



2023 Annual Report

City of Loveland

Development Services Department



Director's Message

Greetings!

2023 was a very busy year for the Development Services Department, with several essential planning projects and code updates completed. Working with the Affordable Housing Task Force, staff prepared several Unified Development Code amendments to encourage affordable housing development and promote diversity of housing stocks within the City. The third phase of the Downtown Parking Study was completed and provides clear direction for implementing an entire parking program, including policies, future staffing, enforcement, and physical improvements to facilitate a safe and convenient parking management system. Development Services, along with the Loveland Fire Rescue Authority, developers, and builders, completed amendments to the Building and Fire Codes for the Wildfire Urban Interface area located west of Wilson Avenue, including building material upgrades, fencing, and landscape standards designed to reduce wildfire hazards.

Notable projects within Downtown include:

- *The Collection*, a mixed-use project located at 5th and Cleveland;
- 4th and Garfield mixed-use project;
- renovation of the Feed and Grain building into apartments and artist studios;
- the future Draper mixed-use building and City parking garage;
- Engineering for implementing the HIP Streets utility and street project along 4th Street also began in 2023

Other notable projects include:

- a new airport terminal building;
- the St Valentine Apartments;
- a five-story tower at the Medical Center of the Rockies campus, which will contain 100 additional beds and a cancer treatment center

The PUD zoning of Green Valley Ranch and Taft Ridge, the northernmost developments in a string of seven PUD developments located between West 22nd Street to the alignment of West 65th Street in the northwest quadrant of the City, was completed. Together, these developments include commercial lots and approximately 5,000 new housing units to be constructed in future years as utilities are extended.

We continue to work on the coordination and development of The Ranch and The Brands, including the new 4H, Youth and Community Arena, and a proposed Bass Pro retail store. Projects in Centerra continue to proceed, including The Lakes, Kinston, and the proposed Centerra South mixed-use community.

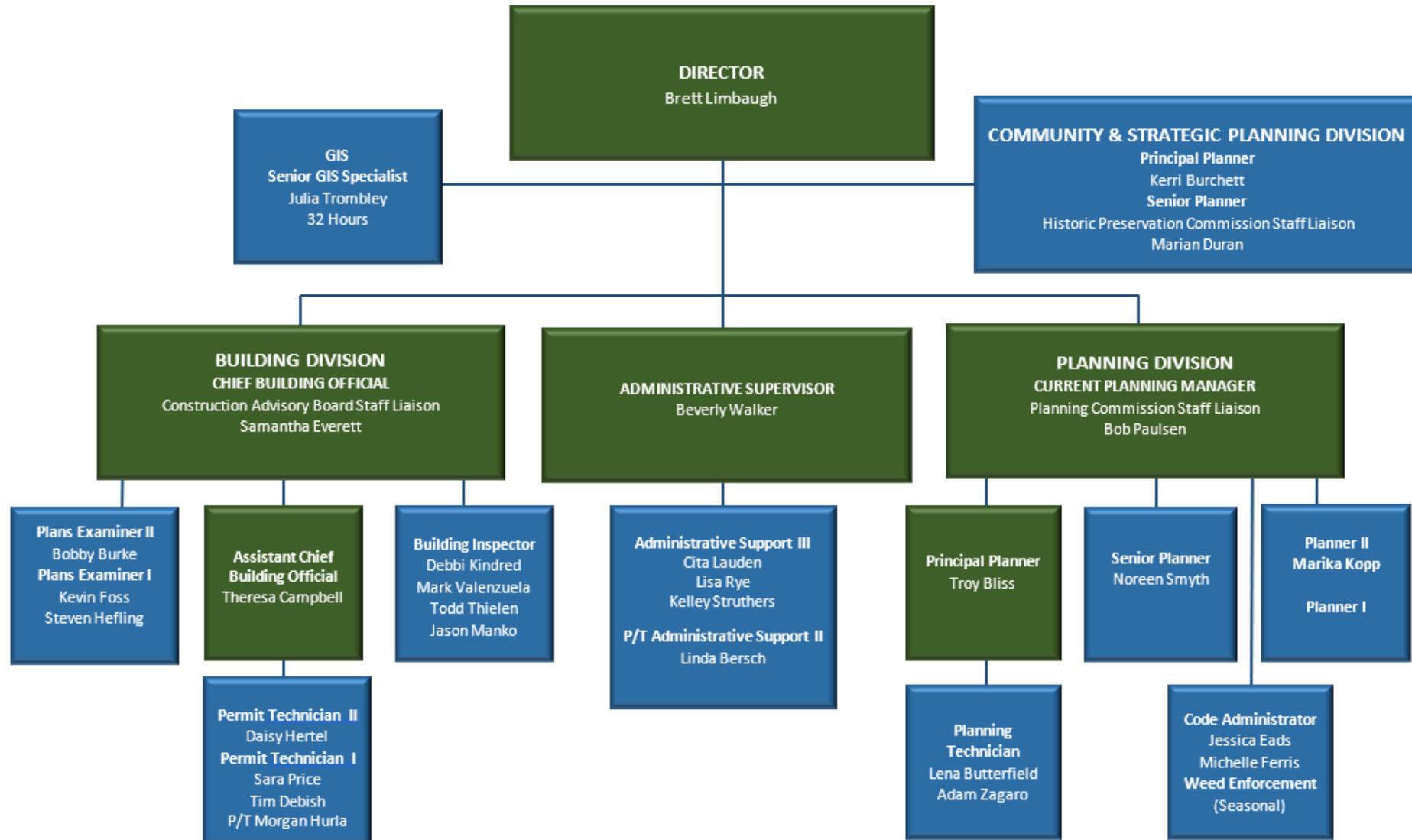
We thank all our partners and look forward to what 2024 will bring!

