surrounding land uses which include FA – Farming, B – Business, C – Commercial, and I1 – Industrial. Because of the consistency with surrounding land uses, the proposed change is consistent with the Master Plan.

B. The immediate area of the rezoning has changed to the extent that the proposed change is necessary.

C. None of the referral agencies who have commented on the rezoning request have found that the rezoning would significantly impact the natural environment in an adverse way.

D. The existing business of S-Cargo truck caps has been operating for many years. Expansion of the business will increase the job market along the Highway 402 corridor.

E. The proposed rezoning results in a logical expansion and development pattern for the Highway 402 corridor.

DEVELOPMENT SERVICES TEAM RECOMMENDATION:

The Development Services Team recommends the Larimer County Planning Commission recommend to the Board of County Commissioners approval of the Sykes MLD Lots 1 & 2 Rezoning, File # 15-Z1991, request to rezone the properties from B – Business to C – Commercial, subject to the following condition:

1. Any change of the use of the properties included in this rezoning request are subject to Site Plan Review and must meet Section 8 of the Larimer County Land Use Code standards.

SITE DATA SHEET

DATE: Wednesday, December 30, 2015

TITLE: SYKES MLD LOTS 1 & 2 REZONING

REQUEST: PUBLIC HEARING PHASE FOR A REZONING APPLICATION OUTSIDE AN ESTABLISHED GROWTH MANAGEMENT AREA (GMA) FROM B-BUSINESS TO C-COMMERCIAL.

LOCATION: NE 1/4 30-05-68; SOUTH OF HIGHWAY 402

APPLICANT: SYKES, TONYA
1269 CROSSING STREET
LOVELAND CO 80537
970-679-8385
SYKESFARM@JUNO.COM

OWNER: MCSWAIN ENTERPRISES LLC
SYKES, WILLIAM/TONYA

STAFF ASSIGNED: MATT LAFFERTY FILE NUMBER: 15-Z1991

PARCEL NUMBER(S) / ZONING: 8530108001 002 B

PROPOSED ZONING: C
ENGINEER/SURVEYOR:
CONTACT:
TOTAL DEVELOPMENT AREA: 2.30
EXISTING LAND USE: SINGLE FAMILY
PROPOSED LAND USE: COMMERCIAL
GMA ZONE:

SERVICES:
CURRENT ACCESS: E HIGHWAY 402
PROPOSED ACCESS: E HIGHWAY 402
WATER: LITTLE THOMPSON WATER DI
SEWER: ON-LOT SEPTIC LOVELAND
FIRE: LOVELAND RURAL FIRE PROT

NUMBER OF TRIPS GENERATED BY USE: TBD

Project Description for Sykes / McSwain
zoning change request

The respective owners of the two neighboring lots in question are filing this request jointly. We appreciate your time and consideration in this matter. William and Tonya Sykes and McSwain Enterprises (Tim and Susan Bebo) propose that the zoning of our properties be upgraded from their current B-business zoning status to C-commercial. Our goal is to expand the allowed usages of our properties, thereby enhancing their commercial viability. Our understanding is that the commercial designation would be consistent with the city of Loveland's future vision for the Highway 402 corridor. Our properties front Highway 402 and are bordered on three sides by lots with either commercial or industrial zoning. The adjacent property to the south of ours recently received up-zoning from FA to industrial. Our feeling is that our proposed zoning change is consistent with what is happening around us.

The current use of the Sykes property is in the form of retail. S-Cargo Truck Caps, our family business, has operated on the premises for 20 years. A variance for outside storage was obtained in the 1990s to accommodate this operation. The hours of operation are from 9:00 to 5:00 Monday - Friday and from 9:00 to 3:00 on Saturday. We are closed on Sunday. We estimate 15 - 20 customers visit S-Cargo daily. S-Cargo currently employs 4 people. One building exists on the property. It is a 40' X 120' (4800 square foot) metal building with shop space, offices and a showroom area. No changes in usage are planned.

