

# Conceptual Review Agenda

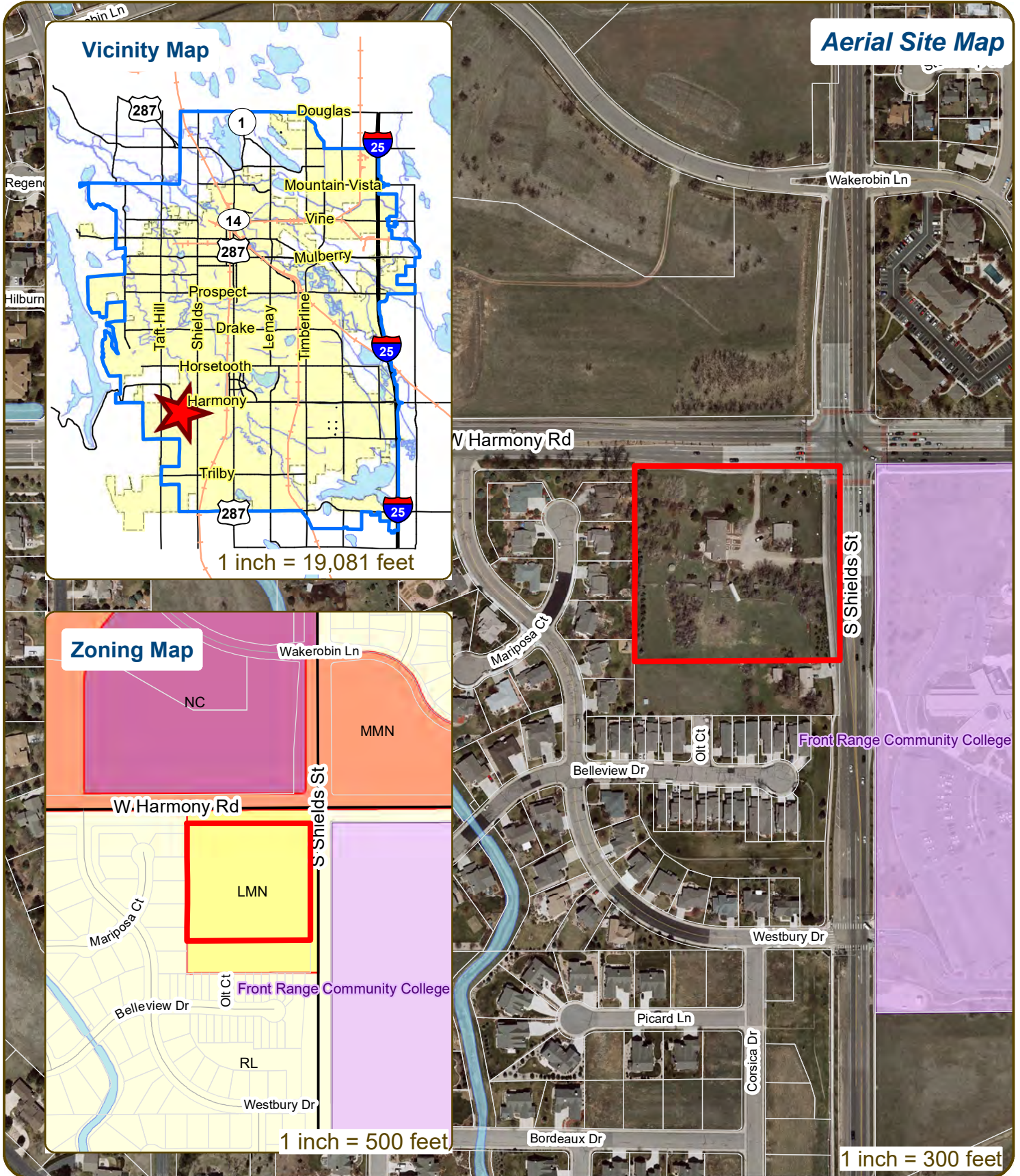
Schedule for 5/30/19  
281 Conference Room A

**Thursday, May 30, 2019**

Time	Project Name	Applicant Info	Project Description	
<b>9:30</b>	<b>Fort Collins Montessori School CDR190043</b>	David Kasprzak 970-669-3737 david@tfgdesign.com	This is a request to build a charter school at 1109 W Harmony Rd (parcel #9603100008). The Fort Collins Montessori School serves K-6th grade. This project will be built out in three phases with a total of 65 on-site parking spaces. Access is taken from W Harmony Rd to the north and S Shields St to the east. The property is within the General Commercial (C-G) zone district and is subject to Site Plan Advisory Review (SPAR).	<b>Planner:</b> Clark Mapes <b>Engineer:</b> Katie Andrews <b>DRC:</b> Brandy BH
<b>10:15</b>	<b>4858 S College Ave Apartments CDR190044</b>	Ken Merritt 970-305-6754 kmerritt@jrengineering.com	This is a request to build a five-story multi-family building at 4858 S College Ave (parcel #9601207001). A total of 52 off-street parking spaces are proposed. Access is taken from the Frontage Road to the west. The property is within the General Commercial (C-G) zone district and is subject to Planning and Zoning Board (Type 2) Review.	<b>Planner:</b> Kai Kleer <b>Engineer:</b> Spencer Smith <b>DRC:</b> Todd Sullivan
<b>11:00</b>	<b>GVI Preschool at 23 Church CDR190045</b>	Aaron Schuler 701-391-9377 aaronshuler@23church.org	This is a request to add a child care center to an existing place of worship at 1621 W Harmony Rd (parcel #9603000919). Global Village International preschool will lease the child care wing of 23 Church, Monday through Friday, 6:30am-5:30pm. Access is taken from W Harmony Rd to the north. The property is within the Low Density Mixed-Use Neighborhood (LMN) zone district and is subject to Basic Development Review (BDR) to plat the lot and a Minor Amendment to add the child care use.	<b>Planner:</b> Noah Beals <b>Engineer:</b> Spencer Smith <b>DRC:</b> Tenae Beane

**POSTPONED**

# Fort Collins Montessori School SPAR



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

All proposed land development projects begin with Conceptual Review. Anyone with a land 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 or site 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. Generally, Conceptual Review works best after a brief conversation with a representative from the Zoning or Planning Department to first establish compliance with the permitted uses under the applicable zone district. Then a sketch plan or site plan is prepared that allows staff to review and provide comments on the land development aspects of the proposal. Please be aware that any information submitted may be considered a public record, and may be made available to anyone who requests it, including the media. The applicant acknowledges that 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. One 45 meeting is allocated per applicant and only three conceptual reviews are held each Thursday morning. Conceptual Review is a free service. Complete applications and sketch plans must be submitted to City Staff no later than 5 pm, two Tuesdays 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 various City departments, including Community Development and Neighborhood Services (Zoning, Planning, and Development Review Engineering), Light and Power, Stormwater, Water/Waste Water, Transportation Planning and Poudre Fire Authority. Staff provides the applicant with comments to assist in preparing the detailed formal project application. There is no approval or denial of development proposals associated with Conceptual Review. The applicant will receive the comment letter at the review meeting.

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

Planner/Landscape Architect - David Kasprzak, Architect - Rick Hazel, Owner - Fort Collins Montessori School (FCMS)

Business Name (if applicable) The FronTerra Group

Your Mailing Address 138 E 4th Street, Loveland, Colorado 80537

Phone Number (970) 669-3737 Email Address david@tfgdesign.com

Site Address or Description (parcel # if no address) Southwest corner of Harmony Rd. & Shields St. in Fort Collins 1109 W. Harmony Rd. and Tax Parcel #9603100008

Description of Proposal (attach additional sheets if necessary) FCMS is a Poudre Valley School District authorized public school. FCMS is an existing K-6th grade Montessori based charter school in Fort Collins, planning to relocate to the site at 1109 W. Harmony Rd. FCMS plans to develop in 3 phases.

Proposed Use charter school Existing Use residential

Total Building Square Footage 31,227 G.S.F. S.F. Number of Stories 1 Lot Dimensions approx. 500' x 500' (PHASE I - 15,757 G.S.F. PHASE II - 10,970 G.S.F. PHASE III - 4,500 G.S.F.) net 4.96 acres

Age of any Existing Structures single family ranch style - 1968 | out bldg. farm office - 1968 | out bldg. farm utility - 1968

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.

