PLANNED UNIT DEVELOPMENT ZONING DOCUMENT (BEING A MAJOR AMENDMENT OF THE CROSSROADS PUD)

CROSSROADS ADDITION, SITUATE IN SECTIONS 28.27.34 AND 35, TOWNSHIP 8 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LOVELAND, COUNTY OF LARMER, STATE OF COLORADO

LEGAL DESCRIPTION

EXHIBIT A

A TRACT OF LAND SITUATE IN A PORTION OF SECTIONS 26, 27, 34, AND 35, TOWNSHIP 6 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO, BEING DESCRIBED AS FOLLOWS.

BASIS OF BEARING: THE NORTH LINE OF THE NORTHWEST ONE QUARTER OF SECTION 35 BEING MONUMENTED AT THE WEST END BY AN ALUMINUM CAP STAMPED '13.1662" IN A RANGE BOX AND ATTHE EAST END BY AN ALUMINUM CAP STAMPED "LS 5007" IN A RANGE BOX IS ASSUMED TO BEAR N89°47'43"E.

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 35; DIENCE NA*12.26°W A DISTANCE OF 28.29 FEET TO THE FOINT OF BEGINNING, HUNCE NO.89*12.26°W A DISTANCE OF 28.29 FEET TO THE FOINT OF BEGINNING, HUNCE NO.89*12.26°W A DISTANCE OF 25.00.27 FEET TO A FORN TO SAID AND THE SECTION OF THE SECTION SECTION OF THE SECTION OF T

BEING A POINT ON CURVE; THENCE ON SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES:

- ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 69°23'17", A
 RADIUS OF INSLAS FEET, A DISTANCE OF 12.85 FEET, THE CHORD OF WHICH
 BEARS IS 25°35 FE ADISTANCE OF 12.85 FEET TO A CURVE TO SPRIAL PLOTT;

 ON A SPIRAL CURVE THE CHORDOF WHICH BEARS S15°40°27E A DISTANCE OF
 26.139 FEET TO A SPIRAL TO TANGEST FOINT;

 S11°25'08'E A DISTANCE OF 10% GO FEET OTHE SOUTH LINE OF THAT PARCEL
 DISCASEED AT RECEPTION AND MEDRE 4099100597;

THENCE S89'49'26"W ON SAID SOUTH LINE AND THE EXTENSION THEREOF A DISTANCE OF 2535.70 FEET TO THE WEST RIGHT OF WAY LINE OF LARIMER COUNTY ROOD NUMBER IT AS DESCRIBED IN SAID BOOK R AT PAGE 138. THENCE N00°12'35"W ON SAID WEST RIGHT OF WAY LINE A DISTANCE OF 1341.50 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 74.001 ACRES (3,223,485 SQUARE FEET).

LAND USE STATISTICS

UD GROSS SITE AREA:	± 74.0 AC
ARCEL A	± 16.2 AC
ARCEL B	± 6.3 AC
ARCEL C	± 16.2 AC
ARCEL D	± 26.6 AC
ET ACREAGE	± 65.3 AC
EDICATED ROW*	± 8.7 AC
DOGG ADDEADE	4 74 0 AC

*INCLUDES NITART AVE. W 57TH ST AND NI DUFFIELD AVE.

EXISTING ZONING:

0.1 MAX. 5 DUIAC MAX AND 373 UNITS (DENSITY AND UNIT COUNT BASED ON GROSS ACREAGE)

OWNER/APPLICANT

OWNER: LOVELAND HOUSING AUTHORITY 375 W 37TH STREET #200 LOVELAND, COLORADO 80538

CONTACT: ERIC HULL EHULL@LOVELANDHOUSING.ORG

LANDSCAPE ARCHITECT

BHA DESIGN INC. 111 S MELDRUM STREET, SUITE 110 FORT COLLINS, COLORADO 80521 970,223,7577

CONTACT: ANGELA MILEWSKI AMILEWSKI@BHADESIGN.COM

CIVIL ENGINEERING/SURVEYOR

GALLOWAY & COMPANY 5265 ROMALD REAGAN BLVD, SUITE 210 JOHNSTOWN, COLORADO 80534 970.800.3300

SHEET INDEX

SHEET 1 COVER SHEET SHEET 2 LAND USE PLAN LAND USE SCHEDULE, & DESIGN STANDARDS SHEET 4 PUBLIC & PRIVATE IMPROVEMENTS SHEET 5 STREET CROSS SECTIONS SHEET 6 PROPOSED DEVIATIONS

VICINITY MAP

APPROVAL SIGNATURES

THIS ZONING DOCUMENT WAS APPROVED BY THE LOVELAND CITY COUNCIL ON INSERT DATE OF ZND READING) 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, mosts, or highways, co hereby certly that the except the conditions and restrictions set fixth on said plan and in the conditions of approval by the City of Lorenta in Curionnes 2 and that [Ive consent to the recordation of any information pertaining thereio.

