

# LAKEVIEW

## Planned Unit Development Zoning Document

A PARCEL OF LAND BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 5 NORTH, AND IN SECTION 32, TOWNSHIP 6 NORTH, ALL IN RANGE 68 WEST OF THE 6TH P.M., CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO

### LEGAL DESCRIPTION

LEGAL DESCRIPTION OF A PARCEL OF LAND BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 5 NORTH, AND IN SECTION 32, TOWNSHIP 6 NORTH, ALL IN RANGE 68 WEST OF THE 6TH P.M., CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO, BEING TRACTS 1, 2, 3, 4, 7 AND A PORTION OF TRACT 6 OF BOYD LAKE NORTH FIRST ADDITION REPLAT OF TRACTS C, D, E, F AND G, AND TRACTS A AND B OF LAKEVIEW FIRST ADDITION, ACCORDING TO THE PLATS ON FILE IN THE OFFICE OF THE CLERK AND RECORDER, SAID COUNTY, EXCEPTING THEREFROM BOYD LAKE NORTH SIXTH SUBDIVISION TO THE CITY OF LOVELAND, ACCORDING TO THE PLAT ON FILE IN THE OFFICE OF THE CLERK AND RECORDER, SAID COUNTY, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 32, AND CONSIDERING THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 32 AS BEARING NORTH 00°09'00" WEST, AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE SOUTH 88°31'40" EAST 50.02 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 00°09'00" WEST 2,478.10 FEET; THENCE SOUTH 89°54'16" WEST 170.55 FEET; THENCE NORTH 75°51'23" WEST 130.36 FEET; THENCE SOUTH 34°19'05" WEST 239.07 FEET; THENCE SOUTH 59°42'47" WEST 255.62 FEET; THENCE SOUTH 83°50'18" WEST 304.92 FEET; THENCE SOUTH 69°18'55" WEST 192.20 FEET; THENCE SOUTH 73°35'45" WEST 61.09 FEET; THENCE SOUTH 56°36'45" WEST 234.53 FEET; THENCE SOUTH 45°21'08" WEST 221.42 FEET; THENCE SOUTH 38°35'18" WEST 716.96 FEET; THENCE SOUTH 08°09'14" EAST 103.45 FEET; THENCE SOUTH 49°35'48" WEST 63.30 FEET; THENCE NORTH 40°41'53" WEST 54.73 FEET; THENCE NORTH 36°55'26" WEST 187.90 FEET; THENCE NORTH 30°41'30" WEST 304.27 FEET; THENCE SOUTH 49°05'19" WEST 756.67 FEET; THENCE SOUTH 25°08'41" EAST 974.60 FEET; THENCE SOUTH 63°08'44" EAST 354.20 FEET; THENCE SOUTH 88°27'37" EAST 372.13 FEET; THENCE SOUTH 63°57'51" EAST 387.30 FEET; THENCE SOUTH 42°38'24" EAST 145.72 FEET; THENCE SOUTH 29°50'38" EAST 115.34 FEET; THENCE SOUTH 11°38'30" WEST 46.69 FEET; THENCE SOUTH 63°05'00" WEST 32.17 FEET; THENCE NORTH 88°04'12" WEST 48.41 FEET; THENCE NORTH 49°51'53" WEST 105.74 FEET; THENCE SOUTH 87°00'38" WEST 60.61 FEET; THENCE SOUTH 47°31'05" WEST 157.14 FEET; THENCE SOUTH 16°28'15" WEST 265.00 FEET; THENCE SOUTH 12°12'17" EAST 177.97 FEET; THENCE SOUTH 38°59'35" EAST 257.49 FEET; THENCE SOUTH 90°00'00" EAST 85.00 FEET; THENCE NORTH 21°49'17" EAST 99.99 FEET; THENCE NORTH 50°11'47" EAST 795.09 FEET; THENCE SOUTH 67°11'50" EAST 126.04 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHWEST, HAVING A CENTRAL ANGLE OF 6°40'30" AND A RADIUS OF 670.00 FEET, SAID CURVE BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 46°54'46" WEST 78.01 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 78.05 FEET; THENCE DEPARTING SAID CURVE SOUTH 40°06'21" EAST 60.01 FEET; THENCE SOUTH 26°49'13" EAST 369.99 FEET; THENCE SOUTH 01°25'57" WEST 300.42 FEET; THENCE SOUTH 06°03'13" EAST 559.41 FEET; THENCE SOUTH 88°33'00" EAST 340.76 FEET; THENCE SOUTH 28°33'00" EAST 92.38 FEET; THENCE SOUTH 01°27'00" WEST 20.00 FEET; THENCE SOUTH 88°33'00" EAST 24.99 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST, HAVING A CENTRAL ANGLE OF 90°00'00" AND A RADIUS OF 15.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 23.56 FEET TO THE END OF SAID CURVE; THENCE TANGENT FROM SAID CURVE NORTH 01°27'00" EAST 1,952.13 FEET TO THE TRUE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 155.916 ACRES, MORE OR LESS, AND IS SUBJECT TO ALL EASEMENTS, AGREEMENTS AND RIGHTS-OF-WAY OF RECORD.

