



# Neighborhood Meeting

**Millennium GDP Major Amendment 11 – Annexation and Zoning of Centerra West Parcel**

**Millennium GDP Major Amendment 12 – Overall GDP Binder Update**

July 27, 2023

# Process and Timing

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**Neighborhood Meeting – July 27**

**Planning Commission – August 21**

**City Council – September 19 and October 3**

# Annexation of Centerra West Parcel – GDP Amendment 11

**Location and Vicinity**  
**Approximately 56 Acres**

## **Action Items:**

- 1. Annexation**
- 2. Comprehensive Plan Amendment**
- 3. Millennium GDP Zoning and Development Conditions**
- 4. Environmental Fees Agreement**
- 5. Annexation and Development Agreement**

## **Other Items**

- 1. Dedication of ROW**
- 2. Environmentally Sensitive Area Report including Army Corps of Engineers determination of no jurisdictional wetlands**
- 3. Avigation Easement**



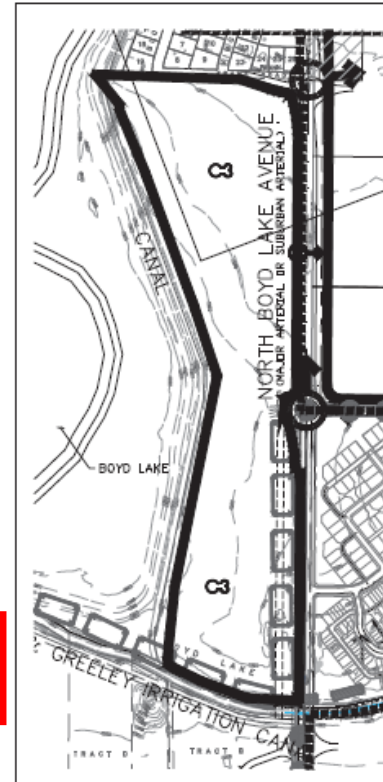


# Annexation of Centerra West Parcel

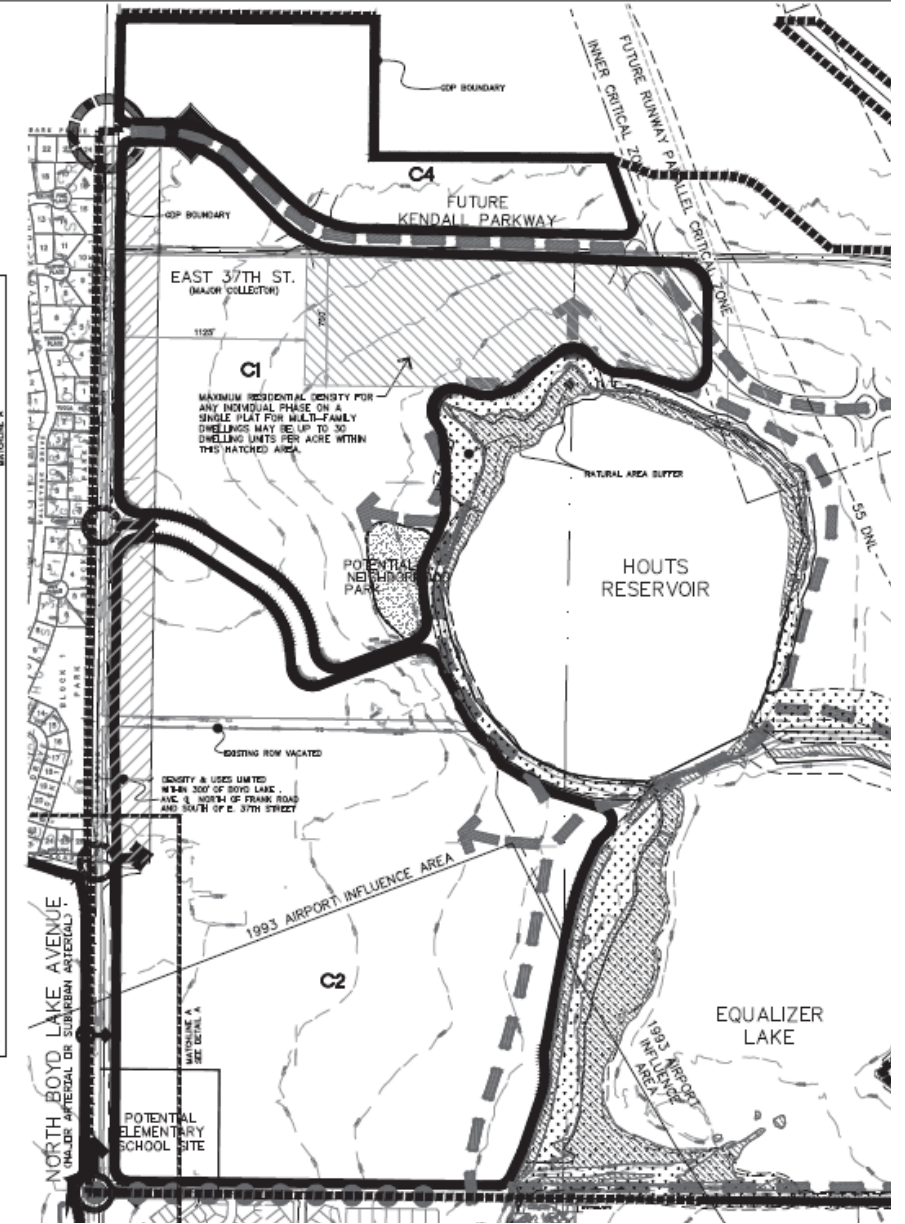
## Zoning into Millennium GDP New Parcel C3

