

# Conceptual Review Agenda

Schedule for 06/14/18 to 06/14/18

281 Conference Room A

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## Thursday, June 14, 2018

Time	Project Name	Applicant Info	Project Description	Planner
<b>9:30</b>	Sunshine House	Bo Brown (970) 492-4503 <a href="mailto:bo.brown@colostate.edu">bo.brown@colostate.edu</a>	This is a request to construct an 11,000 square foot day care center on the 1400 block of S Shields St (parcel #s 9714300007, 9714300010, 9714300029, 9714300019, 9714300011, 9714300022). The building and play areas would be located at the corner of Lake St and S Shields St. Detention would be expanded to the north along James Ct and to the east along Lake St. The existing adjacent parking lot would be expanded to accommodate 40+ additional spaces. Primary access to the site is proposed off James Ct to the north and Lake St to the south. The proposed project is within the High-Density Mixed-Use (HMN) zone district and is subject to Administrative (Type 1) review.	<b>Planner</b> Jason Holland
	<b>CDR180038</b>			<b>DRC</b> Todd Sullivan
<b>10:15</b>	Beaver Lodge Nature Camp	Jeremy (970) 412-0979 <a href="mailto:beaverlodgenaturecamp@gmail.com">beaverlodgenaturecamp@gmail.com</a>	This is a request to develop a parking area and gardens to be used as a summer nature day camp for elementary and middle school students at 832 Wood St (parcel #9702300034). The site would be used weekdays from 9am-4pm. Parking would be accessed off Wood Street. The proposed project is within the Urban Estate (UE) zone district and is subject to Planning and Zoning Board (Type 2) review.	<b>Planner</b> Rebecca Everette
	<b>CDR180039</b>			<b>DRC</b> Tenae Beane

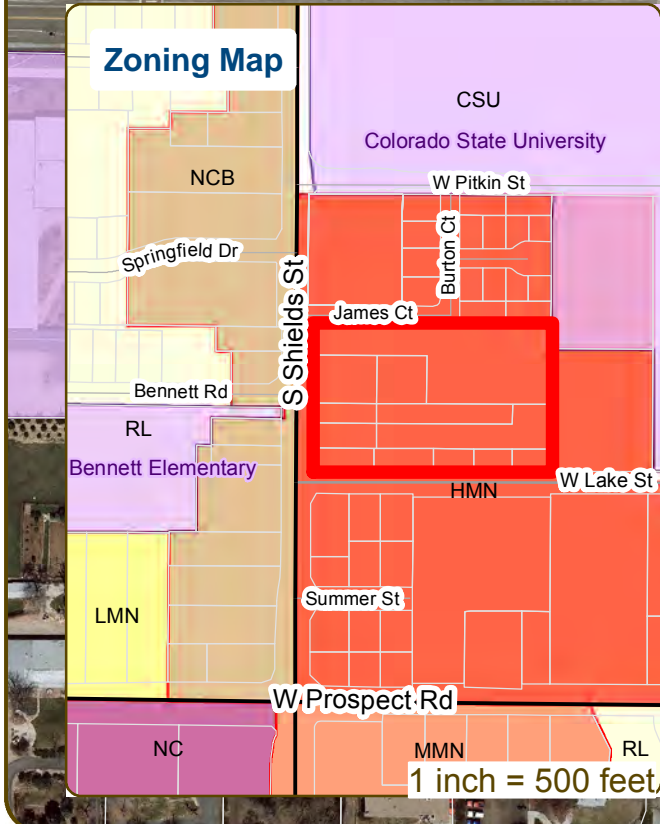
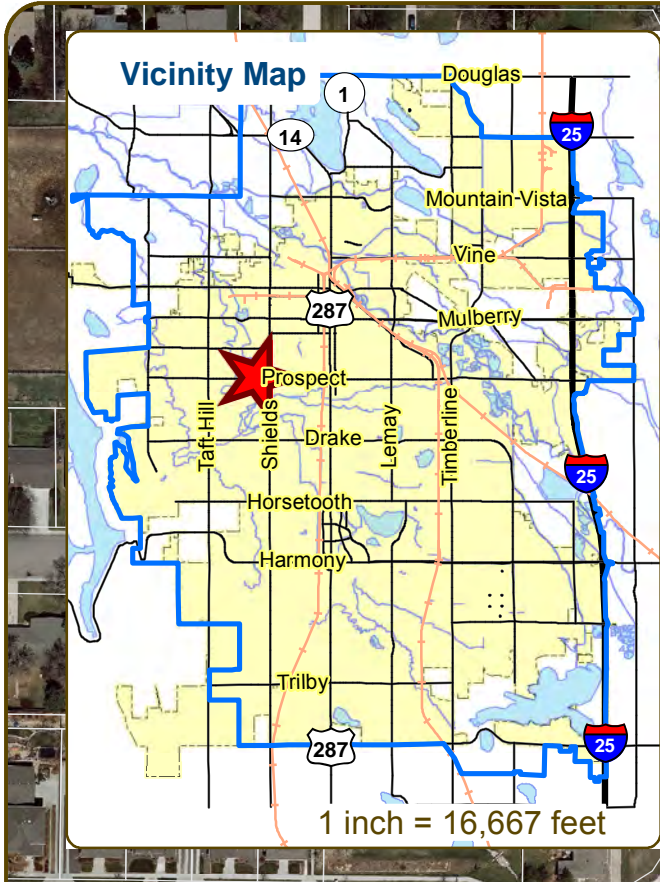
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**Thursday, June 14, 2018**

