

Conceptual Review Agenda

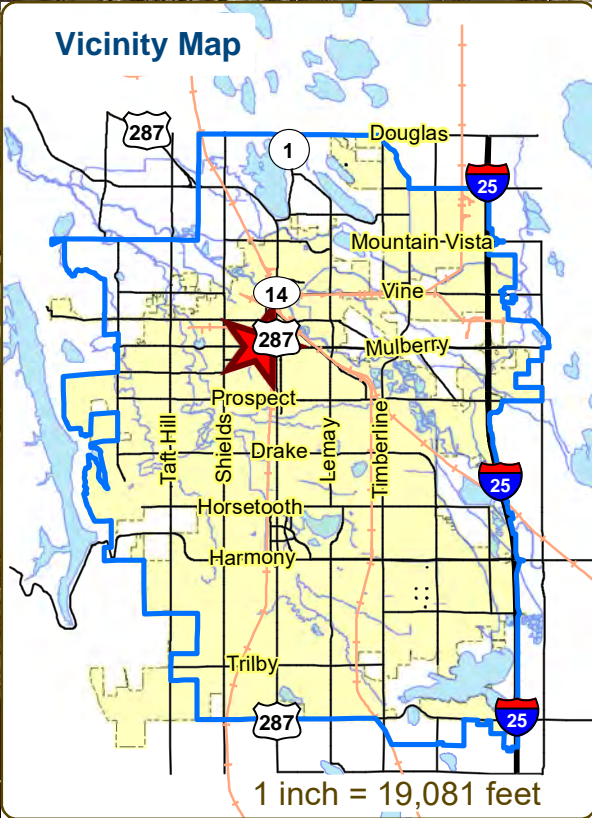
Schedule for 4/18/19
281 Conference Room A

Thursday, April 18, 2019

Time	Project Name	Applicant Info	Project Description	
9:30	405 S Mason St CDR190032	Steve Levinger 970-691-8008 steve@architecturewestllc.com	This is a request to build a 600 sf addition to north side of existing structure with exterior façade upgrades at 401 S Mason St (parcel #9711426017). Access is taken from S Mason St to the east and W Magnolia St to the north. The property is within the Downtown (D) zone district and is subject to a Minor Amendment.	Planner: Arlo Schumann Engineer: Katie Andrews DRC: Brandy BH
10:15	Antioch Community Church Expansion CDR190033	Chris Mirabito 970-232-8553 chrismirabito@antiochfc.org	This is a request to build an addition to the existing place of worship at 608 E Drake Rd (parcel #9724336901). The proposed project would add 3,200 sf to the existing church building increasing the assembly area by 300 sf and increasing classrooms, foyer and bathroom by 2,900 sf. The proposed project also includes the remodeling of the classrooms, foyer and bathrooms. Approximately 114 parking spaces exist on the site. Access is taken from E Drake Rd to the south and Stover St to the east. The property is within the Low Density Residential (RL) zone district and is subject to a Minor Amendment.	Planner: Jamie Kimberlin Engineer: Spencer Smith DRC: Todd Sullivan
11:00	Patton and Elizabeth St Care Facility CDR190034	Nicky Galbraith 970-389-8289 nickyinthefort@gmail.com	This is a request to build a long-term care facility at the corner of Patton St and E Elizabeth St (parcel #8718312002). The building will have 16 bedrooms where residents live for up to 90 days. There will be approximately 10 staff members with a maximum of 12 staff members on site at one time. Fourteen on-site parking spaces are proposed. Access is proposed from McHugh St to the northeast. The property is within the Employment (E) zone district and is subject to Planning and Zoning Board (Type 2) Review.	Planner: Clay Frickey Engineer: Marc Virata DRC: Tenae Beane

405 S Mason St Minor Amendment

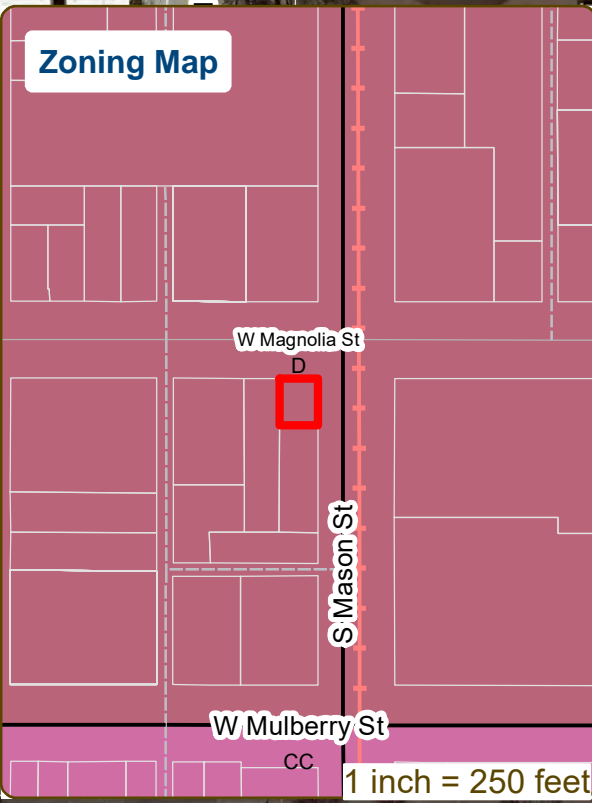
Vicinity Map



Aerial Site Map



Zoning Map



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

General Information

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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.

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) _____

Business Name (if applicable) _____

Your Mailing Address _____

Phone Number _____ Email Address _____

Site Address or Description (parcel # if no address) _____

Description of Proposal (attach additional sheets if necessary) _____

Proposed Use _____ Existing Use _____

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

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? _____

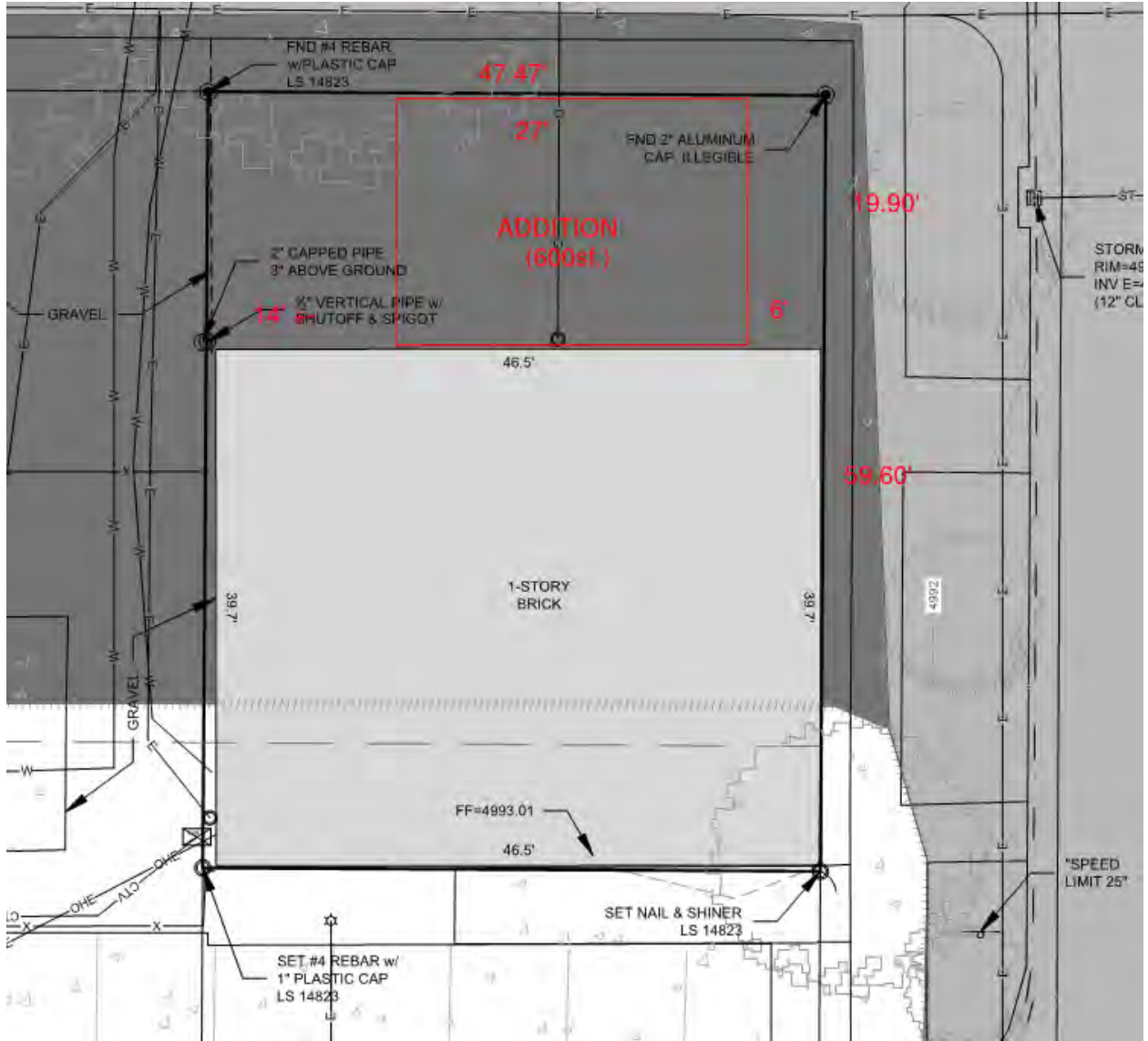
Info available on FC Maps: http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains.