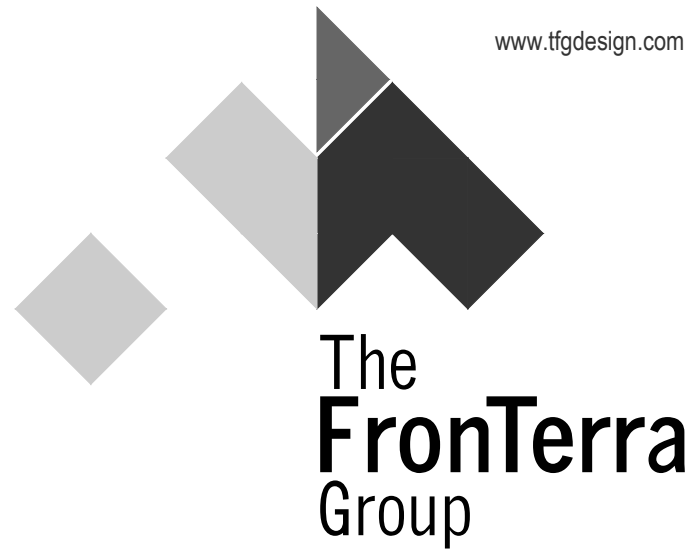
Is your property in a Flood Plain? [ ] Yes [x] No If yes, then what risk level? \_\_\_\_\_

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

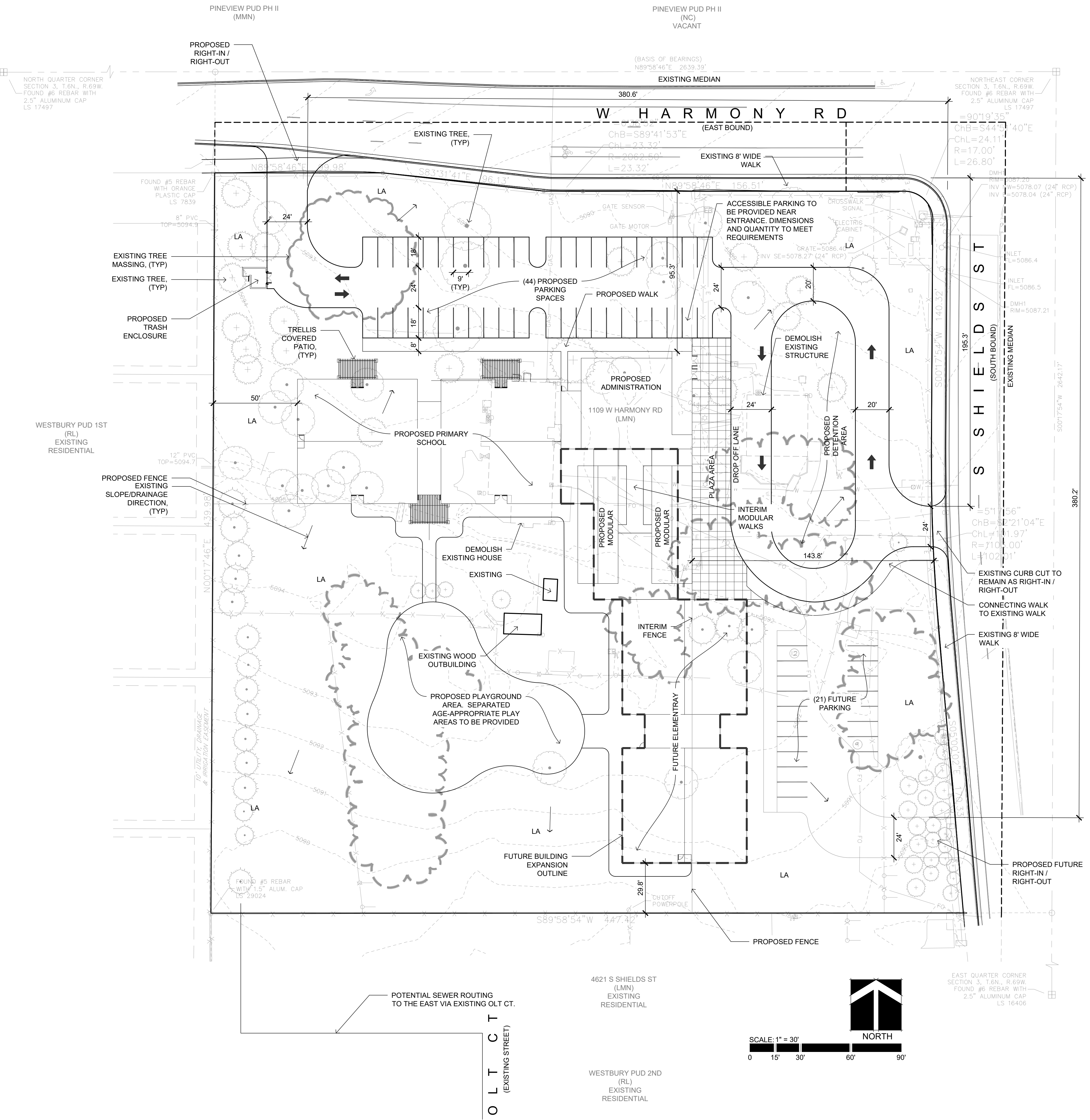
Increase in Impervious Area approx. 47,000 sf proposed - 4,500 sf existing building = 42,500 sf increase S.F. (Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

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?



LANDSCAPE ARCHITECTURE | PLANNING  
TFG Design, LLC  
138 E 4th Street, STE #1  
Loveland CO 80537  
(970) 659-3737



**SITE DATA (APPROXIMATE)**

CURRENT USE:	RESIDENTIAL
PROPOSED USE:	CHARTER SCHOOL
ZONING DISTRICT:	LMN (Low Density Mixed-Use Neighborhood)
WATER DISTRICT:	FCLWD
TOTAL AREA	187,034 SF / 4.294 AC
BUILDING COVERAGE (all phases):	31,227 SF / 16.7%
PHASE I	15,757 SF
ADMINISTRATION	4,606 SF
PRIMARY WING	11,151 SF
PHASE II	10,970 SF
ELEMENTARY WING	10,970 SF
PHASE III	4,500 SF
MULTI-PURPOSE	4,500 SF
HARD SURFACE:	47,000 SF / 25.1%
OPEN SPACE:	108,807 SF / 58.2%
PARKING PROVIDED (all phases):	65 SPACES
PHASE I PARKING:	44 SPACES
FUTURE PHASE PARKING:	21 SPACES

OWNER:  
Fort Collins Montessori School  
Fort Collins, Colorado

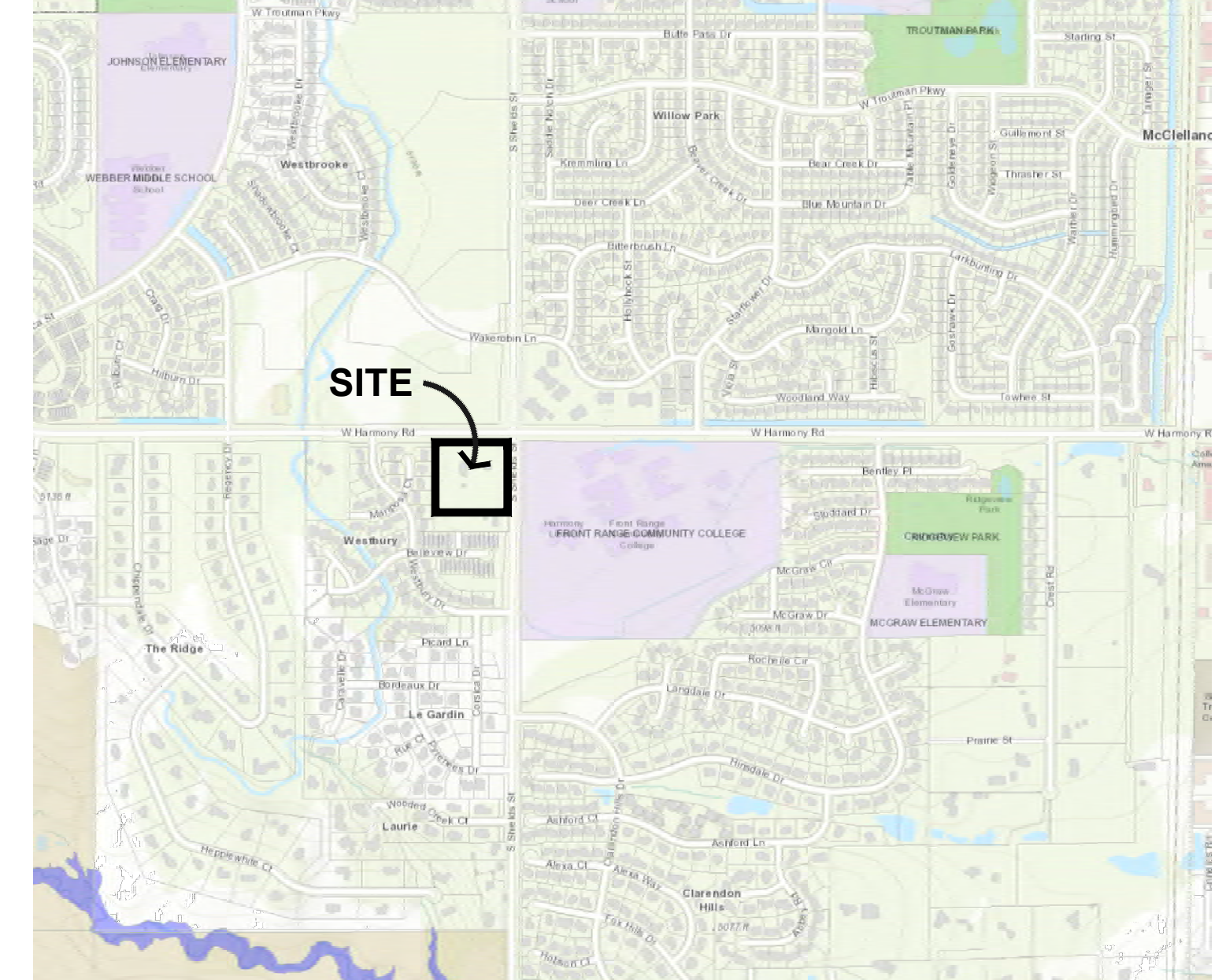
**FORT COLLINS MONTESSORI SCHOOL**

**SKETCH DEVELOPMENT PLAN**

1109 W HARMONY RD  
FORT COLLINS, COLORADO 80525

LARIMER

**VICINITY MAP**



PROJECT INFORMATION:  
PROJECT NUMBER: 177-1902FC  
DATE: MAY 7, 2019  
PHASE: SPAR (CR)