<b>Time</b>	<b>Project Name</b>	<b>Applicant Info</b>	<b>Project Description</b>		
<b>11:00</b>	Sandbox Solar  <b>CDR180040</b>	Ian Skor (970) 673-7733 <a href="mailto:ijskor@sandboxsolar.com">ijskor@sandboxsolar.com</a>	This is a request to install .5-1 acre of solar panels near Vine Dr and I-25 (parcel #8704106001). The solar panels would be arranged in smaller clusters near the edges of the parcel outside of floodways. The proposed project is within the Low-Density Mixed-Use zone district and is subject to Planning and Zoning Board (Type 2) review.	<b>Planner</b>	Kai Kleer
				<b>DRC</b>	Brandy Bethurem-Harras

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# CSU Early Childhood Center S Shields St (1400 Block)



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**CONCEPTUAL REVIEW:**

*APPLICATION*

**General Information**

All proposed development projects begin with Conceptual Review. Anyone with a development idea can schedule a Conceptual Review meeting to get feedback on prospective development ideas. At this stage, the development idea does not need to be finalized or professionally presented. However, a sketch plan and this application must be submitted to City Staff prior to the Conceptual Review meeting. The more information you are able to provide, the better feedback you are likely to get from the meeting. **Please be aware that any information submitted may be considered a public record, available for review by anyone who requests it, including the media.**

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At Conceptual Review, you will meet with Staff from a number of City departments, such as Community Development and Neighborhood Services (Zoning, Current Planning, and Development Review Engineering), Light and Power, Stormwater, Water/Waste Water, Advance Planning (Long Range Planning and Transportation Planning) and Poudre Fire Authority.

Comments are offered by staff to assist you in preparing the detailed components of the project application. There is no approval or denial of development proposals associated with Conceptual Review. At the meeting you will be presented with a letter from staff, summarizing comments on your proposal. **The more info provided, the more detailed your comments from staff will be.**

<b>Contact Name(s) and Role(s)</b> (Please identify whether Consultant, Owner, etc.)		
<b>Business Name</b> (if applicable)		
<b>Mailing Address</b>		
<b>Phone</b>	<b>Email Address</b>	
<b>Site Address</b> (parcel # if address in not available)		
<b>Description of Proposal</b> (attach additional sheets if necessary)		
<b>Proposed Use</b>	<b>Existing Use</b>	
<b>Total Building Square Footage</b>	<b>Number of Stories</b>	<b>Lot Dimensions</b>

**Age of any Existing Structures** \_\_\_\_\_

Info available on Larimer County’s Website: <http://www.co.larimer.co.us/assessor/query/search.cfm>

**If any structures are 50+ years old, good quality, color photos of all sides of the structure are required for conceptual.**

**Is your property in a Flood Plain?**  Yes  No      If yes, then at what risk is it? \_\_\_\_\_

Info available on FC Maps: <http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains>.

**Increase in Impervious Area** \_\_\_\_\_ S.F.

(Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

**Suggested items for the Sketch Plan:** Property location and boundaries, surrounding land uses, proposed use(s), existing and proposed improvements (buildings, landscaping, parking/drive areas, water treatment/detention, drainage), existing natural features (water bodies, wetlands, large trees, wildlife, canals, irrigation ditches), utility line locations (if known), photographs (helpful but not required). Things to consider when making a proposal: How does the site drain now? Will it change? If so, what will change?

