

# Conceptual Review Agenda

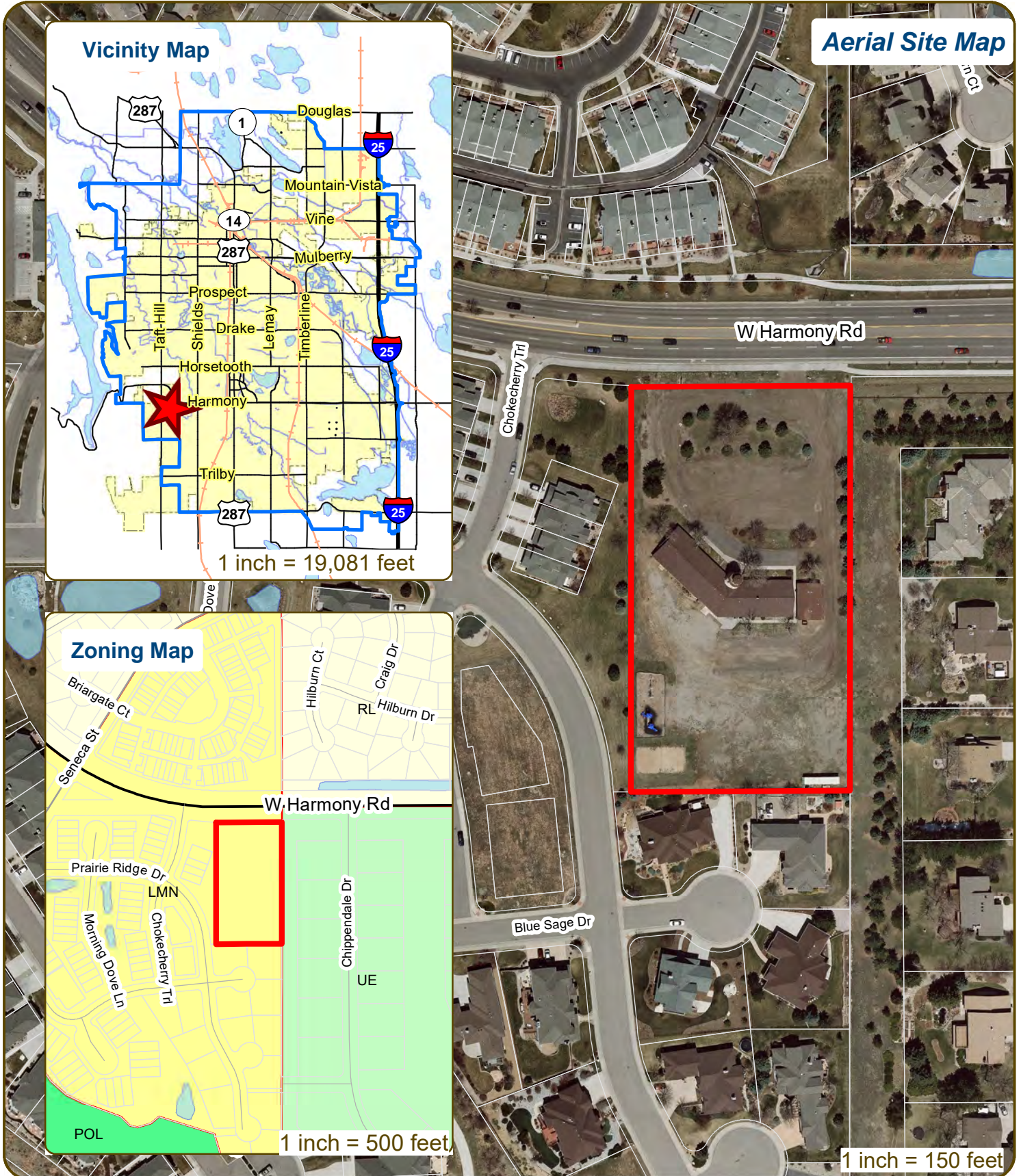
Schedule for 6/13/19  
281 Conference Room A

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**Thursday, June 13, 2019**

Time	Project Name	Applicant Info	Project Description	
<b>9:30</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> Todd Sullivan
<b>10:15</b>	<b>101 E Lincoln Ave Office CDR190049</b>	Chris Aronson 970-224-1191 chris@VFLA.com	This is a request to build a 3-4 story office building at 101 E Lincoln Ave (parcel #9712300035). A total of 90 off-street parking spaces will be provided. Access is taken from E Lincoln Ave to the north. The property is within the Community Commercial - Poudre River (C-C-R) zone district and is subject to Administrative (Type 1) Review.	<b>Planner:</b> Clark Mapes <b>Engineer:</b> Morgan Uhlman <b>DRC:</b> Brandy BH
<b>11:00</b>	<b>Trailhead Neighborhood Park CDR190050</b>	Greg Oakes 970-416-2260 goakes@fcgov.com	This is a request to develop a new 5.6-acre Neighborhood Park at 775 Greenfields Dr (parcel #8704324908, #8704313001, #8704324007). Park amenities may include the following: restroom, shelter, playground, play towers, multi-use turf fields, walks/trails, 1 small specialty feature, community garden and a basketball court. Access is taken from Wagon trail Rd to the west, Roaring Creek Dr and Yule Trail Dr to the north, and Greenfields Dr to the east. The property is within the Low Density Mixed-Use Neighborhood (LMN) zone district and is subject to Basic Development Review (BDR).	<b>Planner:</b> Clark Mapes <b>Engineer:</b> Katie Andrews <b>DRC:</b> Tenae Beane

# GVI Preschool at 23 Church



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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)

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 460x250

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 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?