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:

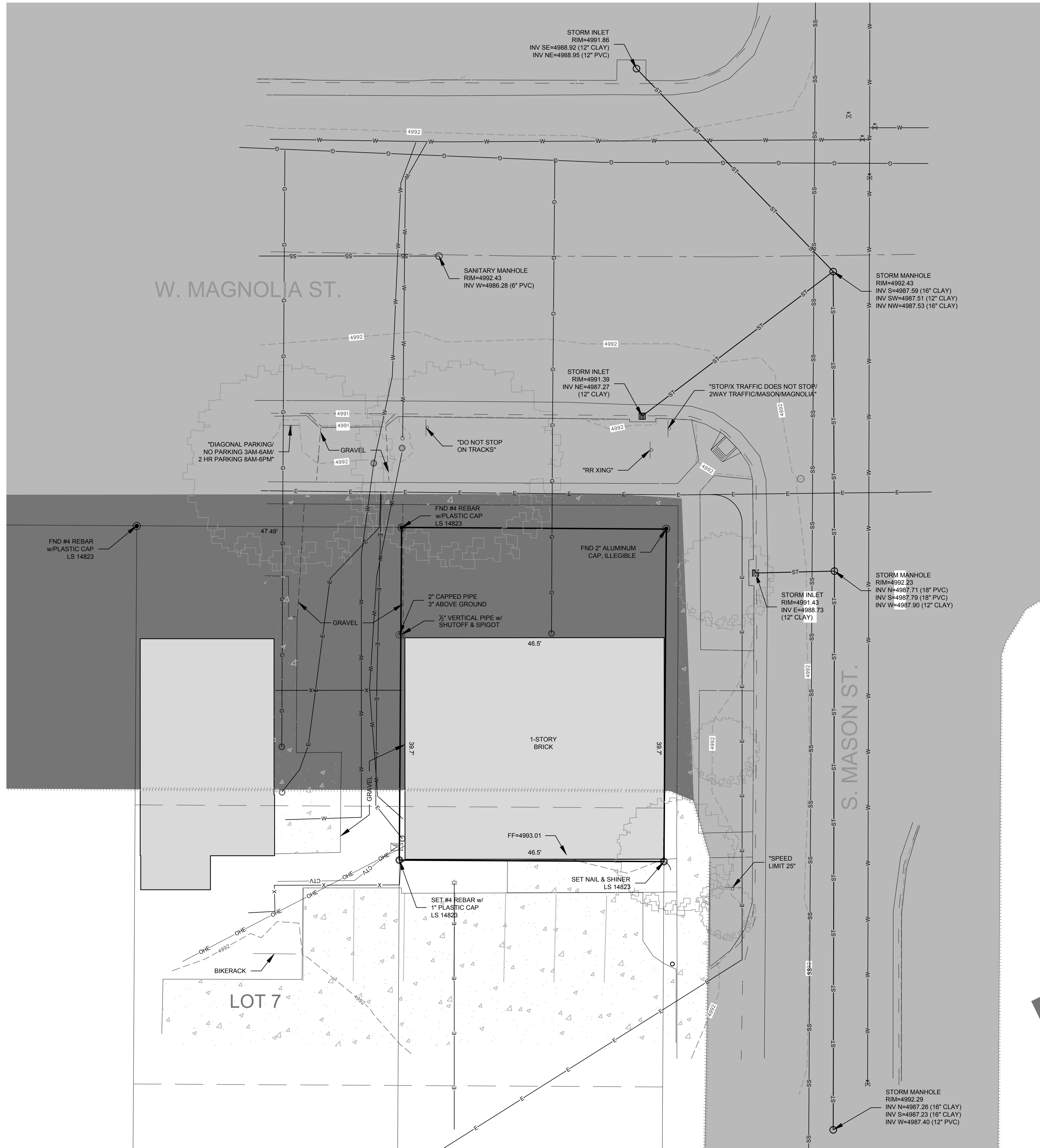
Property location and boundaries, surrounding land uses, proposed use(s), existing and proposed improvements (buildings, landscaping, parking/drive areas, water treatment/detention, drainage), existing natural features (water bodies, wetlands, large trees, wildlife, canals, irrigation ditches), utility 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?





TOPOGRAPHIC SURVEY

A PORTION OF LOTS 7 & 8, BLOCK 104, CITY OF FORT COLLINS, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO



TITLE COMMITMENT NOTE

This survey does not constitute a title search by Northern Engineering to determine ownership or easements of record. For all information regarding easements, rights-of-way and title of records, Northern Engineering relied upon ?? Title Guaranty Company Order No. ??, dated ??, 2013 at 8:00 A.M.

NOTES:

1) Date of fieldwork: August 28, 2013

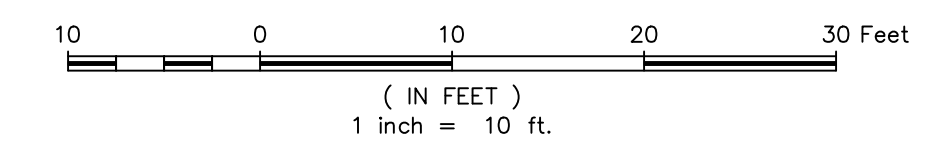
Symbol Legend	
	CABLE BOX
	DECIDUOUS TREE
	POST
	FOUND PROPERTY CORNER
	SET PROPERTY CORNER
	H2O CURBSTOP
	INLET GRATE
	LIGHTPOLE
	ELECTRIC METER
	GAS METER
	H2O METER
	MANHOLE
	SANITARY MANHOLE
	STORM MANHOLE
	SIGN
	H2O VALVE
	VERTICAL PIPE

LINE LEGEND

	WATER LINE
	BURIED CABLE
	BURIED GAS LINE
	FENCELINE
	BURIED ELECTRIC
	OVERHEAD POWER LINE
	SANITARY SEWER LINE
	STORM SEWER LINE
	CURB/GUTTER FLOWLINE
	MAJOR CONTOUR
	MINOR CONTOUR
	PROPERTY LINE

HATCH LEGEND

	CITY HIGH RISK - FLOODWAY
	CITY HIGH RISK - 100 YEAR
	CITY MODERATE RISK - 100 YEAR
	NO HATCH



CALL UTILITY NOTIFICATION CENTER OF COLORADO



Know what's below. Call before you dig.

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

UTILITY NOTE:
THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN ARE BASED ON OBSERVED EVIDENCE AND UTILITY MARKINGS AT TIME OF SURVEY. ADDITIONAL UTILITY LINES MAY EXIST. THE EXACT LOCATION OF ANY UNDERGROUND UTILITIES SHOWN AND THE LOCATION OF ANY ADDITIONAL UNDERGROUND UTILITIES SHOULD BE DETERMINED BY CONTACTING "ONE CALL" FOR A UTILITY LOCATE.

DRAFT

NOTICE:
According to Colorado law you must commence any legal action based on any defect in this survey within three years after you discover such defect. However, any action based on this survey must be commenced no later than ten years after the date of the certificate shown herein.

SECTION: 11
TOWNSHIP: 7N
RANGE: 69 W of the 6th PM

NORTHERN ENGINEERING
NE
500 South Parker Avenue, Suite 10
Fort Collins, Colorado 80524
PHONE: 970.221.4168 FAX: 970.221.1159
www.northerneng.com

DATE: 9/11/13
SCALE: 1"=10'
DESIGNED BY: L. Smith
DRAWN BY: L. Smith
REVIEWED BY: C. Gilliland

TOPOGRAPHIC SURVEY
401 S. MASON STREET
FORT COLLINS, COLORADO

Sheet
1
Of 1 Sheet

BOUNDARY SURVEY

A PORTION OF LOTS 7 & 8, BLOCK 104, CITY OF FORT COLLINS, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO

W. MAGNOLIA ST.

DESCRIPTION PER TITLE COMMITMENT

The above description was taken from ?? Guaranty Company Order No. ??, dated ??, 2013 and was used in the preparation of this survey.