Prepared For:  
**COLORADO STATE  
 UNIVERSITY RESEARCH  
 FOUNDATION**

# SUNSHINE HOUSE

FORT COLLINS, COLORADO

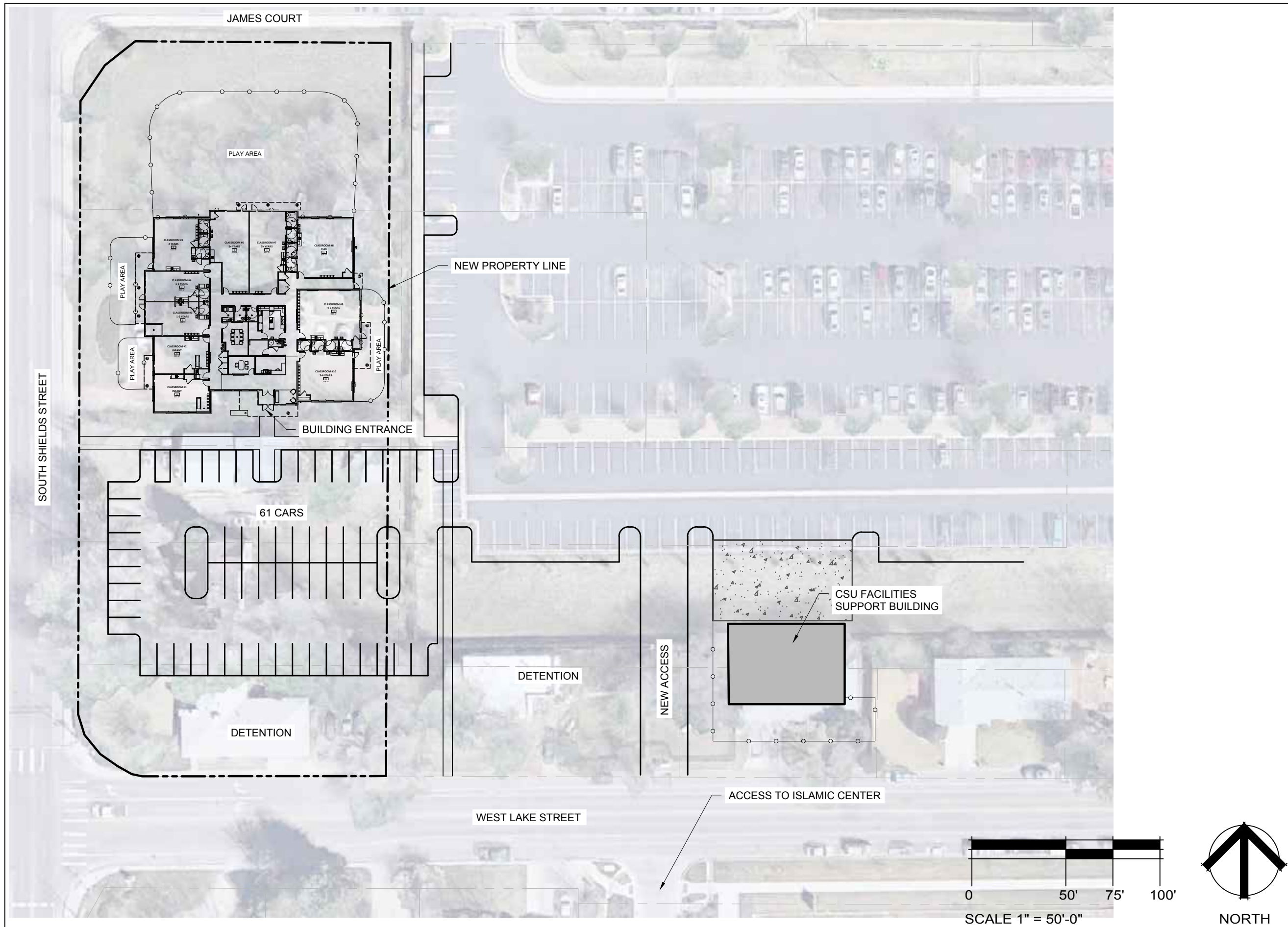
Revisions:	Date:

Date:  
 June 5, 2018

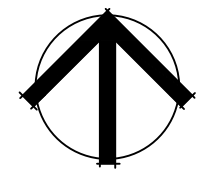
Sheet Title:  
 CONCEPT SITE PLAN

Sheet Number: 1

Of: 1



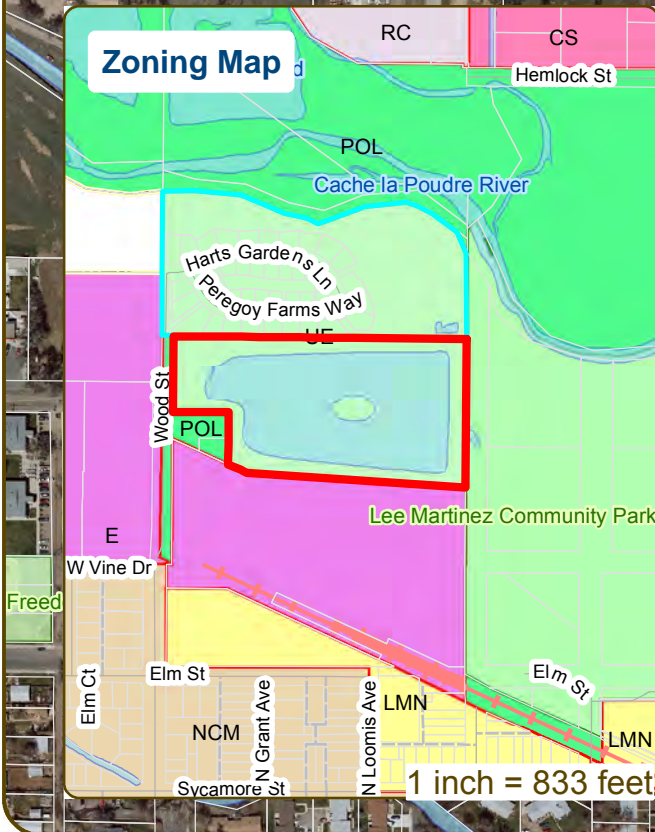
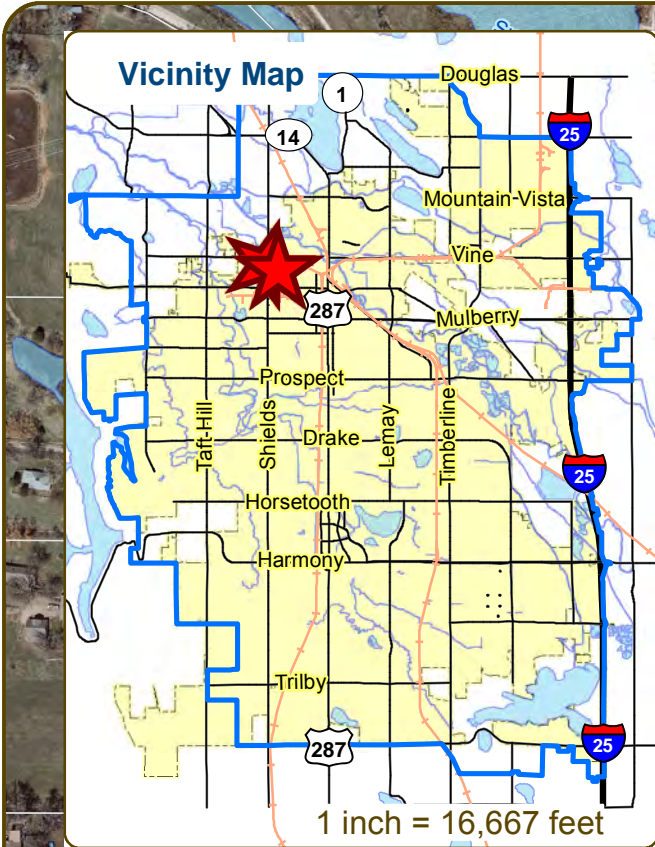
SCALE 1" = 50'-0"



NORTH



# 832 Wood St Beaver Lodge Nature Camp



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CONCEPTUAL REVIEW: APPLICATION

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\*BOLDED ITEMS ARE REQUIRED\* \*The more info provided, the more detailed your comments from staff will be.\*

Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) \_\_\_\_\_

Jeremy (owner) Nicholas (owner) Chelsea (owner)

Business Name (if applicable) Beaver Lodge Nature Camp LLC

Your Mailing Address P.O. Box 2480 Fort Collins CO 80522

Phone Number 970 412 0979 Email Address Beaver lodge nature camp@gmail.com

Site Address or Description (parcel # if no address) 832 N Wood St Fort Collins CO 80521

Description of Proposal (attach additional sheets if necessary) Beaver lodge nature camp is an outdoor, small capacity summer day camp focused on Urban Agriculture, and Nature Immersion

Proposed Use Commercial/Urban ag Existing Use Ag

Total Building Square Footage N/A S.F. Number of Stories N/A Lot Dimensions N/A

Age of any Existing Structures N/A

Info available on Larimer County's Website: http://www.co.larimer.co.us/assessor/query/search.cfm

If any structures are 50+ years old, good quality, color photos of all sides of the structure are required for conceptual.

Is your property in a Flood Plain? [X] Yes [ ] No If yes, then what risk level? UNSURE Info available on FC Maps: http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains.

Increase in Impervious Area \_\_\_\_\_ S.F. (Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

Suggested Items for the Sketch Plan:

Property location and boundaries, surrounding land uses, proposed use(s), existing and proposed improvements (buildings, landscaping, parking/drive areas, water treatment/detention, drainage), existing natural features (water bodies, wetlands, large trees, wildlife, canals, irrigation ditches), utility line locations (if known), photographs (helpful but not required). Things to consider when making a proposal: How does the site drain now? Will it change? If so, what will change?