Respectfully,

Brett Limbaugh, Development Services Director

Development Services Department

January 2023



Green Boxes = Supervisory Duties
Blue Boxes = Non-Supervisory Duties

ADMINISTRATION DIVISION

The Administration Division includes the Development Services Director, the Administrative Supervisor, Four Administrative Support staff, and a Senior GIS Analyst.

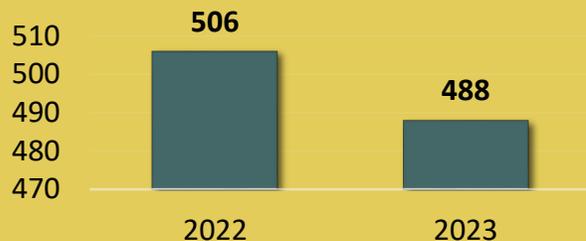
The Administrative Support staff provides various support services to the department and high-quality customer service to our patrons. They serve as Secretaries to the Planning and Historic Preservation Commissions and Construction Advisory Board. The data on this page represent just a few of the projects and services they provide.

Boards and Commissions

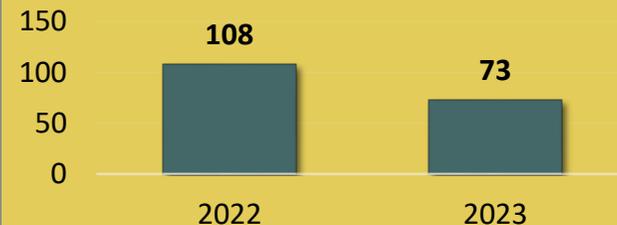
In 2023, the Administrative Support staff prepared agendas and minutes and set up meetings for

24 Planning Commission meetings and study sessions, **10 Historic Preservation Commission** meetings, and **9 Construction Advisory Board** meetings.

Current Planning Project Check-ins



Current Planning Concept Review Check-in



Project and Concept Review Check-ins comprise all New Development Projects, Resubmittals, Concept Reviews, Final Documents, Site Work Permits, Over Lot Grading, County/Town referrals, and Accessory Dwelling Unit Consultations.

GIS New and Improved Map Applications & New Content:

- Active Commercial & Industrial Building Permits
- City of Loveland – Local Landmarks & Historic Districts
- Loveland Homeowner’s Association Inventory
- Loveland Zoning District Map
- Single Family Residential – Available Lot Inventory

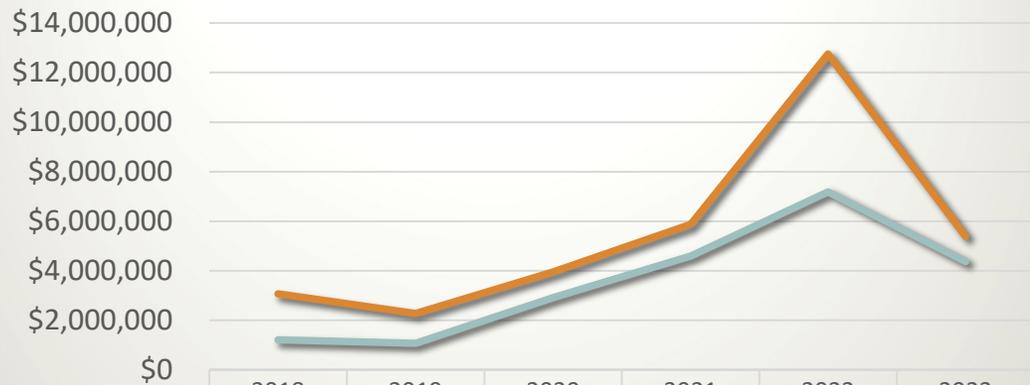
These and many more GIS Maps are located on lovgov.org under Community and Map Gallery.



BUILDING DIVISION

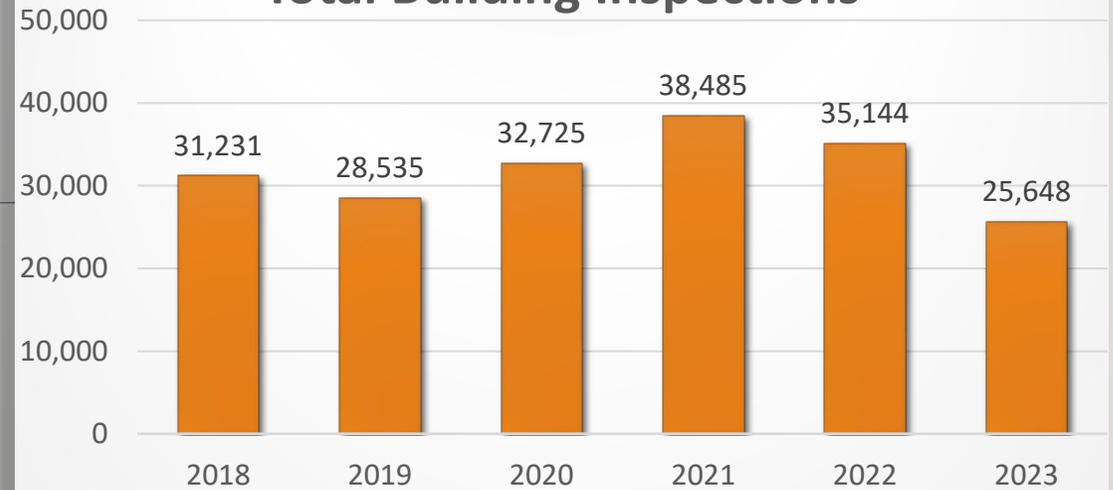
The Building Division provides services to assist citizens and contractors in the building and permitting process. It is primarily responsible for ensuring that building structures in Loveland are safe and conform to international building codes.