OWNER NAME & TITLE COUNTY OF

The forgoing instrument was acknowledged before me this ___

Witness my hand and official seal.

CONDITIONS OF APPROVAL

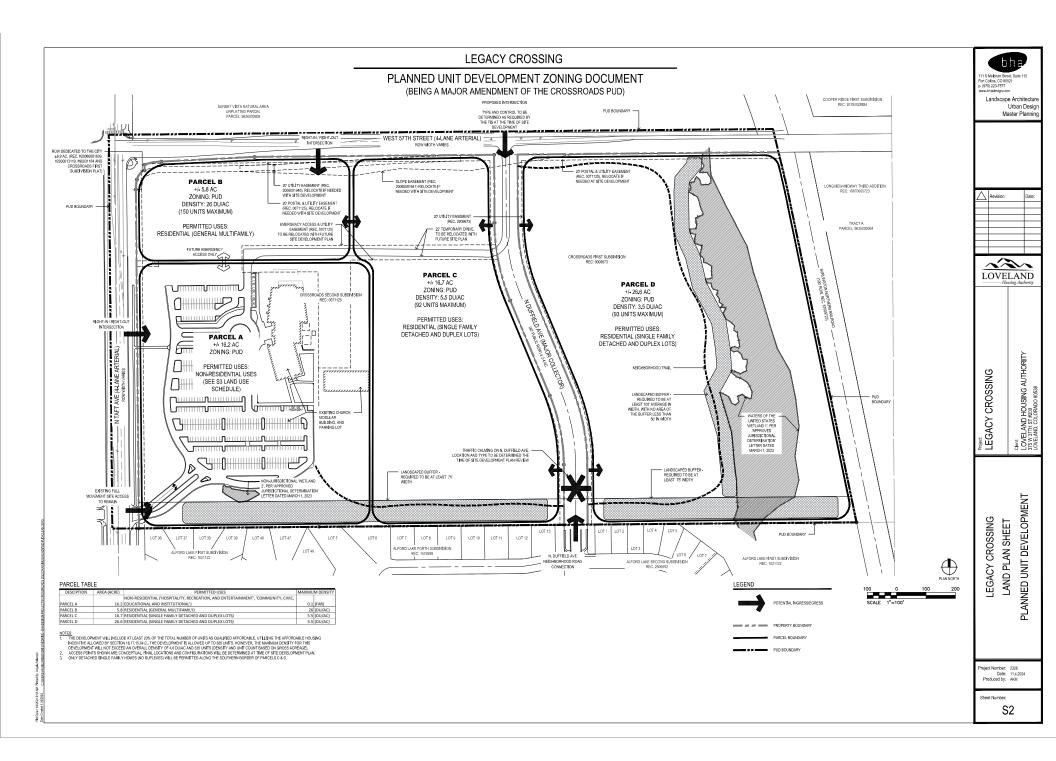
Urban Design Master Planning

~~~ LOVELAND

clent: LOVELAND HOUSING AUTHORITY 375 W 37TH ST #200 LOVELAND, COLORADO 80538 Project LEGACY CROSSING

PLANNED UNIT DEVELOPMENT LEGACY CROSSING COVER SHEET

Project Number: 2328 Date: 11.4,2024 Produced by: AKM



# PLANNED UNIT DEVELOPMENT ZONING DOCUMENT (BEING A MAJOR AMENDMENT OF THE CROSSROADS PUD)

### LAND LISE SCHEDLILE

| LAND USE MATRIX                                                                              |                                          |
|----------------------------------------------------------------------------------------------|------------------------------------------|
| FUTURE LAND USE MAP CATEGORY                                                                 | ZONING - PUD (PLANNED UNIT DEVELOPMENT)  |
| USES                                                                                         |                                          |
| RESIDENTIAL, SINGLE FAMILY DETACHED                                                          |                                          |
| Urban Cottage                                                                                | USE BY RIGHT                             |
| Urban                                                                                        | USE BY RIGHT                             |
| Large Urban                                                                                  | USE BY RIGHT                             |
| RESIDENTIAL, DUPLEX<br>Side-by-Side Duplex                                                   | USE BY RIGHT                             |
| RESIDENTIAL, MULTIFAMILY                                                                     | , , , , , , , , , , , , , , , , , , , ,  |
| General Multifamily                                                                          | USE BY RIGHT                             |
| HOSPITALITY, RECREATION, AND ENTERTA                                                         | INMENT                                   |
| Parks (Passive)                                                                              | USE BY RIGHT                             |
| Parks (Active)                                                                               | USE BY RIGHT                             |
|                                                                                              |                                          |
| COMMUNITY, CIVIC, EDUCATIONAL, AND I                                                         |                                          |
| COMMUNITY, CIVIC, EDUCATIONAL, AND I<br>Place of Assembly<br>Day Care Center, Adult or Child | NSTITUTIONAL  USE BY RIGHT  USE BY RIGHT |

| USE STANDARDS                      |                                                                                                                                                        |
|------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| RESIDENTIAL                        |                                                                                                                                                        |
| Single-Family Detached             | (1) refer to sheet S2 land use plan and parcel table and notes for location of     each permitted use.                                                 |
| Duplex                             | (2) Use standards shall comply with the PUD and bulk standards or UDC, as specified on sheet S3.                                                       |
| Multifamily                        | (3) any use not listed as permitted are prohibited.                                                                                                    |
| HOSPITALITY, RECREATION, AND ENTER |                                                                                                                                                        |