### LAND USE LEGEND

| SUB-PARCEL: | ACRES: | USES-BY-RIGHT:  | SPECIAL REVIEW USES:                 | MAXIMUM DENSITY (RESIDENTIAL USE ONLY):       | OTHER FOOTNOTES: |
|-------------|--------|---|--------------------------------------|---|------------------|
| C1          | 125    | INSTITUTIONAL/CIVIC/PUBLIC<br>LIGHT COMMERCIAL<br>LIGHT INDUSTRIAL<br>PARKS AND OPEN SPACE<br>RESIDENTIAL MIXED USE<br>NEIGHBORHOOD<br>RESIDENTIAL (NOT IN MUN) | HEAVY COMMERCIAL<br>HEAVY INDUSTRIAL | 6 DU/AC (FOR OVERALL SUB-PARCEL)<br>**<br>*** | *                |
| C2          | 200    | INSTITUTIONAL/CIVIC/PUBLIC<br>RESIDENTIAL MIXED USE<br>NEIGHBORHOOD<br>PARKS AND OPEN SPACE   |                                      | 6 DU/AC (FOR OVERALL SUB-PARCEL)<br>**        |                  |
| C3          | 56     | INSTITUTIONAL/CIVIC/PUBLIC<br>PARKS AND OPEN SPACE<br>RESIDENTIAL MUN<br>RESIDENTIAL (NOT IN MUN)   |                                      | **  | *                |
| C4          | 51     | INSTITUTIONAL/CIVIC/PUBLIC<br>LIGHT COMMERCIAL<br>HEAVY COMMERCIAL<br>LIGHT INDUSTRIAL<br>PARKS AND OPEN SPACE  | HEAVY INDUSTRIAL                     |   |                  |
| SUBTOTAL    | 432    |   |                                      |   |                  |
| LAKES       | 106    | NA  |                                      |   |                  |
| TOTAL:      | 538    |   |                                      |   |                  |





DETAIL A



# Annexation of Centerra West Parcel

**Proposed densities and restrictions. Total 850 residential units which may not be used fully depending on final product mix.**