## Beaver Lodge Nature Camp

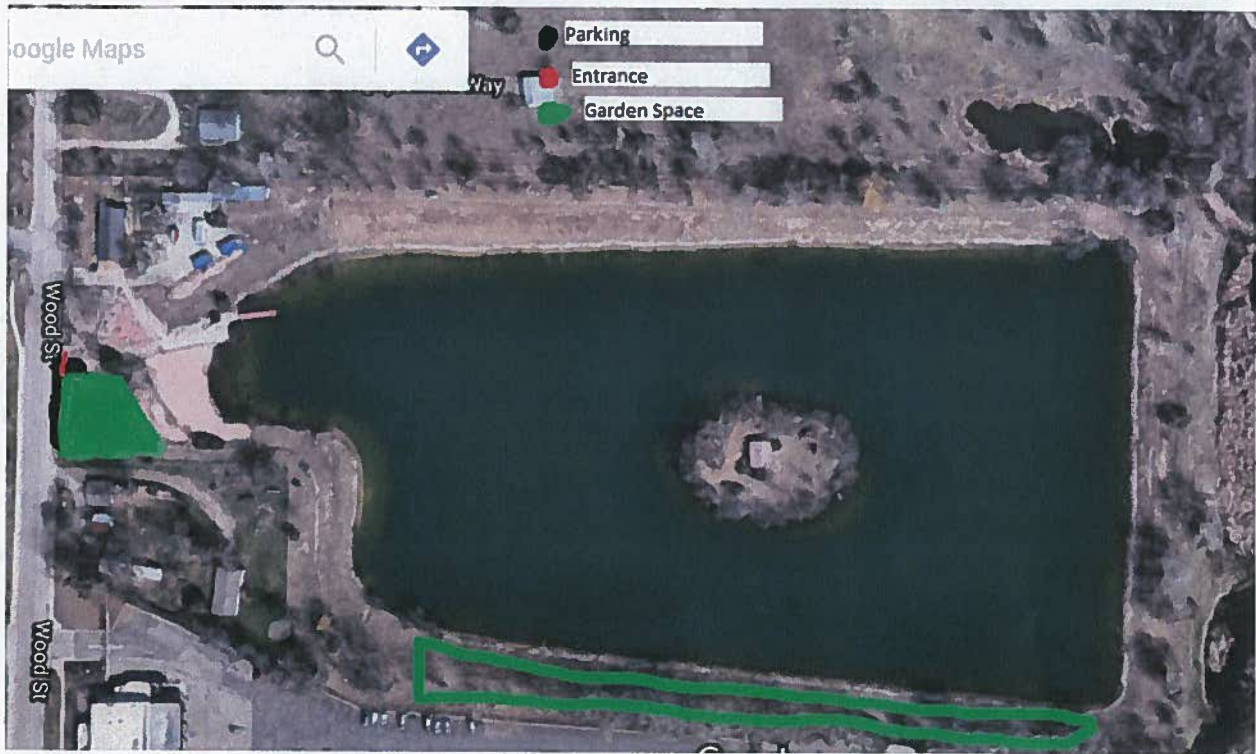
### Conceptual Design

May 29, 2018

Beaver Lodge Nature Camp will be a day camp operating Monday-Friday between the First and Last day of Poudre School District Summer Break, or June 4th - August 16th for 2018. Beaver Lodge Nature Camp will host a maximum of 30 participants, aged 7-15, from 9am-4pm on these dates.

Our Camp's Primary Focus will be Urban Agriculture, Urban Ecology, and Nature Immersion. We will grow annual and perennial food crops, and incorporate these foods into lunches that we co-create, daily, as well as learn about food webs, and our place within these webs.

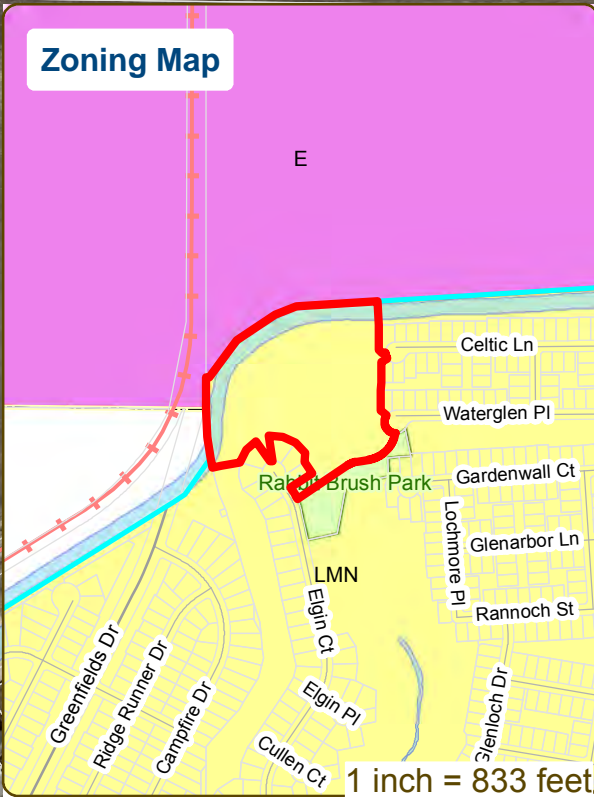
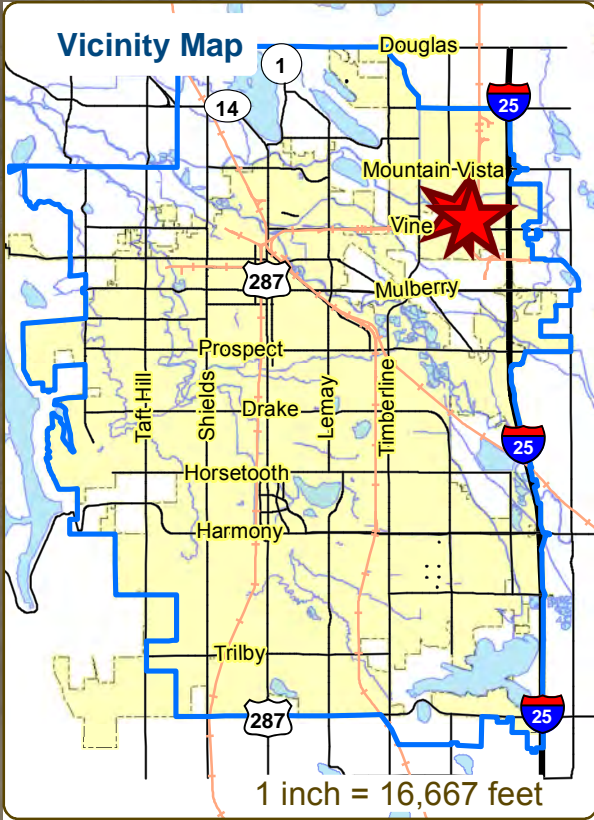
Below is an aerial photo of the site, with details about site infrastructure, including parking, entrance/exit, and gardens:





# Sandbox Solar

**Aerial Site Map**



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Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) \_\_\_\_\_

Ian Skor, Sandbox Solar, Project Owner/Developer

Business Name (if applicable) Sandbox Solar

Your Mailing Address 430 N. College Ave. Suite#441, Fort Collins, CO 80524

Phone Number 9706737733 Email Address ijskor@sandbox solar.com

Site Address or Description (parcel # if no address) \_\_\_\_\_

8704106001

Description of Proposal (attach additional sheets if necessary) \_\_\_\_\_

SP3 Solar Electric Project 50-150kW Ground Mounted, Grid-Tied

Proposed Use Partial Use for Solar Generation Existing Use Park

Total Building Square Footage \_\_\_\_\_ S.F. Number of Stories \_\_\_\_\_ Lot Dimensions \_\_\_\_\_

Age of any Existing Structures N/A

Info available on Larimer County's Website: http://www.co.larimer.co.us/assessor/query/search.cfm

If any structures are 50+ years old, good quality, color photos of all sides of the structure are required for conceptual.

Is your property in a Flood Plain? [X] Yes [ ] No If yes, then what risk level? Partial Floodway, Located outside

Info available on FC Maps: http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains of the floodway area.

Increase in Impervious Area Mounts will be pile driven in. Max Solar 'coverage' will be ~7500 S.F.

(Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

Suggested items for the Sketch Plan:

Property location and boundaries, surrounding land uses, proposed use(s), existing and proposed improvements (buildings, landscaping, parking/drive areas, water treatment/detention, drainage), existing natural features (water bodies, wetlands, large trees, wildlife, canals, irrigation ditches), utility line locations (if known), photographs (helpful but not required). Things to consider when making a proposal: How does the site drain now? Will it change? If so, what will change?



# Cooperative Solar Garden: Waterglen/Trailhead



Ian Skor and AJ Lyle  
Sandbox Solar  
[ij Skor@sandbox solar.com](mailto:ij Skor@sandbox solar.com)  
970-673-7733  
847-452-2685

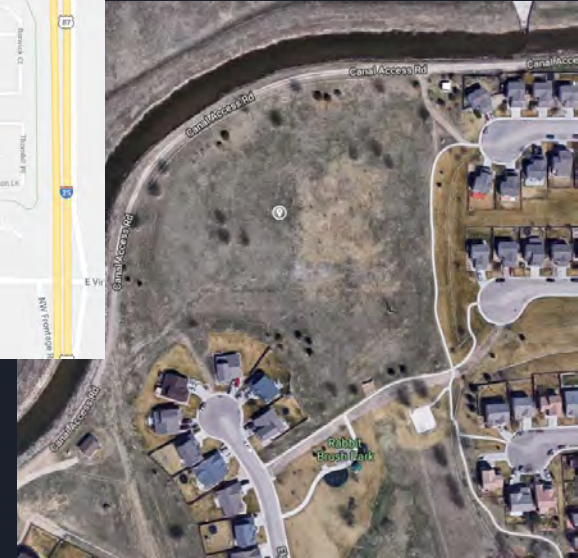
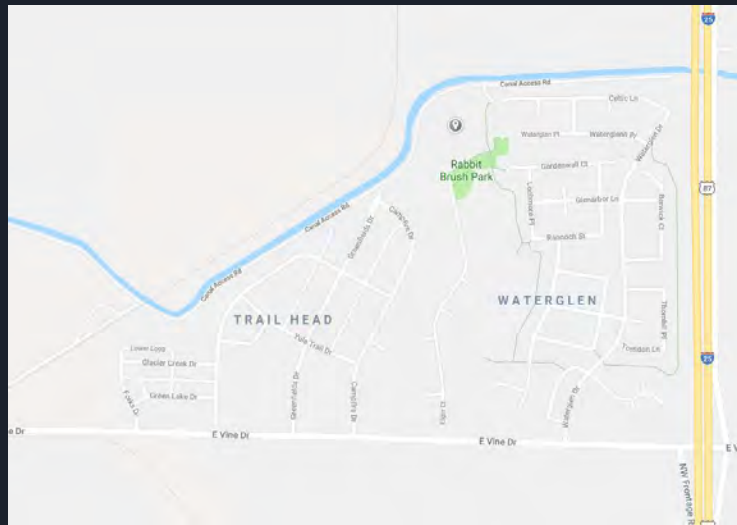


