

# Conceptual Review Agenda

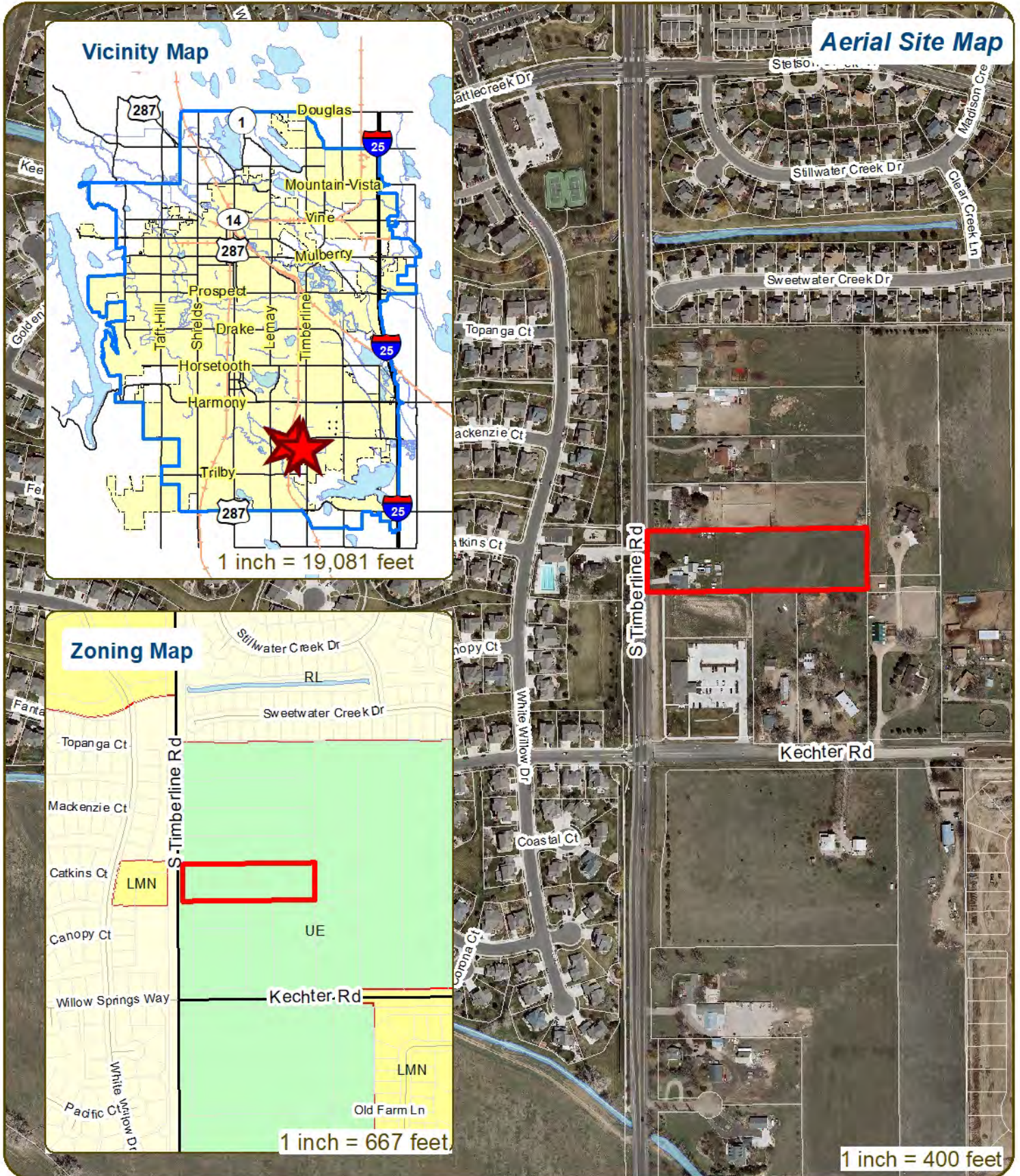
Schedule for 1/24/19  
281 Conference Room A

**Thursday, January 24, 2019**

Time	Project Name	Applicant Info	Project Description		
<b>9:30</b>	Timberline Dog Day	Erik Olson 970-988-4429	This is a request to build a dog training and dog day care facility at 5428 S Timberline Rd (parcel #8605300005). Access is taken from S Timberline Rd to the west. Ten off street parking spaces will be provided. The proposed project is within the Urban Estate (UE) zone district and is subject to the Addition of Permitted Use (APU) process including a Planning and Zoning Board recommendation for City Council Review.	<b>Planner</b>	Pete Wray
	Care Facility	<a href="mailto:erikjolson@me.com">erikjolson@me.com</a>		<b>DRC</b>	Todd Sullivan
	<b>CDR190007</b>			<b>Engineer</b>	Marc Virata
<b>10:15</b>	Mountain View	Daniel Pourbaix 970-541-4980	This is a request to convert an existing industrial building into a place of worship at 2330 E Prospect Rd (parcel #8717306005). Minor improvements would be made to the outside of the building, including façade improvements and creating a new main entrance where a loading dock currently exists. The proposed project includes demolishing one of the existing structures on the west side of the building and constructing a new sanctuary in its place. Access to the site is taken from E Prospect Rd to the south. The proposed project is within the Employment (E) zone district and is subject to Planning and Zoning Board (Type 2) Review.	<b>Planner</b>	Noah Beals
	Community Church	<a href="mailto:dan@mvcchurch.org">dan@mvcchurch.org</a>		<b>DRC</b>	Tenae Beane
	<b>CDR190008</b>			<b>Engineer</b>	Katie Andrews
<b>11:00</b>	FoCo Café	Dana Guber 303-517-4031	This is a request to construct a community garden behind FoCo Café at 225 Maple St (parcel #9711126922). The community garden will produce vegetables for the FoCo Café as well as provide a pollinator habitat, educational opportunities, and volunteer opportunities for people to earn meal tokens at the café. Access is taken from Maple St to the north. The proposed project is within the Downtown (D) zone district and is subject to a Minor Amendment.	<b>Planner</b>	Jamie Kimberlin
	Garden Expansion	<a href="mailto:dana@thegrowingproject.org">dana@thegrowingproject.org</a>		<b>DRC</b>	Brandy BH
	<b>CDR190009</b>			<b>Engineer</b>	Spencer Smith