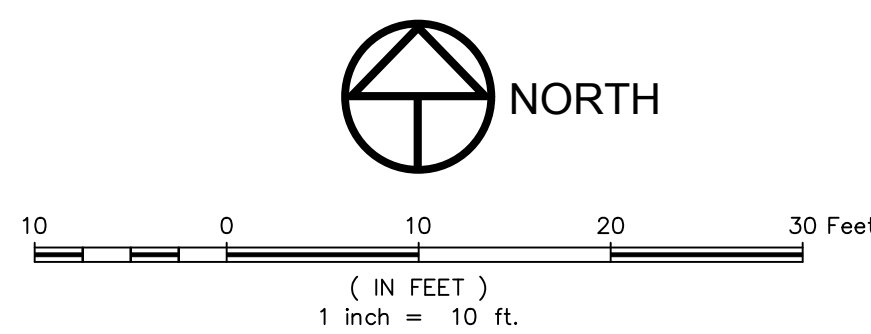
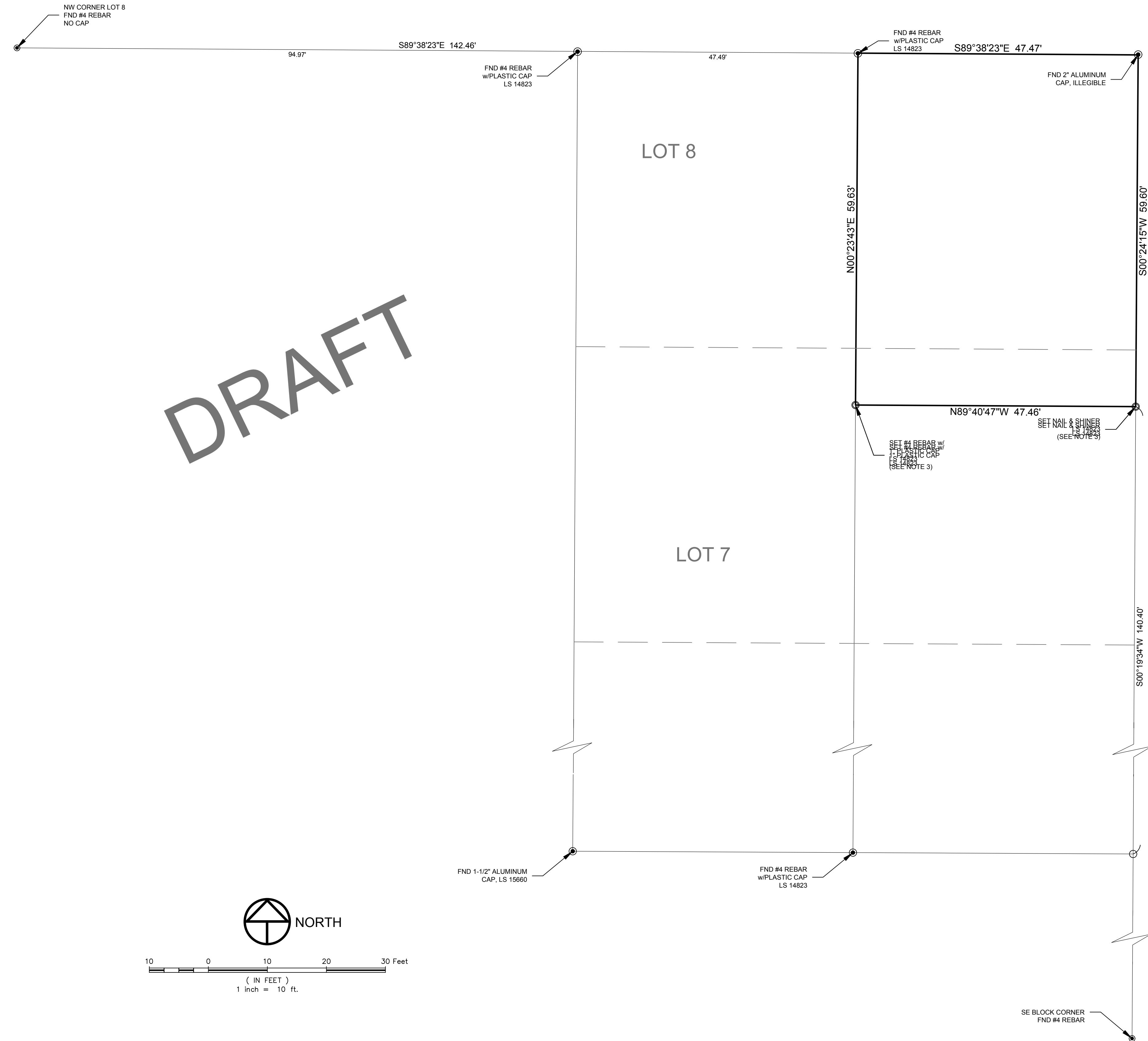
SURVEYOR'S STATEMENT

I, Gerald D. Gilliland, a Colorado Registered Professional Land Surveyor, do hereby state that this Boundary Survey was prepared from an actual survey under my personal supervision, that the monumentation as indicated hereon were found or set as shown, and that the foregoing plan is an accurate representation thereof, all this to the best of my knowledge, information, belief, and in my professional opinion.

Gerald D. Gilliland
Colorado Registered Professional
Land Surveyor LS #14823

NOTE

- 1) This survey does not constitute a title search by Northern Engineering to determine ownership or easements of record. For all information regarding easements, rights-of-way and title of records, Northern Engineering relied upon ?? Title Guaranty Company Order No. ??, dated ??, 2013.
- 2) Basis of Bearings is the East line of Block 104, City of Fort Collins, as bearing South 00°19'34" West (Assumed Datum).
- 3) Original monument, #4 rebar w/plastic cap LS#37899, was destroyed due to construction to the south. Monuments set per their original location.



S. MASON ST.

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SECTION: 11	TOWNSHIP: 7N	RANGE: 69 W
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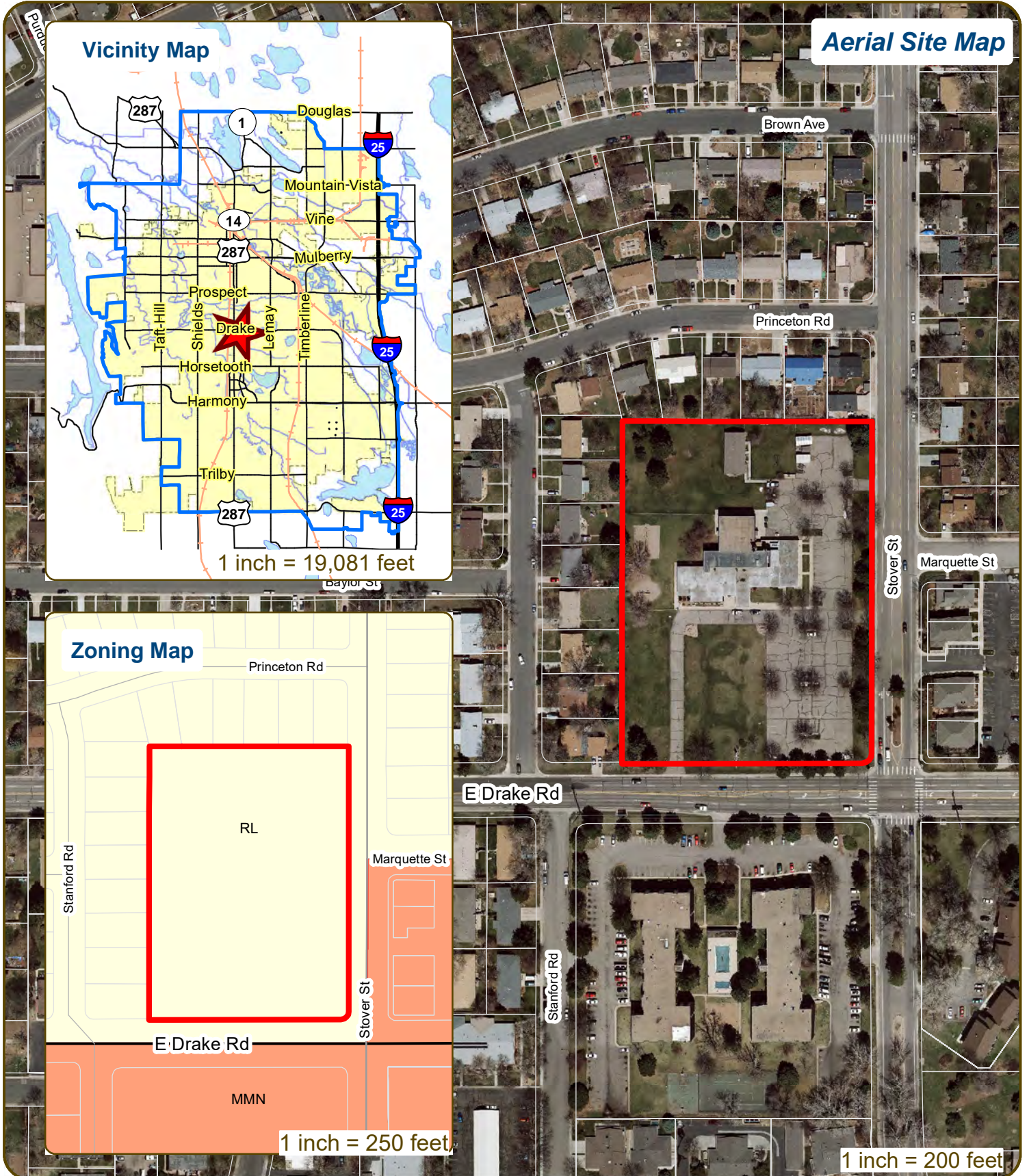
NORTHERN ENGINEERING

 401 S. MASON STREET, FORT COLLINS, COLORADO 80524
 PHONE: 970.221.4168 FAX: 970.221.1159
 www.northernengineering.com

PROJECT: 953-001	DATE: 9/11/13	DESIGNED BY: L. Smith	SCALE: 1"=10'
DRAWN BY: L. Smith	REVIEWED BY: G. Gilliland		

BOUNDARY SURVEY
401 S. MASON STREET
FORT COLLINS, COLORADO

Antioch Community Church Expansion Minor Amendment



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

Chris Mirabito, President

Business Name (if applicable) Antioch Community Church

Your Mailing Address PO Box 273323 Fort Collins, Co 80527

Phone Number 970-232-8553 Email Address chrismirabito@antiochfc.org

Site Address or Description (parcel # if no address) _____

608 E Drake Rd Fort Collins, 80525

Description of Proposal (attach additional sheets if necessary) Adding 3200 SF to existing Church Building

Increasing the assembly area by 300 SF and increasing classrooms, foyer and bathroom by

by 2900 SF. As well as remodeling the classrooms foyer & bathrooms

Proposed Use Assembly Existing Use Assembly

Total Building Square Footage 17,230 S.F. Number of Stories 1.5 Lot Dimensions 415x 532

Age of any Existing Structures 20 Years

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 2200 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?

