

Neighborhood Notice and Comment Letter

Date: **August 16, 2024**

Dear Property Owner:

The City of Loveland Current Planning Division is reviewing a Sketch Plat (see attached) application for property known as the Sugar Creek First, Second, Third, and Fourth Additions in proximity to your neighborhood. The intent of this notice is to provide surrounding property owners with a layout of the proposed subdivision that illustrates the lotting of future home sites, road/trail networks, open space areas, and all associated preliminary public improvements. References to applicable Loveland Municipal Code sections are cited throughout this letter to help guide and provide further insight regarding the Sketch Plat process (i.e. Unified Development Code (UDC) - <https://www.lovgov.org/services/development-services/current-planning/municipal-code>).

The purpose of the Sketch Plat application is to establish the basis for any future approvals of one or more Final Plat applications that would take place before any lots are legally platted and recorded (UDC 18.17.13.01.E).

Prior to any approval of the Sketch Plat application, the Director of Development Services will determine whether the proposed subdivision will have adverse impacts on the neighborhood (UDC 18.17.13.01.G). This determination will be made based on any public comments received (see comment period below) regarding the Sketch Plat's compliance with applicable portions of the Loveland Municipal Code and by analyzing this Sketch Plat for conformance with the Zoning Document approved by City Council in March 2024. **Additional project information is available on the City's Current Planning website at www.cityofloveland.org/CDA . You can also find project information at <https://www.sugarcreekl Loveland.com/>**

Comments regarding the Sketch Plat can be submitted to the Current Planning Division at eplan-planning@cityofloveland.org or in writing during the comment period specified below. Please note, an immediate response will not be provided directly to those with input. Rather, the Current Planning Division will collect all input during the comment period and prepare a collective response to those who provided an email address.

Application Information

Application:	Sketch Plat
Project Case Number:	PZ# 23-00139
Project Name:	Sugar Creek First Subdivision
Applicant Name:	Russell Baker, Black Timber Land Company

Project Description

Summary of Proposed Development:	This proposal is for a sketch plat for a residential subdivision subject to the approved Sugar Creek Zoning Document. This site will allow a mix of residential product types, including single family detached, duplex, townhomes, general multifamily, and commercial with a maximum density 6.5 du/ac and 1,110 units.
General Location:	This site is located south of CR 30 (71 st Street) and east of HWY 287. See the attached vicinity map.
Existing Zoning:	Sugar Creek Planned Unit Development (PUD)
Legal Description:	BEING A SUBDIVISION OF A PORTION OF SUGAR CREEK FIRST, SECOND, THIRD, AND FOURTH ADDITIONS TO THE CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO SITUATE WITHIN THE WEST HALF OF SECTION TWENTY-FIVE (25), TOWNSHIP SIX NORTH (T.6N.), RANGE SIXTY-NINE WEST (R.69W.) OF THE SIXTH PRINCIPAL MERIDIAN (6TH P.M.)

Comment Period and Review

Deadline for Public Comment:	August 26, 2024
Comment Submittal:	All comments must be submitted via email to: eplan-planning@cityofloveland.org or Via mail or hand delivery to: Development Services Department Current Planning Division 410 E. 5 th Street Loveland, CO 80537
Earliest Date for Administration Decision:	August 29, 2024
Comment Review:	The City's review of the subdivision plat is based on a determination of compliance with the City's Unified Development Code (Title 18 of the Loveland Municipal Code), Larimer County Urban Area Street Standards, and other adopted plans by the City. In reviewing comments received by the neighborhood, the Director can only consider comments pertinent to the evaluation of whether the application complies with the requirements of the Code.

Neighborhood Meeting and Appeal

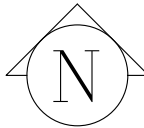
Neighborhood Meeting	A neighborhood meeting is not required with the Sketch Plat application. However, if the Director of Development Services
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	determines that the proposed subdivision will have adverse impacts on the neighborhood and that a neighborhood meeting is warranted based on review of the pertinent neighborhood comments received, additional noticing will follow as to the date, time, and location of any neighborhood meeting.
Sketch Plat Decision and Appeal Process	A decision regarding the Sketch Plat application is made by the Director of Development Services. Such decision is final and may not be appealed, absent any neighborhood meeting. If a neighborhood meeting is required, the right to appeal a Director decision is specified in Division 18.14.05, Appeals, of the Unified Development Code.