# Timberline Dog Day Care Facility



These map products and all underlying data are developed for use by the City of Fort Collins for its internal purposes only, and were not designed or intended for general use by members of the public. The City makes no representation or warranty as to its accuracy, timeliness, or completeness, and in particular, its accuracy in labeling or displaying dimensions, contours, property boundaries, or placement of location of any map features thereon. THE CITY OF FORT COLLINS MAKES NO WARRANTY OF MERCHANTABILITY OR WARRANTY FOR FITNESS OF USE FOR PARTICULAR PURPOSE, EXPRESSED OR IMPLIED, WITH RESPECT TO THESE MAP PRODUCTS OR THE UNDERLYING DATA. Any users of these map products, map applications, or data, accepts same AS IS, WITH ALL FAULTS, and assumes all responsibility of the use thereof, and further covenants and agrees to hold the City harmless from and against all damage, loss, or liability arising from any use of this map product, in consideration of the City's having made this information available. Independent verification of all data contained herein should be obtained by any users of these products, or underlying data. The City disclaims, and shall not be held liable for any and all damage, loss, or liability, whether direct, indirect, or consequential, which arises or may arise from these map products or the use thereof by any person or entity.







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) \_\_\_\_\_

Erik Olson Owner

Business Name (if applicable) 5428 S Timberline LLC

Your Mailing Address 2403 Treestead Rd Fort Collins CO 80528

Phone Number 970 988 4429 Email Address erikjolson@me.com

Site Address or Description (parcel # if no address) 5428 S Timberline Rd Fort Collins CO 80528

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

Dog training and day care for dogs

Proposed Use Animal training Existing Use Urban Estate

Total Building Square Footage 3500 S.F. Number of Stories 1 Lot Dimensions 329' by 697'

Age of any Existing Structures Brand new - under construction

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 [x] No If yes, then what risk level? \_\_\_\_\_

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

Increase in Impervious Area none S.F.

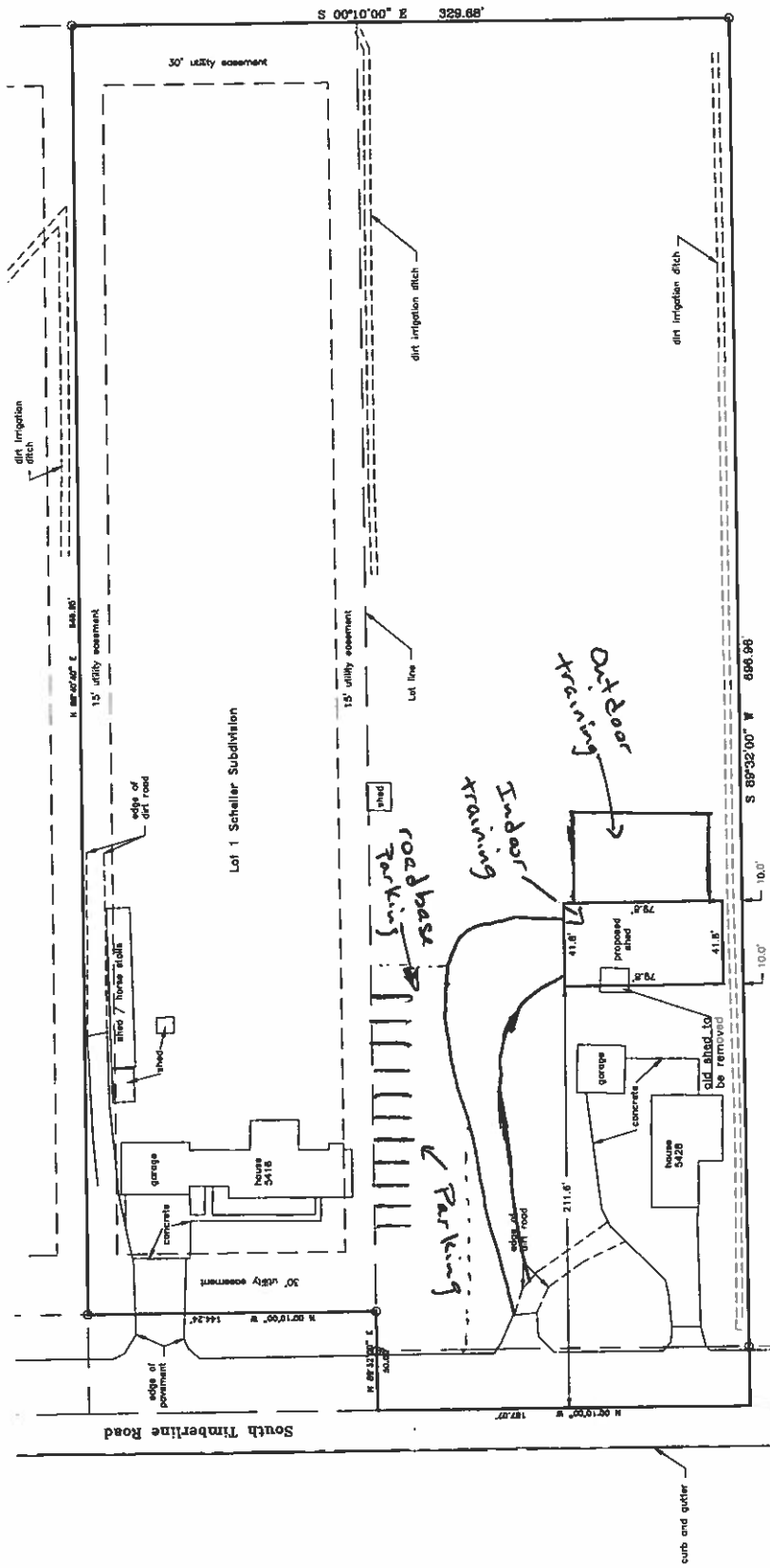
(Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