THE PATTON PARTNERSHIP
ARCHITECTS AND ASSOCIATES



REVISIONS

DATE: MARCH 11, 1968
DRAWN BY: SC, JAW, ED
CHECKED BY: DLP

SITE PLAN
LOG OF TEST HOLES
TRUCK SECTION DETAILS

JOB NO:
DRAWING NO:

A-1

SUBSET 1 of 24

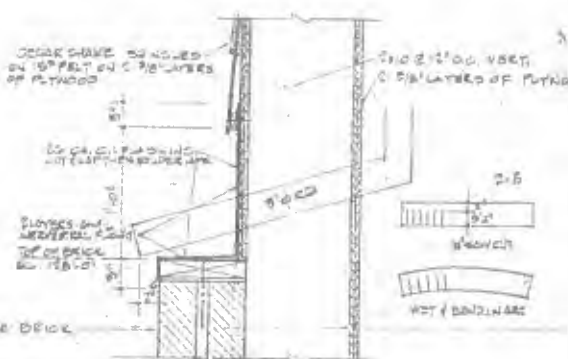
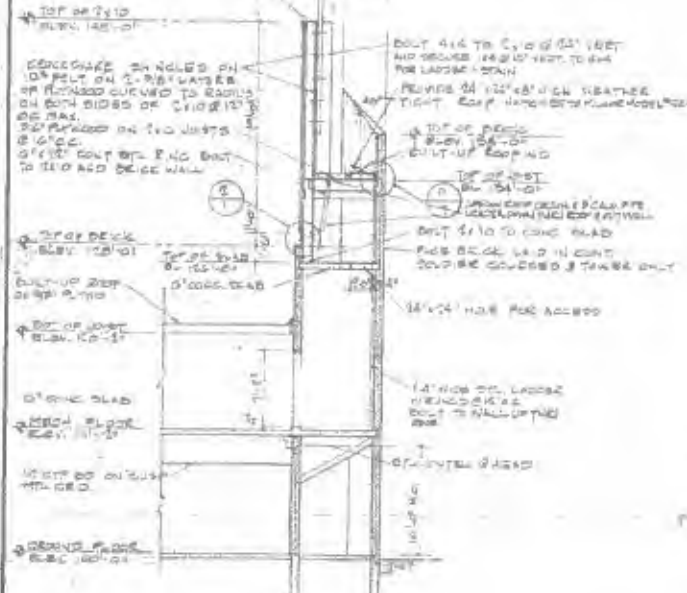
THE FIRST CHRISTIAN CHURCH
FT. COLLINS, COLORADO

SOIL REPORT PREPARED BY
EMPIRE LABORATORIES, INC.
242 NORTH WALKER STREET
FORT COLLINS, COLORADO
80502

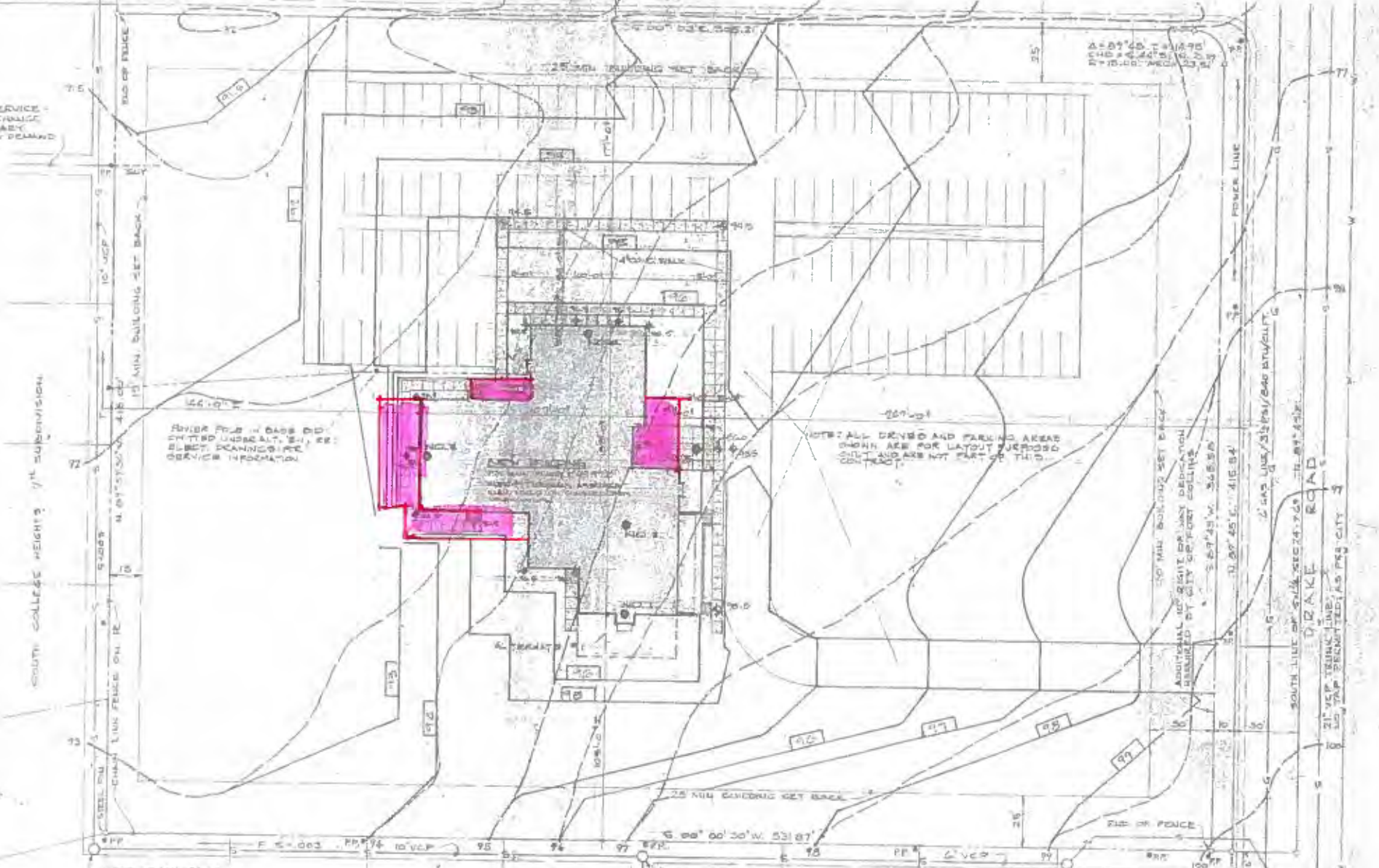
LOG OF TEST HOLES



4x4 WOOD POSTS AS EXPOSED TOP SUBSTITUTED
TO 04'-01" CAP FINISH



OVERHEAD FEEDER SERVICE
2400 V. SUBJECT TO CHANGE
TO 4150 V. ALL SECONDARY
INSTANCES AVAILABLE ON DEMAND



SITE PLAN
SCALE: 1" = 40'
SEAL OF THE CITY ENGINEER
ATTEST: JUN 12 1968
CITY OF FORT COLLINS, COLORADO
SEAL NO. 11164

LEGAL DESCRIPTION
A TRACT OF LAND STATE IN THE 34 1/2 SEC. 24, T. 7 N., E. 34 W. OF THE 6TH R.M. CITY OF FORT COLLINS, COLORADO, COUNTY OF WELLS, STATE OF COLORADO, WHICH CONSIDERING THE SOUTH LINE OF SAID TRACT AS BEING N. 07'-45" E. AND WITH ALL BESSONS CONTAINED HEREIN RELATIVE THERE TO, IS CONTAINED WITHIN THE BOUNDARY LINES WHICH BEGIN AT A POINT ON THE EAST LINE OF THE TRACT WHICH POINT BEARS N. 07'-45" E. 150.00 FT. FROM THE SE CORNER OF SAID TRACT AND END THEREIN N. 07'-45" E. 80.00 FT. TO A POINT ON THE SOUTHERLY BOUNDARY BOUNDARY LINE OF BLOCK A OF SOUTH COLLEGE HEIGHTS, THENCE S. 00'-00" W. 50.00 FT. ALONG SAID BOUNDARY LINE THENCE S. 00'-00" W. 50.00 FT. ALONG THE EASTLY BOUNDARY LINE OF SAID BLOCK A TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF DRINK ROAD THENCE N. 07'-45" E. 45.00 FT. ALONG SAID RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING CONTAINING 2.00 ± ACRES MORE OR LESS AS SHOWN SUBJECT TO 28.56 ± ACRES BY DEED OF JAMES H. STEWARD TO THE COLORADO NA ICE CO.