Permit Revenue & Use Tax



The chart above shows Permit Fee Revenue totals and the Use Tax on Construction Materials. Use Tax is paid when the permit is issued and is based on 50% of the project valuation. The City Use Tax is 3.0%.

Total Building Inspections



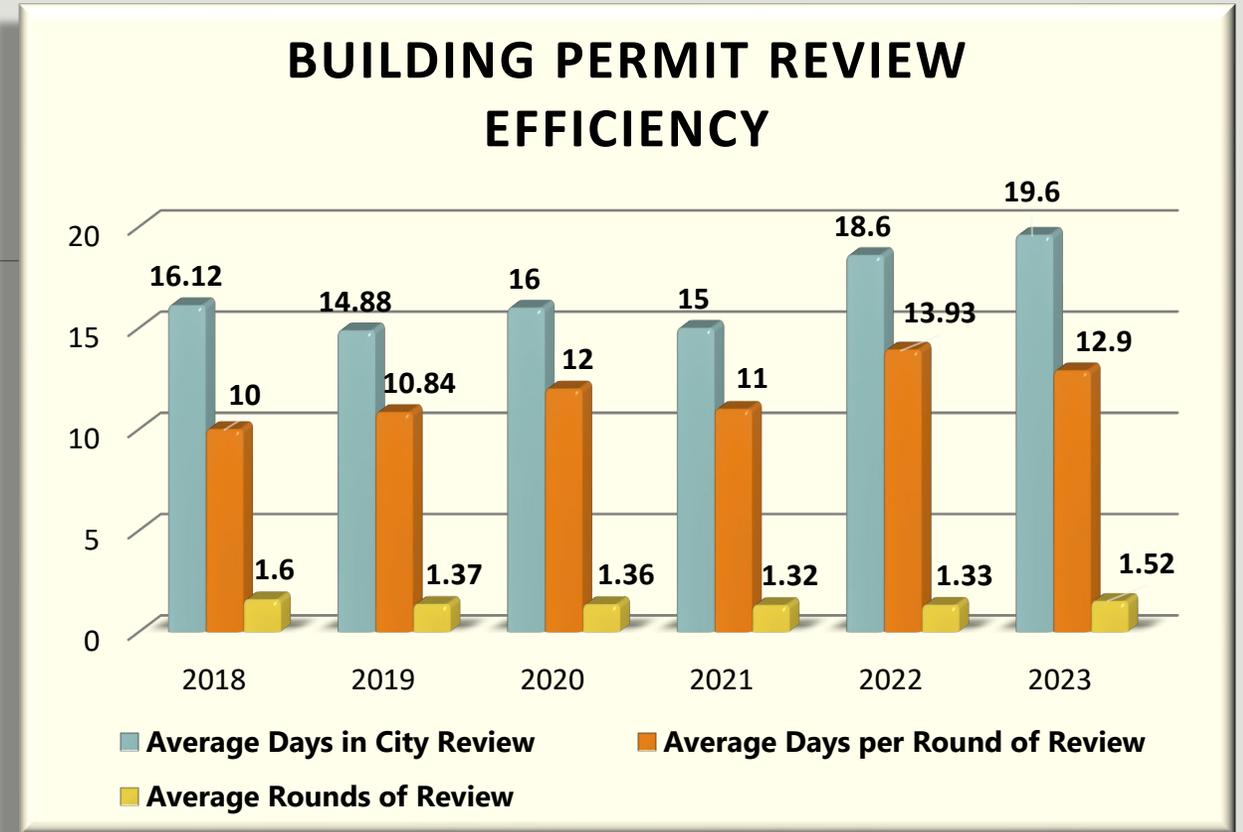
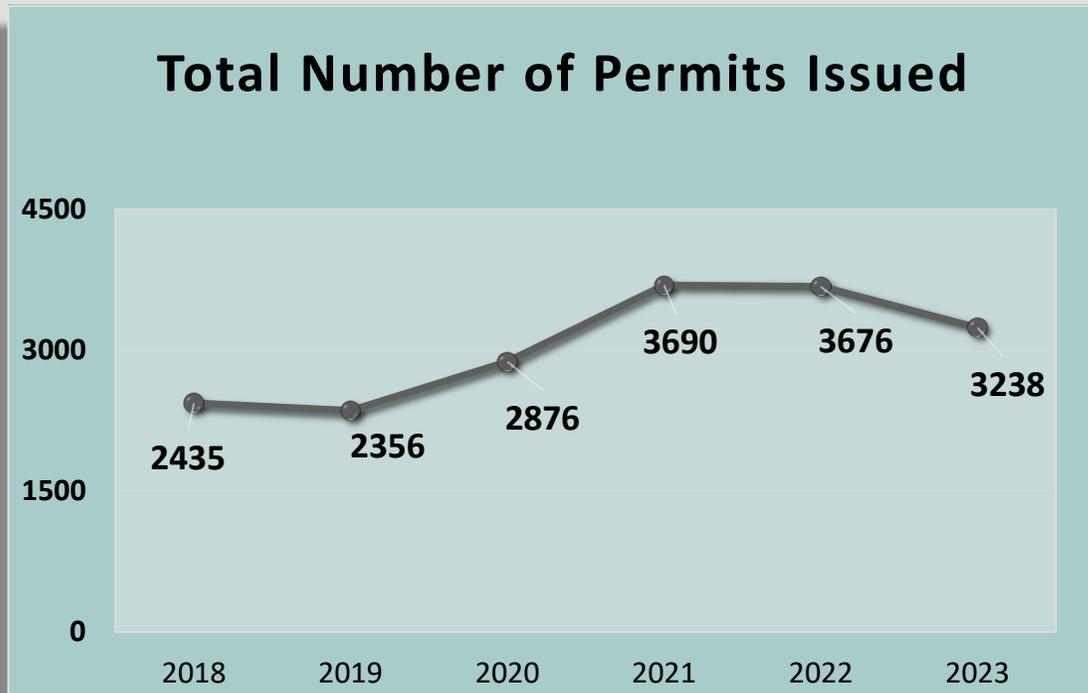
Construction in 2023 saw a slowdown in single-family units, primarily due to the higher interest rates. Multi-family applications were slightly less than in the previous two years.