The McSwain property currently has a house, barn and outbuildings. The approximate size of each unit is as follows: house - 1500 square feet, barn - 900 square feet, and the outbuildings -1200square feet. The house is occupied as a residence and the barn and outbuildings are used for storage.

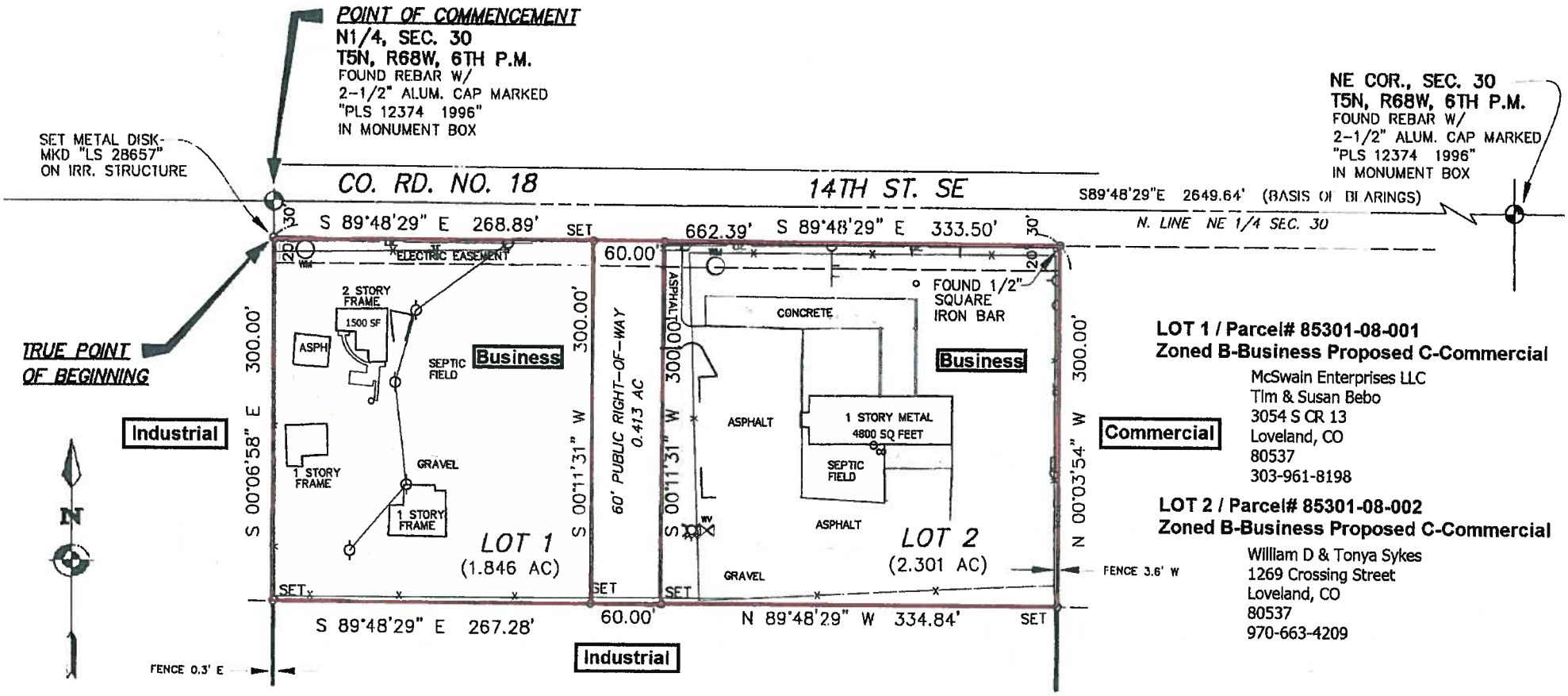
The anticipated use of the property changed when we realized the limitations set forth under the B-zoning requirements. We decided to sell the property and find something more suitable for our needs. We later realized interested parties/potential buyers were faced with the same limitations with zoning. Our goal for rezoning is to meet the city of Loveland's vision for the 402 corridor and to make the property more marketable.