|                                    | Outside speakers, recreation/entertainment related lighting, and<br>entertainment shall not be in use between the hours of 11:00pm and                 |
| Parks (Passive, Active)            | 7:00am. Shared parking between parks and other non-residential uses shall<br>be permitted. Bufferyards shall adhere to requirements set forth in the   |
|                                    | UDC. This use shall comply with the standards established in the UDC.                                                                                  |
| COMMUNITY, CIVIC, EDUCATIONAL, AN  | ID INSTITUTIONAL                                                                                                                                       |
| Day Care Center, Adult or Child    | These uses shall comply with the standards established in the UDC. Outdoor<br>play and recreation areas shall be enclosed with appropriate fencing and |
| Place of Assembly                  | bufferyard as depicted in the UDC. Bufferyard for Place of Assembly shall<br>only apply when uses are within 40' of a single family lot.               |

### RESIDENTIAL LOT AND BUILDING STANDARDS

|                                                   |                  |                    |           | MINIMUM                   |                       |              |                |
|---------------------------------------------------|------------------|--------------------|-----------|---------------------------|-----------------------|--------------|----------------|
|                                                   |                  |                    |           | Front Setback (Building / | Interior Side Setback |              |                |
| Lot Type                                          | Vehicular Access | Lot Area           | Lot Width | Garage Door)              | / Street Side Setback | Rear Setback | Maximum Height |
| Single-Family Detached Lot and Building Standards |                  |                    |           |                           |                       |              |                |
| Urban Cottage                                     | Alley            | less than 3,500 sf | 25 ft     | 10 ft min - 15 ft max     | 5 ft / 8 ft           | 15 ft        | 26 ft          |
| Urban                                             | Street           | 2,800 sf           | 35 ft     | 15 ft / 20 ft             | 5 ft / 8 ft           | 10 ft        | 26 ft          |
| Large Urban                                       | Alley            | 4,500 sf           | 45 ft     | 10 ft min - 15 ft max     | 5 ft / 8 ft           | 15 ft        | 26 ft          |
| Large Orban                                       | Street           | 4,500 sf           | 45 ft     | 15 ft / 20 ft             | 5 ft / 8 ft           | 10 ft        | 26 ft          |
| Duplex Lot and Building Standards                 |                  |                    |           |                           |                       |              |                |
| Side-by-Side                                      |                  |                    |           |                           |                       |              |                |
| Duplex                                            | Street           | 2,800 sf           | 35 ft     | 15 ft / 20 ft             | 5 ft / 8 ft           | 10 ft        | 26 ft          |
| Multifamily Lot and Building Standards            |                  |                    |           |                           |                       |              |                |
| General                                           |                  | 10,000 sf per      |           |                           |                       |              |                |
| Multifamily                                       | Street           | building           | 100 ft    | 25 ft                     | 6 ft / 15 ft          | 15 ft        | 35 ft          |