Number of Contractor Licenses in 2023

New Contractor Applications	297
Renewing Contractors Applications	363
TOTAL	660

Building Division Reviews

The Total Number Of Permits Issued represents approved and completed permits.



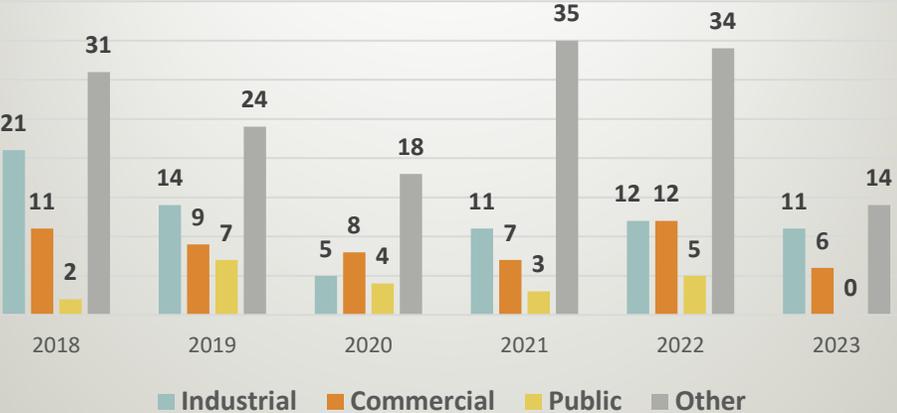
The above chart tracks the average number of working days projects were undergoing review. While the number of successfully permitted projects decreased over the last year (shown in the chart to the left), the average review days increased. This was primarily due to changes in staffing in other city departments that review building permit applications.

Building Division Activity Comparison – Industrial/Commercial/Public/Other

Monthly Building Permit Comparison Chart Link



Non Residential Permits Issued



The chart below shows the valuation of all non-residential permits defined in the list below.

2023 saw lower valuations due to a slowdown in non-residential building projects. The spike in 2022 includes the construction of the 3,904,897 sf Amazon facility, which began in May of 2022.

Loveland Non-Residential Valuations



Commercial: Hotels, Service Stations, Offices/Banks, Stores/Retail, Restaurants

Industrial: Manufacturing, Warehouse/Storage

Public: Public Utilities & Educational

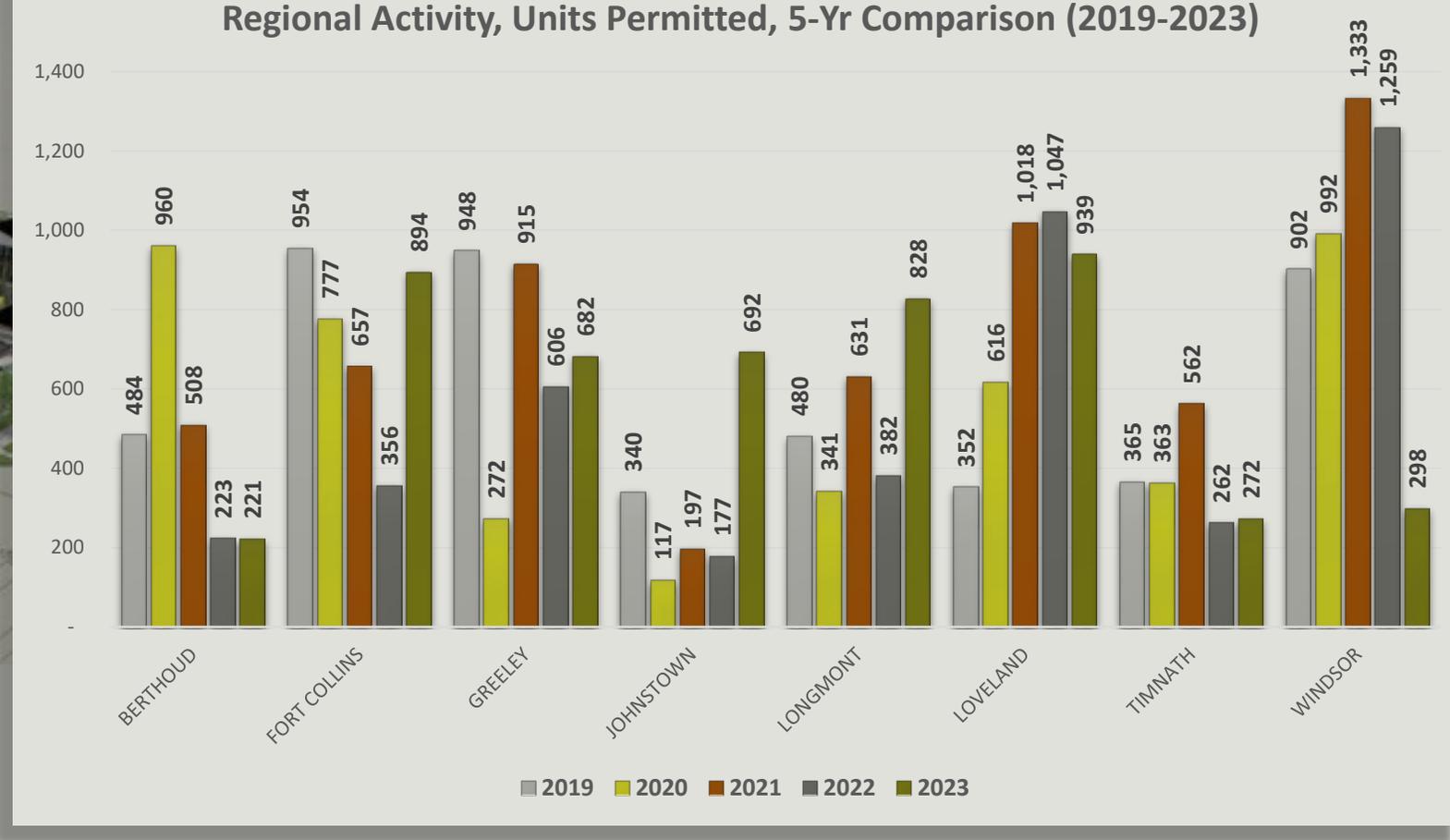
Other: Other non-residential & non-housekeeping, Amusement, Churches, Parking Garages, and Hospitals