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?

# Plot Plan

Lot 1, Scheller Subdivision, public records of Larimer County, Colorado



**NOTES:**  
 This is not an ALTA/ACSM Land Title Survey.  
 This is not a monumented land survey.  
 The survey is based on the public records of this survey.  
 No warranties or representations are made by the survey.  
 No improvements, other than those shown, were located by this survey.  
 This survey is not intended for use in any other jurisdiction.  
 The survey is not intended for use in any other jurisdiction.  
 Address: 5428 S. Timberline Rd., Fort Collins, Colorado  
 Distances shown are in U.S. Survey Feet.  
 The total area contains 223,218 square feet (5.123 acres) more or less.

**REVISIONS**  
 By: \_\_\_\_\_ Description: \_\_\_\_\_  
 Date: \_\_\_\_\_ By: \_\_\_\_\_ Description: \_\_\_\_\_  
 Date: \_\_\_\_\_ By: \_\_\_\_\_ Description: \_\_\_\_\_

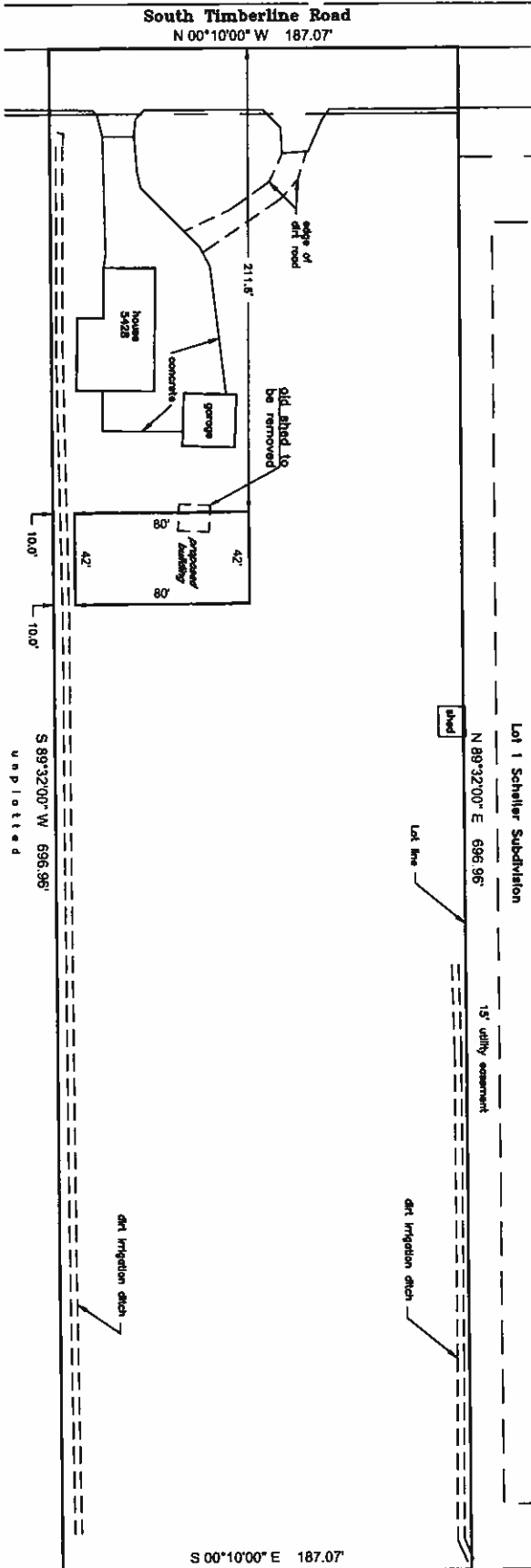
**CLIENT**  
 Erik Olson

**TITLE**  
 Section 5, Township 6 North, Range 68 West, 6th PM, Larimer County, Colorado  
 Lot 1, Scheller Subdivision  
 PLS Group  
 8843 North Franklin Avenue, Loveland, Colorado 80538  
 Phone 970.669.2100 - 970.669.3852 Fax

PROJECT NO.	17025.001
FIELD DATE	
PARTY CHIEF	
SCALE	1"=40'
NO. OF SHEETS	1
SHEET NO.	1



# Plot Plan



**Description:**  
That part of the Southwest 1/4 of the Southwest 1/4 of Section 5, Township 6 North, Range 68 West of the 6th P.M., Larimer County, Colorado, more particularly described as follows:  
Beginning at a point on the West section line of said Section 5, Township 6 North, Range 68 West of the 6th P.M., 500 feet North of the Southwest corner of said Section 5;  
thence running East parallel to the South line of said Southwest quarter, 696.96 feet;  
thence North parallel to the West section line of said Section 5, 187.07 feet;  
thence West parallel to the South line of said Southwest quarter, 696.96 feet, to the West section line of said Section 5;  
thence South along said Section line 187.07 feet to the point of beginning.