### RESIDENTIAL NOTES

- BULK STANDARDS SHALL BE PER THE UDC UNLESS OTHERWISE SPECIFIED IN THE PUID PARMON SHALL BE PROVIDED IN ACCORDANCE WITH THE STANDARDS ESTABLISHED IN THE UDC THE FOOT BY SIDE YARD SETBACKS SHALL APPLY TO SINGLE FAMILY DETACHED OR ATTACHED RESIDENTIAL LOTS ADJACENT TO COMMON AREAS OR ANDOR BUFFER YARDS.
- AUAMENT 10 COMMON AREAS OR AND/OR BUFFER YARDS STEETS TIGE STEAMORS SHALL APPLY TO PRIVATE DRIVES SETBACKS FOR ALEY 4,004ED GARAGES SHALL BE SUBJECT TO SEC. 18,04,04,05, SETBACKS ALONG ALLEYS, SDEWALKS, TRAIL OR ACCESS ESSEMENTS, DITTESS, AND WATERSOOTIS.

# PUD NON-RESIDENTIAL STANDARDS

| I OD NON-                                   | OB NOTERESIDENTIAL STANDARDS |             |         |                     |                     |  |  |
|---------------------------------------------|------------------------------|-------------|---------|---------------------|---------------------|--|--|
| PUD NON-RESIDENTIAL BULK STANDARDS          |                              |             |         |                     |                     |  |  |
| Min. Building Setbacks (Principal/Accessory |                              |             | essory) | Max                 | Max. Height         |  |  |
| Front                                       | Interior Side                | Street Side | Rear    | Principal Buildings | Accessory Buildings |  |  |
| PER UDC                                     | PER UDC                      | PER UDC     | PER UDC | PER UDC             | PER UDC             |  |  |

# NON-RESIDENTIAL NOTES

- BULK STANDARDS SHALL BE PER THE UDC UNLESS OTHERWISE SPECIFIED IN THE PUD NON-RESIDENTIAL DEVELOPMENT WILL BE DESIGNED TO INTEGRATE AND CONNECT
- TO THE SURROUNDING RESIDENTIAL NEIGHBORHOOD

# SITE DEVELOPMENT STANDARDS

1. UNLESS EXPRESSLY NOTED OR APPROVED OTHERWISE, LANDSCAPE SHALL COMPLY WITH THE STANDARDS ESTABLISHED IN CHAPTER 18,08 THE UDC

# BUILDING DESIGN STANDARDS

### ARCHITECTURAL DIVERSITY STANDARD - SINGLE FAMILY / DUPLEX

ARCHITECTURAL QUESTIFY STANDARDS -SPACE FAMELY UNDERSE THE PROTECTION OF THE PROTECT

- CHANGE IN WINDOW SHAPE AND/OR LOCATION. OR IN THE EVENT THAT BECAUSE OF ITS SIZE, LOCATION OR DESIGN, ONE WINDOW IS THE PREDOMINANT WINDOW ON THE FRONT BUILDING ELEVATION, IF THE SIZE, LOCATION, OR TYPE OF THAT WINDOW IS CHANGED, THEN NO

# SITE CHARACTERISTICS

NET MAD JASEA

E. DRY CREEK PROVIDES A HATURAL DRAINAGE CORRIDOR ON THE FAR EAST SOUDDARY OF THE SITE AND INCLUDES A JURISDICTIONAL WETLAND, DRAINAGE IN THIS JASEA AND IN DRY CREEK
GREEKLY TRIBOIS TO THE SOUTHBAST. A BEFFER IN BLUE BE PROVIDED BETWEEN THE BACK OF PROPOSED LOTS AND THE WETLAND BOUNDARY TO THE BEAST. THE BLUFFER IS RESULTED
TO BE AT LISTS THAT OFFOREIGN BRIDDING HAT WHICH ADDRESS THE REPORT LISTS THAT SOUTHDATE TO THE PROPOSED LOTS AND THE WETLAND BOUNDARY TO THE BEAST. THE BLUFFER IS RESULTED
TO BE AT LISTS THAT OFFOREIGN BRIDDING HAT WAS AND THE BLUFFER IN BLUE BEAST. THE BLUFFER IS AND THE BLUFFER IS AND THE BLUFFER AND THE BLUFFER AND THE BLUFFER ADDRESS THAT BLUE BRIDDING BY TERMING.

CONSY DRAINAGE. AND THAT HAT BLUE BROWNED STEPRING.

THE STATE OF THE BLUFFER AND THE BLUFFER AND THE BLUFFER AND THE BLUFFER ADDRESS THAT BLUE BROWNED THE BLUE BROWNED THE BLUE BROWNED THE BLUFFER ADDRESS THAT BLUE BROWNED THE BLUFFER ADDRESS THAT BLUE BROWNED THE BLUFFER ADDRESS THAT BLUE BROWNED THE BROWNED THE BLUE BROWNED THE BLUE BROWNED THE BLUE BROWNED THE BROWN

### BUFFER AREAS ALONG ROADS

FIFTH AREAS ALLAND KRAULS
BUFFER AREAS ALLAND KRAULS
BUFFER AREAS ALLANG IN TAFT AVE, W. 57TH STREET, AND IN. DUFFIELD AVE, WILL CONTAIN VARYING GRADING AND WILL CONVEY DRAINAGE AND UTILITIES, IN GENERAL, DRAINAGE WILL BE
COMPEYED TO THE EAST AND THE SOUTH SUPPORTING THE EXISTING OVERALL SITE DRAINAGE PATTERNS.

- BUFFER ALONG SOUTHERN EDGE OF SITE

  A BUFFER IS PROYSED BETWEEN THE EXISTING HOMES OF ALFORD LAKE SUBCINISION, AND THE REARLOT LINES OF THE PROPOSED HOMES IN PRACEL C & D. THIS BUFFER IS REQUIRED TO BE AT LESS TO IN MOTION.

  THE SITE OF THE PROYSED BETWEEN THE EXISTING HIM HAVE A SOFT TRAIL, WILL CONTAIN DETERTION DETERTION AND THE CONTROL ON THE HAVE CORRESPONDED STORM OF THE PROPOSED OF THE PR

- AL COMMERCIANS