Building Division Activity Regional Comparison – Residential



Total residential units include:

- Single-family
- Accessory dwelling units
- Duplexes
- Multi-family



Data calculations may differ slightly between the communities listed base on reporting parameters and property type definitions.

CURRENT PLANNING DIVISION

Current Development
Activities Map Link



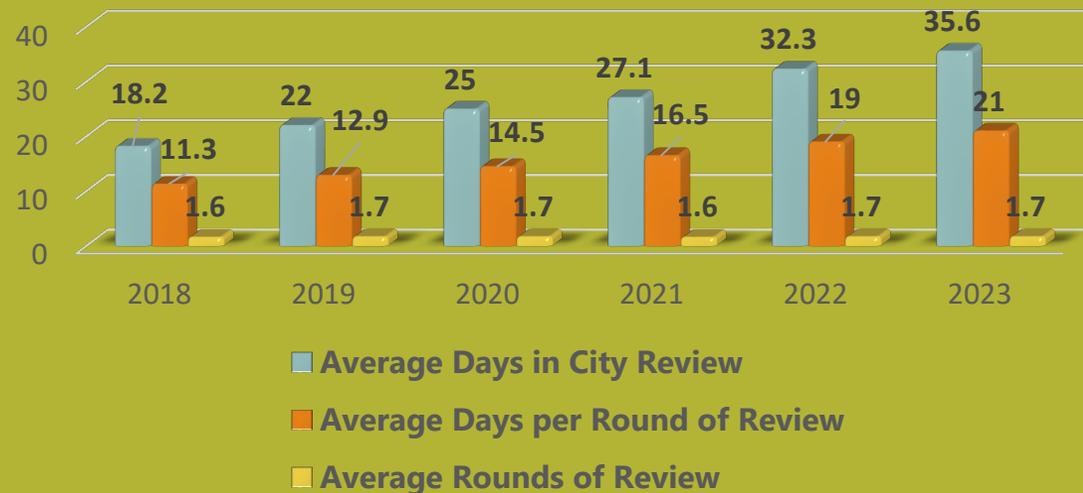
The Current Planning Division includes the Current Planning Manager, the Principal Planner, Three City Planners, Two Planning Technicians, and Two Code Administration Officers.

The Current Planning Division coordinates the City's development review process, working with the multi-departmental Development Review Team (DRT) on applications that include annexations, rezoning, site development plans, subdivision plats, utility design, and related development requests.

