

Lakeview PUD Narrative January 31, 2023

A. Intent of the PUD

Lakeview is a proposed residential community of approximately 156 acres within the City of Loveland. The current zoning for the community is Planned Unit Development (PUD) and this request is to amend the existing PUD (the “Amendment”).

The purpose of the Amendment is to achieve the following:

- A changed vision for the community plan versus what was contemplated in the original PUD approved nearly 10 years ago (in August, 2013).
- Develop a more efficient, flexible, integrated, and creative land plan than traditional zoning would allow, and one that is more amiable to current market conditions.
- Create desired community amenities that are responsible as to their initial build costs, and to their long-term costs of operation and maintenance.
- Create a diverse community with varied housing types and varied lot sizes.
- Preserve open space and environmentally sensitive land adjacent to Boyd Lake.
- Provide parks, open space, and trail connections to nearby neighborhood networks.
- Provide strong multi-modal transportation connections within the community as well as to the existing, surrounding community.

B. How the proposal meets the PUD Standards listed in Section 18.17.08.07.G

- The Amendment is consistent with the policies and goals of the Comprehensive Plan.
- The Amendment will support a diverse, economical, and efficient community with a range of land uses.
- The Amendment complies with all applicable City standards not specifically modified or waived by the Amendment.
- The Amendment includes roads, hard and soft surface trails and sidewalks that will provide connections to adjacent land uses.
- While minor impacts to the adjacent community are anticipated (as is the case with any new development), no significant adverse impacts are expected to either adjacent subdivisions or the greater community as a result of this development. Required infrastructure improvements and the payment of impact fees are anticipated to off-set the minor impacts from this development.
- This property is well situated for a logical extension of adjacent utility services and transportation connections which already exist. The development of this property is considered in-fill development within the City of Loveland.
- A Planned Unit Development is a preferable way to regulate the subject property due to its larger land area and multi-year build-out expectation.

C. Deviations from the UDC

The following table reflects the proposed deviations from 18.04.02.03, 18.04.02.04, and 18.04.02.05 of the UDC. The proposed deviations will allow for flexibility in product type for this development which will ultimately allow for greater creativity and efficiency in the overall land planning. Specific justifications for each deviation can be found in the Amendment.

PUD BULK STANDARDS			
USE	REAR SETBACK	INTERIOR SIDE SETBACK	STREET SIDE SETBACK
RESIDENTIAL:			
DETACHED RESIDENTIAL PRODUCT TYPES (ref. note 3)	PER UDC (ref. note 2)	5 FT.	PER UDC (ref. note 1)
STANDARD TOWNHOME	PER UDC	5 FT.	PER UDC (ref. note 1)
DUPLEX (SIDE-BY-SIDE)	PER UDC (ref. note 2)	5 FT.	PER UDC (ref. note 1)

NOTES:

1. FIVE FOOT (5') SIDE YARD SETBACKS SHALL APPLY TO ALL SINGLE FAMILY DETACHED RESIDENTIAL STREET SIDE LOT LINES ADJACENT TO COMMON AREAS AND/OR BUFFERYARDS.
2. 10' REAR LOT SETBACK SHALL APPLY TO ANY RESIDENTIAL LOT THAT BACKS TO A GREENBELT AND/OR OPEN SPACE THAT HAS A MINIMUM WIDTH OF 15 FEET.
3. DETACHED RESIDENTIAL PRODUCT TYPES INCLUDES:
 1. URBAN
 2. LARGE URBAN
 3. GENERAL
 4. SUBURBAN
 5. LARGE SUBURBAN
 6. ESTATE
 7. LARGE ESTATE
 8. ZERO LOT LINE