REVISIONS:

THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS AND SHALL REMAIN THE PROPERTY OF TFG DESIGN, LLC. THE FRONTERRA GROUP AND SHALL NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE PERMISSION OF THE LANDSCAPE ARCHITECT.

SHEET TITLE:  
**SKETCH PLAN**

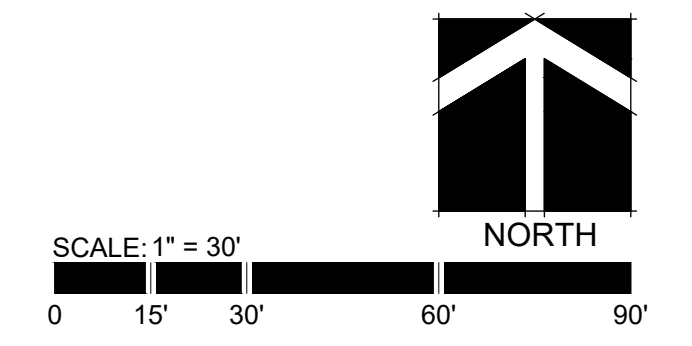
SHEET NUMBER:

**SK.1**

SHEET 1 OF 2

**LEGEND**

- (TYP) TYPICAL
- LA LANDSCAPE AREA



DRAWN BY: David Macek  
FILE LOCATION: C:\Drawings\177-Fort Collins Montessori School\177-1902FC-SPAR-190525.dwg  
DATE: 5/7/2019 11:44:00 AM



**4 SIDE ELEVATION #2**  
1/16" = 1'-0"

ARCHITECTURAL METAL WALL  
PANEL - COLOR: LIGHT TAN



**3 REAR ELEVATION**  
1/16" = 1'-0"

WOOD CANOPY



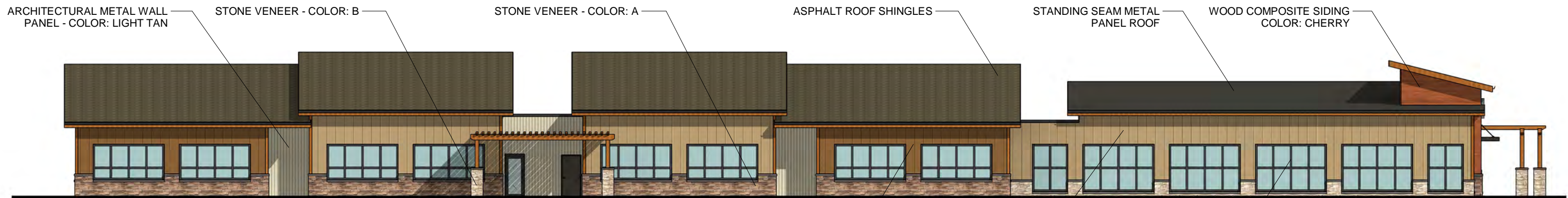
**2 FRONT ELEVATION**  
1/16" = 1'-0"

METAL SUNSHADE  
COLOR: DARK BRONZE

SHAKE SHINGLES

WOOD COMPOSITE SIDING  
COLOR: CHERRY

MAIN ENTRY



**1 SIDE ELEVATION #1**  
1/16" = 1'-0"

ARCHITECTURAL METAL WALL  
PANEL - COLOR: LIGHT TAN

STONE VENEER - COLOR: B

STONE VENEER - COLOR: A

ASPHALT ROOF SHINGLES

STANDING SEAM METAL  
PANEL ROOF

WOOD COMPOSITE SIDING  
COLOR: CHERRY

BOARD & BATTEN SIDING  
COLOR: B

BOARD & BATTEN SIDING  
COLOR: A

ALUMINUM STOREFRONT  
COLOR: DARK BRONZE

# Fort Collins Montessori School

05.02.2019



# **Fort Collins Montessori School**

05.02.2019



# **Fort Collins Montessori School**

05.02.2019



# Fort Collins Montessori School

05.02.2019



# ALTA/NSPS LAND TITLE SURVEY

1109 WEST HARMONY ROAD, FORT COLLINS, CO

SITUATE IN THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 6 NORTH, RANGE 69 WEST OF THE 6TH P.M.

## PROPERTY DESCRIPTION

A parcel of land situate in the Northeast Quarter of Section Three (3), Township Six North (T.6N.), Range Sixty-nine West (R.69W.) of the Sixth Principal Meridian (6th P.M.) being more particularly described as follows:

Beginning at the Northeast corner of Section 3, Township 6 North, Range 69 West of the 6th P.M.; Thence West, along the North line of said Section, 500 feet;

Thence South 500 feet;

Thence East 500 feet to the East line of said Section;

Thence North along the East line of said Section, 500 feet to the Point of Beginning, County of Larimer, State of Colorado, EXCEPT those parcels described as Parcels 2 and 2A in Stipulated Rule and Order recorded November 3, 2009 at Reception No. 20090073915, Larimer County records.

Said parcel contains 187,034 Square Feet or 4.294 Acres more or less by this survey.

## SCHEDULE "B" EXCEPTIONS

8. Reservations made by the Union Pacific Railway Company in the deed set forth below, providing substantially as follows: Reserving unto the company and its assigns all coal that may be found underneath surface of the Land and the exclusive right to prospect and mine for same, also such right of way and other grounds as may appear necessary for proper working of any coal mines that may be developed upon the Land, and for transportation of coal from same, and any and all assignments thereof or interests therein; Recording Date: July 25, 1885 Recording No.: Book 47 at Page 11 NOTE: Request For Notification of Surface Development recorded May 20, 2002 at Reception No. 2002055119. (NOT PLOTTABLE)

9. Undivided 1/2 interest in all oil, gas and other mineral rights reserved in the instrument set forth below, and any and all assignments thereof or interests therein; Reserved by: Angelo Moser Recording Date: April 21, 1960 Recording No.: Book 1116 at Page 85 (NOT PLOTTABLE)

10. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document: Granted to: Poudre Valley Rural Electric Association, Inc. Purpose: electric transmission Recording Date: November 15, 1974 Recording No.: Book 1624 at Page 972 (NOT PLOTTABLE-NO SPECIFIC LOCATION)

11. Utility easements as described in Stipulated Rule and Order by and between City of Fort Collins and Mark Joseph Brophy and Mary Whitley Brophy as set forth below: Recording Date: November 3, 2009 Recording No.: Reception No. 20090073915 (PLOTTED)

12. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document: Granted to: City of Fort Collins Purpose: public utilities Recording Date: November 16, 2009 Recording No.: Reception No. 20090076670 (PLOTTED)

13. Any existing leases or tenancies, and any and all parties claiming by, through or under said lessees. (NOT PLOTTABLE)

## SURVEYOR'S CERTIFICATE

To: Fort Collins Montessori School Building Corporation, a Colorado nonprofit corporation  
Fidelity National Title Company  
Diversified Consulting Solutions, Inc.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements of ALTA/NSPS Land Title Surveys, jointly established and adopted by the ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 6a, 6b, 7a, 7b1, 8, 9, 11, 16, 18 and 21 of the Table "A" thereof. The field work was completed on February 18, 2019.

Date of Plat or Map: February 26, 2019.

# PRELIMINARY

Steven Parks - On Behalf of Majestic Surveying, LLC  
Colorado Licensed Professional Land Surveyor #38348

For all information regarding easements, rights-of-way and title of records, Majestic Surveying, LLC relied upon Title Commitment Number 580-F0628830-383-JNB, dated January 18, 2019, as prepared by Fidelity National Title Company to delineate the aforesaid information.  
This survey does not constitute a title search by Majestic Surveying, LLC to determine ownership or easements of record.