SITE LEGEND
NEW CONTOURS
EXIST. CONTOURS
TEST HOLE

Handwritten notes:
R1 - Zone
Fire Zone III
B-2 occupancy
5757 Hotel occupancy
SHALL BE 1 HOUR THROUGHOUT MIN.
113 Parking shown

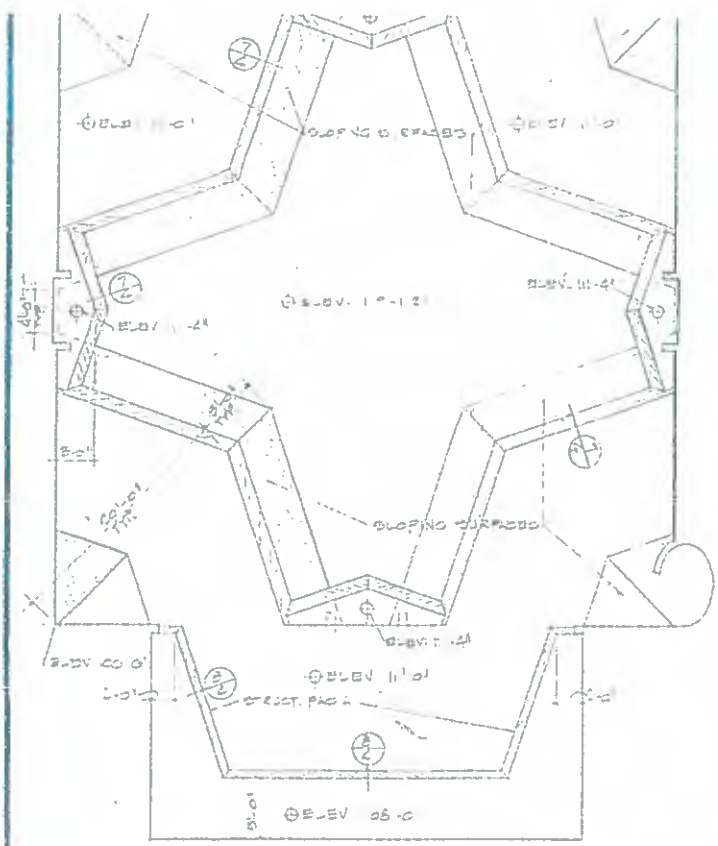
TEMPORARY SEWER LINE IN USE UNTIL AFTER JAN 1948 AS PER CITY

20' W.P. TRUNK LINE AS PER CITY

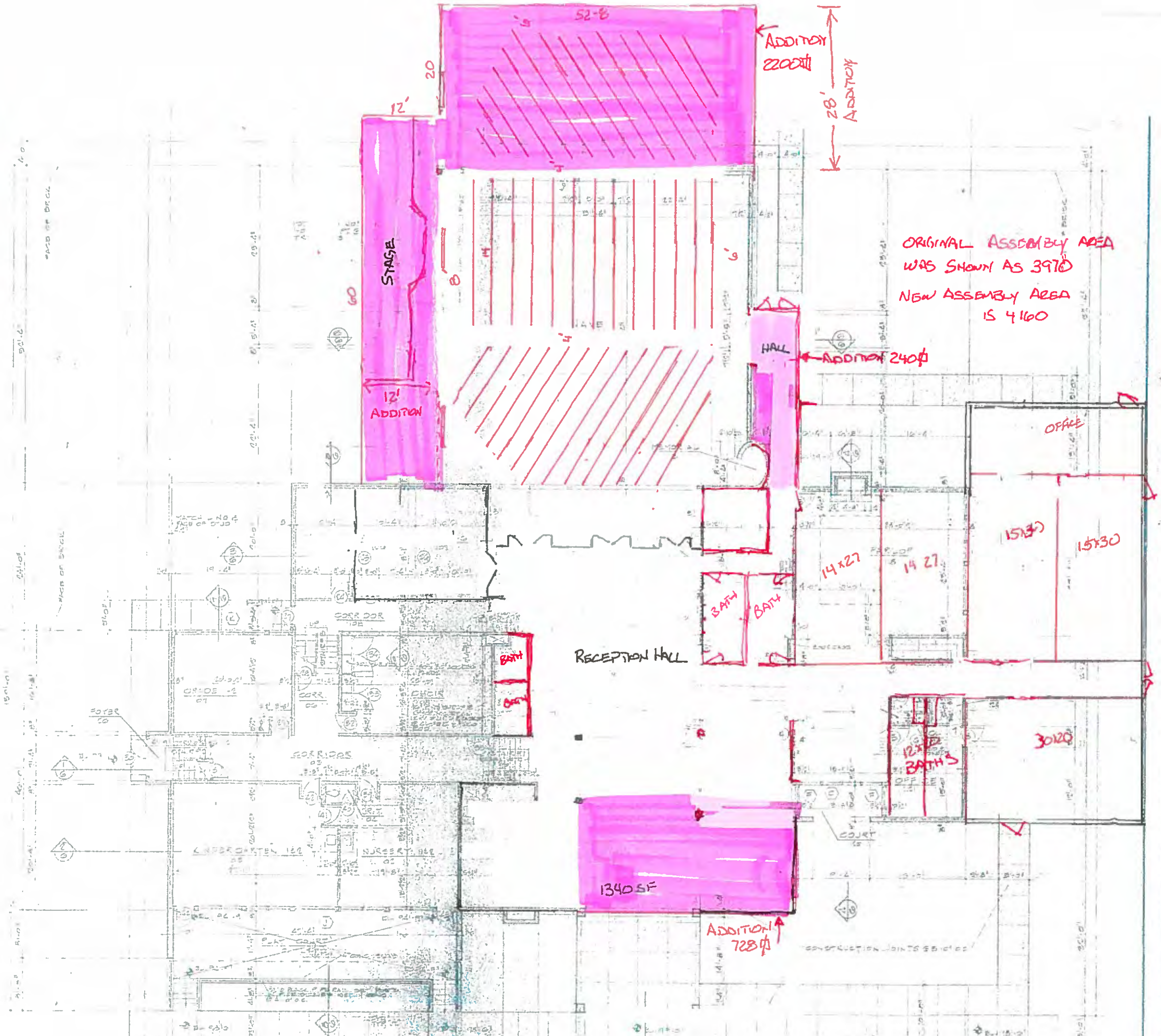
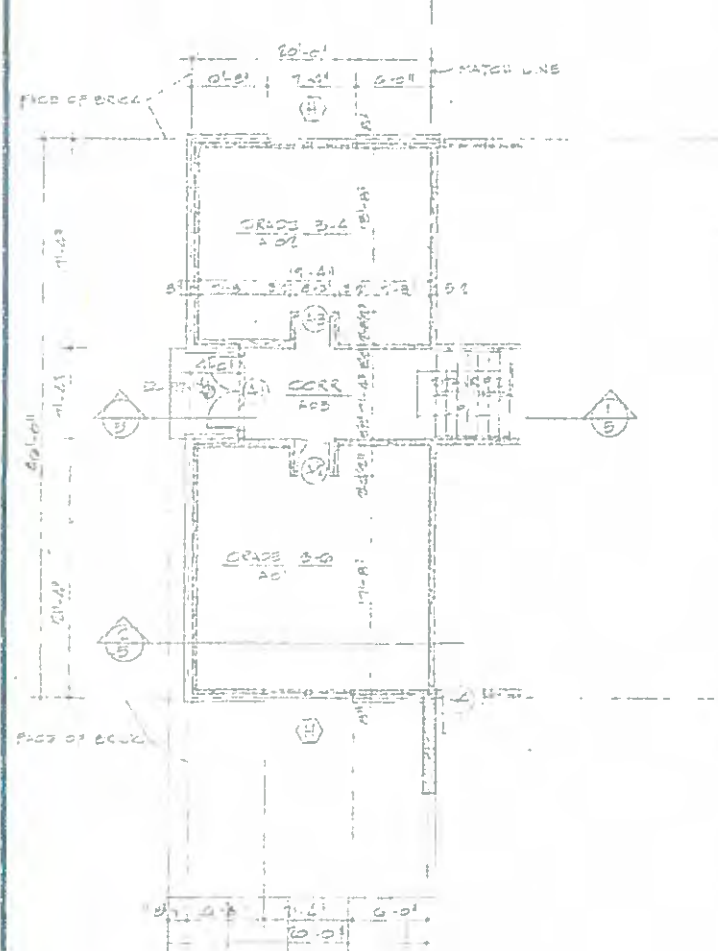
STAMFORD ROAD

DRAKE ROAD

PRINCETON ROAD

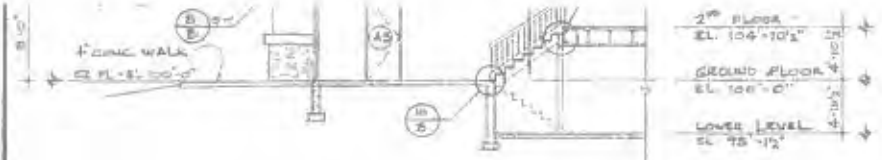


REFLECTED HIVE CEILING PLAN

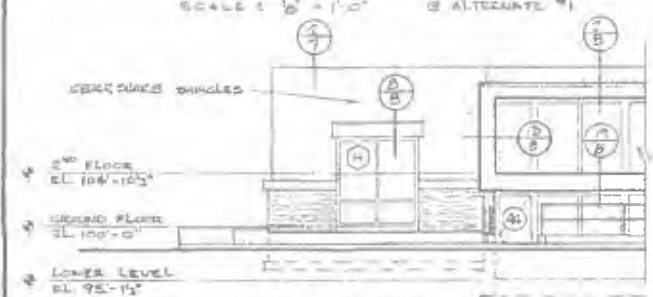


ORIGINAL ASSEMBLY AREA
WAS SHOWN AS 3970
NEW ASSEMBLY AREA
IS 4160

DATE: MARCH 11, 1968	PROJECT: PATTON PARTNERSHIP	SCALE: AS SHOWN
DRAWN BY: S.H.D.	ARCHITECTS AND ASSOCIATES	CITY PLAN
SUBJECT BY: D.L.F.	INTERIOR	
REVISION		
DATE: MARCH 11, 1968	PROJECT: PATTON PARTNERSHIP	SCALE: AS SHOWN
DRAWN BY: S.H.D.	ARCHITECTS AND ASSOCIATES	CITY PLAN
SUBJECT BY: D.L.F.	INTERIOR	



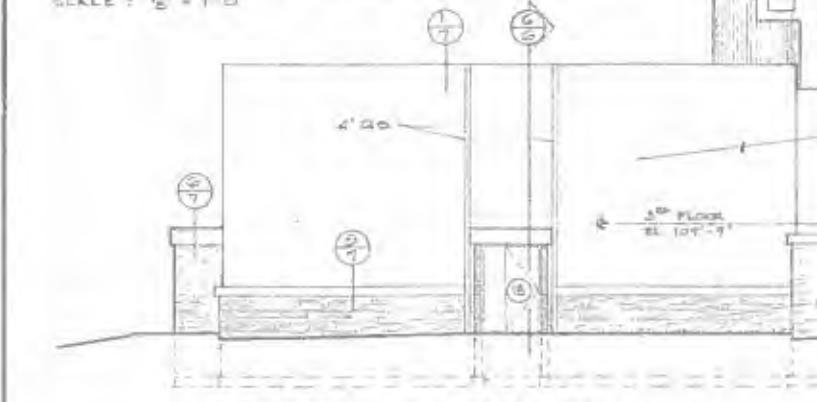
BUILDING SECTION
SCALE: 1/8" = 1'-0" @ ALTERNATE #1