TOTAL NUMBER OF PROJECT REVIEWS

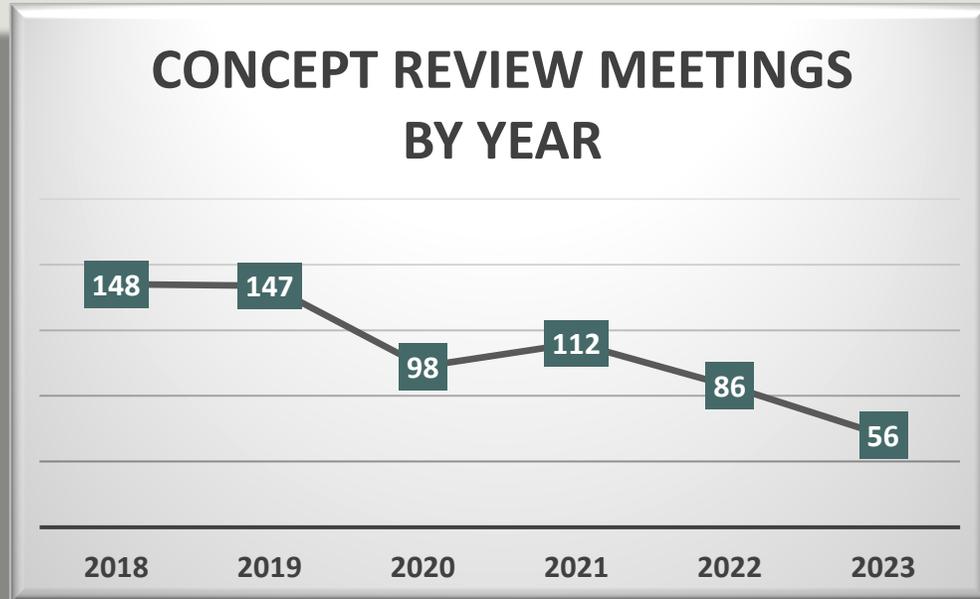


DEVELOPMENT REVIEW EFFICIENCY

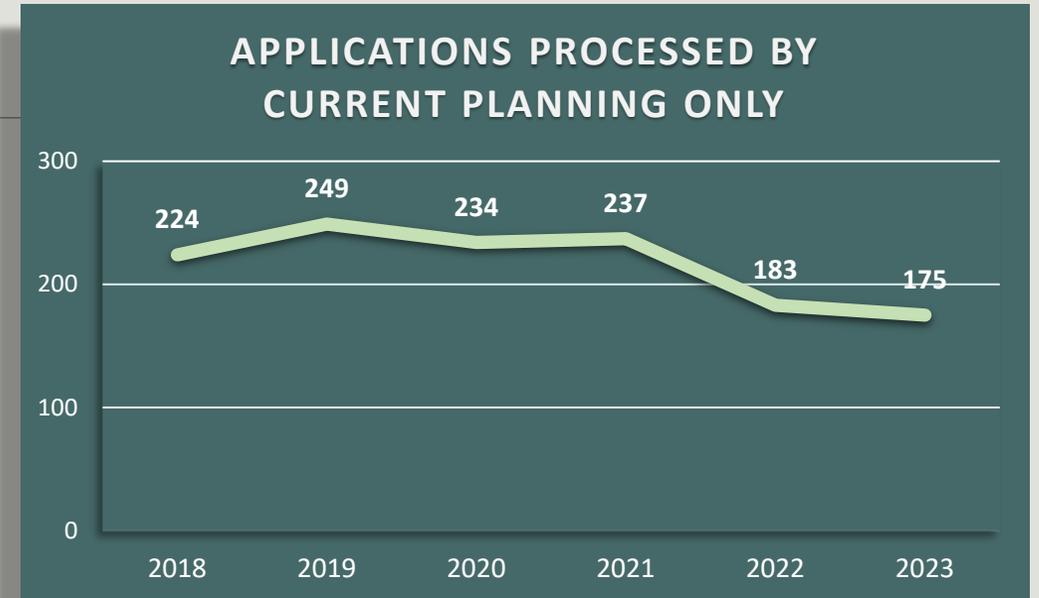


The Development Review Efficiency chart tracks the DRT average number of working days applications undergo review. While the number of projects remained steady, the average review days increased over the last few years due to two predominant factors: 1) an increase in the volume of large, complex applications and 2) staff vacancies in several reviewing departments.

Current Planning - Concept Reviews and Applications



Concept Reviews are a service offered by the Development Review Team and are an effort to help applicants navigate and succeed in the review and approval process. The decrease in meetings in the chart above is due to the staffing shortage experienced since Covid began in 2020.



Certain application types are reviewed exclusively by the Current Planning Division. These include sign permits, variances, administrative variations, and zoning verification letters. Changes in the Unified Development Code (UDC) have reduced the need for variances and administrative variations. In addition, improved online access to zoning information has reduced the need for verification letters, resulting in fewer applications shown in the chart above.

Current Planning – Site Development Plans (SDP)

One of the primary goals of the UDC was to simplify the development review process. Several City Councilors, Planning Commissioners, and staff formed the Title 18 Committee to develop this important document. A priority was to provide developers with certainty based on their zoning and related property rights. Compatibility with surrounding uses was strengthened with the establishment of enhanced standards and design criteria, resulting in high-quality projects.

Adopted in 2019, with amendments through 2023, staff has processed 370 SDPs, as shown in the accompanying chart.

SDPs are required for all residential developments with more than three dwelling units on a single lot and commercial, industrial, and mixed-use developments.