 **300' from the centerline of Frank Rd. only Single Family Detached ("SFD") homes. Max - 2 stories**

 **In addition to above, Duplexes, Townhomes and similar allowed in addition to SFD. Max - 3 stories.**

 **In addition to above, Condos, Apartments and similar allowed. Max height per GDP.**



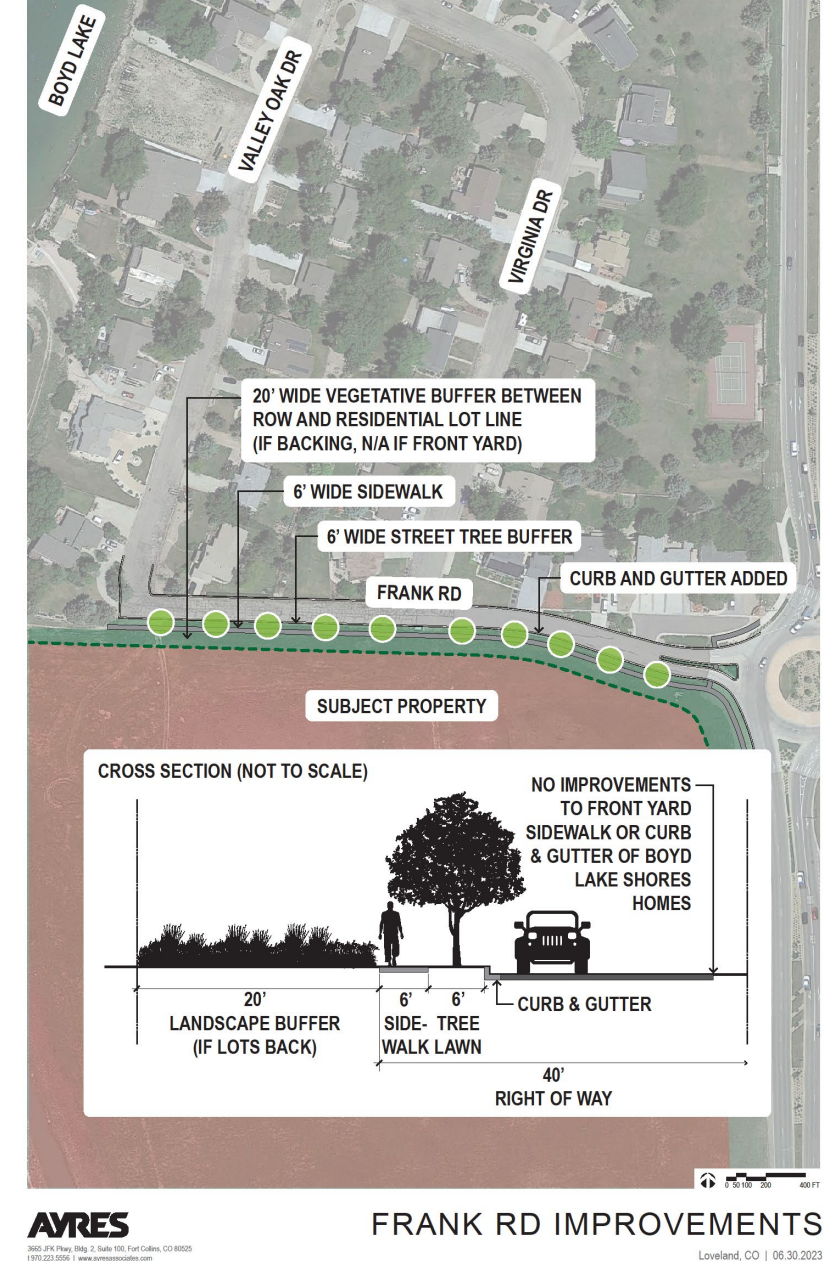


# Annexation of Centerra West Parcel – Frank Road

Per the City and County IGA (Intergovernmental Agreement), the City will annex the entire ROW into the City

Centerra Developer will improve south half of road with curb and gutter, sidewalk and landscaping

Road connection from new neighborhood to Frank Rd. – City's current position



# Annexation of Centerra West Parcel – Boyd Lake Ave. Improvements

4 lanes of traffic along the entire frontage and curb and gutter on west edge

Full movement intersection access at Lost Creek Dr. roundabout at High Plains School

Two more right-in/right-out access points on Boyd Lake Ave. north and south of roundabout

40' landscape buffer outside the ROW (similar to The Lakes)