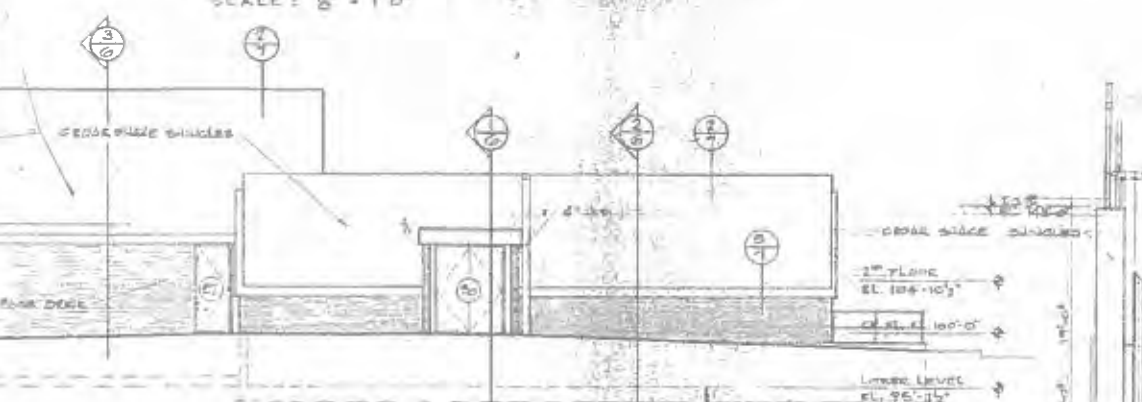
SOUTH ELEVATION @ ALT. #1
SCALE: 1/8" = 1'-0"



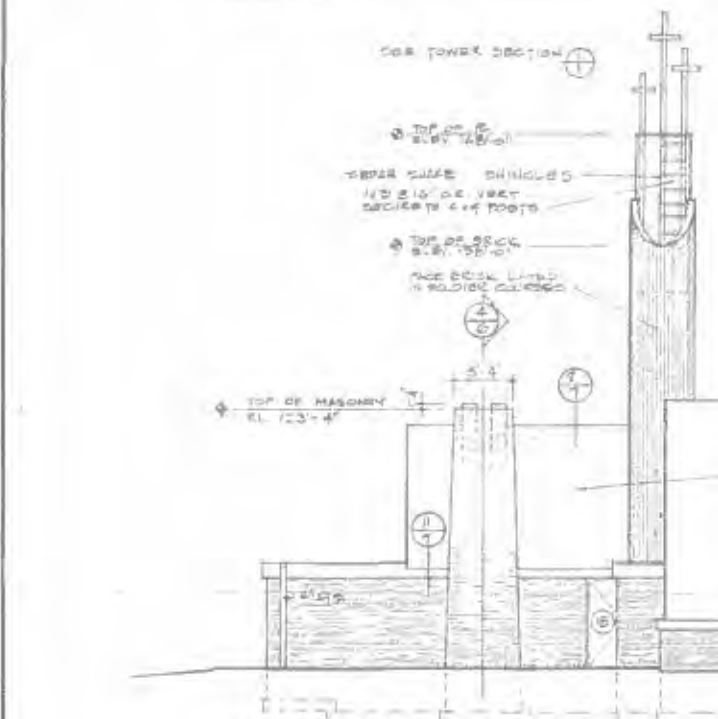
SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



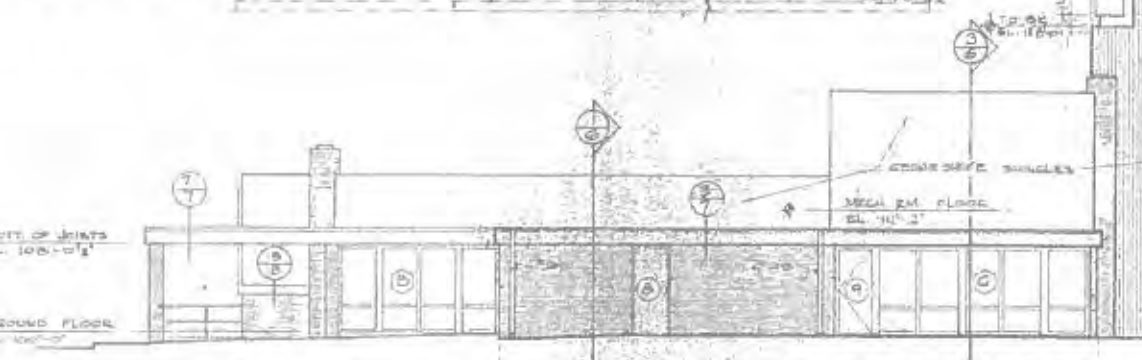
WEST ELEVATION
SCALE: 1/8" = 1'-0"



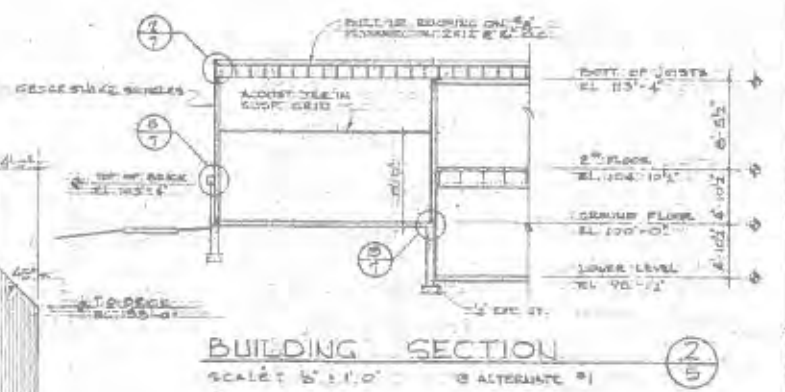
EAST ELEVATION
SCALE: 1/8" = 1'-0"



NORTH ELEVATION
SCALE: 1/8" = 1'-0"



NORTH ELEVATION @ ALT. #1
SCALE: 1/8" = 1'-0"



BUILDING SECTION
SCALE: 1/8" = 1'-0" @ ALTERNATE #1

THE PATTON PARTNERSHIP
ARCHITECTS AND ASSOCIATES



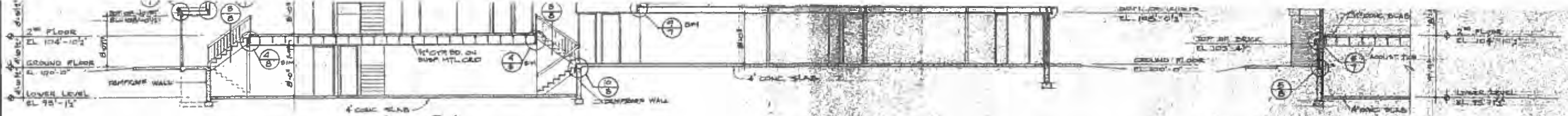
REVISIONS

DATE: MARCH 11, 1948
DRAWN BY: E.A. BIRD
CHECKED BY: DLF

ELEVATIONS
BUILDING SECTIONS

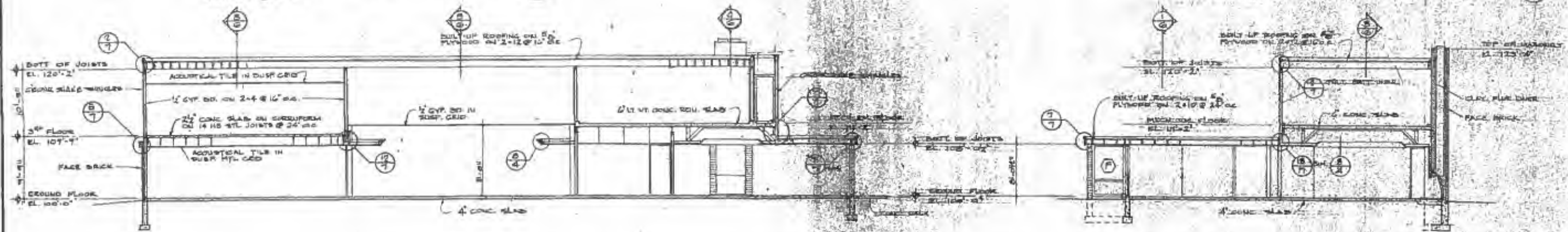
THE FIRST CHRISTIAN CHURCH
FT. COLLINS, COLO. RADO