This certificate does not extend to and unnamed parties or the successors and/or assigns of Fort Collins Montessori School Building Corporation, a Colorado nonprofit corporation, Fidelity National Title Company, & Diversified Consulting Solutions, Inc.

## LEGEND

■ AC UNIT	○ DRAINAGE MANHOLE	— BOUNDARY LINE
□ MAILBOX	RD ROOF DRAIN	- - - EASEMENT LINE
⊞ ELECTRIC TRANSFORMER	⌵ STEEL POST	- - - RIGHT OF WAY LINE
☆ LIGHT POLE	⌵ WOOD POST	- - - SECTION LINE
⊞ ELECTRIC BOX	⌵ IRRIGATION VALVE	- - - MAJOR CONTOUR
⊞ ELECTRIC METER	⌵ WATER METER	- - - MINOR CONTOUR
⊞ ELECTRIC VAULT	⌵ ALIQUOT CORNER AS DESCRIBED	- - - ELECTRIC LOCATE
⌵ POWER POLE	⌵ FOUND MONUMENT AS DESCRIBED	- - - FENCE
⌵ ELECTRIC SERVICE	○ CALCULATED POSITION	- - - FIBER OPTIC LOCATE
⌵ TELEPHONE PEDESTAL	⌵ SET MONUMENT AS DESCRIBED	- - - FLOW LINE
▲ GAS METER	⌵ SIGN	- - - GAS LOCATE
⊞ VALVE BOX	⌵ TRAFFIC MAST	- - - EDGE OF GRAVEL
♿ HANDICAP RAMP	⌵ CURB CUT	- - - WATER LOCATE
— FENCE GATE		- - - PIPE



## 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 hereon. (13-80-105 C.R.S. 2012)

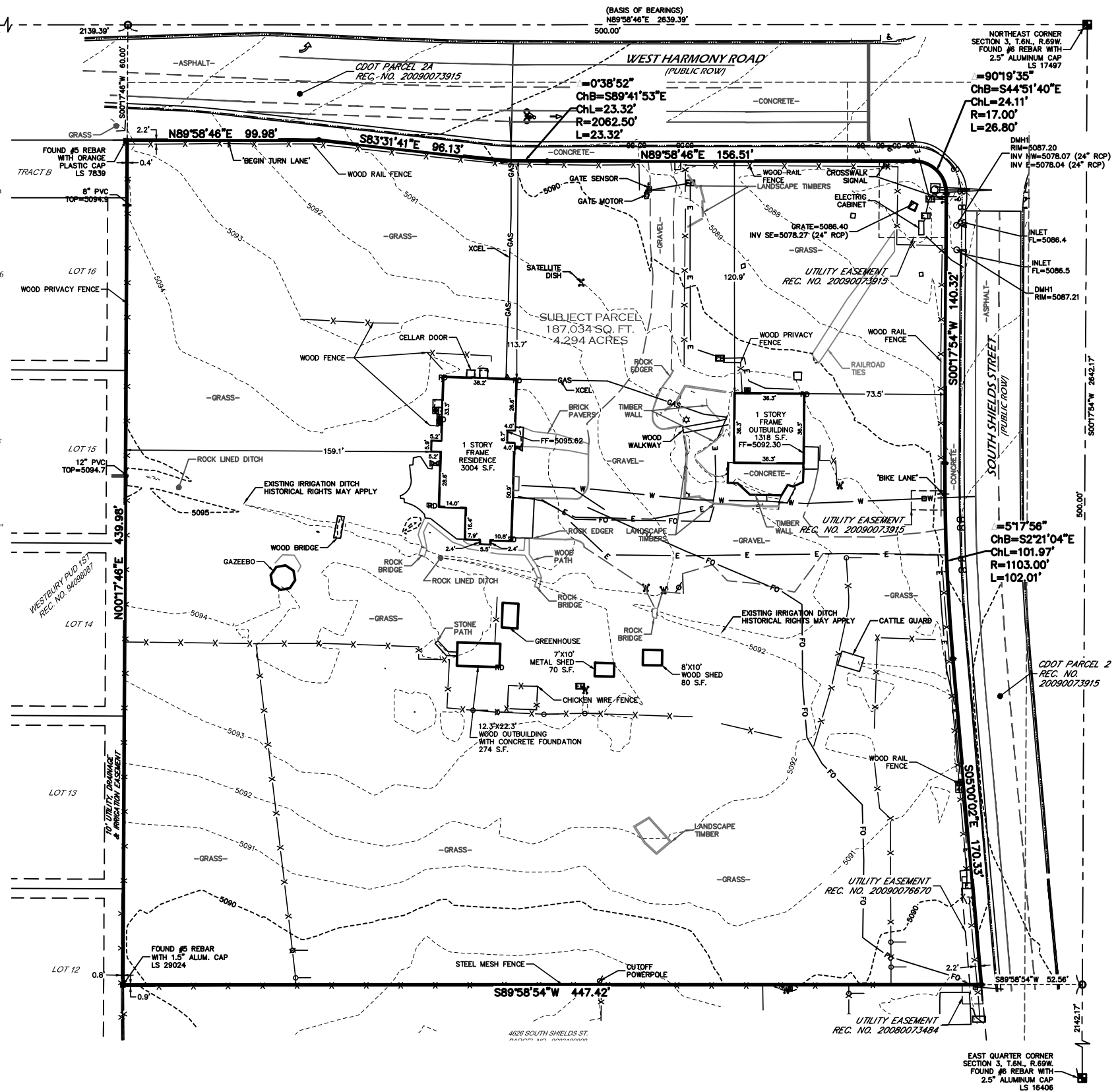
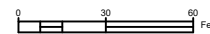
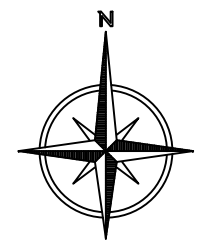
## BASIS OF BEARINGS AND LINEAL UNIT DEFINITION

Assuming the North line of the Northeast Quarter of Section 3, Township, 6 North, Range 69 West of the 6th P.M., monumented as shown on this drawing, as bearing North 89°58'46" East, a distance of 2639.39 feet and with all other bearings contained herein relative thereto.

The lineal dimensions as contained herein are based upon the "U.S. Survey Foot".

## SURVEYOR'S NOTES

- Property address: 1109 West Harmony Road, Fort Collins, CO
- Topographic information shown based on ground survey, with 1' contour interval. Benchmark: City of Fort Collins Benchmark No. 8-13. Elevation 5086.71 (NAVD 88 Vertical Datum)
- Underground utility marking shown were provided by Primo Utility Locating Services, LLC.
- No evidence was found of delineated wetlands on the parcel.
- The Subject Property is in flood zone X, "areas of minimal flood hazard" per FEMA flood map 08069C1000F, revised December 19, 2006.
- No parking spaces observed.
- No observable evidence of earth moving work, building construction or building additions.



PROJECT NO: 2019031	NAME: 1109 W. HARMONY	REVISIONS:	DATE:
DATE: 2-26-2019	CLIENT: DCS		
DRAWN BY: SIP	FILE NAME: 2019031ALTA		
CHECKED BY: MK, TM	SCALE: 1" = 30'		

1

SHEET 1 OF 1

**The Law Offices of Carleen Clark, LLC**  
2696 S. Colorado Blvd., Suite #581  
Denver, Colorado 80222

May 7, 2019

<p><b>VIA EMAIL <a href="mailto:reverette@fcgov.com">reverette@fcgov.com</a>) and Hand Delivery or US MAIL</b></p> <p>Mr. Jeff Hansen, Chair, Planning and Zoning Commission City of Fort Collins City Hall West 300 Laporte Avenue Fort Collins, Colorado 80521</p>	<p><b>VIA EMAIL <a href="mailto:planning@fcgov.com">planning@fcgov.com</a> and <a href="mailto:DRCoord@fcgov.com">DRCoord@fcgov.com</a> and Hand Delivery or US MAIL</b></p> <p>Mr. Cameron Gloss, Director Community Planning Mr. Tom Leeson, Director Development Review City of Fort Collins 281 N College Fort Collins, CO 80524</p>
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Re: Notice of Public School Location for Fort Collins Montessori School, a Colorado non-profit corporation and charter public school (“FCM”) – Real Property located at Southwest corner of Harmony Road and Shields Street in Fort Collins, Larimer County, Colorado having an address 1109 W. Harmony Rd. and Tax Parcel #9603100008 (the “Property”).

To Whom It May Concern:

The undersigned represents FCM. This letter is being sent at the request of FCM, as charter public school authorized through Poudre Valley School District. FCM is an existing K-6th grade Montessori based charter school currently located in Fort Collins. More information can be found at <https://focomontessori.org/>.

Notice is hereby given that FCM has entered into a contract for the purchase of the Property, for development of its future permanent facility, upon which FCM will relocate its charter school program. Accordingly, pursuant to Section (1.5) of C.R.S. § 22-32-124 (the “Location Statute”), FCM is providing this letter as notice of the School’s planned location to operate its charter school program at the Property, in accordance with such Location Statute.