### CONDITIONS OF APPROVAL

TRANSPORTATION SPECIAL ANNEXATION CONDITIONS ARE AS FOLLOWS:

THE DEVELOPER AND CITY HEREBY DECLARE AND ACKNOWLEDGE, THAT THE FOLLOWING CONDITIONS WERE IMPOSED BY THE CITY AS PART OF THE CITY'S APPROVAL OF THE FINAL SUBDIVISION PLAT OF BOYD LAKE NORTH 7TH SUBDIVISION, AND THAT ALL REAL PROPERTY LOCATED WITHIN BOYD LAKE NORTH 7TH SUBDIVISION SHALL BE HELD, TRANSFERRED, SOLD, CONVEYED AND OCCUPIED SUBJECT TO THESE CONDITIONS AND RESTRICTIONS AS SET FORTH BELOW.

- COMPLIANCE WITH "LARIMER COUNTY URBAN AREA STREET STANDARDS": NOT WITHSTANDING ANY INFORMATION PRESENTED IN THE FINAL PLAT AND FINAL CONSTRUCTION PLAN DOCUMENTS (TEXT OR GRAPHICAL DEPICTIONS), ALL TRANSPORTATION PUBLIC IMPROVEMENTS REQUIRED BY THE CITY IN CONJUNCTION WITH DEVELOPMENT OF THE PROPERTY SHALL CONFORM TO THE LARIMER COUNTY URBAN AREA STREET STANDARDS AS AMENDED, UNLESS SPECIFIC VARIANCES ARE REQUESTED BY THE DEVELOPER AND APPROVED IN WRITING BY THE CITY ENGINEER.
- DESIGN AND CONSTRUCTION OF TRANSPORTATION PUBLIC IMPROVEMENTS PRIOR TO THE ISSUANCE OF BUILDING PERMITS. THE FOLLOWING TRANSPORTATION PUBLIC IMPROVEMENTS SHALL BE DESIGNED AND CONSTRUCTED BY THE DEVELOPER UNLESS DESIGNED & CONSTRUCTED BY OTHERS. ALL IMPROVEMENTS SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS, UNLESS OTHERWISE APPROVED BY THE CITY PURSUANT TO THE PROVISIONS IN SECTION 16.40 OF THE LOVELAND MUNICIPAL CODE.
  - ALL INTERNAL STREETS IN ACCORDANCE WITH THE APPROVED PHASING PLAN.
  - BOYD LAKE AVENUE TO 4-LANE ARTERIAL STANDARDS ADJACENT TO THE PROPERTY INCLUDING DETACHED SIDEWALK.
  - UPGRADE EXISTING CLUB DRIVE (PROPOSED LAKESHORE DRIVE) TO CURRENT MINOR COLLECTOR STANDARDS ADJACENT TO THE PROPERTY.
  - WESTBOUND LEFT TURN LANE ON 37TH STREET AT BOYD LAKE AVENUE. A CASH-IN-LIEU PAYMENT, OR OTHER FORM OF SECURITY ACCEPTABLE TO THE CITY, FOR ALL OR PART OF THIS IMPROVEMENT MAY BE ACCEPTED BY THE CITY IF APPROVED BY THE CITY ENGINEER.
  - SOUTHBOUND LEFT TURN LANE, NORTHBOUND LEFT TURN LANE AND NORTHBOUND RIGHT TURN LANE AT THE BOYD LAKE AVENUE AND MEDFORD DRIVE INTERSECTION.



### FIRE MITIGATION BEST PRACTICES

- PURPOSE STATEMENT: TO PROVIDE BEST PRACTICES FOR FIRE MITIGATION THAT SHOULD BE TAKEN INTO CONSIDERATION DURING THE DESIGN PHASE OF ENTITLEMENT AND/OR ON-GOING MAINTENANCE OF THE PROPERTY.
  - INCLUDE METAL FURNISHINGS IN OPEN SPACE AREAS
  - INCLUDE REGULAR MAINTENANCE BY HOA OF DRAINAGE CORRIDORS TO REMOVE DEAD PLANT MATERIAL
  - INCLUDE REGULAR MAINTENANCE BY HOA OF OPEN SPACE AREAS INCLUDING MOWING 2X YEAR AND REMOVAL OF DEAD PLANT MATERIAL
  - USE ROCK MULCH IN PLACE OF WOOD MULCH WHERE APPROPRIATE.

### GENERAL NOTES

- RESIDENTIAL PRODUCT TYPES OTHER THAN WHAT IS LISTED IN THIS PLANNED UNIT DEVELOPMENT CAN BE EVALUATED FOR CONFORMANCE WITH THE INTENT OF THE PLANNING AREAS, AND APPROVED BY THE DIRECTOR OF PLANNING. ANY USES NOT INCLUDED IN THIS PLANNED UNIT DEVELOPMENT THAT ARE DEEMED ACCEPTABLE, SHALL MEET ALL REQUIREMENTS PER THE UNIFIED DEVELOPMENT CODE.
- A SHIFT IN DENSITY (OF UP TO 20%) IS PERMITTED BETWEEN PLANNING AREAS PER THIS PLANNED UNIT DEVELOPMENT.
- ALL SITE LIGHTING WILL BE REQUIRED TO BE DARK SKY COMPLIANT.