- Notes:**
- This is not a Monumented Land Survey.
  - Improvements are based on a 2005 survey. No current survey completed.
  - This survey is not intended for to be used for engineering design.
  - No other improvements, other than those shown, were located this date.
  - Address: 6428 S. Timberline Rd., Fort Collins, Colorado
  - Distances shown are in U.S. Survey Feet.

**NOTICE:** According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown herein.

21348 Comp-Plan-2017-12-20-10:45:10 Item: 08, 2017 - 7-01-18

#	Date	Revisions	Field Date n/a	Party Chief n/a	Survey Tech n/a	Proj. Manager MBS	Scale 1" = 50'

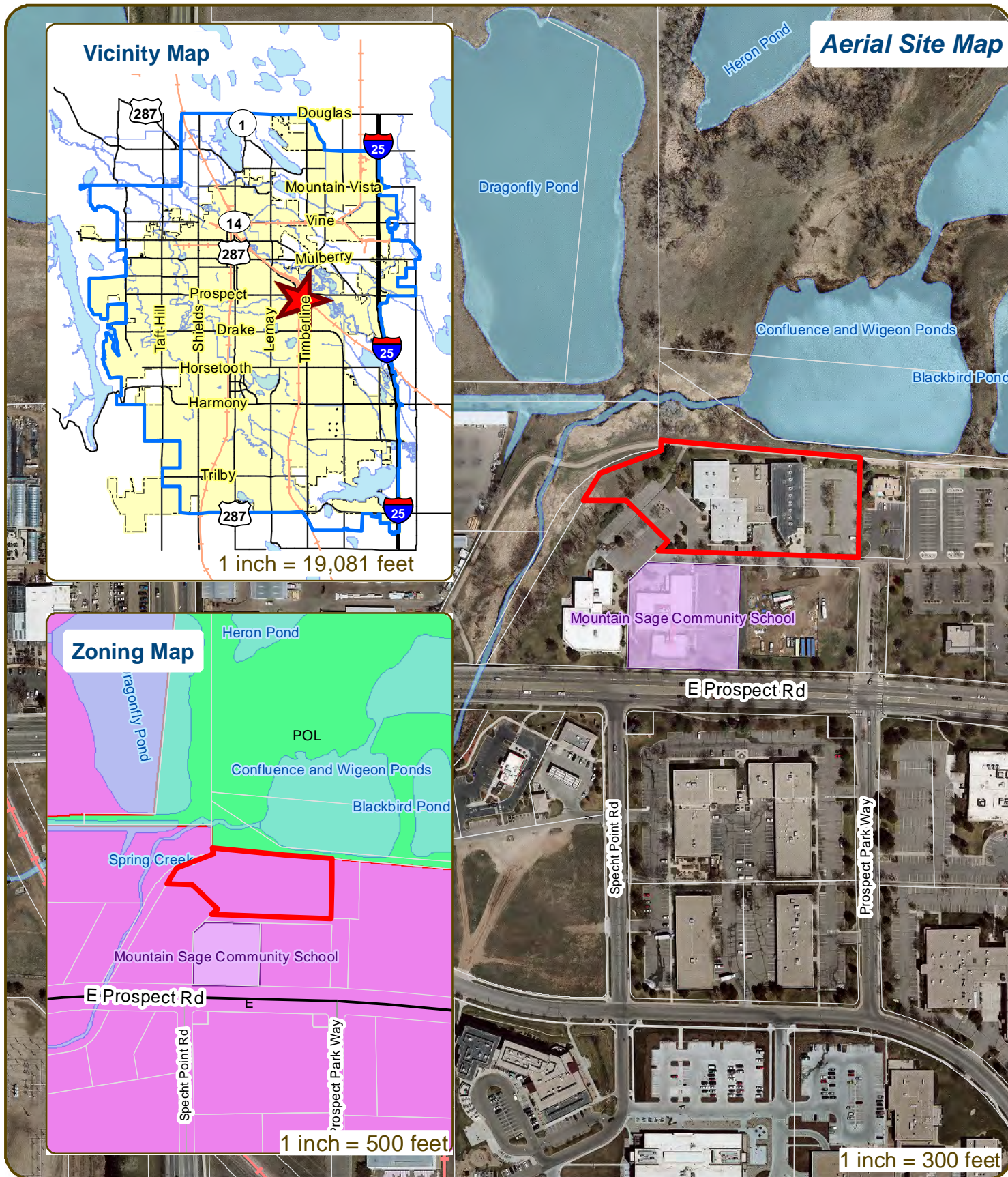
Prepared for:  
**Erik Olson**

Project#: 17025.001

PLS Group  
6943 North Franklin Avenue  
Loveland, Colorado 80538  
(970) 689-2100 - Fax (970) 689-3652



# Mountain View Community Church



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CONCEPTUAL REVIEW: APPLICATION

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Conceptual Reviews are scheduled on three Thursday mornings per month on a "first come, first served" basis and are a free service. One 45 meeting is allocated per applicant and only three conceptual reviews are done each Thursday morning. A completed application must be submitted to reserve a Conceptual Review time slot. Complete applications and sketch plans must be submitted to City Staff on Thursday, no later than end of day, two weeks prior to the meeting date. Application materials must be e-mailed to currentplanning@fcgov.com. If you do not have access to e-mail, other accommodations can be made upon request.

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.