Please refer to the zoning exhibit for further details regarding Public Right of Way and easements.

Utilities on both properties are as follows:
Water provided by Little Thompson Water
Septic and leach field on site
Electricity provided by Poudre Valley REA
Natural gas provided by Xcel
Phone service by Century Link

Zoning Exhibit for Sykes/McSwain

File# _____



LOT 1 / Parcel# 85301-08-001
Zoned B-Business Proposed C-Commercial

McSwain Enterprises LLC
Tim & Susan Bebo
3054 S CR 13
Loveland, CO
80537
303-961-8198

LOT 2 / Parcel# 85301-08-002
Zoned B-Business Proposed C-Commercial

William D & Tonya Sykes
1269 Crossing Street
Loveland, CO
80537
970-663-4209

LOST POND PL
CHARLOTTE CT
S COUNTY ROAD 7
E COUNTY ROAD 15
JAY CT
OLSON DR
HERON DR
SAGE RD
SILVER SPUR ST
S COUNTY ROAD 9
S COUNTY ROAD 9E
E HIGHWAY 402
NATURE RUN DR
S COUNTY ROAD 11
BACKHOE RD
WRYBILL AVE
GREEN TEAL DR
S BOISE AVE
4TH ST SE
PEACOCK PL
14TH ST SE
E COUNTY ROAD 16E
S COUNTY ROAD 13
DEAN CT
MAGPIE DR
FINCH ST
S MADISON AVE

E HIGHWAY 402
14TH
BACKHOE RD

LARIMER COUNTY
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COMMUNITY DEVELOPMENT DIVISION

P.O. Box 1190
Fort Collins, Colorado 80522-1190
Planning (970) 498-7683 Building (970) 498-7700
Planning Fax (970) 498-7711 Building Fax (970) 498-7667
http://www.larimer.org/planning

CODE COMPLIANCE SECTION
LARIMER COUNTY COMMUNITY DEVELOPMENT DIVISION

STAFF REPORT

Date:	November 19, 2015
From:	Candace Phippen, Code Compliance Supervisor
To:	Matt Lafferty, Principal Planner
Planning File No:	15-Z1991
Name of Review:	Sykes MLD Rezoning
Parcel No:	8530108001—1952 E Highway 402, Loveland, Colorado 8530108002—1954 E Highway 402, Loveland, Colorado

This is a request for a sketch plan review to consider a rezoning application outside an established growth management area (GMA) from B-Business to C-Commercial.

Assessor Information and Building Permits of Record for 8530108002—1954 E Highway 402, Loveland, Colorado:

Per Assessor's Office. "S Cargo Truck Kaps" is operating from the property. The Assessor identifies the following structures on the property: Commercial storage warehouse constructed in 1997, 4800 sq.ft.

Building Permits of Record:

1. Building Permit 96-L7290 issued 11/27/1996 for a 40x120 (4800 sq.ft.) structure for sales of pick-up toppers (shell only). Final building inspection conducted and approved with no utilities in the structure. Pursuant to Fire Dept. comments under permit: "shell only, need fire hydrant with tenant finish".

2. Building Permit No. 97-L1260 issued 09/10/1997 for a tenant finish to warehouse—retail, including two half-baths and a 121 sq.ft. second floor/loft. A Certificate of Occupancy was issued for a B-2 Occupancy as defined under the 1991 Uniform Building Code in effect at the time the permit was issued.

> "Drinking and dining establishments having an occupant load of less than 50, wholesale and retail stores, office buildings, printing plants, police and fire stations, factories and workshops using materials not highly flammable or combustible, storage and sales rooms for combustible goods, paint stores without bulk handling."

Staff Comments: No known building code issues.

