

LOVELAND HOMELESS SHELTER AND RESOURCE CENTER PLANNED UNIT DEVELOPMENT ZONING DOCUMENT

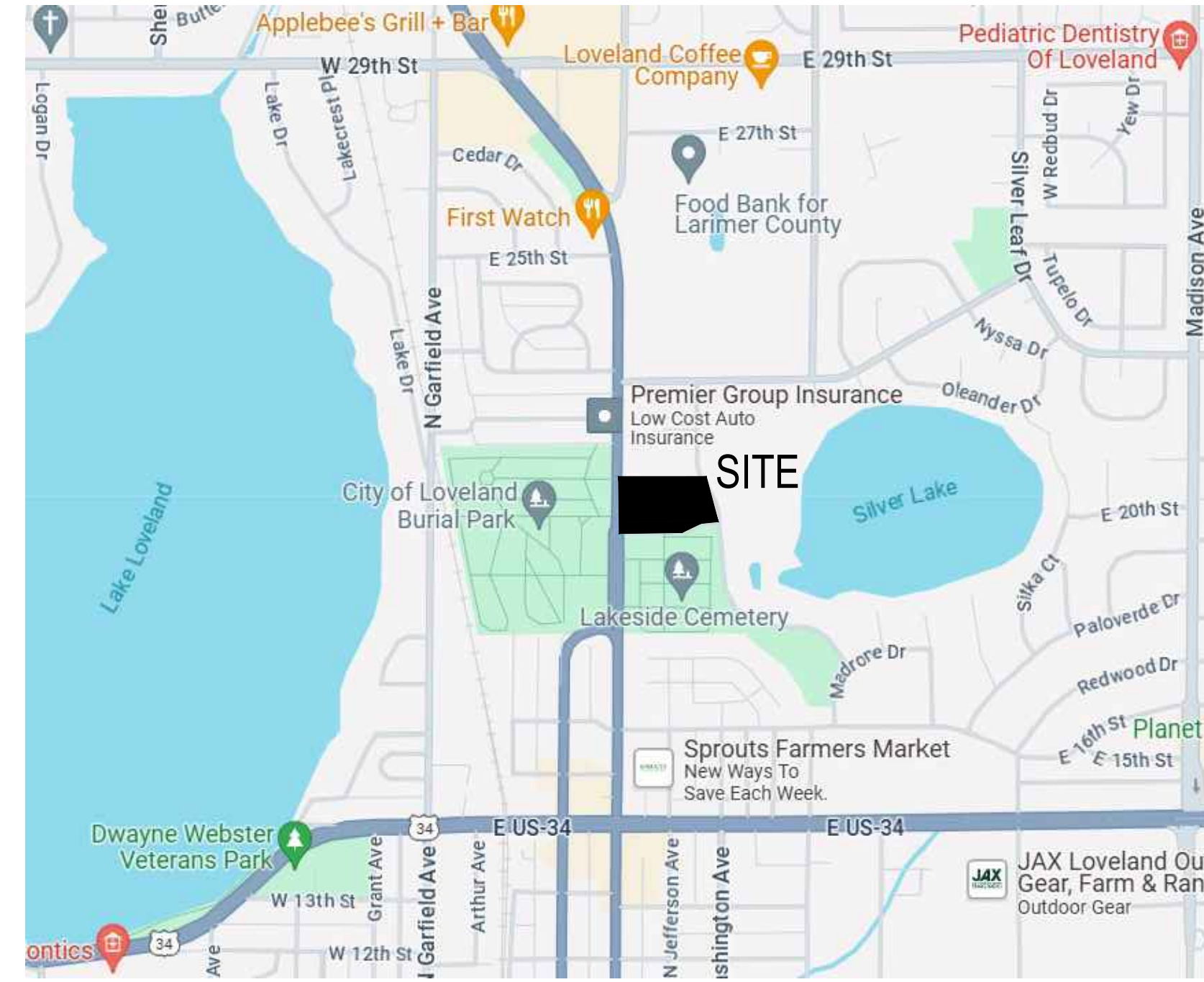
TRACT 3 STEPHENSON SUBDIVISION LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 12,
TOWNSHIP 5 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN LOCATED IN THE CITY OF LOVELAND,
COUNTY OF LARIMER, STATE OF COLORADO.