The undersigned has noted that the City of Fort Collins (“City”) appears to have incorporated the mail provisions of Section (1.5) of the Location Statute into Section 2.1.3(E) and 2.16 of its Land Development Code under the Site Plan Advisory Review Process (“SPAR”), excerpts of which are included in Attachment 1 showing references to the Location Statute. While, it is unclear, how much of the SPAR process actually applies to review of a charter public school site, which is governed by the Location Statute, and how many of those additional requirements of the SPAR or other development requirements in the City’s Land Code can be required by Planning and Development Review, FCM seeks to cooperate in this process to the extent it is feasible, and creates a positive working relationship by FCM with the City.

Mr. Mr. Jeff Hansen, Chair,  
Planning and Zoning Commission  
Mr. Cameron Gloss, Director  
Community Planning  
Mr. Tom Leeson, Director  
May 7, 2019  
Page 2

As a Colorado governmental entity and charter public school, FCM is subject to the same state school facility laws as other public schools and may have its plans reviewed and approved under applicable safety and building codes, and permits issued by the appropriate personnel through the School Construction and Inspection program in the Division of Fire Prevention and Control, as part of the Department of Public Safety (the "Division"), in accordance with the Location Statute. FCM is planning to proceed with the Division for permitting, and the FCM and the Division will coordinate with the Poudre Fire Authority for fire and life safety review in accordance with the Location Statute.

FCM will additionally coordinate with City water and other utility providers to the extent the same is needed for the planned construction of the school facilities on the Property.

Provided simultaneously with this letter is the application and site development plan for the Property that is required by the Location Statute. FCM looks forward to working with you to address any questions, issues, or concerns that the City may have with respect to the Property. Please forward any comments or questions to Mr. Jeff Reed (970) 556-0406, [jreed@dsc-cm.com](mailto:jreed@dsc-cm.com) or the undersigned legal counsel, at the phone or email address shown above.

Respectfully,



Carleen T. Clark

cc: Mr. Dan Rinehart - [drinehar@hach.com](mailto:drinehar@hach.com)  
Mr. Jeff Reed - [jreed@dcs-cm.com](mailto:jreed@dcs-cm.com)  
Mr. Rick Hazel - [rick@hauserarchitectspc.com](mailto:rick@hauserarchitectspc.com)

**Attachment 1**  
**Land Use Code Excerpts**

**2.1.3 Types of Development Applications**

\*\*\*\*\*

*(E) Site Plan Advisory Review.*

*(1) Purpose and Effect. The Site Plan Advisory Review process requires the submittal and approval of a site development plan that describes the location, character and extent of improvements to parcels owned or operated by public entities. In addition, with respect to public and charter schools, the review also has as its purpose, as far as is feasible, that the proposed school facility conforms to the City's Comprehensive Plan.*

*(2) Applicability. A Site Plan Advisory Review shall be applied to any public building or structure. For a public or charter school, the Planning and Zoning Board shall review a complete Site Plan Advisory Review application within thirty (30) days (or such later time as may be agreed to in writing by the applicant) of receipt of such application under Section 22-32-124, C.R.S.*

\*\*\*\*\*

**2.16.2 Site Plan Advisory Review Procedures**

A Site Plan Advisory Review shall be processed according to, in compliance with and subject to the provisions contained in Division 2.1 and Steps 1 through 12 of the Common Development Review Procedures (Sections 2.2.1 through 2.2.12, inclusive) as follows:

*(A) **Step 1** (Conceptual Review): Applicable.*

*(B) **Step 2** (Neighborhood Meeting): Applicable.*

*(C) **Step 3** (Development Application Submittal): ....*

*Prior to acquisition of land or contracting for the purchase of a facility, a public school or charter school shall advise the Planning and Zoning Board in writing. The Planning and Zoning Board shall have ten (10) days in which to request submittal of a site development plan.*

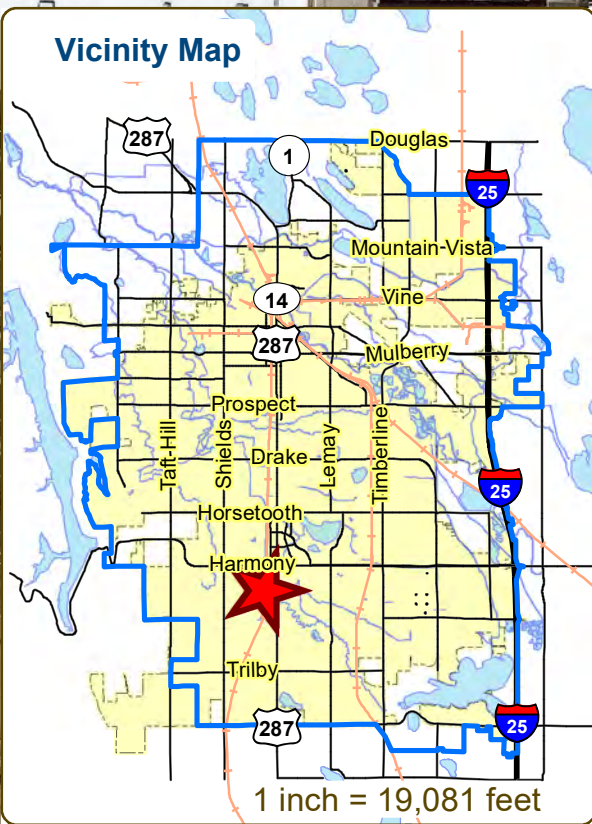
*Prior to constructing or authorizing any other public building or structure, a site development plan identifying the location, character and extent shall be submitted to the Planning and Zoning Board.*

\*\*\*\*\*

*(G) **Step 7(A)** (Decision Maker): ..... In the case of a public or charter school application under Section 22-32-124, C.R.S., the Planning and Zoning Board shall provide review comments at a public hearing held within thirty (30) days (or such later time as may be agreed to in writing by the applicant) after receipt of the application.*

# 4858 S College Ave Apartments

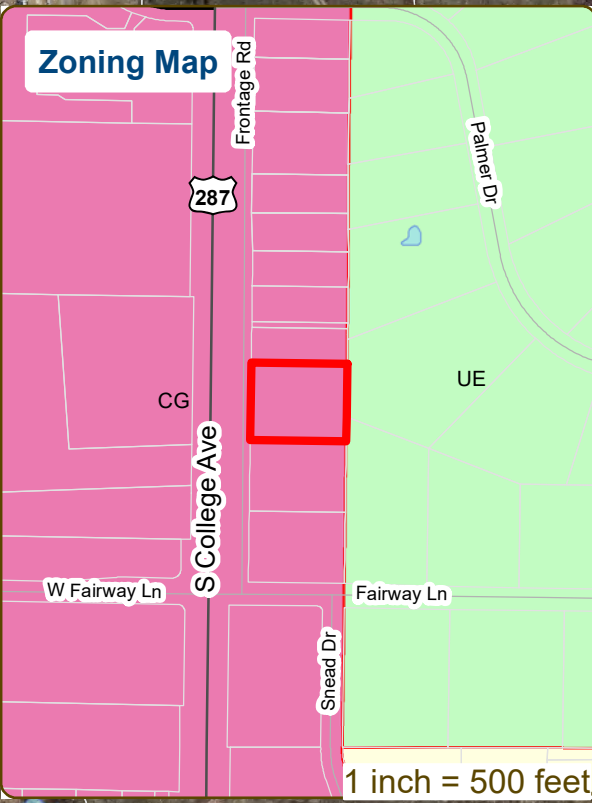
Vicinity Map



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

All proposed land development projects begin with Conceptual Review. Anyone with a land 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 or site 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. Generally, Conceptual Review works best after a brief conversation with a representative from the Zoning or Planning Department to first establish compliance with the permitted uses under the applicable zone district. Then a sketch plan or site plan is prepared that allows staff to review and provide comments on the land development aspects of the proposal. Please be aware that any information submitted may be considered a public record, and may be made available to anyone who requests it, including the media. The applicant acknowledges that 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. One 45 meeting is allocated per applicant and only three conceptual reviews are held each Thursday morning. Conceptual Review is a free service. Complete applications and sketch plans must be submitted to City Staff no later than 5 pm, two Tuesdays 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 various City departments, including Community Development and Neighborhood Services (Zoning, Planning, and Development Review Engineering), Light and Power, Stormwater, Water/Waste Water, Transportation Planning and Poudre Fire Authority. Staff provides the applicant with comments to assist in preparing the detailed formal project application. There is no approval or denial of development proposals associated with Conceptual Review. The applicant will receive the comment letter at the review meeting.