\*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) \_\_\_\_\_

Daniel Pourbaix, Executive Minister. Potential Purchaser of Building \_\_\_\_\_

Business Name (if applicable) Mountain View Community Church \_\_\_\_\_

Your Mailing Address 328 Remington St, Fort Collins, CO 80524 \_\_\_\_\_

Phone Number 970-541-4980 Email Address dan@mvcchurch.org \_\_\_\_\_

Site Address or Description (parcel # if no address) 2330 E Prospect Rd. Fort Collins, CO 80525 \_\_\_\_\_

Description of Proposal (attach additional sheets if necessary) Please see attached. \_\_\_\_\_

Proposed Use Church Existing Use Industrial Engineering & Research \_\_\_\_\_

Total Building Square Footage 47,758 S.F. Number of Stories 2 Lot Dimensions 2.87 acres \_\_\_\_\_

Age of any Existing Structures Phase 1 1982, Phase 2 1986, Phase 3 2000 \_\_\_\_\_

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? Zone: X Risk: Moderate \_\_\_\_\_

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

Increase in Impervious Area Dependent on if Sanctuary Expansion is allowable 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?



## **List of Attachments**

Project Description

List of Questions

Existing Site Plan

Existing Floodplain Site Plan

Photographs of Existing Structure

Proposed Construction Site Plan

## **Project description**

Mountain View Community Church is in the due diligence period to purchase this property as the future facility for our church. Our current location is on the corner of Magnolia and Remington, just south of Old Town square.

Roughly 10,000 sq. ft. of the building is finished office space that we would use as-is. The other 37,000 sq. ft. would be refinished to include classrooms, gathering spaces, children's rooms, storage, support spaces and a sanctuary.

The current facility was constructed in parts. The proposed project includes demolishing one of the existing structures on the west side of the building and constructing a brand new sanctuary in its place. This sanctuary would be taller than the existing structure as it would have a 2nd floor balcony in its configuration.

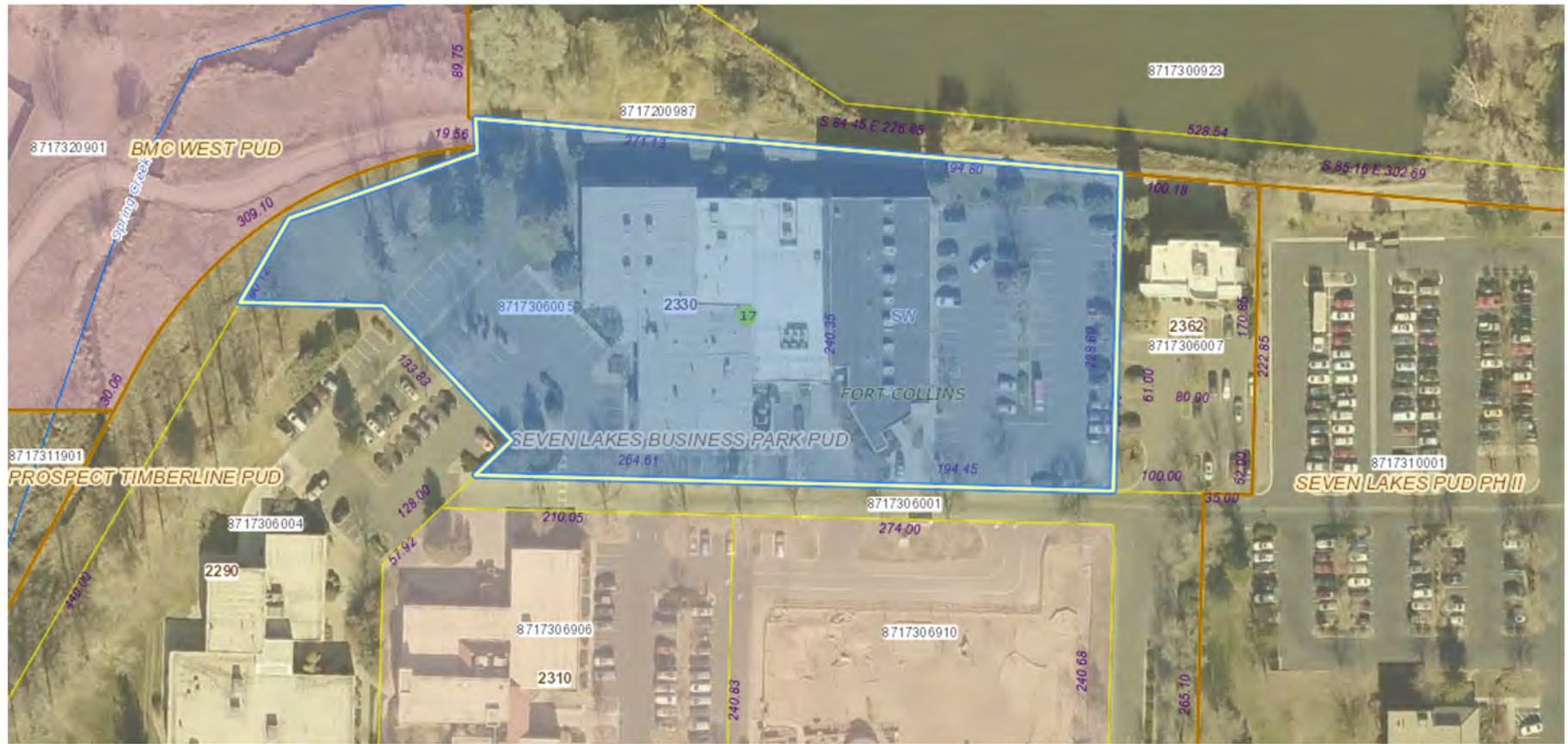
Minor improvements would be made to the outside of the building, including facade improvements and creating a new main entrance where a loading dock currently exists.