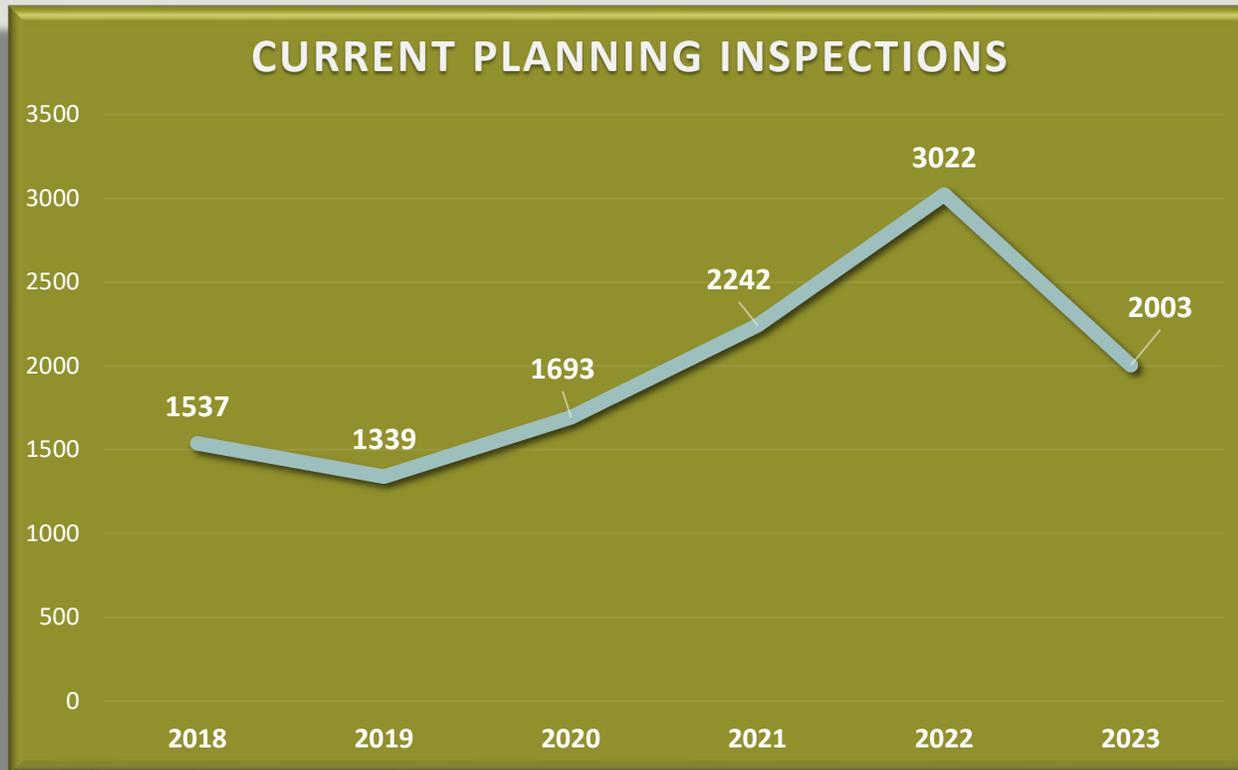


For Non-PUD-zoned sites, the UDC designates land uses within zone districts in the following review categories:

- **Use-by-Right** – administrative review subject to compliance with the UDC standards.
- **Limited Use** – administrative review subject to compliance with the UDC standards and additional supplemental design standards.
- **Adaptable Use** – administrative review with required neighborhood meeting. An administrative decision can be appealed to the Planning Commission.
- **Conditional Use** – requires neighborhood meetings and is subject to a public hearing with the Planning Commission. A Planning Commission decision can be appealed to City Council.

Current Planning Inspections

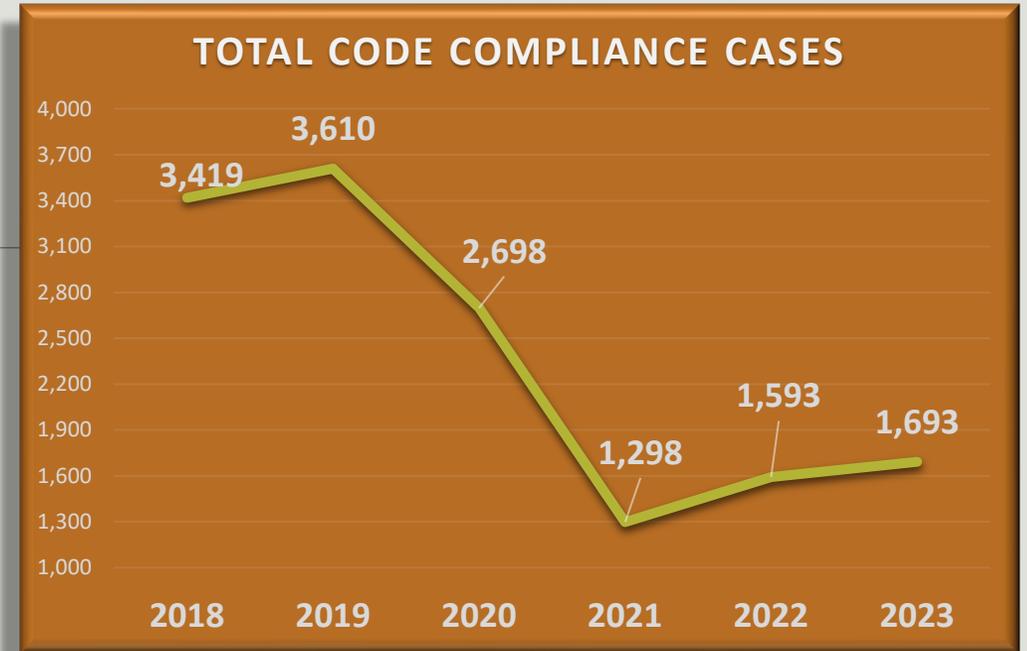
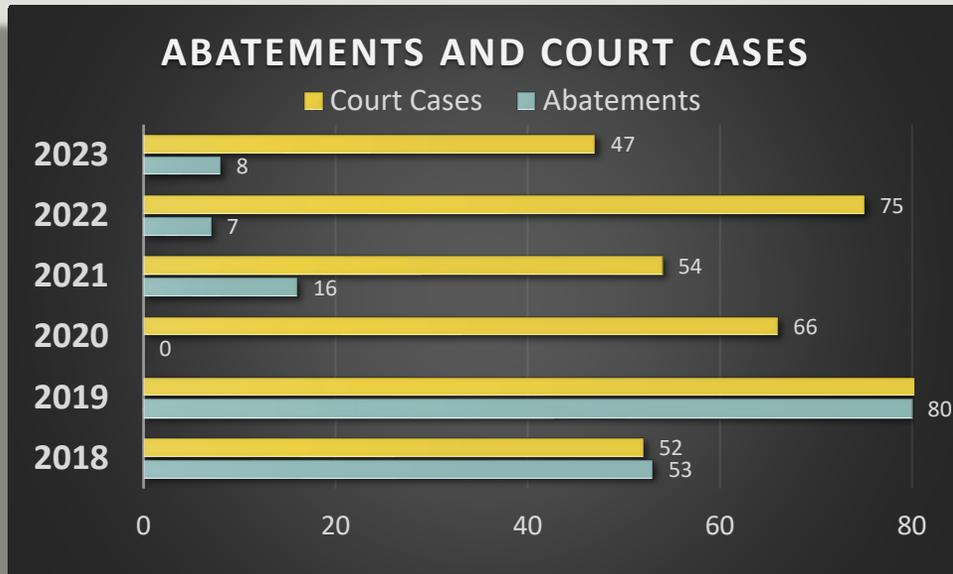
Inspections conducted by Current Planning staff are an important part of finalizing the development review and building permit process. Planning inspections ensure that site and building design standards are met and that landscaping installation is consistent with approved plans.