Meandering sidewalk within the landscape buffer and ROW

Where possible, front architecture facing out to the road



AVRES

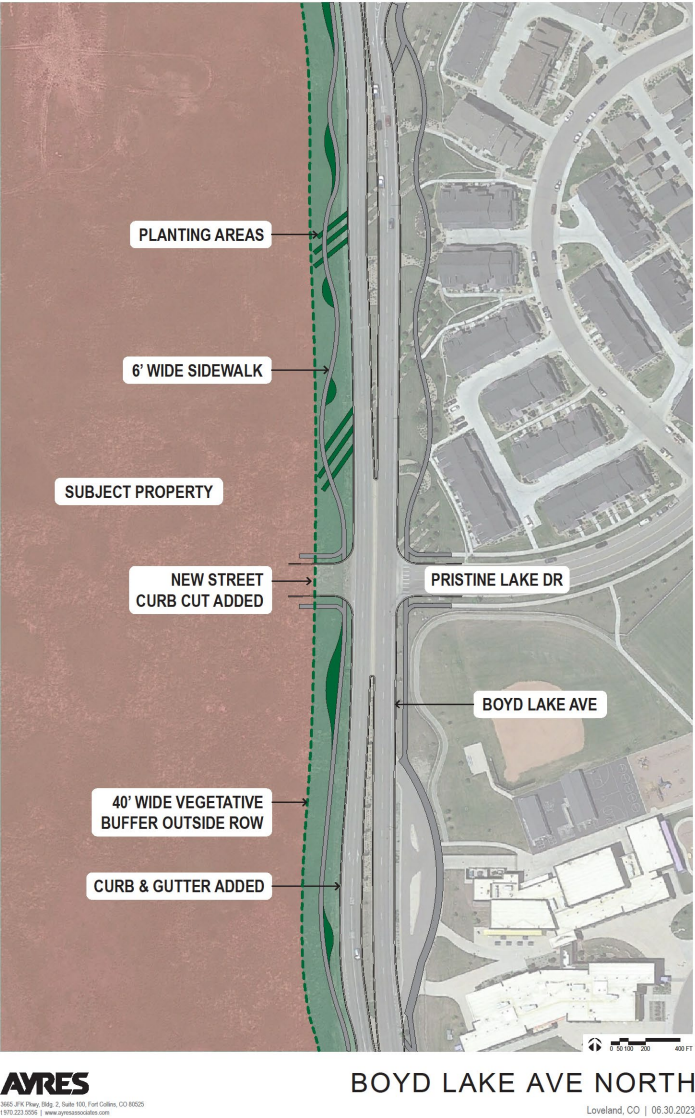
3602 Jth Hwy, Bldg 2, Suite 100, Fort Collins, CO 80525  
970.223.0500 | www.avresinc.com

BOYD LAKE AVE IMPROVEMENTS

Loveland, CO | 06.30.2023

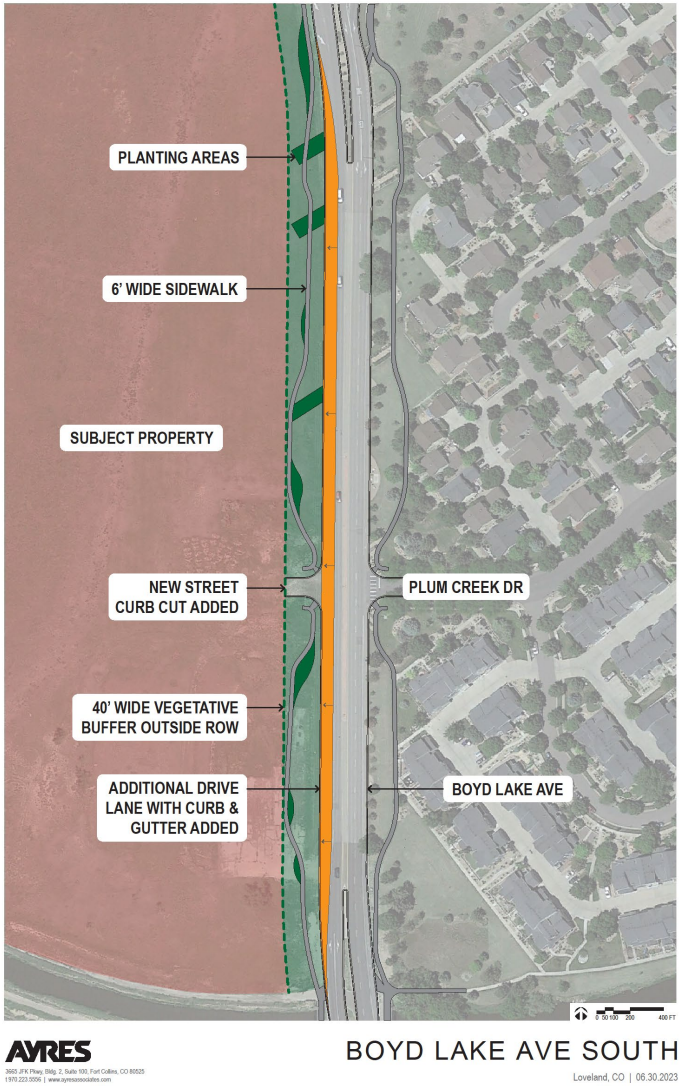


# Annexation of Centerra West Parcel – Boyd Lake Ave. Improvements



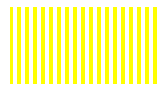


# Annexation of Centerra West Parcel – Boyd Lake Ave. Improvements



# Comprehensive Plan Amendment for Centerra West Parcel

Update the Comprehensive Plan to reflect the proposed density and development.