## List of Questions

- What considerations do we need to make from a traffic perspective? Traffic into the building during the week will be less than its existing use, but will increase over the weekend. All significant traffic associated with the project will occur on Sundays (when the other businesses in the HOA are closed) and for special events on evenings (also after the other businesses in the HOA are closed).
- Are there any restrictions for adding playground structures within the footprint of the existing facility (such as near the existing loading dock)?
- We assume this project would require a change of use designation. Are there any problems with this?
- It appears that a small corner of this building is in the 100-yr floodplain. Can we mitigate this? Can something be done on-site or in our renovations to take the entire property out of the 100-yr floodplain? Would submitting for a LOMA be possible, and if so what kind of data should we gather to serve that process?
- The building is shown as Shaded Zone X in regard to the floodplain. Would the construction of a new sanctuary trigger a “substantial improvements” clause? Our understanding is that it would if this were the 100-yr floodplain, but not in the 500-yr floodplain. Is Shaded Zone X considered 500-yr for this property, or is it considered 100-yr flood fringe with shallow flooding? It is estimated that the cost of the sanctuary construction will exceed 50% of the pre-improvement value of the structure.
- Can the new sanctuary footprint be expanded to the west and north at all? What are the setback requirements in terms of how close we can build to our property lines (or to the adjacent bike trail)? How close can we construct to the 100-yr floodplain line?
- Are there any restrictions for construction access within the existing property boundaries?

# Existing Site Plan - 2330 E. Prospect Rd



# Existing Floodplain Site Plan - 2330 E. Prospect Rd



2330 E Prospect



# Pictures - 2330 E. Prospect Rd





# Pictures - 2330 E. Prospect Rd





# Proposed Site Plan - 2330 E. Prospect Rd

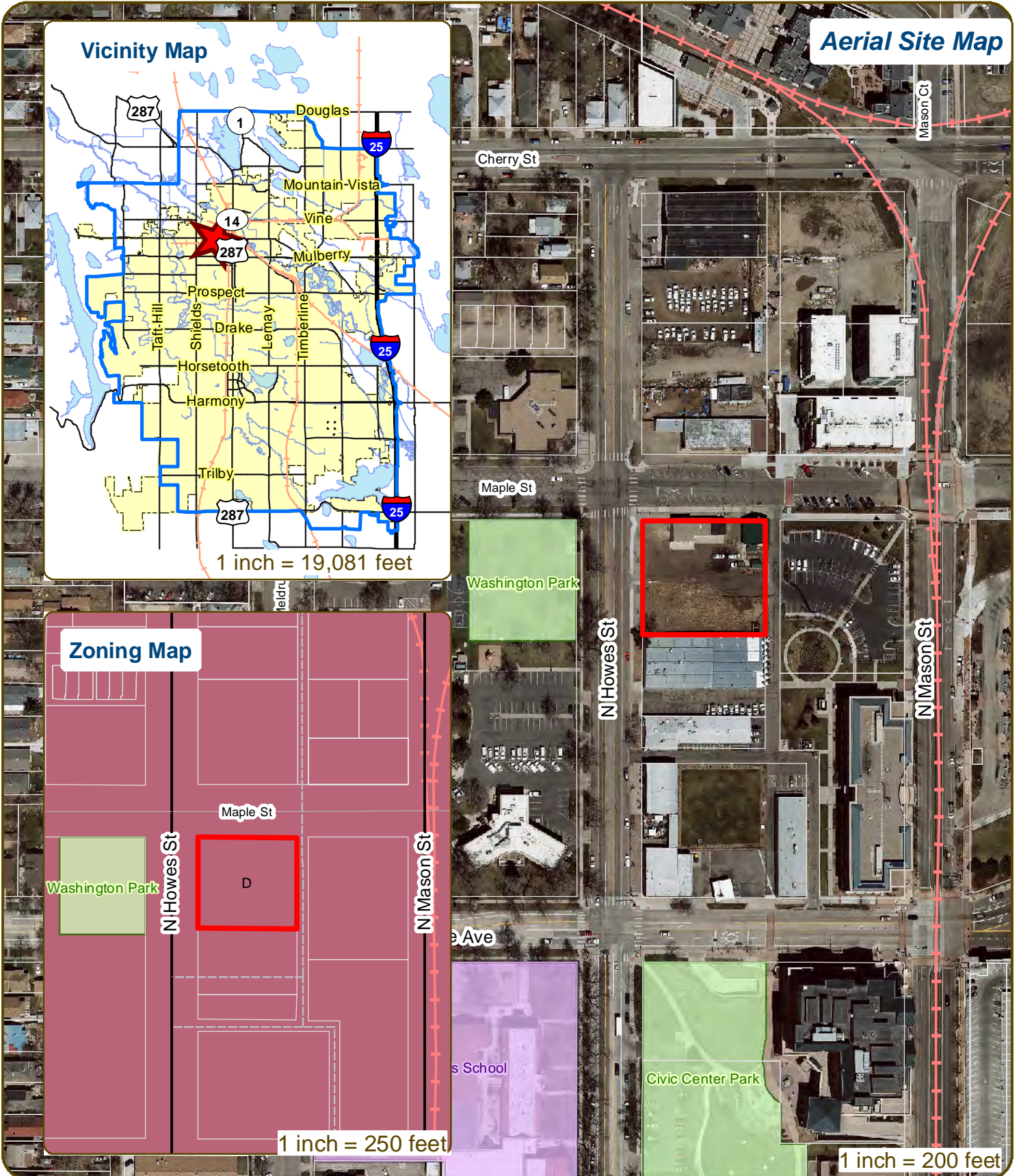


Proposed Sanctuary Reconstruction  
with Proposed Increase in Footprint

Proposed Main Entrance  
(no change in structure footprint)