  THE CUTTORS ALL PROPERTIES AND THE CUTTORS IS AN INPOST NOT FIRST CASCAL ORGANIC ASSISTANCE ORGANIC ASSISTANCE THE CUTTORS IS AN INFORMATION OF THE THE CUTTOR OF THE CUTTOR

- STANDARD TO PRIOR TWENT COURS TO COMMUNITY ANNOTED AN DESIGN AT LEGACY CHOSSING, LEGACY CHOSSING WILL SHARKE LOVELAND'S REED FOR AFFORGABLE AND ATTAINABLE CHORNOW WITH SETTINAND CECENOLOGY CHOCKING THE ART TO REDUCE RESENDING.
  AS AN ALL JESTING COMMUNITY, LEGACY CHOSSING WILL MANUTE SHERRY FETGLINN OF POPULATIONS WHILE CHORNOTE AND EXPOSE CHOCKING THE ART TO REDUCE RESENDING.
  COMMUNITY DESIGN HILL CELEBORY AND EXPOSE CHOCKING THE ART TO THE AREA THE ART TO SET THE REPORT AND THE AREA THE AREA
- IN IRRISATION WATER DEMAND AND USE.
  RUSSIAN OLIVES ARE CONSIDERED INVASIVE, ANY THAT ARE ON SITE WILL BE REMOVED AS PART OF THE SITE DEVELOPMENT PLAN APPROVAL AS REQUIRED BY THE UDC.



Urban Desig Master Planning



Project LEGACY CROSSING VELAND H W37TH ST# ELAND, COLO Clent: LOVE 375 W 3 OVELA

& DESIGN STSANDARDS PLANNED UNIT DEVELOPMENT LEGACY CROSSING SCHEDULE, USE LAND

Date: 11.4.2024 Produced by: AKM

# PLANNED UNIT DEVELOPMENT ZONING DOCUMENT

(BEING A MAJOR AMENDMENT OF THE CROSSROADS PUD)

# PUBLIC & PRIVATE IMPROVEMENTS

AFFORDABLE HOUSING FLEXIBILITY
\$ AFFORDABLE HOUSING FLEXIBILITY REVIEW PROCEDURES AND APPROVAL STANDARDS SHALL COMPLY WITH THE REQUIREMENTS OF THE UDC (18,17:15.04) UNLESS OTHERWISE MODIFIED
BY THIS PLOY.

PUBLIC & PRIVATE PARKS  $\xi$  PUBLIC AND PRIVATE PARKS SHALL COMPLY WITH THE REQUIREMENTS OF THE UDC

WASTER SUPPLY

E. THE PROFERST IS LOCATED WITHIN THE CITY OF LOVELAND'S WATER SERVICE AREA. THE PROFESS DO HATE WATER SYSTEM MILL CORRECT TO THE EMISTIMA CITY OF LOVELAND INF
WATER WANT, DOUGHED IN THE MOSTH OUTBED A VERSE REGRIF OF WAY, PER THE CURRENT CITY OF LOVELAND WATER WASTER PLAN. THE CITY OF LOVELAND WASTER WASTER

PRE PRIORISTON.

- PRE-PROTECTION IS PROVIDED BY LOVELAND FRE-RESCIE AUTHORITY ALL PIRE CODE REQUIREMENTS WILL BE COMPLETO WITH FIGS THE PROPOSED PROJECT.

- PRE-PROTECTION IS PROVIDED BY LOVELAND FRE-RESCIE AUTHORITY REQUIREMENTS AND CITY OF LOGALAND WATER STANGARDS.

- STREET SYSTEM LUCKET LOVELAND FRE-RESCIE AUTHORITY ACCESS REQUIREMENTS INCLUDING SECONDAY DEFENDED/CASCES.

- STREET SYSTEM RULKET LOVELAND FRE-RESCIE AUTHORITY ACCESS REQUIREMENTS INCLUDING SECONDAY DEFENDED/CASCES.

- AGAINST MEDICAL SESSION OF THE INCOME. AND THE LARMER COUNTY URBAN AREA STREET STANDARDS AND WITH THE CITY OF LOVELARD AGEOLATE COMMUNITY FACILITY ORDINANCE AND AN ORDITION THAN SEEN FROM THE COMMUNITY FACILITY ORDINANCE AND AN ORDITION THAN SEEN FROM THE COMMUNITY FACILITY OR THE STANDARD STREET SECTION ON THE CONTINUE AND AND ADMINISTRATION OF THE STANDARD STREET SECTION OF THE CONTINUE AND ADMINISTRATION OF THE STANDARD STREET SECTION OF THE STANDARD STREET

- EQUISTS THE EXPELIENCE TO DESIGN AND CONSTRUCT ADDITIONAL OFF-SITE ROAD IMPROVEMENTS, RRIBBUSSIENT SHALL FOLLOW LANGEST HUMBER STRANGES STREETS AND ADDITIONS AS THE CORRESPONDED THE OFFICE AND ADDITIONS AS THE CORRESPONDED THE OFFICE AND ADDITIONS AND AD

DRAYMOSE

3. THE DISTING SITE CONCRALLY DRANS FROM THE MORTHWEST TO THE SOUTH-EAST, THE MUNORITY OF EXISTING SITE OF UTHALLS INTO DRY CRESS, ON THE EAST SIDE OF THE PROPERTY,
PROPOSED BRUNGE FULL EXCLUSION FOR MEAST AND STORM DRAW PRESS, AND ROUTED TO PROPED CONSTITE CREISTING POWS. THESE POWS WILL DETAIL THE ROUS AND
RELEASE AT THE OTHER CHARGE AND EXCREPT CONSTRUCTIONS. THE SET OF THE APPLICABLE PINAL PLAT SUBMITTAL.

CALCULATIONS THAT WILL BE COMPLETED AS PART OF THE APPLICABLE PINAL PLAT SUBMITTAL.

SHALLOW UTILITIES
\$\(\xi\) Existing dirty utility lines exist around the perimeter of the project site and will be considered during the proposed grading and utility design processes.

FLOCOPLAIN  $\xi$  . THE PROPERTY IS NOT IN A FEMA FLOCOPLAIN ACCORDING TO THE FIRM (FLOOD INSURANCE RATE MAP).

- THE PROJECT IS SOIT IN A SEAS FLAGATION OF A UNIT CHARGE AND SELECTION OF THE 20 WIDE OF PARKENT THAT IS WITHIN THE 20 WIDE PRIVATE DRIPE CLEAR ZONE. A THIRD WITHIN THE 20 WIDE PRIVATE OF THE CONTROL OF THE PARKED 20 WIDE THE PARKED 20 WIDE

Urban Desig Master Planning