### LAKEVIEW DESIGN INTENT

THE LAKEVIEW SUBDIVISION IS ENVISIONED AS A RESIDENTIAL SUBDIVISION WHICH INCLUDES PARKS, OPEN SPACE AND TRAILS. PLANNED AS A MIXED-DENSITY NEIGHBORHOOD, IT WILL INCLUDE A MIX OF RESIDENTIAL PRODUCT TYPES, TO INCREASE DENSITY STRATEGICALLY, AND TO MEET THE GOALS OF THE COMPREHENSIVE PLAN. TRAILS WILL BE USED TO CONNECT OPEN SPACE AND PARK AREAS WHILE PROVIDING AN ALTERNATIVE METHOD OF TRANSPORTATION FOR PEDESTRIANS AND BICYCLISTS.

WHILE SPECIFIC RESIDENTIAL PRODUCT TYPES HAVE BEEN IDENTIFIED AS PART OF THIS PLANNED UNIT DEVELOPMENT (PUD), THE DESIGN INTENT STATED ABOVE PROVIDES THE FOUNDATION FOR THE DEVELOPMENT OF THIS SUBDIVISION, AND SHOULD ALLOW FLEXIBILITY MOVING FORWARD FOR THE INCLUSION OF COMPONENTS THAT MAY CONTRIBUTE TO, OR STRENGTHEN THESE GOALS. SPECIFIC NOTES HAVE BEEN INCLUDED IN THIS PUD, WHICH DEFINE THE PARAMETERS FOR THE DIRECTOR OF PLANNING TO EVALUATE.

### COMPLIANCE WITH THE COMPREHENSIVE PLAN

THE COMPREHENSIVE PLAN DESIGNATES THIS AREA AS LOW DENSITY RESIDENTIAL (LDR). THE INTENT OF THIS PUD IS TO ALLOW FOR FLEXIBILITY IN DEVELOPMENT, SUPPORTED BY BLENDING DENSITY ACROSS THE SITE. AREAS OF HIGHER DENSITY ARE ANTICIPATED, AND ENCOURAGED, WHILE THE OVERALL DENSITY IS CONSISTENT WITH THE COMPREHENSIVE PLAN DESIGNATION.

### OWNER/APPLICANT

OWNER: BOYD LAKE HOLDINGS, LLC  
212 E. 4TH STREET  
LOVELAND, CO 80537

### PLANNER/ LANDSCAPE ARCHITECT

TB GROUP  
444 MOUNTAIN AVENUE  
BERTHOUD, COLORADO 80513  
(970) 532-5891

CONTACT: KRISTIN TURNER  
KRISTIN@TBGROUP.US

### SITE ENGINEER/SURVEYOR

AVANT CIVIL GROUP  
1337 RIVERSIDE AVENUE #2  
FORT COLLINS, CO 80524

CONTACT: DANNY WEBER  
DWEBER@AVANTCIVILGROUP.COM

### ENVIRONMENTAL ENGINEER

CEDAR CREEK ASSOCIATES  
PO BOX 272150  
FORT COLLINS, CO 80527

CONTACT: JESSE DILLON  
JDILLON@CEDARCREEKAPP

### SHEET INDEX

- |          |  |
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| Sheet 3: | PUD BULK DEVELOPMENT STANDARDS & LAND USE MATRIX |
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### APPROVAL SIGNATURES

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_ BY  
THE CURRENT PLANNING MANAGER OF THE CITY OF LOVELAND, COLORADO.

CURRENT PLANNING MANAGER

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_ BY  
THE CITY ENGINEER OF THE CITY OF LOVELAND, COLORADO.

CITY ENGINEER

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_ BY  
THE CITY ATTORNEY OF THE CITY OF LOVELAND, COLORADO.

CITY ATTORNEY

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_ BY  
THE CITY PLANNING COMMISSION OF THE CITY OF LOVELAND, COLORADO.

CHAIRPERSON

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_ BY  
THE CITY COUNCIL OF THE CITY OF LOVELAND, COLORADO.

MAYOR

ATTEST

### OWNER'S CERTIFICATE

KNOW ALL PERSONS BY THESE PRESENTS THAT:

Boyd Lake Holdings, LLC, a Colorado limited liability company, being a lawful record owner, and in its capacity as manager, operator or agent, as applicable, of all other lawful record owners, of the property shown on this Planned Unit Development, except any existing public streets, roads, or highways, does hereby accept the conditions and restrictions set forth on said plan and in the conditions of approval by the City of Loveland dated \_\_\_\_\_ and consent to the recordation of any information pertaining thereto.

By: Boyd Lake Holdings, LLC

Its: Manager

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

### LAND USE DATA

PARCEL A	+/- 21.94 AC
PARCEL B	+/- 27.48 AC
PARCEL C	+/- 7.58 AC
PARCEL D	+/- 12.82 AC
PARCEL E	+/- 27.72 AC
PARCEL F	+/- 44.11 AC
PARCEL G	+/- 14.25 AC

TOTAL 155.9 AC

EXISTING COMP PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (LDR)