**300' from the centerline of Frank Rd. only SFD homes. Max - 2 stories**



**In addition to above, Cluster homes, Duplexes, Townhomes and similar allowed in addition to SFD. Max - 3 stories.**



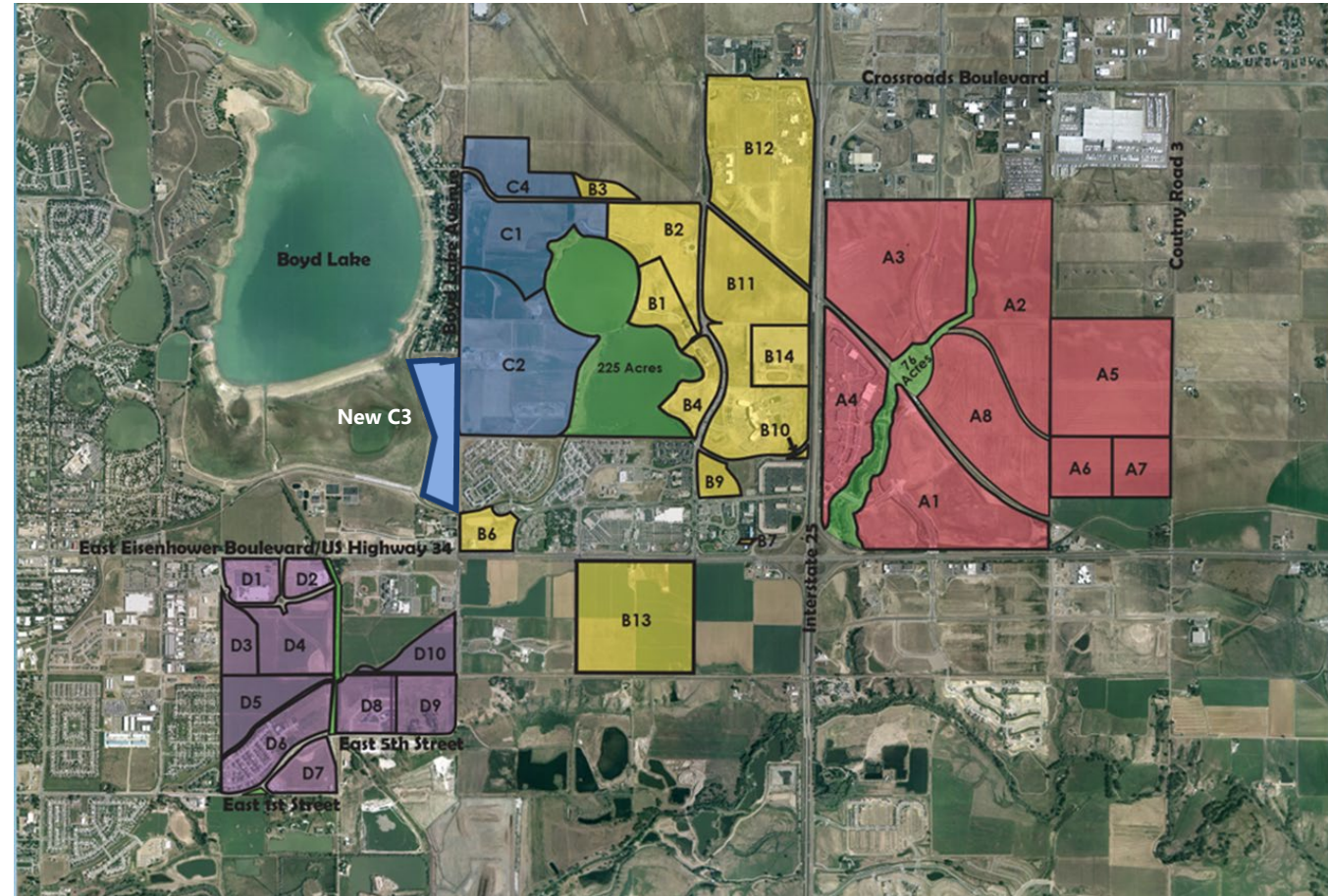
**In addition to above, Condos, Apartments and similar allowed. Max height per GDP.**