~~~ LOVELAND

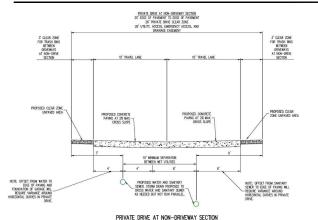
> Project LEGACY CROSSING VELAND H W37TH ST# ELAND, COLO Clent: LOVE 375 W.S.

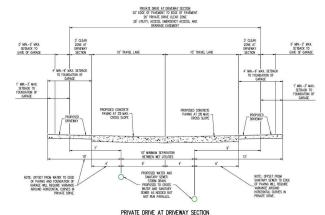
PUBLIC & PRIVATE IMPROVEMENTS PLANNED UNIT DEVELOPMENT LEGACY CROSSING

Project Number: 2328 Date: 11.4.2024 Produced by: AKM

PLANNED UNIT DEVELOPMENT ZONING DOCUMENT (BEING A MAJOR AMENDMENT OF THE CROSSROADS PUD)

PRIVATE DRIVE CROSS SECTIONS





National finite while the designed, constructed and function per LCLMSS Figures 7-08. 8 7-101. The private drive deals past do controlled on the alloy provide.

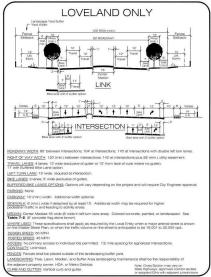
Wherein m25 free mosts and 60 for the reduction or sy convent.

Effort on yourses, provide insulationing lengthers for a first in finite and any design which required by a first past of the private past of

The Private Dive Clear Zone is defined as the area, width and height, that is necessary to safely operate trash service and associated equipment, that is thee of obstructions. This area includes the 20-bot minimum powement stated above, and a minimum of 3 feet on both sides of the pavement, resulting in a minimum dear

powerants sailed accord, and a minimum of secure on coordinate or the powerant, resouring in minimum dis-cone width of 28 and full and any part of the building structure and attachments, including building coverhangs. I pithing fictures, satellite dishes and related equipment, or other items, to a height of 25 feet as measured from the powerant surface.