If you have questions regarding the City process, please contact **Troy Bliss**, Troy.Bliss@cityofloveland.org, **970-962-2579**. **Comments should be submitted to** eplan-planning@cityofloveland.org.

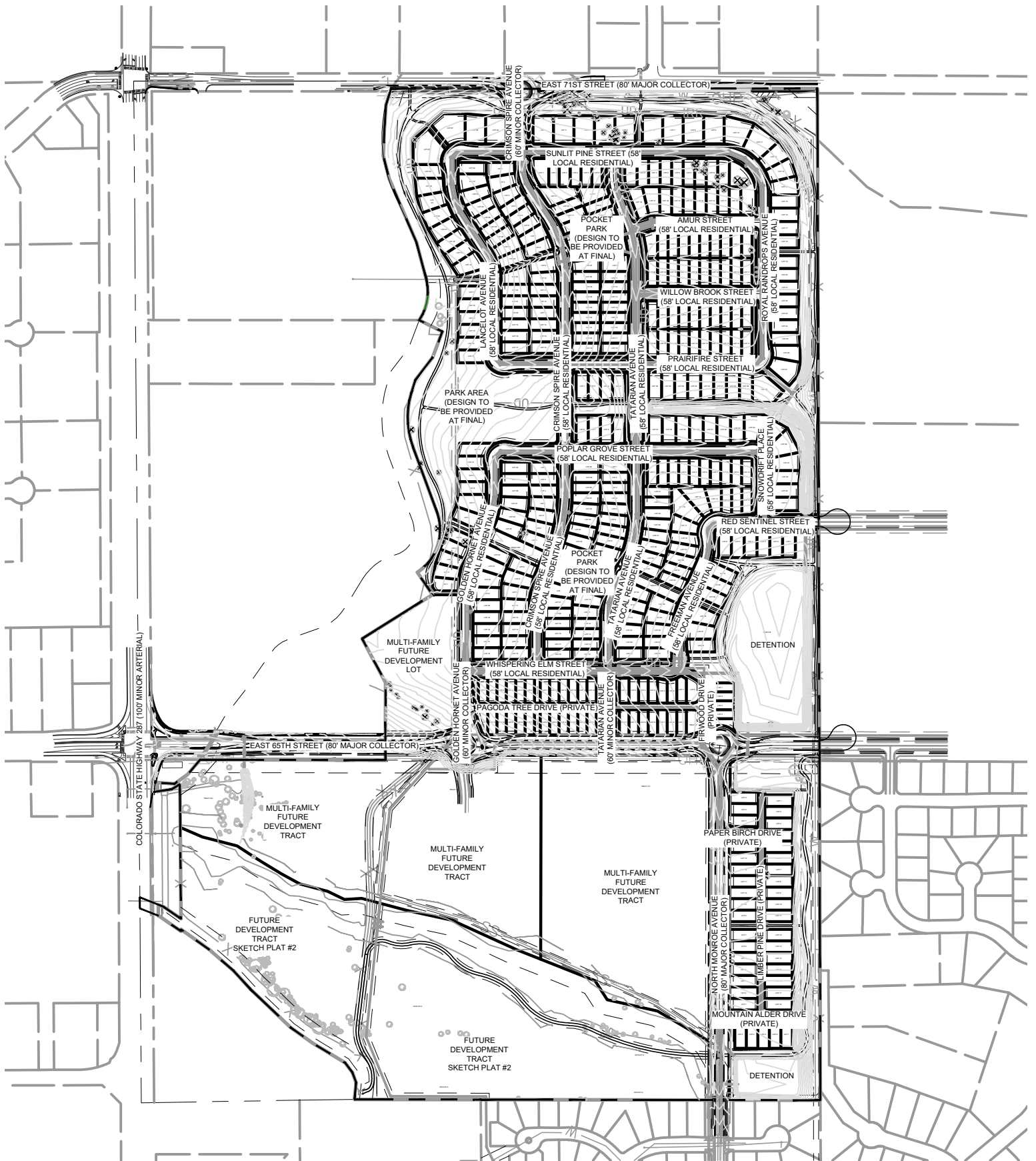
Sincerely,

Kristin Turner
Planner
TB Group



VICINITY MAP

1" = 3000'



SUGAR CREEK

SKETCH PLAT