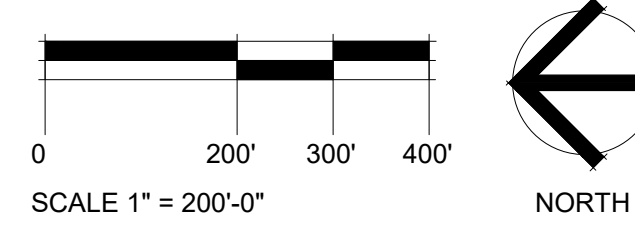
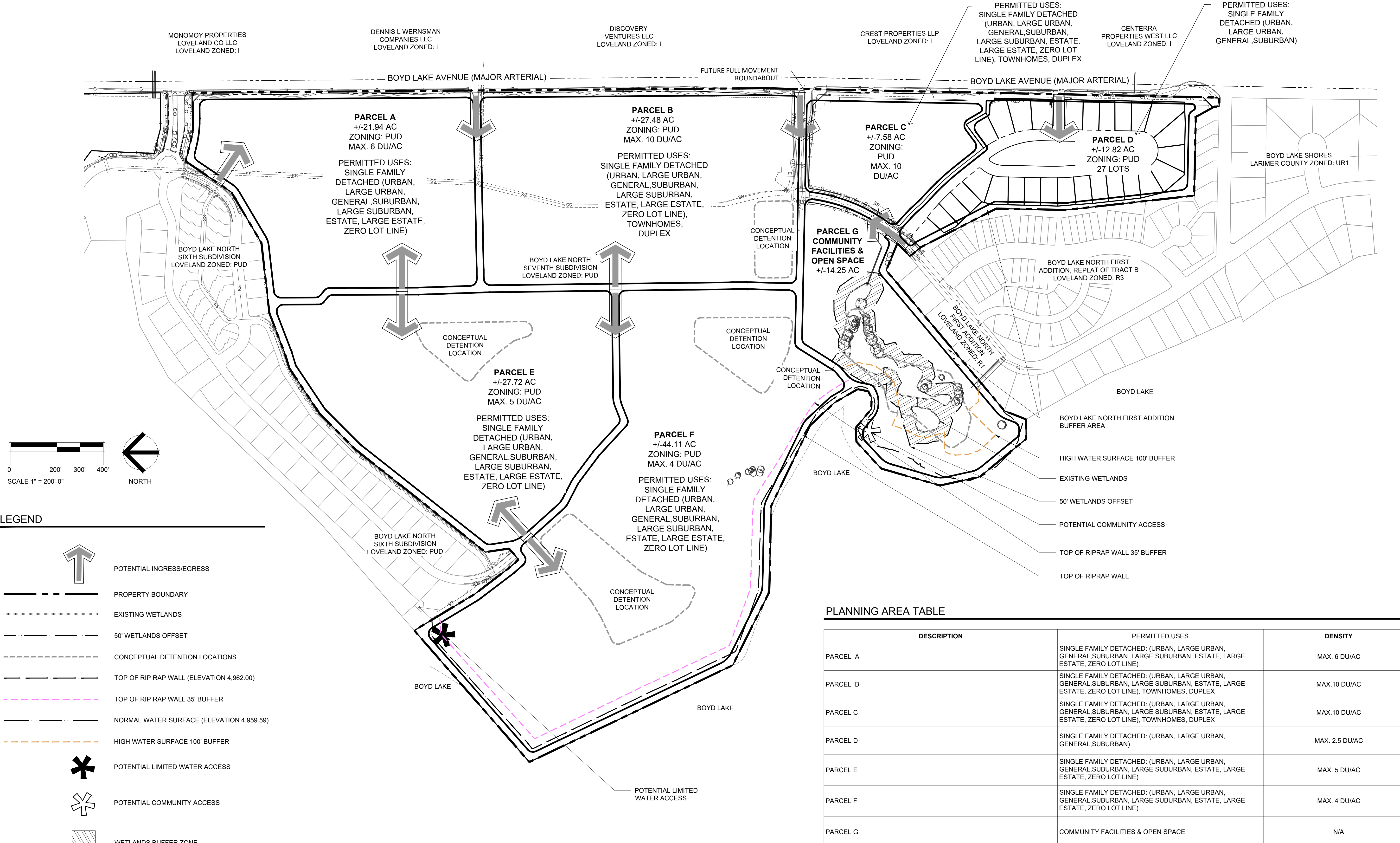
PROPOSED COM PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (LDR)

EXISTING ZONING: PLANNED UNIT DEVELOPMENT

PROPOSED ZONING: PLANNED UNIT DEVELOPMENT

# LAKEVIEW

## Planned Unit Development Zoning Document



### LEGEND

- POTENTIAL INGRESS/EGRESS
- PROPERTY BOUNDARY
- EXISTING WETLANDS
- 50' WETLANDS OFFSET
- CONCEPTUAL DETENTION LOCATIONS
- TOP OF RIP RAP WALL (ELEVATION 4,982.00)
- TOP OF RIP RAP WALL 35' BUFFER
- NORMAL WATER SURFACE (ELEVATION 4,959.59)
- HIGH WATER SURFACE 100' BUFFER
- POTENTIAL LIMITED WATER ACCESS
- POTENTIAL COMMUNITY ACCESS
- WETLANDS BUFFER ZONE

### NOTES

1. SURVEY & BOUNDARY INFORMATION PROVIDED BY NORTHERN ENGINEERING
2. PUBLIC STREET SECTIONS WILL COMPLY WITH THE CURRENT EDITION OF THE UNIFIED DEVELOPMENT CODE.
3. ANY AFFORDABLE HOUSING DENSITY BONUS, AS PERMITTED BY THE UDC AS AMENDED, SHALL BE PERMITTED AS PART OF THIS PUD.