# FoCo Cafe Garden Expansion



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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) Dana Guber (Executive Director)

Patrick Padden (Board Member/Designer), Matt Fettisoff (Board Member/Designer)

Business Name (if applicable) The Growing Project

Your Mailing Address PO Box 388, Fort Collins, CO 80522

Phone Number 303-517-4031 Email Address dana@thegrowingproject.org

Site Address or Description (parcel # if no address) 225 Maple Street, empty lot surrounding the FOCO Cafe

Description of Proposal (attach additional sheets if necessary)

Community garden to produce vegetables for the FoCo Cafe as well as provide pollinator habitat, educational opportunities, and volunteer opportunities for people to earn meal tokens at the cafe

Proposed Use community garden Existing Use dirt lot with weeds

Total Building Square Footage S.F. Number of Stories Lot Dimensions 90 'x 80'

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 [x] No If yes, then what risk level?

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

Increase in Impervious Area Flag Stone Walk Ways roughly 1200 square feet 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?





# Garden Expansion Design Proposal

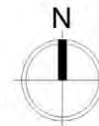






225 MAPLE ST, FORT COLLINS

SCALE 1" = 20'

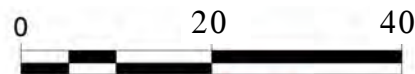


Drawn by: Patrick Padden, Matt Fetissoff, and the TGP Community

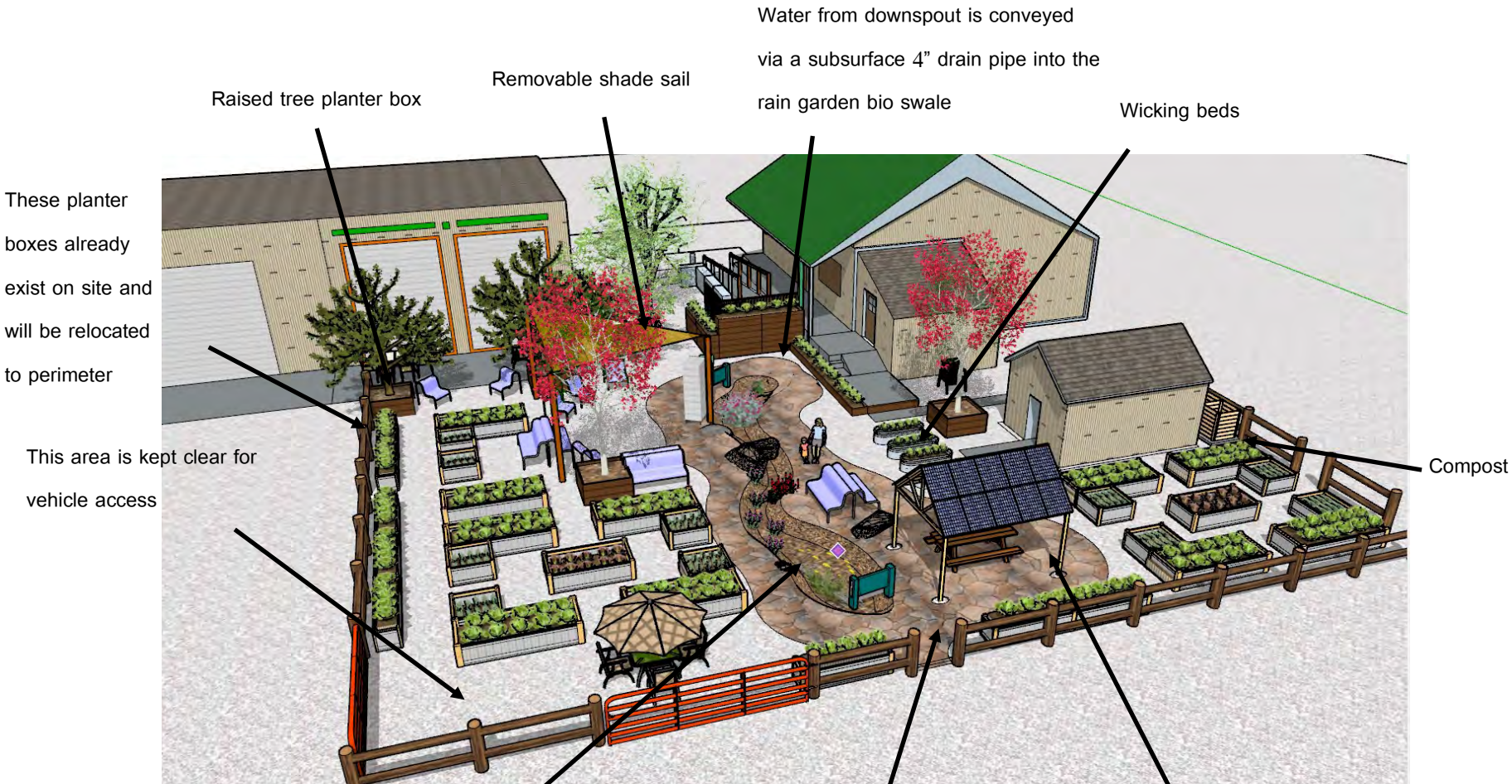


12/3/2018

FOCO CAFE







These planter boxes already exist on site and will be relocated to perimeter

This area is kept clear for vehicle access

This central basin would be excavated to be about two feet deep in the center and planted densely with flowers. The area around it could be a flagstone patio and walkway that is graded to drain storm water into the basin.