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LEGAL DESCRIPTION

TRACT 3 STEPHENSON SUBDIVISION LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 5 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN LOCATED IN THE CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO.



VICINITY MAP
NOT TO SCALE

PROPERTY OWNER

FIRST CHRISTIAN CHURCH
2000 NORTH LINCOLN AVE
LOVELAND, COLORADO 80538
970.667.1318

CONTACT: MICHAEL STEIN
MICHAEL@LOVEDESCIPILES.ORG

APPLICANT / OPERATOR

HOMEWARD ALLIANCE
242 CONIFER STREET
FORT COLLINS, COLORADO 80524
970.492.5935

CONTACT: LEAH JOHNSON
LEAH.EJ@GMAIL.COM

SITE PLANNING

BHA DESIGN INC.
111 S MELDRUM STREET, SUITE 110
FORT COLLINS, COLORADO 80521
970.223.7577

CONTACT: ANGELA MILEWSKI
AMILEWSKI@BHADDESIGN.COM

ARCHITECT

SHOPWORKS ARCHITECTURE
301 W. 45TH AVE
DENVER, CO 80216
720.681.6414

CONTACT: RIEKO ISHINATA
RIEKO@SHOPWORKSARC.COM

LAND USE STATISTICS

PUD SITE AREA:	± 4.21 AC
EXISTING ZONING:	SPLIT ZONING ON EXISTING LOT: B-BUSINESS AND R1e-ESTABLISHED LOW DENSITY RESIDENTIAL
PROPOSED ZONING:	PUD, PLANNED UNIT DEVELOPMENT
NON-RESIDENTIAL FAR:	0.17 MAXIMUM
RESIDENTIAL DENSITY:	N/A

APPROVAL SIGNATURES

THIS ZONING DOCUMENT WAS APPROVED BY THE LOVELAND CITY COUNCIL ON _____
BY ORDINANCE # _____ AND IS SUBJECT TO THE
CONDITIONS LISTED THEREIN.

VERIFIED BY: _____

CURRENT PLANNING MANAGER _____ DATE _____

OWNER'S CERTIFICATE

KNOW ALL PERSONS BY THESE PRESENTS THAT:

_____ being all the lawful record owner of the property shown on this Planned Unit Development, except any existing public streets, roads, or highways, do hereby certify that I/we accept the conditions and restrictions set forth on said plan and in the conditions of approval by the City of Loveland in Ordinance # _____, and that I/we consent to the recordation of any information pertaining thereto.

OWNER NAME & TITLE _____

STATE OF _____)

) ss.

COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 20____ by _____

Witness my hand and official seal.

My commission expires: _____

Notary Public _____



111 S Meldrum Street, Suite 110
Fort Collins, CO 80521
p. (970) 223-7577
www.bhadesign.com

Landscape Architecture
Urban Design
Master Planning

△	Revision:	Date:

Project: LOVELAND HOMELESS SHELTER AND RESOURCE CENTER

Client: HOMEWARD ALLIANCE
242 CONIFER STREET
FORT COLLINS, COLORADO 80524

LOVELAND HOMELESS SHELTER
COVER SHEET
PLANNED UNIT DEVELOPMENT

Project Number: _____
Date: 06.27.2024
Produced by: AKM

Sheet Number:
S1

LOVELAND HOMELESS SHELTER AND RESOURCE CENTER PLANNED UNIT DEVELOPMENT ZONING DOCUMENT

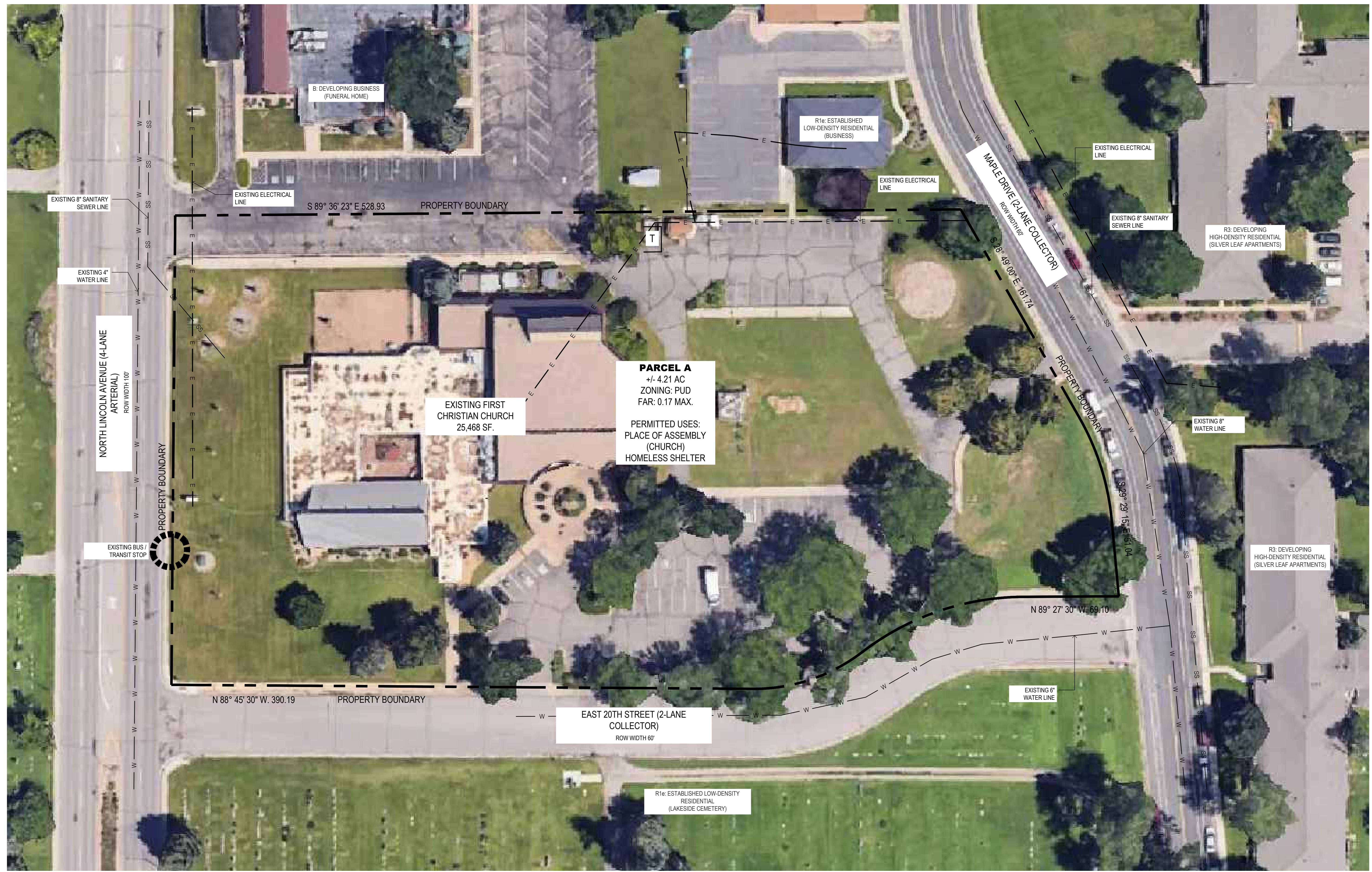
LEGEND
 PROPERTY BOUNDARY



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Revision:	Date:



PARCEL A
 +/- 4.21 AC
 ZONING: PUD
 FAR: 0.17 MAX.
 PERMITTED USES:
 PLACE OF ASSEMBLY (CHURCH)
 HOMELESS SHELTER

EXISTING FIRST
 CHRISTIAN CHURCH
 25,468 SF.

NORTH LINCOLN AVENUE (4-LANE
 ARTERIAL)
 ROW WIDTH 100'

EAST 20TH STREET (2-LANE
 COLLECTOR)
 ROW WIDTH 60'

MAPLE DRIVE (2-LANE COLLECTOR)
 ROW WIDTH 60'

R3: DEVELOPING
 HIGH-DENSITY RESIDENTIAL
 (SILVER LEAF APARTMENTS)

R3: DEVELOPING
 HIGH-DENSITY RESIDENTIAL
 (SILVER LEAF APARTMENTS)

R1e: ESTABLISHED LOW-DENSITY
 RESIDENTIAL
 (LAKESIDE CEMETERY)

B: DEVELOPING BUSINESS
 (FUNERAL HOME)