### PLANNING AREA TABLE

DESCRIPTION	PERMITTED USES	DENSITY
PARCEL A	SINGLE FAMILY DETACHED: (URBAN, LARGE URBAN, GENERAL, SUBURBAN, LARGE SUBURBAN, ESTATE, LARGE ESTATE, ZERO LOT LINE)	MAX. 6 DU/AC
PARCEL B	SINGLE FAMILY DETACHED: (URBAN, LARGE URBAN, GENERAL, SUBURBAN, LARGE SUBURBAN, ESTATE, LARGE ESTATE, ZERO LOT LINE), TOWNHOMES, DUPLEX	MAX. 10 DU/AC
PARCEL C	SINGLE FAMILY DETACHED: (URBAN, LARGE URBAN, GENERAL, SUBURBAN, LARGE SUBURBAN, ESTATE, LARGE ESTATE, ZERO LOT LINE), TOWNHOMES, DUPLEX	MAX. 10 DU/AC
PARCEL D	SINGLE FAMILY DETACHED: (URBAN, LARGE URBAN, GENERAL, SUBURBAN)	MAX. 2.5 DU/AC
PARCEL E	SINGLE FAMILY DETACHED: (URBAN, LARGE URBAN, GENERAL, SUBURBAN, LARGE SUBURBAN, ESTATE, LARGE ESTATE, ZERO LOT LINE)	MAX. 5 DU/AC
PARCEL F	SINGLE FAMILY DETACHED: (URBAN, LARGE URBAN, GENERAL, SUBURBAN, LARGE SUBURBAN, ESTATE, LARGE ESTATE, ZERO LOT LINE)	MAX. 4 DU/AC
PARCEL G	COMMUNITY FACILITIES & OPEN SPACE	N/A

- PLANNING AREA NOTES:
1. WHILE MULTIPLE USES ARE PERMITTED PER PARCEL, NO LESS THAN THREE (3) PRODUCT TYPES WILL BE REQUIRED FOR THE OVERALL SITE AS DETERMINED AT FINAL PLAT. TEN POTENTIAL PRODUCT TYPES ARE PROVIDED AS OPTIONS.
  2. DENSITY MAY SHIFT BETWEEN PARCELS (UP TO 20%) SO LONG AS OVERALL DENSITY DOES NOT EXCEED 4 DU/AC AND 623 UNITS (DENSITY AND UNIT COUNT ARE BASED ON GROSS ACREAGE). THIS ADJUSTMENT WILL BE MADE VIA AN ADMINISTRATIVELY APPROVED MINOR AMENDMENT IN ACCORDANCE WITH THE UDC, AS AMENDED.
  3. RESIDENTIAL PRODUCT TYPES ARE DEFINED AS THE FOLLOWING: TOWNHOMES, DUPLEX, SINGLE FAMILY DETACHED URBAN, SINGLE FAMILY DETACHED LARGE URBAN, SINGLE FAMILY DETACHED GENERAL, SINGLE FAMILY DETACHED SUBURBAN, SINGLE FAMILY DETACHED LARGE SUBURBAN, SINGLE FAMILY DETACHED ESTATE, SINGLE FAMILY DETACHED LARGE ESTATE, ZERO LOT LINE.
  4. ACCESSORY DWELLING UNITS (ADU'S) SHALL BE PERMITTED AS PART OF THIS PUD. ADU'S WILL BE PERMITTED ON SINGLE FAMILY DETACHED RESIDENTIAL LOTS WITH NO MINIMUM LOT SIZE REQUIREMENTS SO LONG AS IT MEETS THE BULK STANDARDS AS DEFINED PER THE UDC, AS AMENDED.

REVISIONS	DATE
STAFF COMMENTS	10.09.23

**LAKEVIEW**  
Planned Unit Development Zoning Document

SEAL

PROJECT TITLE

LAKEVIEW

Loveland, CO

PREPARED FOR

OWNER:  
**BOYD LAKE HOLDINGS, LLC.**

212 E 4th Street  
Loveland, CO 80537

REVISIONS DATE

STAFF COMMENTS 10.09.23

DATE

JANUARY 31, 2023

SHEET TITLE

PUD BULK DEVELOPMENT  
STANDARDS & LAND USE  
MATRIX

SHEET INFORMATION

Sheet Number: **3**

of: 6

PUD BULK STANDARDS								
USE	MAX BUILDING HEIGHT	MAX LOT COVERAGE	MINIMUM LOT WIDTH	LOT AREA	FRONT SETBACK	REAR SETBACK	INTERIOR SIDE SETBACK	STREET SIDE SETBACK
RESIDENTIAL:								
SINGLE FAMILY DETACHED RESIDENTIAL PRODUCT TYPES (ref. note 3)	PER UDC	PER UDC	PER UDC	PER UDC	PER UDC	PER UDC (ref. note 2)	5 FT.	PER UDC (ref. note 1)
STANDARD TOWNHOME	PER UDC	PER UDC	PER UDC	PER UDC	PER UDC	PER UDC	5 FT.	PER UDC (ref. note 1)
DUPLEX (SIDE-BY-SIDE)	PER UDC	PER UDC	PER UDC	PER UDC	PER UDC	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 BUFFERYARDS, LANDSCAPE TRACTS, AND/OR OPEN SPACE.
2. 10' REAR LOT SETBACK SHALL APPLY TO ANY RESIDENTIAL LOT THAT BACKS TO LANDSCAPE TRACTS AND/OR OPEN SPACE THAT HAVE 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

Land Use Matrix	
Future Land Use Map Category	Zoning - PUD (Planned Unit Development)
<b>Residential Use</b>	
<i>Single-Family Detached</i>	
Urban	Use-By-Right
Large Urban	Use-By-Right
General	Use-By-Right
Suburban	Use-By-Right
Large Suburban	Use-By-Right
Estate	Use-By-Right
Large Estate	Use-By-Right
Zero Lot Line	Use-By-Right
Duplex, Side-by-Side	Use-By-Right
Townhouse	Use-By-Right
<i>NOTE: Refer to Sheet 2 - Land Use Plan and planning area table for location of each permitted u</i>	

# LAKEVIEW

## Planned Unit Development Zoning Document

### IMPROVEMENTS

#### PUBLIC & PRIVATE PARKS

PUBLIC AND PRIVATE PARKS SHALL COMPLY WITH THE REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE.