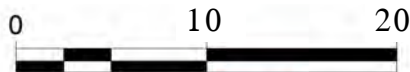
This portion of pathway serves as the rain garden overflow in the case of a large rain event

Shade structure < 120 sq feet

FOCO CAFE

225 MAPLE ST, FORT COLLINS

SCALE 1" = 10'



Drawn by: Patrick Padden, and Matt Fetisoff and the TGP Community



12/3/2018



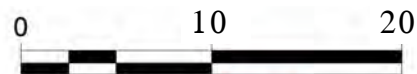


225 MAPLE ST, FORT COLLINS

12/3/2018

FOCO CAFE

SCALE 1" = 10'



Drawn by: Patrick Padden, Matt Fetissoff, and the TGP Community







- 1 visual interest
- 2 long bloom season
- 3 pollinator attractant
- 4 appealing scent
- 5 good cut flower
- 6 easy perennial
- 7 bird/butterfly attractant
- 8 edible
- 9 medicinal
- 10 xeric

- A. Moonshine Yarrow, *Achillea x 'Moonshine'* 1 2 3 4 5 6 9
- B. Paprika Yarrow, *Achillea Paprika* 1 2 3 4 5 6 9
- C. Comfrey, *Symphytum officinale* 2 3 6 9
- D. Dahlia, *Dahlia sp.* 1 2 3 5
- E. Prairie Coneflower, *Ratibida columnifera* 1 2 3 4 6 7 9
- F. Russian Sage, *Perovskia atriplicifolia* 1 2 3 4 5 6 9
- G. Hardy Geranium, *Geranium bohemicum* 1 2 3 6 10
- H. Sunset Hysop, *Agastache rupestris* 1 2 3 4 5 6 7 9
- I. Iceplant, *Delosperma sp.* 1 2 3 6 10
- J. Prairie Sandreed, *Calamovilfa longifolia* 1 6 7 10
- K. Maximilian Sunflower, *Helianthus maximiliani* 1 3 5 6 7
- L. Lamb's Ear *Stachys byzantina* 1 6 9 10
- M. Grape, *Vitis rotundifolia* 3 6 7 8
- N. Honeycrisp Apple, *Malus domestica* 1 3 4 6 7 8
- O. Cuban Oregano, *Plectranthus amboinicus* 1 3 4 8 9
- P. Pipestone Hardy Plum, *Prunus americana* 1 3 4 6 7 8
- Q. Blue False Indigo, *Baptisia australis* 1 3 6 7 9
- R. Perennial and annual onions, planted understory 8
- S. Bed topped with coldframe, for greens and cilantro 8

POTENTIAL WATER SAVING CALCULATIONS

source: [http://watershedmg.org/sites/default/files/docs/wmg\\_calculating\\_runoff\\_worksheet.pdf](http://watershedmg.org/sites/default/files/docs/wmg_calculating_runoff_worksheet.pdf)

$$\text{Harvested water (gal)} = \text{catchment area (ft}^2\text{)} \times \text{rainfall depth (in.)} \times \text{0.623 conversion factor}$$

Foco Cafe Catchment Area  
(calculated using Google Earth):  
1,106 square feet

source:  
[https://www.mapdevelopers.com/area\\_finder.php](https://www.mapdevelopers.com/area_finder.php)

X

Average Annual Precipitation for  
FortCollins: 16 inches

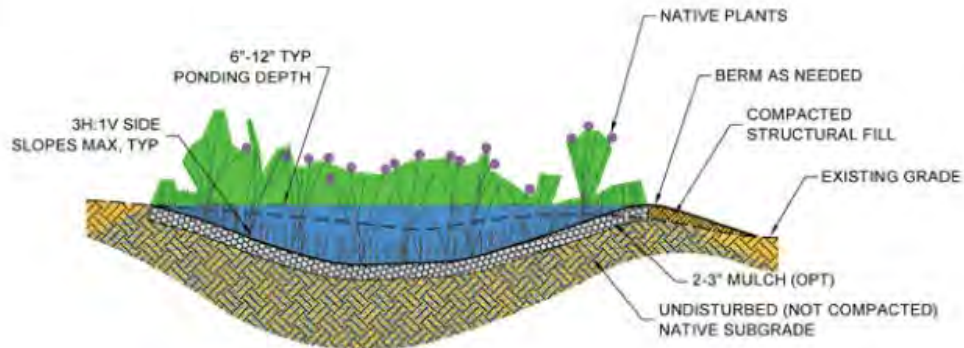
source:  
<https://www.usclimatedata.com/climate/fort-collins/colorado/united-states/usco0140>

X

Conversion Factor: 0.85

source:  
<https://www.harvestingrainwater.com/wp-content/uploads/2009/07/Volume-1-pg-48.pdf>

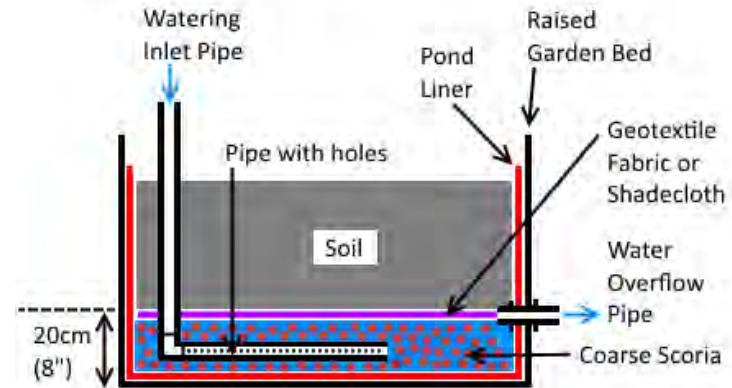
EQUALS: 15,041 gallons of harvested precipitation annually



**LID 1.01** Infiltration Rain Garden  
NTS



### Wicking Bed Design



<https://deepgreenpermaculture.com/diy-instructions/wicking-bed-construction/>