Assessor Information and Building Permits of Record for 8530108001—1952 E Highway 402, Loveland, Colorado:

Per Assessor's Office:

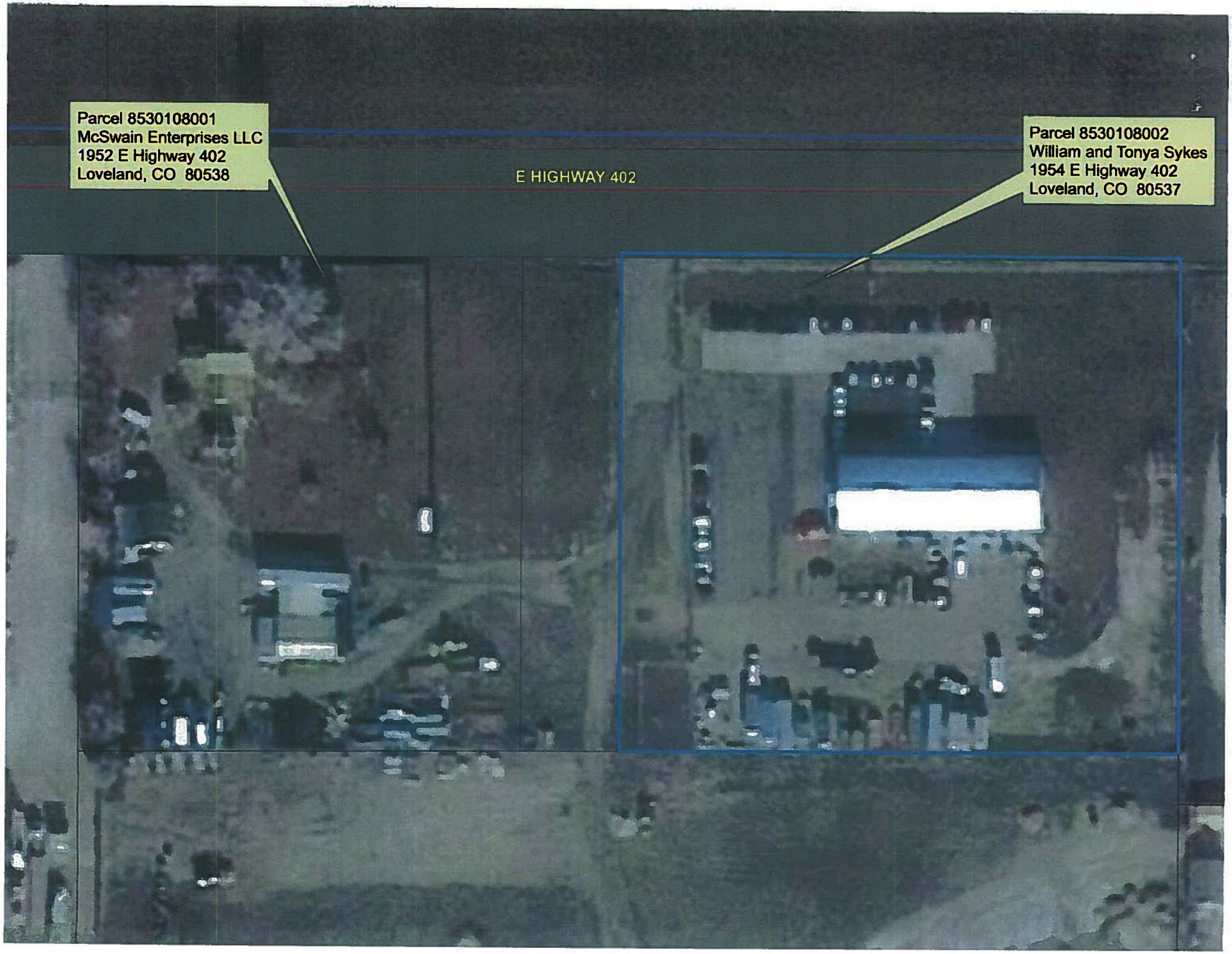
1. Single-family residence constructed in 1900, remodeled in 1972
2. Barn constructed in 1936
3. Tool shed constructed in 1932
4. Equipment storage constructed in 1932
5. Farm loafing shed constructed in 1932

No building permits of record.