LOG NO:
DRAWING NO
A-5
SHEET 5 OF 24



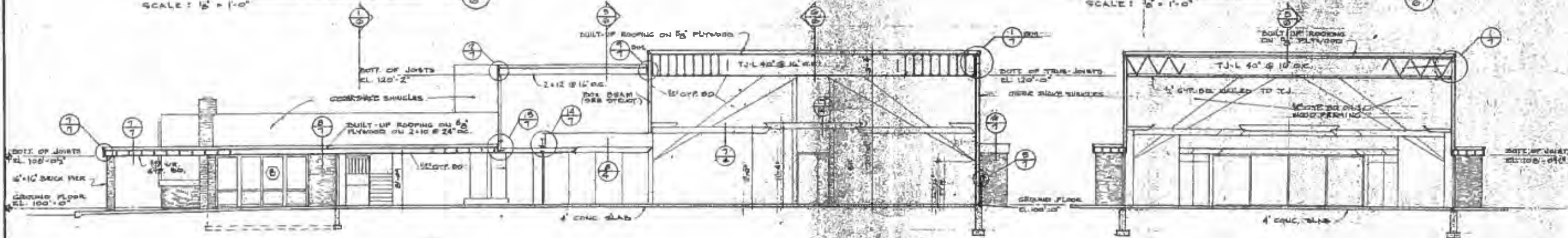
BUILDING SECTION 1
SCALE: 1/8" = 1'-0"

BUILDING SECTION 2
SCALE: 1/8" = 1'-0"



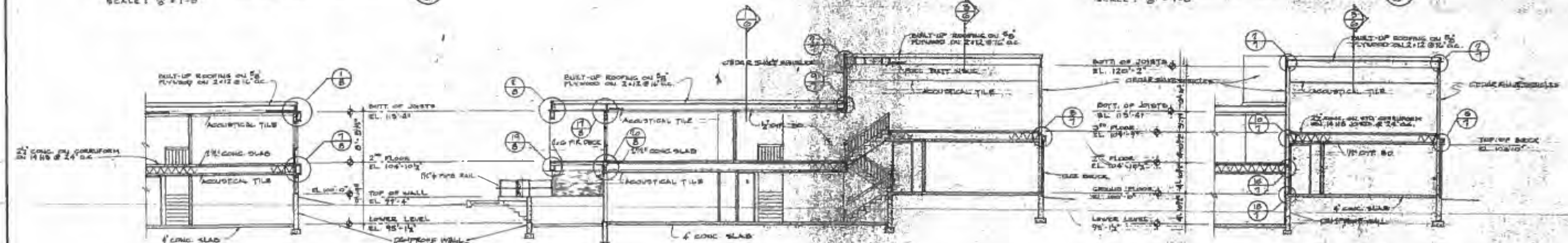
BUILDING SECTION 3
SCALE: 1/8" = 1'-0"

BUILDING SECTION 4
SCALE: 1/8" = 1'-0"



BUILDING SECTION 5
SCALE: 1/8" = 1'-0"

BUILDING SECTION 6
SCALE: 1/8" = 1'-0"



BUILDING SECTION 7
SCALE: 1/8" = 1'-0"

BUILDING SECTION 8
SCALE: 1/8" = 1'-0"

BUILDING SECTION 9
SCALE: 1/8" = 1'-0"

THE PATTON PARTNERSHIP
ARCHITECTS AND ASSOCIATES



REVISIONS

DATE: MARCH 11, 1968
DRAWN BY: B.O.
CHECKED BY: B.O. D.L.P.

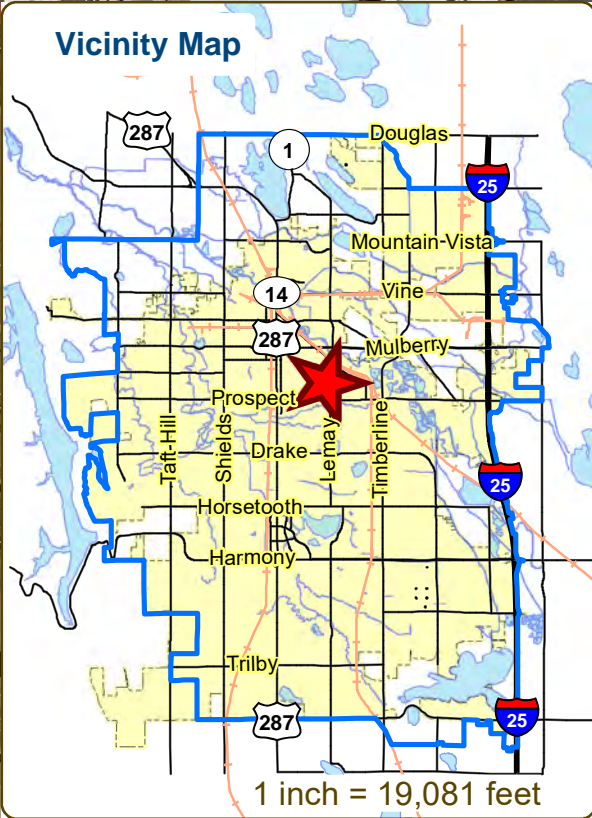
BUILDING SECTIONS
THE FIRST CHRISTIAN CHURCH
FT. COLLINS, COLORADO

JOB NO. 2
DRAWING NO.

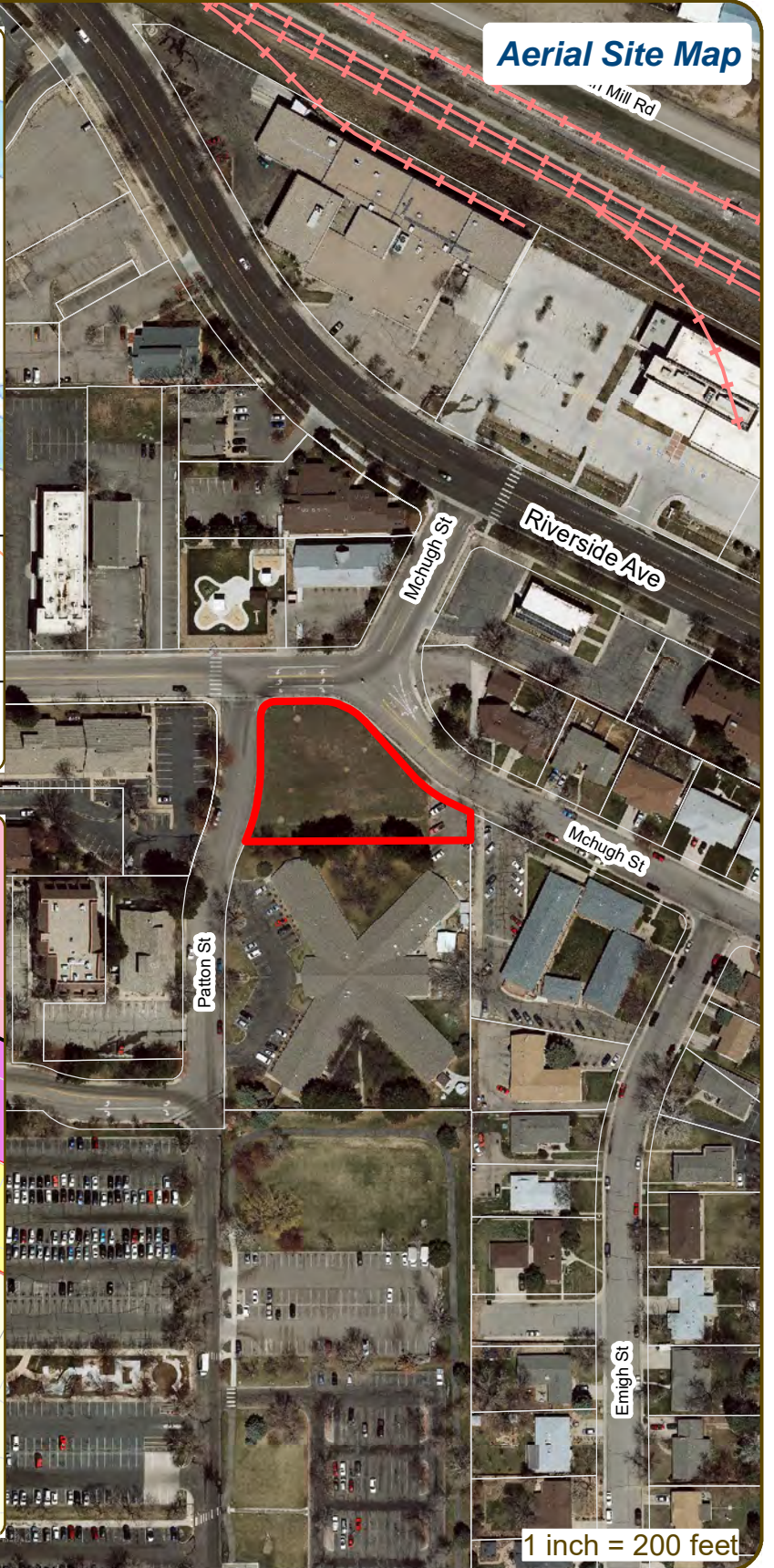
A-6
SHEET 5 OF 14

Patton and Elizabeth St Care Facility

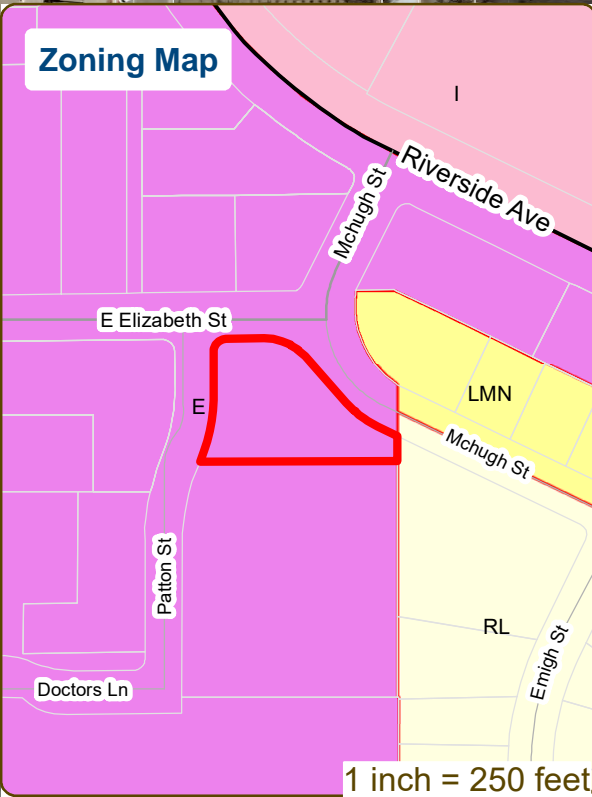
Vicinity Map



Aerial Site Map



Zoning Map



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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. The applicant acknowledges that they are acting with the owner's consent.