This chart indicates a sharp decrease in inspections from 2022 to 2023, reflecting the reduction in residential and commercial building activity.

Code Administration

The chart below shows the number of court cases and the number of abatements. The decrease is due to the Code Administration Officers' emphasis on informing citizens and facilitating compliance. Abatement requires a third party to be contracted to abate the violation (usually mowing weeds), and if not paid by the property owner, a lien is placed on the property.



The chart above shows that before 2020, 30-40% of code enforcement cases originated from proactive efforts. Often, the number of cases was amplified by the serving of blanket neighborhood areas to address such matters as alley clean-up and trash receptacle violations. Since 2021, the focus has shifted to addressing significant and chronic violations, including those involving interdepartmental collaboration. Of the 1,693 cases in 2023, 96% achieved voluntary compliance (resolved prior to Municipal Court).

COMMUNITY AND STRATEGIC PLANNING DIVISION

The Community and Strategic Planning Division focuses on fiscal resilience and economic development through active living and the built environment.

And through Loveland's Historic Preservation Program, to protect, enhance, and perpetuate the use of historic properties in the Loveland community.

The City of Loveland has a collection of plans describing the location and character of future development. Referred to together as the "Three Mile Area Plan", which is updated annually to include any new plan/study elements. The plan provides guidance when reviewing any new annexations or county referrals for development applications that may not be eligible for annexation but are within this three-mile area. Historically, the City's Three Mile Plan has consisted of a compilation of the comprehensive plan (including the land use plan), functional plans, and procedures adopted and utilized by the City.

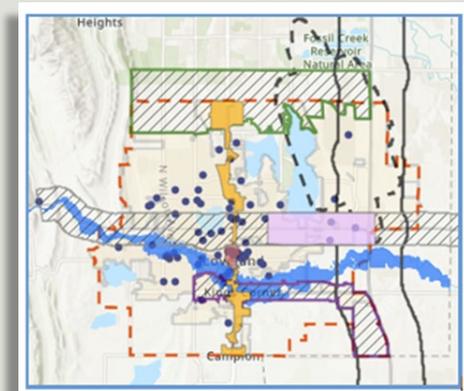
Click the logo link to the website



Create Loveland is the Comprehensive Plan and is the guiding policy document for the future of Loveland.



Scan the QR code for the link to the Adopted Plans in the Three Mile Plan



Click the map link to the website

Community and Strategic Planning – Project Updates

Unified Development Code Amendments

In August 2023, the City Council adopted changes to numerous sections of the UDC.

The amendments focused on housing opportunities, along with minor amendments that include clarifications, corrections, and adjustments that are generally technical in nature. The housing amendments were created in partnership with the Affordable Housing Task Force and sought to address the growing need for affordable and attainable housing. The amendments include:

1. Incentives for affordable housing
2. Incentives for product diversity in Planned Unit Developments
3. Expanding housing opportunities in the City's medium-density residential zone
4. Creating a new, small single-family detached lot type to facilitate and encourage cottage homes
5. Increasing the square footage allowance for cottages
6. Adjusting dimensional standards for duplexes and townhomes to reflect smaller lot market trends

Downtown Parking Study – Completed

The City of Loveland has worked with Walker Consultants, a parking and transportation consulting firm based in Denver, since 2018. To read more about the Downtown Parking Study, click on this link:

letstalkloveland.org/downtown-parking



Historic Preservation

The Historic Preservation Commission has applied for a grant to fund a city-wide Survey Plan. The funding is provided by the U.S. Department of Interior's Historic Preservation Fund (HPF) Program, which is operated by Colorado's State Historic Preservation Office (SHPO). A Survey Plan is a comprehensive document to help communities assess the current state of their survey documentation and make informed decisions regarding future cultural and architectural survey projects. Survey plans are often developed for entire municipalities, communities, or neighborhoods. The survey plan evaluates previous survey work, identifies appropriate historical contexts, identifies current survey needs, and prioritizes recommendations for future survey projects.



The Historic Preservation Commission, along with the Loveland Historical Society, has been raising awareness and funds to save the Great Western Railway Depots. The depots were constructed in 1902 and 1942 as part of the railway, which exclusively serviced the northern Colorado sugar factories. In 2023, OmniTRAX (the new owner of the railway) agreed through a Letter of Intent to convey the buildings to the City of Loveland so long as the Loveland Historical Society can raise the funds to move and perform the environmental cleanup. Designation and surveying of the buildings will be done after they are on the City of Loveland property. [LovelandHistorical.org](https://www.LovelandHistorical.org)

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