

West First Street Annexation/Zoning Options

March 10, 2014

City of Loveland Planning Commission

Suggested options:

1. Purchase of the property by City of Loveland
 - a. Reasons for the City's purchase of this property
 - i. Maintain a contiguous land parcel for addition to and use within the River's Edge Natural Area
 - ii. Provide a place for users of the walking paths and ponds in the area to assemble, possibly park, and not trespass over private property as has been done over the last several years
 - iii. Provide overflow parking for the baseball fields across the street
 - iv. Address the issue of private property ownership around which the City encourages public use
 1. The disruption of the privacy and solitude property ownership should hold is a real issue and purchase of this parcel by the City would eliminate this disruption
 - b. Conditions of the purchase
 - i. At a price, conditions and terms to be negotiated and agreed to by all parties concerned
 - ii. Provide adequate, fair time span for our move from the property (this time span can be adjusted depending on the value placed on expediency) and agreed upon purchase terms
 - iii. Allow full use of the property until moving is complete
 - iv. Property purchased "as is, where is, no exceptions"
 - v. Annexation or zoning not an issue
2. If City does not purchase property – Option #1
 - a. Allow annexation but request zoning be changed to business for this property – same as property on the corner of Taft and First
 - i. Approximate 20% of the property, facing W. First Street, is out of the flood zone
 - ii. Elevation of this area is consistent with regulations regarding building in the flood fringe
 - iii. "B" development could allow a possible art studio, art park, art sales, etc., or other business possibilities in this area
 - iv. Parking would be available throughout the remainder of the property
3. If City does not purchase property – Option #2
 - a. Allow annexation but the use which has occurred over the last forty years be grandfathered
 - b. Zoning to be compatible with livestock, equipment, present continuous use, etc.

- c. Allow screening areas on property
- d. Fencing around the total property be re-established
 - i. To keep trespassers out
 - ii. To give a strong message that trespassing is not okay
 - iii. To provide a barrier for anyone who might attempt trespass onto and/or become injured on the property
 - iv. Reduce liability
 - v. Allow full use of the property
- e. The front gate will remain locked at all times
- f. Trespassers, graffiti artists, photographers, etc., will not be tolerated
- g. Paramount is our privacy and solitude on the property
- h. No tax increase on the property

Thank you for your consideration of this matter.

Lee and Patricia Swisher