R1e: ESTABLISHED
 LOW-DENSITY RESIDENTIAL
 (BUSINESS)

EXISTING ELECTRICAL
 LINE

EXISTING ELECTRICAL
 LINE

EXISTING 8" SANITARY
 SEWER LINE

EXISTING 8" SANITARY
 SEWER LINE

EXISTING ELECTRICAL
 LINE

EXISTING 4"
 WATER LINE

EXISTING BUS /
 TRANSIT STOP

EXISTING 8"
 WATER LINE

EXISTING 6"
 WATER LINE

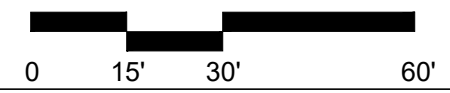
N 88° 45' 30" W. 390.19

S 89° 36' 23" E 528.93

S 88° 49' 00" E 161.74

S 29° 29' 15" E 51.04

N 89° 27' 30" W. 69.10



Project:
**LOVELAND HOMELESS SHELTER
 AND RESOURCE CENTER**

Client:
HOMeward ALLIANCE
 242 CONIFER STREET
 FORT COLLINS, COLORADO 80524

**LOVELAND HOMELESS SHELTER
 LAND USE PLAN
 PLANNED UNIT DEVELOPMENT**

Project Number:
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Sheet Number:
S2

Pdf Date: 06/25/2024 7:07 PM. Plotted By: Angela Mikewell
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LOVELAND HOMELESS SHELTER AND RESOURCE CENTER PLANNED UNIT DEVELOPMENT ZONING DOCUMENT



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BULK STANDARDS

BUILDING TYPES	NON-RESIDENTIAL
BUILDING HEIGHT	EXISTING BUILDING TO REMAIN IS 53' HT NEW STRUCTURES SHALL COMPLY WITH UDC BUILDING STANDARDS FOR B-BUSINESS ZONE REQUIREMENTS - 40' MAX HT
MINIMUM SETBACKS	NEW STRUCTURES SHALL COMPLY WITH UDC SETBACKS STANDARDS FOR B-BUSINESS ZONE
PARKING	PARKING IS EXISTING, NO NET NEW PARKING IS ANTICIPATED

LAND USE SCHEDULE

PERMITTED LAND USES	USE TYPE	USE STANDARDS
PLACE OF ASSEMBLY (I.E. CHURCH)	USE BY RIGHT	THIS USE SHALL COMPLY WITH THE STANDARDS ESTABLISHED IN THE UDC.
HOMELESS SHELTER	USE BY RIGHT	<ol style="list-style-type: none"> FACILITY SHALL BE OPERATED BY A GOVERNMENTAL ENTITY OR A FEDERALLY RECOGNIZED TAX-EXEMPT ORGANIZATION. NO FACILITY SHALL BE OPEN FOR USE BY CLIENTS UNLESS THERE IS A REPRESENTATIVE OF THE FACILITY ON-SITE TO SUPERVISE AND OVERSEE THE CLIENTS. THERE SHALL BE A FENCE, WALL, OR OTHER OPAQUE BARRIER THAT IS A MINIMUM OF 6 FEET IN HEIGHT BETWEEN THE FACILITY AND ANY ADJACENT RESIDENTIAL USE.

NOTES:

- USE STANDARDS SHALL COMPLY WITH THE UDC STANDARDS FOR B-BUSINESS ZONE.
- ANY USES NOT LISTED AS PERMITTED ARE PROHIBITED.

PUBLIC & PRIVATE IMPROVEMENTS

OVERALL - THE SITE IS THE HOME OF THE FIRST CHRISTIAN CHURCH. EXISTING ROADS AND UTILITIES SERVING THE SITE AND BUILDING ARE ANTICIPATED TO REMAIN IN PLACE AND BE MODIFIED TO SUPPORT THE SITE AND ITS USES AS REQUIRED.

