

Farro First Addition Amended Comprehensive Plan Justification 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.

The proposed amendment to the comprehensive plan will allow for a development of the site which will include a mix of housing types, a broad range in density, as well as open space, trails and park areas.

The requested modifications to the Comprehensive Plan are proposed for the following reasons:

1. To meet the goals as stated in the comprehensive plan for this area.
2. Land use changes over the last decade have changed the character of this area.
3. To meet the goals of the Highway 287 Strategic Plan for this area.

Comprehensive Plan Goals

The comprehensive plan specifies several specific goals for development in this area of Loveland. Per the current plan, the Regional Activity Center (RAC) is designated for regional commercial, employment, and high-density housing. Existing development along HWY 287 consists of commercial and employment uses but high-density development in this area is currently missing. Residential development is identified as a key component in the support and long-term success of commercial development. The existing plan specifies the need to foster the activity of the existing commercial development, specifically around the 65th Street area, with residential development. This site is recognized in the plan as an area of ‘opportunity to revitalize our corridors and gateways and an area identified to ‘develop new mixed-use and mixed-density neighborhoods’. This is aligned with the *Integration of Housing in Commercial and Employment Centers*.

With the development of higher density residential in this area, another element (*Create a Connected and Accessible Community*) can be achieved. Land uses and transportation infrastructure will be well integrated between the various uses. Street, sidewalk, and trail locations will allow for convenient connections between neighborhoods and to local destinations.

Highway 287 Strategic Plan Goals

This property is located within Zone 1 of the Highway 287 Strategic Plan. This area is designated as an 'important future growth area' and 'an enhanced gateway for Loveland'. The plan identifies a 'shortage of quality, market-rate, multifamily housing' within the study area and commercial development that does 'not have sufficient local housing to support their business'. The strategic plan recommends encouraging mixed use and residential development within this zone to support existing retail districts.

The proposed changes to the comprehensive plan are aligned with the Highway 287 Strategic Plan recommendations. Some residential development has always been envisioned for this area but the adjustment from Estate Residential (ER) to Medium Density Residential (MDR) will create the ability to provide a mix of housing types, to increase density strategically, and to meet the goals of multiple City plans.

Land Use Changes

The site is currently depicted as ER- Estate Residential. Medium Density Residential (MDR) is proposed with the comp plan amendment. The primary reason that MDR was identified for this area was the proximity to the growth management boundary and to align with The Plan for the Region Between Fort Collins and Loveland. This plan was created over 20 years ago and makes specific mention to considering future uses and character for the entire region. While the intent of the plan still needs to be achieved, this can be done using multiple techniques specific to sub-area 11, including but not limited to, preserving view corridors, buffering along perimeters, and development of perimeter streets with a rural character, while focusing higher density development away from the edges and internal to the site.

In addition, a comprehensive plan map identifies this area as a "Suggested Future Land Use Change" and designates this property as Medium Density Residential.

A Low Density Residential (LDR) buffer is proposed around the perimeter of the site to be consistent with the goals of The Plan for the Region Between Fort Collins and Loveland with Medium Density Residential (MDR) is proposed internal to the site. The proposed changes will support a mix of product types and density which in turn, encourages development that attracts a mix of age and income demographics, while also supporting nearby commercial development.