\*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) Ken Merritt, Planner(Consultant)

Business Name (if applicable) JR Engineering

Your Mailing Address 2900 South College Avenue, Suite 3d, Fort Collins, CO, 80525

Phone Number 970-305-6754 Email Address kmerritt@jrengineering.com

Site Address or Description (parcel # if no address) 4858 S. College Avenue, Fort Collins, CO,

Description of Proposal (attach additional sheets if necessary) A 62 unit apartment community within a 52,000 S.F. (5 story) building located in the CG - General Commercial Zone District & TOD Overlay Zone.

Proposed Use Residential Existing Use Vacant

Total Building Square Footage 52,000 S.F. Number of Stories 5 Lot Dimensions 250'+/- X 200'+/-

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? [ ] Yes [x] No If yes, then what risk level? Info available on FC Maps: http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains.

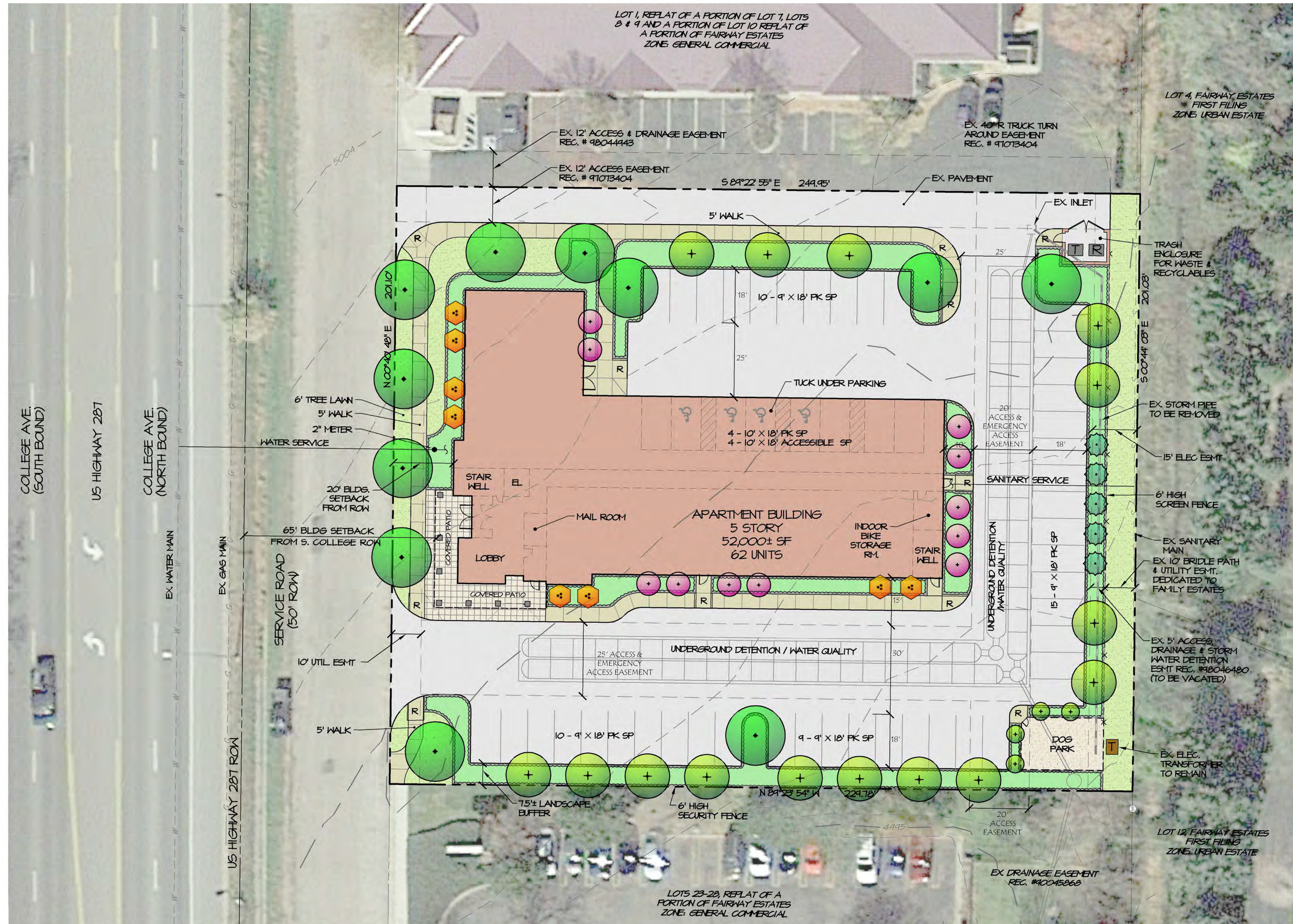
Increase in Impervious Area 31,341+/- S.F. (Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

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?

# 4858 SOUTH COLLEGE AVE. APARTMENT COMMUNITY

## LOT 1 OF FAIRWAY ESTATES FILING FOUR



MASSING MODEL (VIEW LOOKING NORTH FROM COLLEGE AVE.)

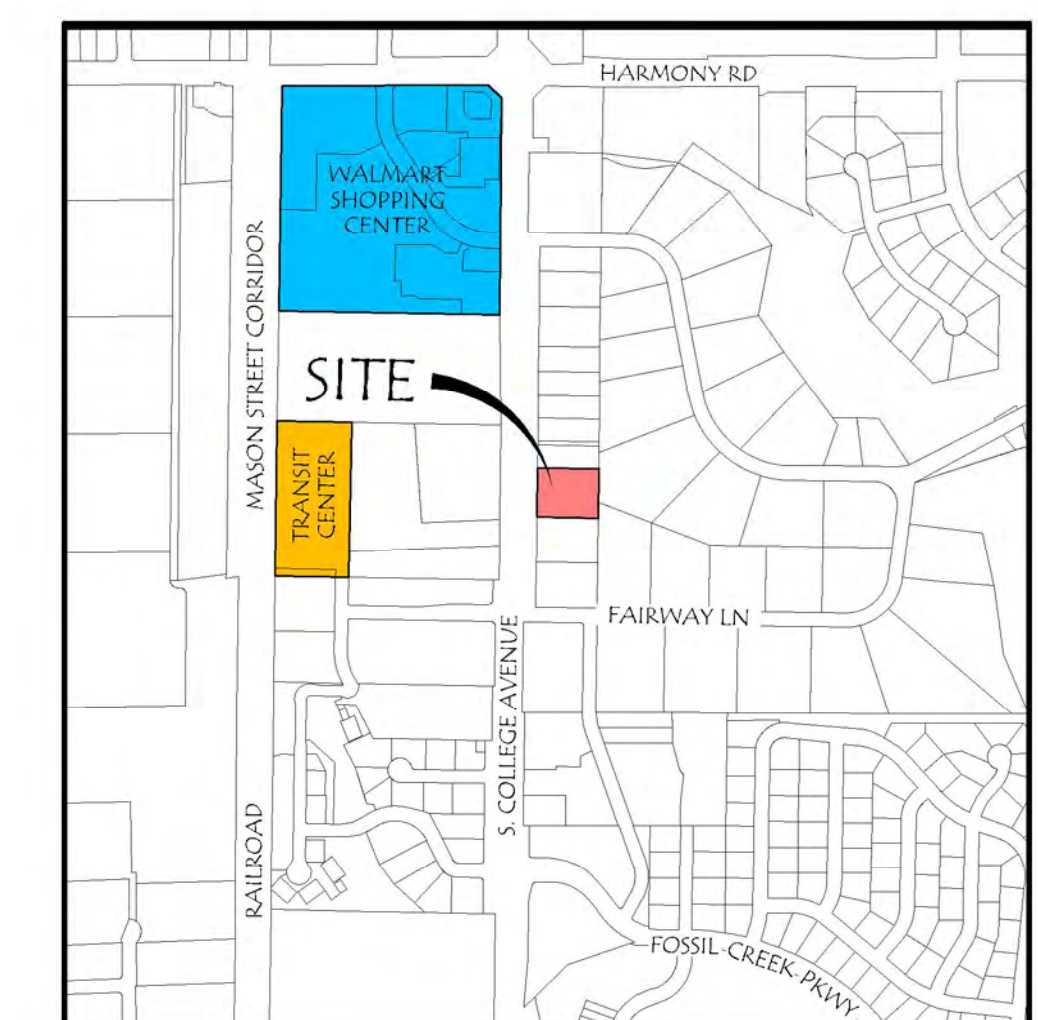
### CONCEPT SKETCH

NOTE: THE SKETCH ABOVE IS INTENDED AS A MASSING MODEL ONLY AND DOES NOT DEPICT MATERIALS, COLORS OR TEXTURES WHICH WILL BE DETERMINED AT THE TIME OF PDP SUBMITTAL.

