


**CITY OF LOVELAND  
MEMORANDUM**

**TO:** Mayor and Council  
**FROM:** Tom Carroll, City Manager   
**RE:** Proposed Special Planning District – Memorandum No. 66  
**DATE:** June 24, 2011

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This memorandum requests that City Council continue the Special Planning District rezoning process for areas in the historic district which include Loveland Station and properties along Third Street and O'Bannon Avenue by adopting a resolution approving a concept plan, development guidelines and written findings of fact that will get transmitted to the Planning & Zoning Commission.

**Background**

On May 24, 2011 City Council adopted a motion asking for a Planning and Zoning Commission recommendation pursuant to §1151.02 (a) (1). Staff previously gave Council a Preliminary SPD Concept Plan that included sub-districts A – E. Sub-district E is the Eads Fence property on Broadway Ave. Although there are long range plans for the potential redevelopment of this property, there are no firm concept plans and redevelopment guidelines available at this time for this area. Thus staff suggests that sub-district E be removed from the Preliminary SPD Concept Plan that was previously submitted to Council. A separate SPD may be proposed for the Eads property at a later date when development plans are clearer.

**Rezoning Process**

Assuming Council adopts the resolution approving the concept plan and development guidelines on June 28<sup>th</sup>, the formal process of establishing and amending the zoning text and zoning map will commence. The Planning and Zoning Commission will hold a public hearing to consider the proposed change. Once the Planning and Zoning Commission makes a recommendation, City Council must also hold a public hearing before approving, denying or modifying the recommendation of the Commission. Upon completion of the public hearing, Council may approve or disapprove the recommendation of Planning and Zoning Commission by a simple majority or modify the recommendation by a ¾ majority vote. If it is City Council's desire, the property will then be rezoned to a new SPD.

The hope is that the SPD rezoning can be accomplished during Mr. Greiwe's six month due diligence period. There are additional opportunities for public input which will include but is in no way limited to the committees which have been appointed already, plan evolution and improvement, and market research to shape and inform this plan.

**Recommendation**

Staff recommends City Council pass this resolution to continue the rezoning process.

**Prepared By:** Gary M. Vidmar, Assistant City Manager