Staff Comments: All structures identified by the Assessor's Office were constructed prior to building permit requirements commencing in Larimer County on January 1, 1972. It appears through a comparison of aerial photographs that a significant amount of outdoor storage of construction/piping materials began on the property around 2009 and continues to grow. The applicants may want to address the issue of outdoor storage with the planner handling this land-use application.

cc: Tonya Sykes (Applicant/Owner)
1269 Crossing Street
Loveland, CO 80537

cc: McSwain Enterprises LLC (Owner)
1821 Monarch Circle
Loveland, CO 80538


Parcel 8530108001
McSwain Enterprises LLC
1952 E Highway 402
Loveland, CO 80538
E HIGHWAY 402
Parcel 8530108002
William and Tonya Sykes
1954 E Highway 402
Loveland, CO 80537

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DEPARTMENT OF HEALTH AND ENVIRONMENT

1525 Blue Spruce Drive
Fort Collins, Colorado 80524-2004
General Health (970) 498-6700
Environmental Health (970) 498-6775
Fax (970) 498-6772

RECEIVED
JAN 4 2016

To: Matt Lafferty
Larimer County Planning Department

From: Doug Ryan Doug Ryan

Date: December 31, 2015

Subject: Sykes MLD Lots 1 & 2 Rezoning

The Sykes MLD rezoning is a proposal to rezone two parcels on State Highway 402 from B-Business to C-Commercial. The parcels front on Highway 402 and are separated by a 60 foot public right-of-way. Lot 1 to the west contains a single family residence and associated outbuildings. S-Cargo Truck Caps operates on Lot 2.

The project description notes that owners want to enhance the value and future uses of their properties and recognize that the surrounding uses are commercial or industrial in nature.

The standards for rezoning outlined in the Land Use Code require a finding that a proposed zoning is compatible with existing and allowed uses on nearby properties. On this point, we would concur that the adjacent uses on Highway 402 tend to be commercial or industrial in character.

If a rezoning is approved, it is our understanding that any potential redevelopment from the existing uses would need to be considered as part of the County's administrative site plan review process. That process is designed to consider the detailed technical issues associated with development projects. For commercial uses, those issues include consideration of water and sewer service, and compliance with applicable standards related to air and water quality, noise, etc.

Water is currently supplied by the Little Thompson Water District. For any future commercial site plan, we would look to the District for their determination that adequate water was available to serve the proposed use.

Both properties use on-site wastewater treatment systems. Those systems were permitted through our Department, and are sized for a three bedroom residence at 1952 Highway 402 and employee restrooms for the shop at 1954 Highway 402.

Changes to the future uses on either property would trigger the need to evaluate options for sewer service. This area is in Loveland's planned commercial corridor, which needs public sewer for full buildout. If a property owner and the City working together determined that public sewer was not feasible, our office could consider an additional on-site septic system to serve any new uses or buildings. We are available to consult with the applicant on future sewer service needs. It is important to note that until public sewer is made available, the use of on-site septic systems will limit the type and intensity of uses that may be appropriate. This limitation is based both on the limited capacity of septic systems to receive wastewater, and on a standard that only domestic sanitary wastes can be discharged into those systems.

Thank you for the opportunity to comment on this proposal. I can be reached at 498-6777 if there are questions about any of these issues.

cc: Tonya Sykes

Rebecca Smith (Planning Dept) <smithrl@co.larimer.co.us>

Fwd: Sykes MLD Lots 1&2 Rezoning (15-Z1991)

1 message

Matthew Lafferty <laffermn@co.larimer.co.us> Wed, Jan 6, 2016 at 8:25 AM
To: "Rebecca Smith (Planning Dept)" <smithrl@co.larimer.co.us>

