

Farro First Addition Annexation & Zoning Assessment September 12, 2023

The property will be annexed and zoned Planned Unit Development (PUD). The approximately 61-acre site is located west of North County Road 13 and north of the future extension of East 65th Street. The site is adjacent to unincorporated Larimer County property to the north, east and the south. The property to the west is currently being annexed into the City of Loveland. An amendment to the Comprehensive Plan has been submitted in conjunction with this application. The proposed project is consistent with the proposed Comprehensive Plan Amendment, which designates this property as Medium Density Residential (MDR).

The existing Comprehensive Plan calls for Estate Residential (ER) for this property. A requested modification to the Comprehensive Plan and the proposed annexation and zoning are based on changes over the last decade that have modified the character of this area, and to maintain conformance with the goals as specified in the Comprehensive Plan.

A. Consistency with the Comprehensive Plan

- The Land Use Map of The Comprehensive Plan designates this property as Estate Residential (ER). Due to the type of surrounding development in this area in the recent past, an amendment to the comprehensive plan has been provided as part of this application to reclassify this area as Medium Density Residential (MDR). A mix of densities is envisioned for this area with the lowest densities around the perimeter of the site and higher densities more centrally located.
- *Comprehensive Plan Element: Create a Safe and Healthy Built Environment/ Policy 1. Create convenient, safe, and diverse physical activity opportunities for residents of all ages, abilities, and income levels.*
Park space, trail connections and open space areas will provide various recreational options for the community as well as strong connections within the subdivision and to adjacent developments. The development will support vehicular, pedestrian and bicycle movement through the site and is intended to be pedestrian oriented with detached walks and tree lawns. The proposed trail system will promote moving pedestrians and bicycles off adjacent roads and internal to the development resulting in safer areas for both transportation and physical activity. The project will continue the planned regional trail along the 65th Street frontage.
- *Comprehensive Plan Element: Celebrate our Natural Assets in an Urban Setting/ Policy 1. Protect sensitive natural areas and wildlife habitat from development impacts.*
This site includes the Beebe Irrigation Lateral. This area, along with its buffers will help to protect the natural features of the site, to allow the area to continue serve as a wildlife corridor and to serve as a connection to adjacent open space areas.

- *Comprehensive Plan Element: Celebrate our Natural Assets in an Urban Setting/ Policy 4. Protect and maintain environmental resources and quality.*
This development will implement stormwater best management practices (BMPs), create an urban canopy along streetscapes and promote landscape practices that conserve water, reduce pesticide and fertilizer application, and restore biodiversity. This development plan also seeks to utilize non-potable irrigation water through existing conveyances (Louden Ditch) where feasible, reducing the impact on the need for treated water.
- *Comprehensive Plan Element: Create a Connected and Accessible Community/ Policy 1. Plan a safe, efficient, coordinated, and convenient multimodal transportation system.*
Land uses and transportation infrastructure will be well integrated. All roads will be designed to meet the appropriate level of service for the community. This development will play an integral role in the development of 65th Street, making progress towards the long-term goal of an ultimate extension to CR 11C.
- *Comprehensive Plan Element: Create a Connected and Accessible Community/ Policy 2. Provide infrastructure to make walking and bicycling convenient and viable for all types of trips and for all ages, abilities, and income levels.*
Bicycle and pedestrian movements will be planned into the design of this community with a focus on pedestrian-oriented development, strong connections both within the community and to adjacent developments and providing options for both hard and soft surface trails.
- *Comprehensive Plan Element: Create a Connected and Accessible Community/ Policy 4. Establish and maintain convenient connections between neighborhoods and to local destinations.*
Street, sidewalk, and trail locations are planned to allow for connections to existing, adjacent development. The development intends to highlight the regional North Trail, creating an opportunity for more Loveland residents to utilize the amenity.

B. Impact on Existing Residents

- It is anticipated that there would be the usual impact on public facilities and services including fire, police, water, sanitation, roadways, parks, schools, and transit as with any new development but no impact above the usual is anticipated.
- Impacts from new development are mitigated via infrastructure improvements and impact fees. They are further mitigated via the development of additional public amenities.

C. Impact on School District

- Any impacts to the school district, as the result of the development of this property, will be mitigated via fees in lieu of site dedication.

D. Intergovernmental Agreement

- There are no known intergovernmental agreements associated with this property that would impact the Farro First Addition annexation.

E. Compliance with City Street Standards

- 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 is provided.
- The development will be responsible for the design and construction of adjacent roadways to meet the level of service determined to be required by the traffic study.
- All internal streets within the development will be classified as residential local streets unless a different classification is deemed necessary by the traffic impact study.

The preliminary land plan calls for the extension of East 65th Street, a Major Collector roadway. This collector road will connect the internal local street network with Highway 287 to the west and ultimately provide the ability for a future connection to N CR 11C as various properties along that corridor develop. Turn lanes for the collector roads will be provided based on the recommendations of the Traffic Impact Study.

F. Water Rights

- The Farro First Addition annexation will comply with the water rights requirements of Title 19, Loveland Municipal Code.

G. Best Interest of Citizens

- The annexation of the Farro First Addition property is in the best interest of the citizens of Loveland. The annexation is within the Loveland growth management area and directly adjacent to existing development. This development would result in a logical extension of utilities and services in a section of Loveland that is actively growing. The development of this property will allow for the extension of collector roadways, the addition of park and open space areas to the community and the extension of roadside and open space trail connections.