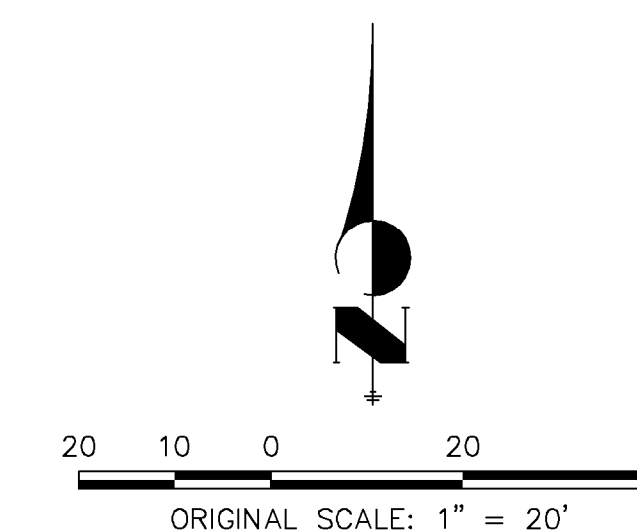
### LAND USE DATA

EXISTING ZONE = CG - GENERAL COMMERCIAL (LOCATED IN THE TOD OVERLAY ZONE)

Category	Area	Acres	Percentage of Total Lot 1 Site Area
TOTAL SITE AREA	50,224 SF	1.155 AC	
• LOT 1			
TOTAL BLDG. AREA (5 STORY, 62 UNITS)	52,000 SF		
TOTAL GROUND FLOOR BLDG. AREA	11,264 SF	0.259 AC	22% OF TOTAL LOT 1 SITE AREA
TOTAL PAVEMENT AREA			
• PROPOSED DRIVES & PARKING AREAS	20,077 SF	0.461 AC	40% OF TOTAL LOT 1 SITE AREA
• EXISTING PAVEMENT AREA	2,879 SF	0.066 AC	6% OF TOTAL LOT 1 SITE AREA
TOTAL LANDSCAPE AREA	16,004 SF	0.367 AC	32% OF TOTAL LOT 1 SITE AREA
PARKING			
• 52 SPACES PROVIDED			(0.84 PK SP PER UNIT)
• 48 - 9' x 18' SP			
• 4 - VAN ACCESSIBLE SP			



VICINITY MAP  
NTS



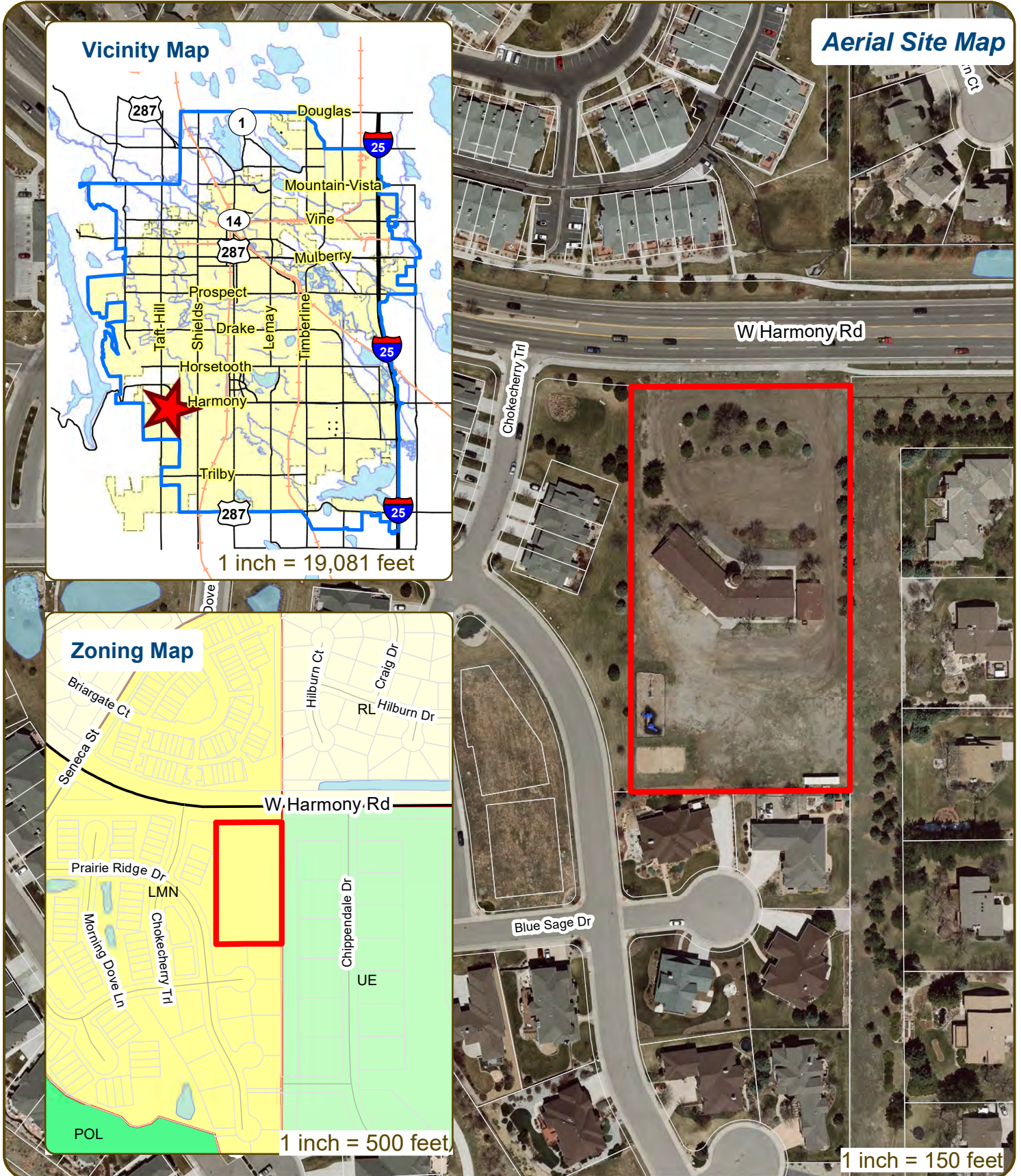
4858 SOUTH COLLEGE AVE.  
APARTMENT COMMUNITY  
JOB NO. N/A  
MAY 15, 2019  
SHEET 1 OF 1



Centennial 303-740-9393 • Colorado Springs 719-593-2593  
Fort Collins 970-491-9888 • www.jrengineering.com

X:\Temp\Project Files\4858 South College Ave\4858 South College Ave\4858 South College Ave.dwg - 24x36 Title Landscape - 5/15/2019 2:41:17 PM, JTC

# GVI Preschool at 23 Church



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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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)

23 Church (owner) GVI Pre-School Aaron Schuler

Business Name (if applicable) International Church of the Foursquare Gospel

Your Mailing Address 1621 W Harmony Rd

Phone Number 701-391-9377 Email Address aaron.schuler@23church.org

Site Address or Description (parcel # if no address) 1621 W Harmony Rd Fort Collins 80526

Description of Proposal (attach additional sheets if necessary) 23 Church would like to lease part of their building to GVI preschool during weekly business hours, NO Building Changes OR construction Needed

Proposed Use Church + Pre-school Existing Use Church

Total Building Square Footage 2638 S.F. Number of Stories 1 story Lot Dimensions 460 x 250

Age of any Existing Structures Building built in 1982

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 at what risk is it?

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

Increase in Impervious Area 0% 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?



1621 W Harmony Rd  
Fort Collins, CO 80526

To Whom It May Concern:

The Global Village International preschool (a 501c3) nonprofit is planning to lease the childcare wing of 23 Church to operate its program during weekdays. We have had initial reviews by licensing with the Colorado Department of Health and Environment, the Poudre Fire Department and Larimer County Health with no required changes in the structure electrical or plumbing; just updated installation of a fire alarm and exit signs. The 4 Star preschool anticipates to be licensed for up to 40 children age 1 to 5 years. Operating hours will be from 6:30 am to 5:30 pm with most students arriving between 6:30 am and 8:30 am. GVI is not associated with the Global Village Academy and welcomes low income and CCAP Parents - unlike most local preschools who don't serve CCAP families or limit their enrollment. We hope to open in August or September.

As a Church, we would see this as a continuation of our mission to connect our community to Christ. We will be able to serve the community by offering this preschool since finding childcare is one of the biggest issues in our city. There will be no construction, plumbing or electrical changes needed, besides what's listed above.

Thank you for your consideration.

Sincerely,

Aaron Schuler  
Pastor of 23 Church Fort Collins

1. What will be the hour of operations of the pre-school/drop off and pick up times.

- The hours of operation will be 6:30-5:30 Monday - Friday

2. What state licensing will the pre-school have?

- Colorado Department of Public Health and Environment issues the licensing to GVI. The director of the GVI preschool said that the license is called a Childcare Licence issued by the state for larger childcare units. Terry Fogerty is the GVI director: 970-402-6898

3. How many children will be part of the pre-school?

- GVI will be approved for around 50 but will start out with about 15-20 students

4. How much of the building will be used for the pre-school?

- They will use about 33% of the church building during preschool hours. The rooms used will be in the children's ministry wing. Three rooms will be used for kids

5. Is there currently a playground at the church? If not, is there a plan in place to add one?

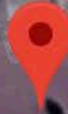
- There's a playground at the church but GVI will bring the preschool's play equipment and fence that at the church with the appropriate surfaces for code.