——— Forwarded message ———
From: **Brucker - DNR, Sarah** <sarah.brucker@state.co.us>
Date: Wed, Jan 6, 2016 at 8:23 AM
Subject: Sykes MLD Lots 1&2 Rezoning (15-Z1991)
To: Matthew Lafferty <mlafferty@larimer.org>
Cc: Tracy Kosloff - DNR <tracy.kosloff@state.co.us>

The Division of Water Resources has no comments regarding the proposal to rezone lots 1 and 2 of the Sykes Minor Land Division from B-business to C-commercial with the Little Thompson Water District as the water supplier. If you or the applicants have any questions, please feel free to contact me at this office. Thanks,

Sarah Brucker, P.E.
Water Resources Engineer

COLORADO
Division of Water Resources
Department of Natural Resources

P 303.866.3581 x 8249 | F 303.866.3589
1313 Sherman Street, Suite 818, Denver, CO 80203
sarah.brucker@state.co.us | www.water.state.co.us

LARIMER COUNTY
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ENGINEERING DEPARTMENT

Post Office Box 1190
Fort Collins, Colorado 80522-1190

(970) 498-5700
FAX (970) 498-7986

MEMORANDUM

TO: Matt Lafferty, Larimer County Planning Department

FROM: Clint Jones, Larimer County Engineering Department CJ

DATE: January 7, 2016

SUBJECT: Sykes MLD- Rezoning

Project Description/Background:
This is an application to rezone (2) lots from B-Business to C-Commercial. The parcels are located south of Highway 402 east of Boise Ave.

Rezoning Comments:
This office does not offer any engineering related comments for the proposed rezoning application. The applicant should be advised that a site plan review would be required for any change of use and/or expansion on the property, which intensifies the impacts created by the uses on the property.

At the time of any future site plan review, Staff will review the proposal for compliance with the Larimer County Land Use Code Section 8 standards and other site design requirements including, but not limited to: adjacent and offsite street improvements, site access, traffic impacts, paved parking and adequate spaces, drainage impacts, stormwater quality, erosion control, floodplain regulations, Transportation Capital Expansion Fees, etc.

Typical required engineering documents include construction plans, drainage and erosion control report, traffic impact study, and a geotechnical report. These must be prepared, stamped and signed by a Colorado licensed professional engineer.

The applicant should be aware that development of either lot would require that road be built to the local road standards in the Larimer County Rural Area Road Standards (LCRARS) within the adjacent 60 foot right-of-way. Both properties would then need to take access off of that road

Staff Recommendation:
As long as the above comments are noted, Engineering Staff does not have any further issues regarding this rezoning application.

Please feel free to contact me at (970) 498-5727 or e-mail me at cdjones@larimer.org if you have any questions. Thank you.

cc: Tonya Sykes, 1269 Crossing Street, Loveland CO 80537
file

C:\Users\smithrl\Downloads\Sykes MLD Rezoning.docx

Loveland Fire Rescue Authority
Community Safety Division
410 East 5th Street
Loveland, Colorado 80537
Phone (970) 962-2537

TO: Matt Lafferty, Principal Planner

FROM: Carie Dann, Deputy Fire Marshal, Loveland Fire Rescue Authority, phone 970.962.2518, Email Carie.Dann@LFRA.org

RE: Sykes MLD Lots 1 and 2 Rezoning (15-Z1991)

CC: Tonya Sykes, Applicant

DATE: January 18, 2016

1. These comments pertain to a Sketch Plan Review for a Minor Land Division to consider a rezoning application outside an established GMA from B-Business to C-Commercial, to enhance the development and marketability of the site. The properties are located within the Loveland Fire Rescue Authority jurisdiction and Larimer County.

2. LFRA has no comment regarding the rezoning application.

3. If any further development is proposed for the site(s), LFRA will review at that time, any type of Planning submittals (SDP, etc.), to ensure requirements are met for emergency vehicle acoess and firefighting water supply, as well as building permit submittals and fire-protection systems, if applicable.