# Location

Parcel: 8704106001

Approximate Address: 3730 Celtic Ln,  
Fort Collins CO 80524

Owner: Front Range Water LLC -  
Lloyd Crumb, Manager -  
Conceptual Agreement to Project







## Project Summary

- Construct a ground-mounted solar array to participate in city's SP3 program.
- Initial Interconnection locations have been discussed and approved with Light and Power
- Project Size 50-150kW



# Designs

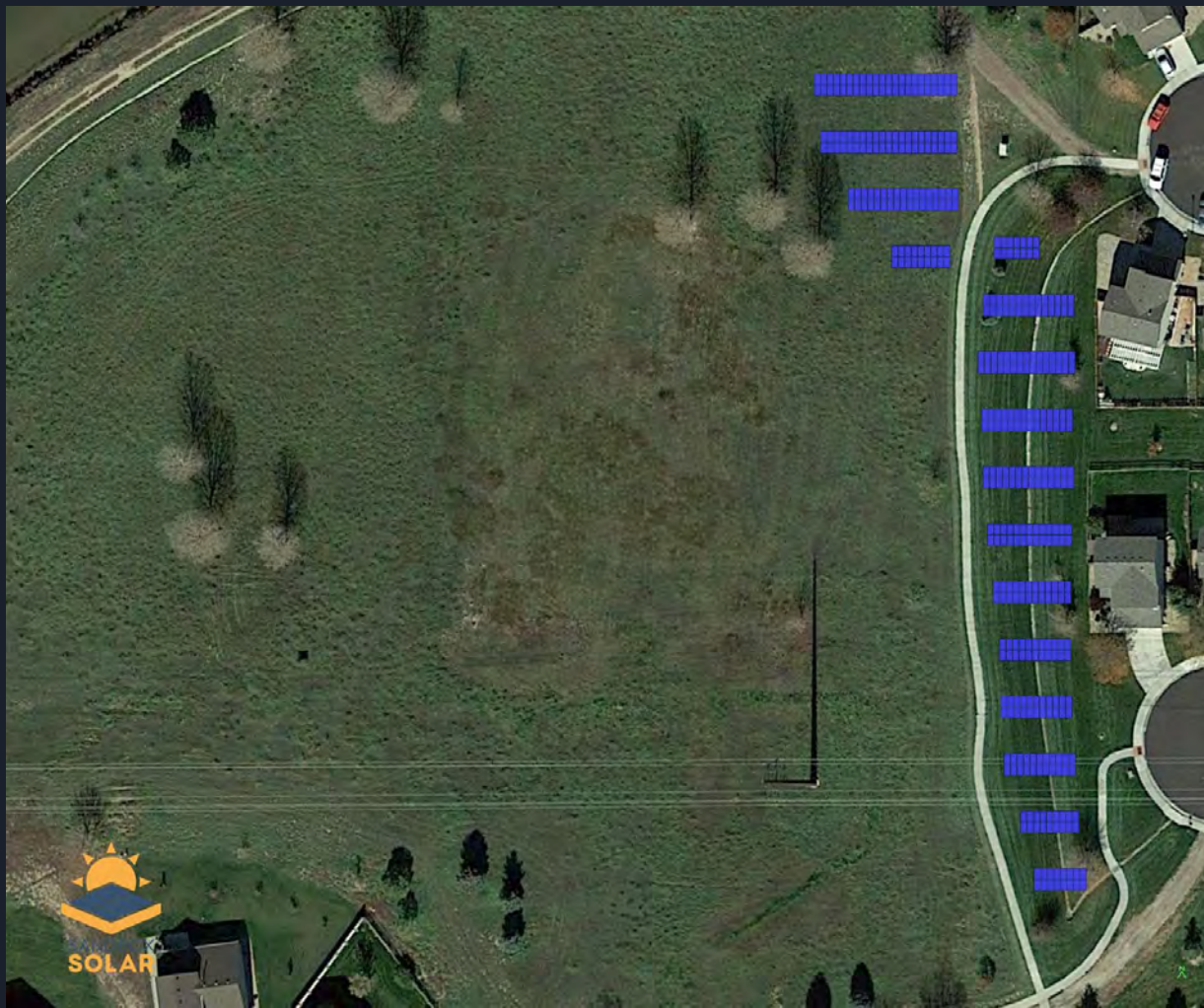










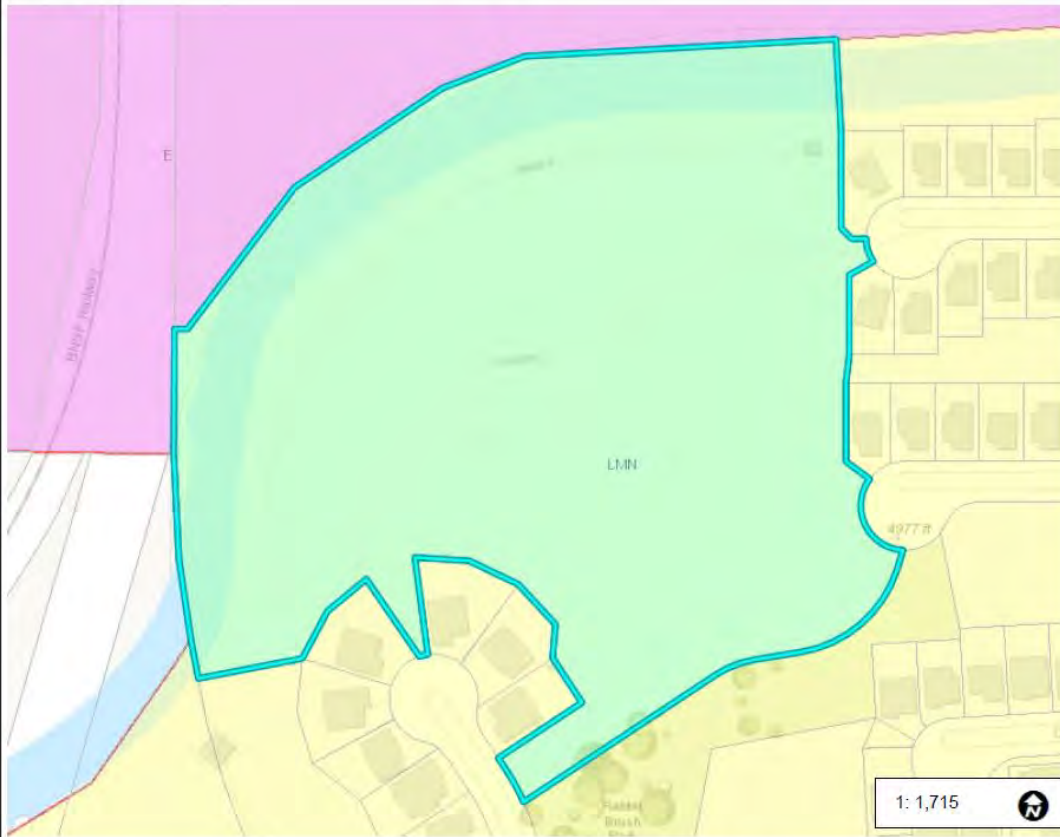




SOLAR



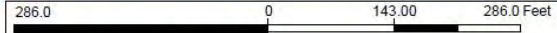




**Legend**

- Parcels
- City Zoning**
  - Community Commercial
  - Community Commercial North Coll
  - Community Commercial Poudre Riv
  - General Commercial
  - Limited Commercial
  - Service Commercial
  - CSU
  - Downtown
  - Employment
  - Harmony Corridor
  - Industrial
  - High Density Mixed-Use Neighbor
  - Low Density Mixed-Use Neighbor
  - Medium Density Mixed-Use Neighb
  - Neighborhood Commercial
  - Neighborhood Conservation Buffer
  - Neighborhood Conservation Low D
  - Neighborhood Conservation Mediu
  - Public Open Lands
  - River Conservation
  - River Downtown Redevelopment
  - Residential Foothills
  - Low Density Residential
  - Rural Lands District
  - Transition
  - Urban Estate

1: 1,715



WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
City of Fort Collins - GIS

This map is a user generated static output from the City of Fort Collins FCMaps Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

**Notes**





### Legend

- Parcels
- FEMA Floodplain
  - FEMA High Risk - Floodway
  - FEMA High Risk - 100 Year