# Update the Millennium GDP Development Agreement

**Revise the Development Agreement to include the Centerra West Parcel and update the Vesting Rights.**



# Millennium GDP Major Amendment 12

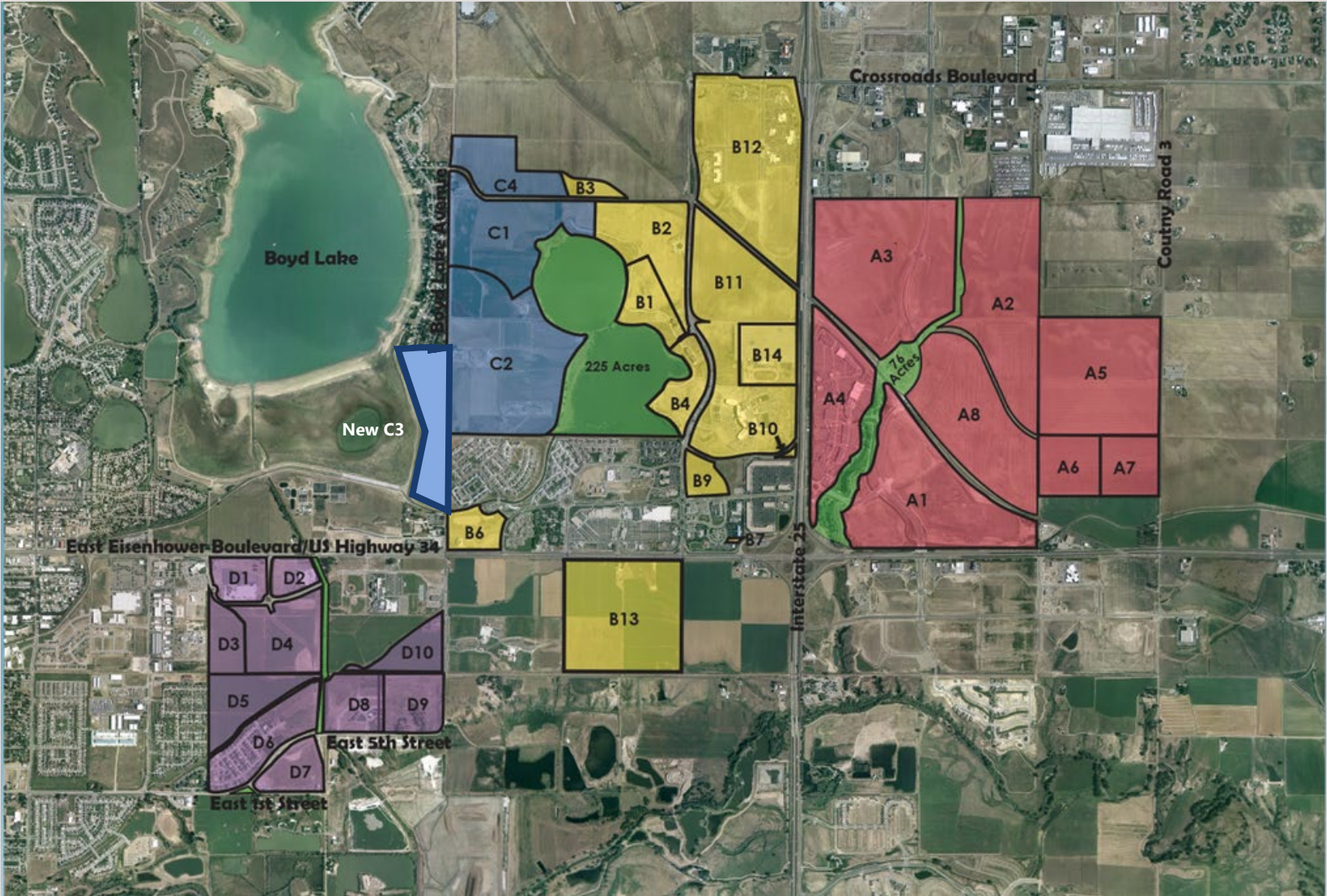
**What is the Millennium GDP? A document to provide for high quality, consistent and cohesive master planned community over the long-term phased development.**

- **Zoning and Land Use**
- **Development Conditions**
- **Development Project Approval Process**
- **Design Criteria and Requirements including the Design Review Committee**



# Millennium GDP Major Amendment 12

Where is the  
Millennium GDP?



# Millennium GDP Major Amendment 12

## Summary of high-level changes:

- **Additional residential units for Centerra West, Centerra South, east of I-25 and VDW (Middle School Site was removed) and more flexibility to allocate units between Parcels**
- **Additional criteria for smaller lot residential products targeted in Kinston and Centerra South – additional choice of home styles for families**
- **Additional commercial architectural criteria to allow contemporary styles and light industrial design criteria**
- **Process changes to update and make consistent with current city practices and technical changes**



**Thank You**

**Discussion and Questions?**

# Millennium GDP