LARIMER COUNTY
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Rebecca Smith (Planning Dept) <smithrl@co.larimer.co.us>

Fwd: 15-Z1991/Sykes

2 messages

Matthew Lafferty <laffermn@co.larimer.co.us> Tue, Jan 19, 2016 at 9:43 AM
To: "Rebecca Smith (Planning Dept)" <smithrl@co.larimer.co.us>

here is another comment for the file

matt
——— Forwarded message ———
From: **Hice-Idler, Gloria** <gloria.hice-idler@state.co.us>
Date: Tue, Jan 19, 2016 at 9:42 AM
Subject: 15-Z1991/Sykes
To: Matthew Lafferty <mlafferty@larimer.org>

Matt,

CDOT is working with the Sykes and Bebo's on getting an access permit for the relocation of their access.

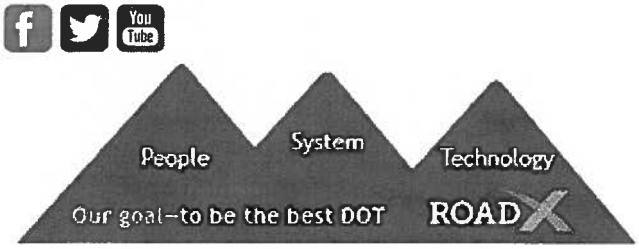
CDOT has no comment regarding the rezoning of the property.

Gloria Hice-Idler
Region 4 Permits Manager
Region 4 Permits Unit - Traffic

CDOT CO
COLORADO
Department of Transportation
Region 4

P 970.350.2148 | C 970.381.2475 | F 970.350.2198

PLEASE NOTE ADDRESS CHANGE EFFECTIVE NOV 9, 2015
10601 W. 10th Street, Greeley, CO 80634
gloria.hice-idler@state.co.us | www.coloradodot.info | www.cotrip.org



Rebecca Smith (Planning Dept) <smithrl@co.larimer.co.us> Tue, Jan 19, 2016 at 9:44 AM
To: Matthew Lafferty <laffermn@co.larimer.co.us>

Thank you.

Rebecca Smith
Planner I
Larimer County Community Development Division

CURRENT PLANNING DIVISION
Phone: (970) 962-2523
Fax: (970) 962-2945

FAX / MEMO / TRANSMITTAL / E-MAIL

JANUARY 20, 2016

MATT LAFFERTY, PRINCIPAL PLANNER
LARIMER COUNTY PLANNING
P. O. BOX 1190
FORT COLLINS, CO 80522-1190

YOUR FAX NO. (970) 498 - 7711 **YOUR E-MAIL:** mlafferty@larimer.org

FROM: BRIAN BURSON, CITY PLANNER II **DEPT:** CURRENT PLANNING DIVISION
MY PHONE NO: (970 962 – 2557 **OUR FAX NO:** (970) 962 - 2945
E-MAIL: brian.burson@cityofloveland.org

NO OF PAGES, INCLUDING COVER PAGE: 1

ORIGINAL TO FOLLOW: **YES** _____ **NO** _XXX*_
(* upon request only)

REMARKS:

The Development Review Team for the City of Loveland has reviewed the referred application for LARCO Referral, SYKES MLD REZONING, CASE # 15-Z1991. City review staff have no comments or recommended requirements for this application other than those provided for the Sketch Plan of the same proposal. As requested I will also provide a copy of these to the Applicant, as indicated in the paperwork forwarded to us.

Thank you for the opportunity to provide these comments. If you have any questions, please feel free to contact us further. Thank you.

Fire: Carie Dann

FIRE STANDARD CODE REQUIREMENTS

1. This is a sketch plan review in Larimer County to consider a rezoning application outside an established GMA from B-Business to C-Commercial, to enhance the development and marketability of the site. The property is located within the Loveland Fire Rescue Authority jurisdiction.

2. LFRA has no comment regarding the rezoning application.

3. If any further development is proposed for the site, LFRA will review at that time, any type of Planning submittals (SDP, etc.), as well as building permit submittals and fire-protection systems, if applicable.