#### OPEN SPACE

OPEN SPACE SHALL COMPLY WITH THE REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE.

#### TRAILS & SIDEWALKS

DETACHED SIDEWALKS ARE PLANNED FOR THIS COMMUNITY ALONG ALL STREETS. THIS WILL PROVIDE A ROBUST PEDESTRIAN NETWORK THROUGHOUT THE PROPERTY. IN ADDITION OFF-STREET TRAILS ARE ENVISIONED THROUGHOUT THE PLAN. THESE CAN BE A MIX OF CONCRETE AND SOFT SURFACE TRAILS WITH VARYING CHARACTER DEPENDING ON LOCATION WITHIN THE COMMUNITY. THESE WILL SERVE AS LINKS BETWEEN PARKS AND OPEN SPACES AS WELL AS CONNECTIONS FROM RESIDENTIAL AREAS.

#### BUFFER AREA ALONG BOYD LAKE NORTH FIRST ADDITION

A BUFFER THAT RANGES FROM 10'-44' ALONG THE COMMON BOUNDARY BETWEEN THE PROPOSED DEVELOPMENT AND BOYD LAKE NORTH FIRST ADDITION (AS MEASURED FROM THE COMMON PROPERTY BOUNDARY TO THE NEAREST BACK OF LOT LINE). WHILE THE PROPOSED USES ARE COMPLEMENTARY, THE BUFFER IS INTENDED TO SERVE AS A TRANSITION BETWEEN DEVELOPMENTS, WHICH MAY INCLUDE INFORMALLY GROUPED TREES AND NATIVE OR TRADITIONAL PLANT PALETTES, AND ALTERNATIVE PLANTINGS TO SERVE AS LANDSCAPE SCREENING.

#### SANITARY SEWER

THE PROPERTY IS LOCATED WITHIN THE SOUTH FORT COLLINS SANITATION DISTRICT SERVICE AREA. SEWAGE FROM THE SITE WILL BE COLLECTED ONSITE VIA PIPE NETWORKS AND ROUTED TO THE NORTH, CONNECTING TO THE "NORTH BOYD" LIFT STATION. THIS MAY INCLUDE UP-SIZING OF THE NORTH LIFT STATION AND ABANDONMENT OF THE SOUTH LIFT STATION, OR A NEW LIFT STATION AND ABANDONMENT OF BOTH EXISTING. SANITARY SEWER SIZES WILL BE DETERMINED AT THE TIME OF FINAL PLAN TO ENSURE THEIR CAPACITIES.

- EACH SINGLE FAMILY LOT WILL BE SERVED WITH A 4-INCH SEWER SERVICE
- EACH MULTIFAMILY BUILDING WILL BE SERVED WITH SEWER SERVICE, SIZE TO BE DETERMINED.

#### WATER SUPPLY

THE PROPERTY IS LOCATED IN THE FORT COLLINS-LOVELAND WATER DISTRICT SERVICE AREA. THERE IS AN EXISTING 8" PVC WATER MAIN UNDER VALLEY OAK DRIVE AS WELL AS A 10" PVC WATER MAIN UNDER BOYD LAKE AVENUE. ACCORDING TO FCLWD, BOTH LINES ARE AVAILABLE FOR USE WITH THIS DEVELOPMENT. WATER MAIN SIZES WILL BE DETERMINED AT THE TIME OF FINAL PLAN TO ENSURE THEIR CAPACITIES.

- EACH SINGLE FAMILY LOT WILL BE SERVICE WITH A 3/4" WATER METER.

#### FIRE PROTECTION

- FIRE PROTECTION IS PROVIDED BY LOVELAND FIRE RESCUE AUTHORITY. ALL FIRE CODE REQUIREMENTS WILL BE COMPLIED WITH FOR THE PROPOSED PROJECT.
- FIRE HYDRANTS WILL BE INSTALLED TO MEET CITY OF LOVELAND FIRE RESCUE AUTHORITY REQUIREMENTS.
- STREET SYSTEM WILL MEET LOVELAND FIRE RESCUE AUTHORITY ACCESS REQUIREMENTS INCLUDING SECONDARY EMERGENCY ACCESS.