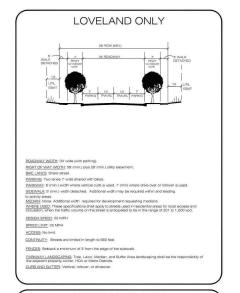
LCUASS TYPICAL CROSS SECTIONS



| 4-LANE ARTERIAL STREET | | | | | | |
|--------------------------------|--------|---------|----------|--------|--|--|
| LARIMER COUNTY | DESIGN | REVISIO | N NO: | FIGURE | | |
| URBAN AREA
STREET STANDARDS | FIGURE | DATE: | 07/01/21 | 7-2L | | |

LOVELAND ONLY ROADWAY WIDTH; 48" with parking, 36" without parking, 50" without parking but with left turn lane, RIGHT OF WAY WIDTH: 80' (min.) plus 14' (min.) utility essement each side. TRAVEL LANES: Two lianes, 11 wide, BIKE LANES: Two lanes, 9 wide when adjacent to a parking or turn lane, 7 wide when adjacent to the curb. PARKING: Developer needs to demonstrate a need for parking if to be installed (No parking within 200 of intersection PARKWAY: 6' (mln.) width, SIDEWALK; 8' (min.) vikidh, distached, Additional wikith may be required for higher pedestrian traffic in and leading to activity areas, MEDIAN: None, Additional width would be required for development requested medians. WHERE USECT here specifications shall apply as required by the Local Entity, when a Collector stre on the Master Street Plan or when the traffic volume on the street is anticlosted to be in the range of 3.001 to 7.000 vehicles per day. DESIGN SPEED: 35 MPH - It intersections are greater or equal to 1/2 mile spacing the City can increase the Posted Speed. ACCESS: 1 forward-direction access per lot (if access cannot be provided from a street of lower classification. CONTINUITY: 2 miles PARKWAY LANDSCAPING: Tree Lawn, Median, and Buffer Area landscaping shall be the responsibility of the adjacent property owner, HOA or Metro Districts. CURB AND GUTTER: Vertical. STRIPING: The centedine and separate bike and parking lanes shall be marked on the pevement in conformance with the requirements of Chapter 14 Traffic Control Devices and CONST, DWG, 1408L,

| | MAJOR COLLECT | OR/COMMER | CIAL COLLECTOR ST | REET | | |
|--------------------------------|----------------|-----------|--------------------|--------|--|--|
| | LARIMER COUNTY | DESIGN | REVISION NO: 1 | FIGURE | | |
| URBAN AREA
STREET STANDARDS | | FIGURE | DATE: 07/01/21 7-4 | | | |



| LARIMER COUNTY | DESIGN | REVISION NO: | | FIGURE
7-7L |
|--------------------------------|--------|----------------|--|----------------|
| URBAN AREA
STREET STANDARDS | FIGURE | DATE: 07/01/21 | | |



Clent LOVE 375 W 3

Project LEGACY CROSSING

PLANNED UNIT DEVELOPMENT STREET CROSS-SECTIONS LEGACY CROSSING

Project Number: 2328 Date: 11.4.2024 Produced by: AKM

PLANNED UNIT DEVELOPMENT ZONING DOCUMENT (BEING A MAJOR AMENDMENT OF THE CROSSROADS PUD)

DESIGN STANDARDS & PROPOSED DEVIATIONS

| Minimum Lot Area - Single-Family Detache | Minimum Lot Area - Single-Family Detached (Urban), AND Duplex (Side-by-Side Duplex) | | |
|--|---|--|--|
| UDC: | Lot Area is specified as 'a minimum of 3,500 sf.' In table 18.04.02.03A of the UDC. | | |
| PROPOSED: | Reduce the minimum Lot Area from 3,500 sf. to 2,800 sf. | | |
| JUSTIFICATION: | The Legacy Crossing Development is planned to provide a mix of small-lot single family homes to provide options for
affordability. While these lots generally meet the UDC requirements for Urban and Large Urban lot types, Legacy Crossing
will offer an option for a small lot area similar to the Urban, with smaller rear setbacks, but on a wider 35ft lot. This allows | | |
| | for a smaller, more affordable lot area while maintaining a wider street frontage better allowing for on-street parking. The PUD includes shared open space areas and buffers rather than larger back yards. | | |

| | Lot Width - Duplex (Side-by-Side Duplex) | |
|--|--|---|
| | UDC: | Lot width is specified as 45 ft. (per unit) in table 18.04.02.04 of the UDC. |
| | PROPOSED: | Reduction of lot width from 45 ft. min. to 35 ft. min. |
| | | The reduction of the Street Side Setback allows for a smaller lot to better support options for smaller home types similar to |
| | JUSTIFICATION: | those that have been built historically by Loveland Habitat for Humanity. With this deviation, the Street Side Setback |
| | | dimensions for this lot type would match those of the Urban Cottage, Urban, and Large Urban lot types in the Legacy |
| | | Crossing PUD. Utility easements would still be provided as required by the UDC. |

| Front Setback - Duplex (Side-by | -Side Duplex) |
|---------------------------------|--|
| UDC: | Front Setback is specified as 20 ft. in table 18.04.02.04 of the UDC. |
| PROPOSED: | Reduction the front setback of living potion of building from 20 ft. to 15 ft. Garage Setback would remain at 20 ft. |
| ILISTIEICATION: | The reduction of the Front Setback allows for a smaller lot to better support options for smaller home types similar to those |
| | that have been built historically by Loveland Habitat for Humanity. With this deviation, the Front Setback dimensions for this |
| | lot type would match those of the Urban and Large Urban lot types in the Legacy Crossing PUD. Utility easements would stil |
| | be provided as required by the UDC. |