Harmony Rd

23 Church



1621 West  
Harmony Road

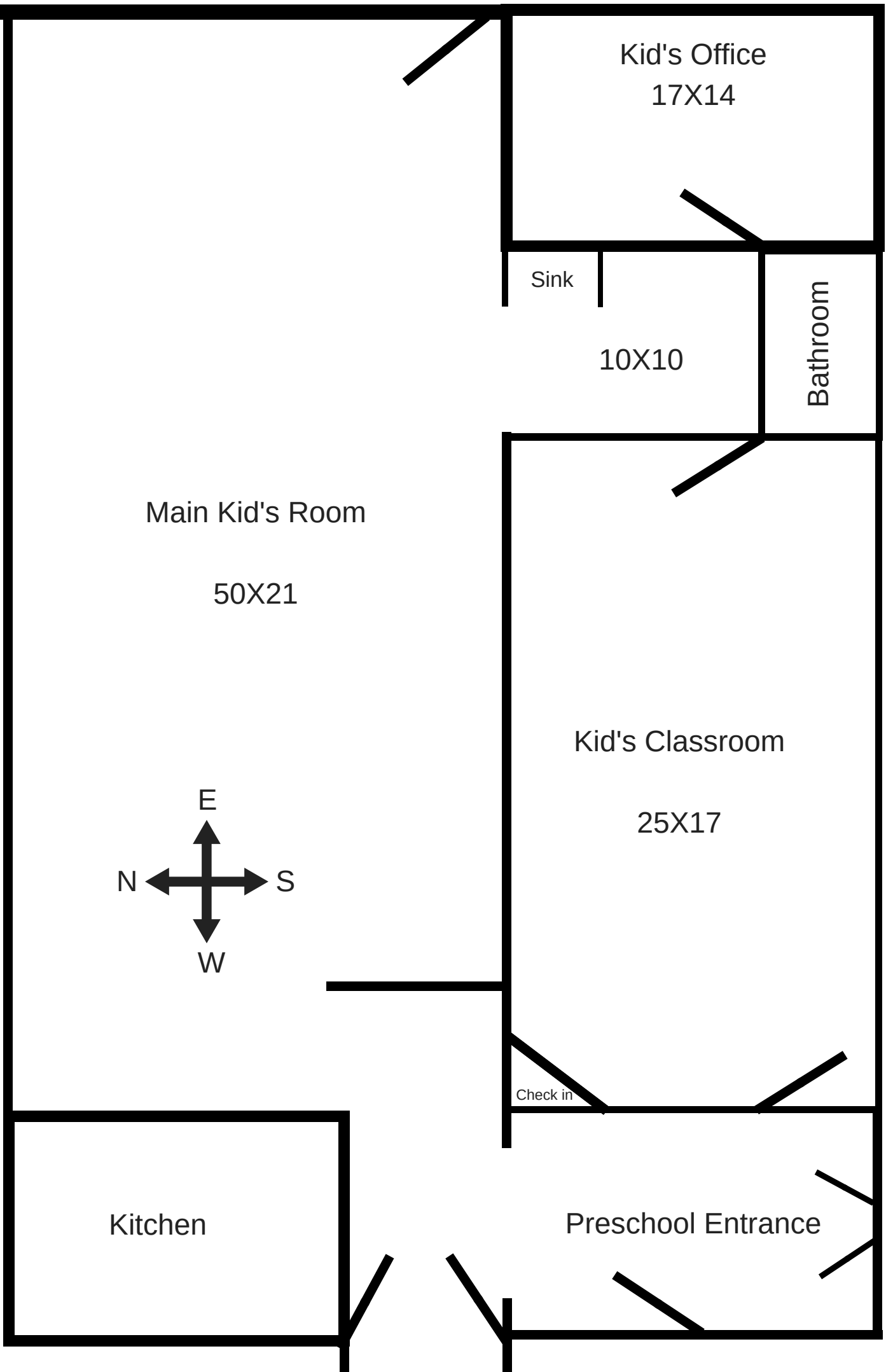


Preschool  
Playground

Preschool  
Entrance  
and  
Drop Off

Google

Imagery ©201



Kid's Office  
17X14

Sink

10X10

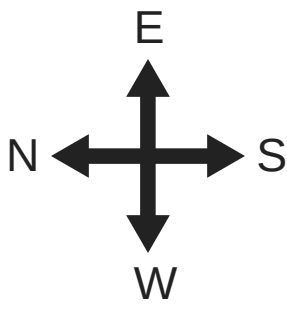
Bathroom

Main Kid's Room

50X21

Kid's Classroom

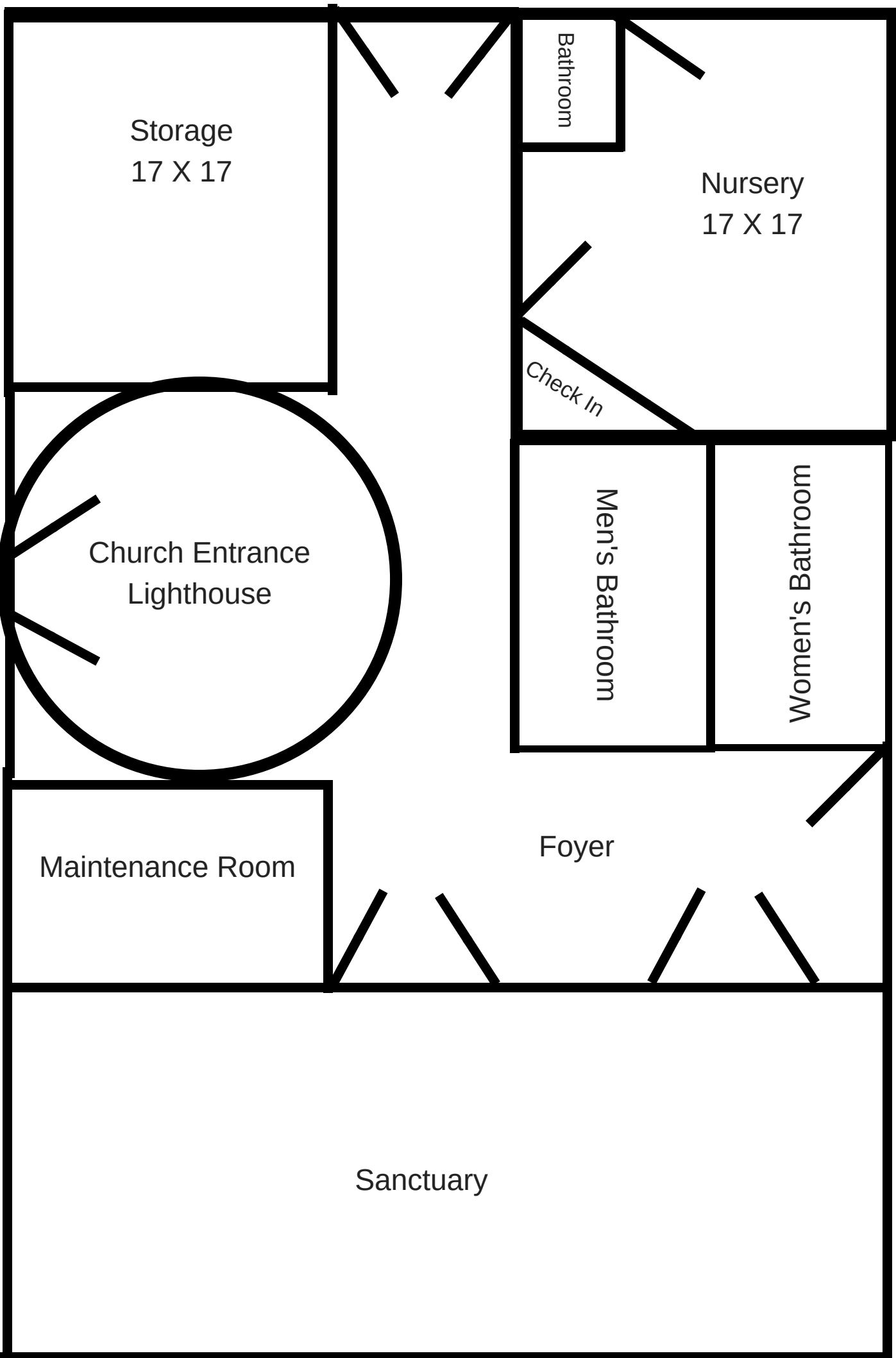
25X17



Check in

Kitchen

Preschool Entrance



Storage  
17 X 17

Nursery  
17 X 17

Church Entrance  
Lighthouse

Bathroom

Check In

Men's Bathroom

Women's Bathroom

Maintenance Room

Foyer

Sanctuary