#### ROADWAYS

- THE PROPERTY WILL BE DEVELOPED IN ACCORDANCE WITH THE LARIMER COUNTY URBAN AREA STREET STANDARDS AND WITH THE CITY OF LOVELAND ADEQUATE COMMUNITY FACILITY ORDINANCE.
- A TRAFFIC IMPACT STUDY ("TIS") WILL BE PROVIDED.
- THE DEVELOPMENT WILL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ADJACENT ROADWAYS TO THE ULTIMATE STANDARD STREET SECTION. BOYD LAKE AVENUE IS CURRENTLY BUILT AS A 4-LANE ARTERIAL IN ACCORDANCE WITH THE CITY OF LOVELAND MASTER STREETS PLAN.
- ALL INTERNAL STREETS WITHIN THE DEVELOPMENT WILL BE CLASSIFIED AS COLLECTOR STREETS, RESIDENTIAL LOCAL STREETS, RESIDENTIAL ALLEYS, OR PRIVATE DRIVES PER THE LARIMER COUNTY URBAN AREA STREET STANDARDS IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE TIS, TO BE SUBMITTED WITH ANY FUTURE DEVELOPMENT APPLICATIONS.
- THE PRELIMINARY LAND PLAN CALLS FOR COLLECTOR STREETS ON THE SITE. THESE COLLECTORS WILL CONNECT THE INTERNAL LOCAL STREET NETWORK WITH BOYD LAKE AVENUE TO THE EAST. IMPROVEMENTS TO BOYD LAKE AVENUE WILL BE MADE IN ACCORDANCE WITH A TRAFFIC IMPACT STUDY SPECIFIC TO THE DEVELOPMENT.

#### TRAFFIC CALMING

TRAFFIC CALMING MEASURES ALONG THE LOCAL STREETS COULD INCLUDE SPEED TABLES, RAISED CROSSWALKS WITH BULB-OUTS, ROAD CHOKERS, INTERSECTION BULB-OUT, AND MINI-ROUNDBOUT. TRAFFIC CALMING MEASURES WILL BE USED WHERE ROADS EXCEED THE PERMISSIBLE ROADWAY LENGTH WITHOUT A CHANGE IN DIRECTION AS DEFINED IN THE UDC.

#### DRAINAGE

- THE EXISTING SITE GENERALLY DRAINS FROM THE NORTHEAST TO THE SOUTHWEST, DISCHARGING DIRECTLY INTO BOYD LAKE. PER CITY STAFF COMMENTS, THE GREELEY-LOVELAND IRRIGATION COMPANY (GLIC) ALLOWS UP TO THE 100-yr HISTORIC STORMWATER RUNOFF RATE TO BE RELEASED INTO BOYD LAKE PER DOCUMENTED LETTER BY THE GLIC.
- A SITE SPECIFIC PRELIMINARY AND FINAL DRAINAGE AND EROSION CONTROL REPORT WILL BE PREPARED WITH CITY STORM DRAINAGE CRITERIA AND CONSTRUCTION STANDARDS. THIS REPORT WILL DETAIL ALL EXISTING AND PROPOSED DRAINAGE PATTERNS, PROPOSED INLET AND PIPE SIZING, WATER QUALITY AND DETENTION POND DESIGN, AND ALL EROSION CONTROL BMP'S.

#### SHALLOW UTILITIES

- ELECTRIC, CABLE, NATURAL GAS AND TELEPHONE UTILITIES EXIST ALONG SOME OF THE PERIMETER ROADS AROUND THE SITE. THESE WILL BE CONSIDERED WHILE PREPARING THE FINAL ENGINEERING GRADING AND UTILITY DESIGNS.



landscape architecture | planning | illustration

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Bathrud, CO 80513 | Web: TBGroup.us

SEAL

PROJECT TITLE

LAKEVIEW

Loveland, CO

PREPARED FOR

OWNER:

BOYD LAKE HOLDINGS, LLC.

212 E 4th Street  
Loveland, CO 80537

REVISIONS DATE

STAFF COMMENTS	DATE

# LAKEVIEW

## Planned Unit Development Zoning Document

### IMPROVEMENTS

#### FLOODPLAIN

- THE PROPERTY IS NOT IN A FLOODPLAIN ACCORDING TO THE FIRM (SEE FEMA FIRMETTE #08069C1200F).

#### ENVIRONMENTALLY SENSITIVE AREAS

A WETLANDS AREA IS LOCATED ALONG THE SOUTHERN PENINSULA. THE INTENT IS TO PRESERVE THIS AREA AS OPEN SPACE WITH A 50' BUFFER AREA FROM THE DELINEATED WETLANDS. TRAILS WILL BE USED TO CONNECT THIS FEATURE TO THE COMMUNITY AND OTHER OPEN SPACE AREAS.