| Street Side Setback - Duplex (Side-by-Side Du | Street Side Setback - Duplex (Side-by-Side Duplex) | | |
|---|---|--|--|
| UDC: | Street Side Setback is specified as 10 ft. in Table 18.04.02.04 of the UDC. | | |
| PROPOSED: | Reduction of the Street Side Setback from 10 ft. min. to 8 ft. min. The UDC currently allows for Alley-Loaded Duplexes to | | |
| PROPOSED: | have a Side Street Setback of 8 ft. | | |
| | The reduction of the street side setback allows for a smaller lot to better support options for smaller home types similar to | | |
| | those that have been built historically by Loveland Habitat for Humanity. With this deviation the street side setback | | |
| | dimensions for this lot type would match those of the Urban Cottage, Urban, and Large Urban lot types in the Legacy | | |
| | Crossing PUD. Utility easements would still be provided as required by the UDC. | | |

| Rear Setback - Single-Family Detached (Street Loaded) | |
|---|--|
| UDC: | Rear setbacks for street loaded residential units is specified as 15 ft. on tables found in section 18.04.02 of the UDC. |
| PROPOSED: | Reduction of the Rear Setback from 15 ft. min. to 10 ft. min. |
| JUSTIFICATION: | The reduction of the rear setback allows for a smaller lot to better support options for smaller home types similar to those |
| | that have been built historically by Loveland Habitat for Humanity. The Legacy Crossing Development sees the benefit of |
| | shifting the unbuilt space from backyards to the common open space, which contributes to open viewsheds and wider |
| | buffer areas. |

| Bufferyard Requirement - PUD Non-Residential Standards | | |
|--|--|--|
| UDC: | Bufferyard for Place of Assembly is specified in Section 18.02.04.07(G)(1)(b) of the UDC. | |
| | | |
| PROPOSED: | The UDC requires a type B bufferyard that includes a noise barrier or fence, if the use adjoins a property that is used or | |
| | zoned for residential purposes. This PUD proposes that UDC removes bufferyard requirements for Places of Assembly. | |
| | The Place of Assembly uses of Crossroads Church and the residential uses of the Alford Lake subdivision (located to the | |
| | south of this PUD) are existing. This deviation does not negatively affect the Alford Lake subdivision, because there are no | |
| IUSTIFICATION: | changes planned for the area between the uses. | |
| JUSTIFICATION: | A goal of the Legacy Crossing project is to create a strong connection between the planned residential uses with in this PUD | |
| | and the existing Crossroads Church. Placing a bufferyard and sound barrier or fence between the two uses diminishes this | |
| | connection and goes against the project goal. | |

| Architectural Diversity Standard | | |
|----------------------------------|--|--|
| UDC: | Architectural Diversity Standards are specified in Section 18.04.05.02(F) of the UDC. | |
| PROPOSED: | The UDC requires that no two buildings of similar front elevation shall be constructed or located on more than three | |
| | proximate lots. Front elevations shall be deemed to be similar if there is no substantial difference in the roof lines, | |
| | fenestration, and color and type of cladding. The PUD proposes that a minimum of 3 distinguishing characteristics should be | |
| | used to deem front elevations as dis-similar. Distinguishing characteristics include: Roof Lines, Fenestration, changes in | |
| | color, Changes in cladding material or synthetic veneers, shingle colors, and mirrored elevations | |
| | Legacy Crossing has identified three different single family housing types (Alley-loaded Urban Cottage, Street-loaded Urban, | |
| JUSTIFICATION: | Alley / Street-loaded Large Urban) and one duplex housing type (Side-by-Side Duplex) allowed within a relatively small | |
| JUSTIFICATION: | development area to create architectural diversity. In addition, the PUD requires alternative housing characteristics to | |
| | ensure architectural diversity with more cost-effective measures to support housing affordability. | |

| | Utility layout | |
|-----------|--|---|
| UDC: | Utility layout information is specified in Loveland Water and Wastewater Development Standards and Requirements for | |
| | UDC: | Electrical Services. |
| | | The Loveland Water and Wastewater Development Standards and Requirements for Electrical Services outlines how utilities |
| PROPOSED: | are layout on a site. The 'Utility Layout' bullets shown on sheet S4 under 'Public & Private Improvements' propose variances | |
| | | to these standards. |
| u rec | | This is the utility layout required to provide services to the smaller lot sizes proposed in the Legacy Crossing PUD. With this |
| | | deviation, lot sizes can remain affordable, and overall density numbers can remain in place. |

LEGACY CROSSING
LONG AND HOUSING AUTHORITY

LEGACY CROSSING
PROPOSED DEVIATIONS
PLANNED UNIT DEVELOPMENT

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