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) _____

Nicky Galbraith, equitable owner's representative _____

Business Name (if applicable) _____

Your Mailing Address _____

Phone Number 970-389-8289 Email Address nickyinthefort@gmail.com _____

Site Address or Description (parcel # if no address) Temporary address 1008 Patton Street _____

parcel # 87183-12-002 Legal Description: Lot 2, E Elizabeth, FTC _____

Description of Proposal (attach additional sheets if necessary) _____

Residential Level of Care Facility _____

Proposed Use Residential Level of Care Existing Use Land _____

Total Building Square Footage 13,236 S.F. Number of Stories 2 Lot Dimensions .63 acres (see layout) _____

Age of any Existing Structures No 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 13,236 s.f. building + parking (see attached plan) _____ 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?

DESCRIPTION OF PROPOSAL:

Residential Level of Care Facility. The building will have 16 bedrooms where residents live for up to 90 days. There will be roughly 10 staff members with a maximum of 12 staff members on site at one time. Residential and visitor parking will be limited.

DEVELOPMENT IDEA PREPARED FOR CONCEPTIONAL REVIEW (Typical)

- Two-Story Residential Level of Care Facility.
- 16 bedrooms.
- Total building size approx. 13,236 sq. ft. (total for two stories).
- Unfinished Basement not included in square footage. Use planned for storage. No or limited plumbing. If restroom or laundry room determined desirable, waste water will be handled with grinder pumps.
- Multi-directional building design to fit lot and to provide visually attractive appearance.
- Fire access provided via 3 surrounding streets (not on-lot).

Property “Location” & “Current Description”

- - Vacant/undeveloped irregular shaped lot
- - 0.63 Acres
- - approx. 1 block north of Poudre Valley Hospital Parking Area
- - End of block -- south of E. Elizabeth and between Patton & McHugh Streets

Zoning District: Employment District
(adjacent to LMN & RL Zoning)

Property Features

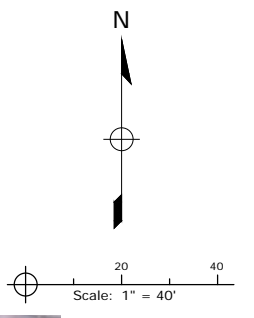
- 2 blocks walking distance to hospital, surrounding businesses, and medical facilities and bus line.
- Convenient vehicular access to S. Lemay Ave. and Riverside Ave.

Surrounding Land Use: Contiguous Properties:

- Rehabilitation & Nursing Center of the Rockies (Approx. 25,000 sq. ft. on 2 acres to south)
- Academy Park Apartments
(18 living units on just under 1 acre to southeast)

Nearby Properties Uses (across streets):

- Health Care Centers & Medical Facilities (to North & West)
- Single Family housing (to East)
- Little Bear Child Care (to North)



Conceptual

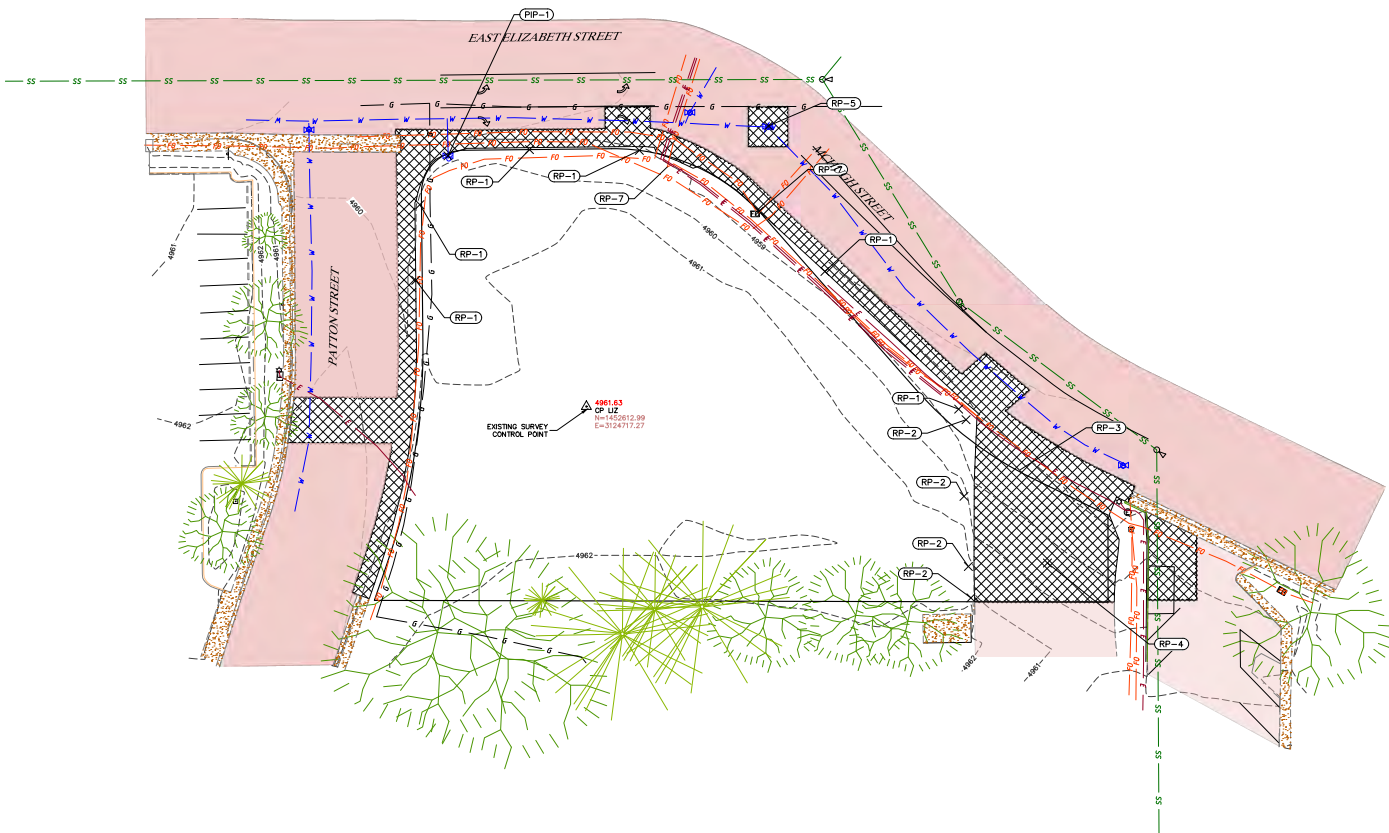
03/27/2019 10:40:07 AM

Note: The conceptual layout is based on general industry standards and guidelines. It does not represent a complete review of the controlling agency's code for compliance.

Mchugh Street & E Elizabeth Street

Conceptual Layout 200

LANDONE
engineering
970-632-2311

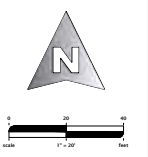


- LEGEND**
- EXISTING ASPHALT PAVEMENT, MAJOR
 - EXISTING ASPHALT PAVEMENT, MINOR
 - EXISTING CONCRETE
 - EXISTING GRADE 5' CONTOUR
 - EXISTING GRADE 1' CONTOUR
 - ASPHALT PAVEMENT AND CONCRETE REMOVAL 787 SY
 - ASPHALT PAVEMENT/CONCRETE SAW-CUT 705 LF
 - EX SIGN TO BE REMOVED AND RESET 6 EA
 - EX SIGN TO BE REMOVED 4 EA
 - EX CONCRETE BARRIER TO BE REMOVED 1 EA
 - EX GUARDRAIL TO BE REMOVED 56 LF
 - EX WATER GTV TO BE ABANDONED PER DETAIL W-E ON SHEET 10
 - EX PEDESTAL TO BE REMOVED AND RELOCATED
 - EX HANDHOLE TO BE RELOCATED IF NECESSARY
 - EX FIRE HYDRANT TO BE PROTECTED IN PLACE

- NOTES**
1. THE CONTRACTOR MAY NEED TO SAW-CUT THE EXISTING ASPHALT PAVEMENT TWO (2) TIMES.
 2. TEMPORARY ACCESS
 3. TEMPORARY SIGNAGE

City of Fort Collins, Colorado
UTILITY PLAN APPROVAL

APPROVED:	City Engineer	Date
CHECKED BY:	Water & Wastewater Utility	Date
CHECKED BY:	Stormwater Utility	Date
CHECKED BY:	Parks & Recreation	Date
CHECKED BY:	Traffic Engineer	Date
CHECKED BY:	Environmental Planner	Date
CHECKED BY:		Date



0' 1" BAR IS ONE INCH ON ORIGINAL DRAWING

REVISION	DESCRIPTION
DATE	



**ELIZABETH AND PATTON TOWNHOMES
DEMOLITION AND REMOVAL PLAN**

FILE NAME	0060.0001.00_DEMO
DESIGNED	CEM/JKG/HAH
CHECKED	CEM
JOB NO.	0060.0001.00
SCALE	1" = 20'
DATE	SEPTEMBER 2018
SHEET	4 OF 17