SANITARY SEWER

- THE PROPERTY IS LOCATED WITHIN THE CITY OF LOVELAND'S WASTEWATER SERVICE AREA. EXISTING WASTEWATER INCLUDES AN 8" SS MAIN IN NORTH LINCOLN AVENUE AND EXISTING 8" SS MAIN IN MAPLE DRIVE. THE EXISTING BUILDING HAS A 4" WASTEWATER SERVICE CONNECTED TO A MANHOLE ON THE 8" MAIN IN NORTH LINCOLN AVENUE. PROPOSED CHANGES TO THE BUILDING WILL BE ASSESSED AT THE TIME OF SITE DEVELOPMENT PLAN AND MODIFICATIONS TO THE WASTEWATER SERVICE WILL BE REVIEWED BY THE CITY OF LOVELAND FOR APPROVAL.

WATER SUPPLY

- THE PROPERTY IS LOCATED WITHIN THE CITY OF LOVELAND'S WATER SERVICE AREA. EXISTING WATER INCLUDES A 4" WATER MAIN IN NORTH LINCOLN AVENUE, EXISTING 6" WATER MAIN IN E 20TH STREET, AND EXISTING 8" WATER MAIN IN MAPLE DRIVE. THE EXISTING BUILDING HAS A 1.5" SERVICE CONNECTED TO THE MAIN IN NORTH LINCOLN AVENUE. PROPOSED CHANGES TO THE BUILDING WILL BE ASSESSED AT THE TIME OF SITE DEVELOPMENT PLAN AND MODIFICATIONS TO THE WATER SERVICE OR FIRE FLOWS WILL BE SIZED BASED ON A WATER METER JUSTIFICATION LETTER IF APPROPRIATE AND REVIEWED BY THE CITY OF LOVELAND FOR APPROVAL.

FIRE PROTECTION

- FIRE PROTECTION IS PROVIDED BY LOVELAND FIRE RESCUE AUTHORITY. ALL FIRE CODE REQUIREMENTS WILL BE COMPLIED WITH FOR THE PROPOSED PROJECT.
- TWO FIRE HYDRANTS EXIST WITHIN THE SITE. ANY NEW FIRE HYDRANTS REQUIRED AT TIME OF SITE DEVELOPMENT PLAN SHALL BE INSTALLED TO MEET CITY OF LOVELAND FIRE RESCUE AUTHORITY REQUIREMENTS AND CITY OF LOVELAND WATER STANDARDS.
- SITE ACCESS WILL MEET LOVELAND FIRE RESCUE AUTHORITY ACCESS REQUIREMENTS INCLUDING SECONDARY EMERGENCY ACCESS.

ROADWAYS

- PUBLIC ROADWAYS EXISTING ALONG THE PROPERTY PERIMETER INCLUDING NORTH LINCOLN AVENUE, EAST 20TH STREET, AND MAPLE DRIVE.
- 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 AND AS MODIFIED WITH THIS PUD.
- A TRAFFIC IMPACT STUDY HAS BEEN PROVIDED AS PART OF THIS PUD.

DRAINAGE

- THE EXISTING SITE GENERALLY DRAINS FROM THE NORTHWEST TO THE SOUTHEAST TO AN EXISTING DETENTION BASIN NEAR THE SOUTHEAST CORNER OF THE SITE. NO ADDITIONAL IMPERVIOUS SURFACE IS ENVISIONED TO BE NEEDED WITH THE PROPOSED LAND USES.

LOVELAND POWER AND COMMUNICATIONS

- EXISTING DRY UTILITY LINES SERVICE THE SITE AND BUILDING. PROPOSED CHANGES TO THE BUILDING WILL BE ASSESSED AT THE TIME OF SITE DEVELOPMENT PLAN AND MODIFICATIONS TO POWER SERVICE OR TRANSFORMERS WILL BE IDENTIFIED TO ENSURE COMPLIANCE WITH CITY STANDARDS.

FLOODPLAIN

- THE PROPERTY IS NOT IN A FEMA FLOODPLAIN ACCORDING TO THE FIRM (FLOOD INSURANCE RATE MAP).

DESIGN STANDARDS

THE EXISTING CHURCH IS PLANNED TO BE RENOVATED AND REPURPOSED TO ACCOMMODATE PLANNED NEW USES. RENOVATIONS AND ALL NEW AND ACCESSORY STRUCTURES WOULD BE COMPATIBLE WITH THE CHARACTER OF THE EXISTING BUILDINGS AND SITE.



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AND RESOURCE CENTER

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LOVELAND HOMELESS SHELTER
USE, SITE AND BUILDING STANDARDS
PLANNED UNIT DEVELOPMENT

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S3