- THE SHORELINE IS DIVIDED INTO TWO SEGMENTS BASED ON SIMILARITY OF FEATURES AND HABITAT VALUE:
  - ROCK ARMORED BANKS – THE ROCK ARMORED BANKS ARE VERY STEEP AND CONTAIN NO VEGETATION COVER FOR URBAN ADAPTED WILDLIFE SPECIES. THEREFORE, A BUFFER OF AT LEAST 35 FEET SHOULD APPLY FROM THE ORDINARY HIGH-WATER MARK OF BOYD LAKE (AT CAPACITY) TO PROTECT THIS LIMITED VALUE SHORELINE HABITAT, WHICH IS IN ACCORDANCE WITH THE BUFFER DISTANCES PRESENTED ON THE EXISTING PLAT.
  - VEGETATED BANKS – THE VEGETATED BANKS ALONG THE SOUTHERN PORTION OF THE PROPERTY ARE CURRENTLY DEGRADED BUT COULD PROVIDE VALUABLE COVER AND HABITAT FOR URBAN ADAPTED WILDLIFE SPECIES IF RESTORED. IN ADDITION, THIS AREA PROVIDES A CONNECTION BETWEEN THE WETLAND HABITATS AND BOYD LAKE. THEREFORE, A BUFFER OF 100 FEET SHOULD APPLY FROM THE ORDINARY HIGH-WATER MARK OF BOYD LAKE (AT CAPACITY) TO PROTECT THIS HIGHER VALUE SHORELINE HABITAT. ECOLOGICAL RESTORATION OF THE BUFFER AREA SHOULD BE CONSIDERED.
- THE DELINEATED WETLANDS WITHIN THE PROJECT AREA ARE LIKELY JURISDICTIONAL BECAUSE OF THE CONNECTIVITY TO BOYD LAKE. THESE SHOULD BE PROTECTED WITH A 50-FOOT BUFFER.
- THE INTENSITY OF NIGHT LIGHTING FROM PORTIONS OF THE PROPOSED DEVELOPMENT FACING THE BOYD LAKE OR THE WETLAND HABITATS SHOULD BE SHIELDED OR DIRECTED TO MINIMIZE THE INTRUSION OF ARTIFICIAL NIGHTTIME LIGHT INTO THESE AREAS. PLANTINGS OF NATIVE SHRUB AND TREES CAN SHIELD LIGHT AND PROVIDE VALUABLE HABITAT FOR NATIVE SPECIES.
- WITH THE PRESENCE OF HABITAT FOR MIGRATORY BIRDS AND RAPTORS, IT'S SUGGESTED THAT PRE-CLEARANCE SURVEY BE CONDUCTED IF GROUND-DISTURBING IS PLANNED DURING THE BREEDING AND NESTING SEASONS. SHOULD ACTIVE NESTS BE FOUND, THE COLORADO PARKS AND WILDLIFE BUFFER GUIDANCE SHOULD BE USED.
- TO THE EXTENT PRACTICABLE, THE MATURE TREE SUPPORTING THE POTENTIAL ACTIVE RAPTOR NEST ADJACENT TO THE WETLAND SHOULD NOT BE REMOVED.
- WITHIN THE 35' SETBACK IMMEDIATELY ADJACENT TO THE ROCK ARMORED BANKS, THE EXISTING LANDSCAPE MAY BE ENHANCED WITH GROUND COVER, LOW PROFILE VEGETATION, TRAILS AND SEATING. EXISTING TREES LOCATED WITHIN THIS BUFFER AREA WILL BE PRESERVED UNLESS THEY ARE IDENTIFIED AS HAZARDOUS.
- WITHIN THE 100' SETBACK ALONG THE VEGETATED BANKS, DEAD PLANT MATERIAL AND DEBRIS MAY BE REMOVED TO ENSURE A SAFE ENVIRONMENT. EXISTING TREES LOCATED WITHIN THIS BUFFER AREA WILL BE PRESERVED UNLESS THEY ARE IDENTIFIED AS HAZARDOUS.

SEAL

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10.09.23

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JANUARY 31, 2023

SHEET TITLE

PUBLIC &  
PRIVATE  
IMPROVEMENTS

SHEET INFORMATION

Sheet Number: **5**

of: **6**

**LAKEVIEW**

**Planned Unit Development Zoning Document**



landscape architecture | planning | illustration

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Boulder, CO 80513 | Web: TBGroup.us

SEAL

DESIGN STANDARDS & PROPOSED DEVIATIONS

**REAR YARD SETBACK**

UDC: SEVERAL REAR YARD SETBACKS ARE SPECIFIED PER RESIDENTIAL PRODUCT TYPE

PROPOSED: REAR YARD SETBACK ADJACENT TO OPEN SPACE AND BUFFERYARDS - MINIMUM WIDTH OF 10 FEET

JUSTIFICATION: WHERE LOTS BACK TO GREENBELTS AND/OR OPEN SPACE, SIGNIFICANTLY MORE UNBUILT AREA IS ACHIEVED WHICH CONTRIBUTES TO OPEN VIEWSHEDS AND AN AESTHETIC OF OPENNESS. IN ADDITION, THE COMMON AREAS PROVIDE THE REQUIRED SPACE FOR UTILITIES WITHOUT CREATING A LARGE EASEMENT ENCUMBRANCE WITHIN THE LOT LINE. RATHER THAN REQUEST A FULL VARIANCE TO THIS REQUIREMENT, WE ARE ONLY REQUESTING THE REDUCTION IN AREAS THAT MEET THE CRITERIA OF ADJACENCY TO GREENBELTS AND/OR OPEN SPACE.

**STREET SIDE SETBACK**

UDC: 15'

PROPOSED: STREET SIDE SETBACK ADJACENT TO OPEN SPACE AND BUFFERYARDS - 5 FOOT SETBACK.

JUSTIFICATION: THE INTENT OF THE STREET SIDE SETBACK IS TO CREATE OPEN AREAS AT CORNERS AS WELL AS ALLOW SUFFICIENT SPACE FOR UTILITIES. FOR THOSE LOTS ADJACENT TO COMMON AREA, OPEN AREAS ARE ALREADY ACHIEVED VIA BUFFERS. IN ADDITION, THESE COMMON AREAS PROVIDE THE REQUIRED SPACE FOR UTILITIES WITHOUT CREATING A LARGE EASEMENT ENCUMBRANCE WITHIN THE LOT LINE.

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Sheet Number: **6**

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