  - FEMA Moderate Risk - 100 / 500 Yr.
- FEMA Map Panel
  - Growth Management Area
- Parks
- Schools
- Natural Areas
- City Limits

1:1,715



286.0 0 143.00 286.0 Feet

### Notes







Southwest looking North





Westend looking east







Northwest-end looking east





Eastend looking southwest







Eastend looking North



# Examples

- Piles can be Driven instead of concrete
- Height of leading edge can be raised





# Project Details

- Sandbox Solar's intent is to create a localized cooperative solar garden. Local residents will purchase solar panels and receive disbursements from the solar cooperative formed. The cooperative will sell solar energy to the City of Fort Collins through the SP3 program.
- Sandbox Solar has organized an application to the Vibrant Neighborhoods Grant in conjunction with residents of the neighborhood to make additional improvements on the project such as a native plant and bee garden, benches, and educational kiosks to improve the park.
- Fencing as required by the city will be included in project.



# Fort Collins Vibrant Neighborhoods Grant

The Vibrant Neighborhoods Grant (VNG) is a progressive and innovative program which offers funds in support of neighborhood projects that are co-created by the residents and local stakeholders through a collaborative process.



Sylvia Tatman-Burruss, Development Review Liaison

Neighborhood Services

(970) 224 - 6076

[nsprograms@fcgov.com](mailto:nsprograms@fcgov.com)







# Sandbox Solar

Ian Skor & AJ Lyle

970-673-7733

847-452-2685

[ijskor@sandboxsolar.com](mailto:ijskor@sandboxsolar.com)

[www.sandbosolar.com](http://www.sandbosolar.com)