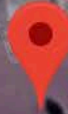
- There's a playground at the church but GVI will bring the preschool's play equipment and fence that at the church with the appropriate surfaces for code.

Harmony Rd

23 Church



1621 West  
Harmony Road

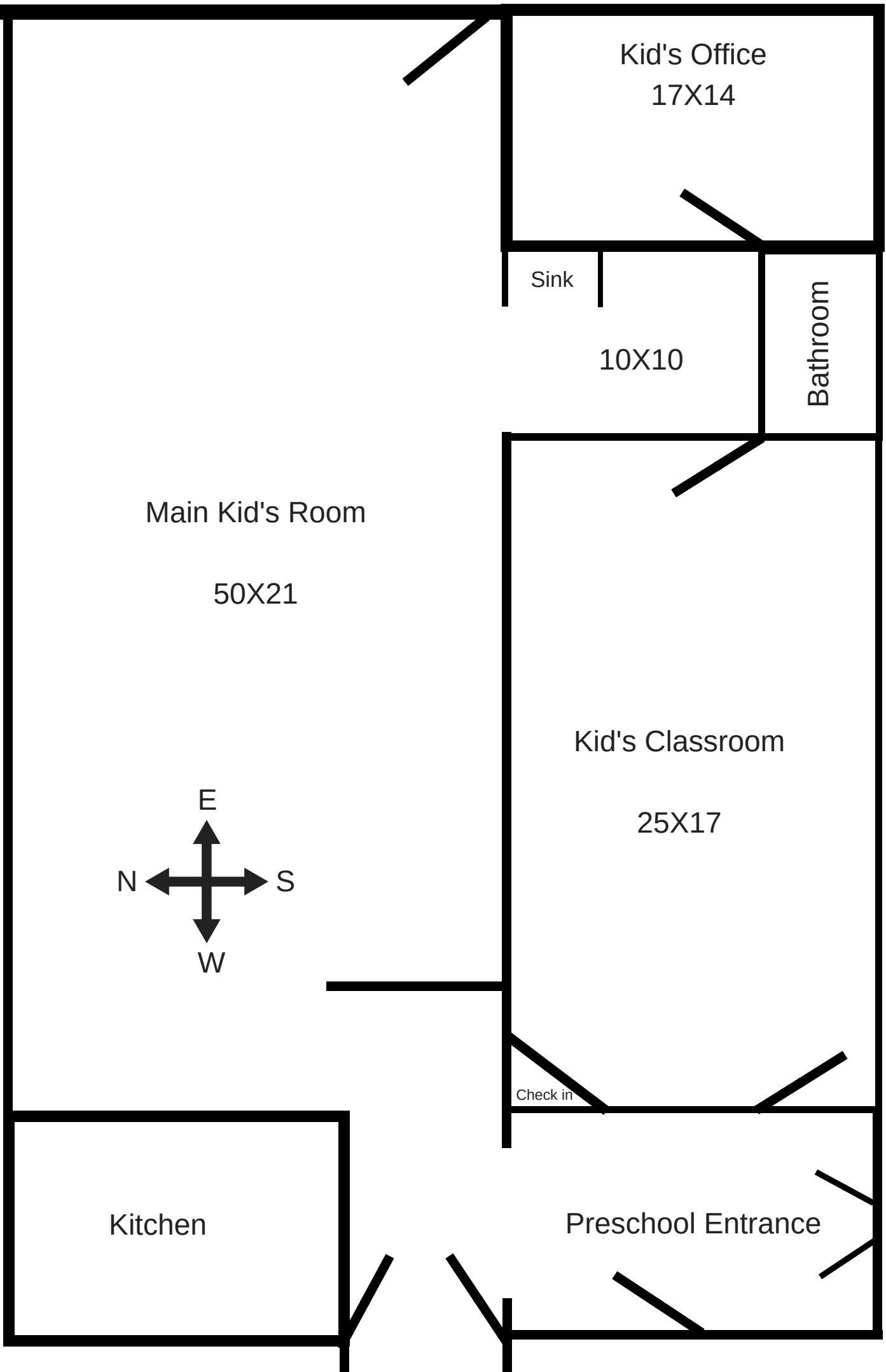


Preschool  
Playground

Preschool  
Entrance  
and  
Drop Off

Google

Imagery ©201



Kid's Office  
17X14

Sink

10X10

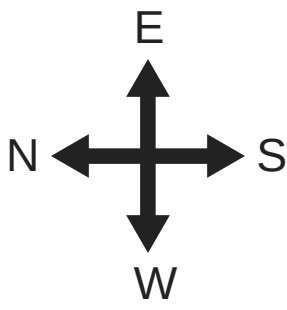
Bathroom

Main Kid's Room

50X21

Kid's Classroom

25X17

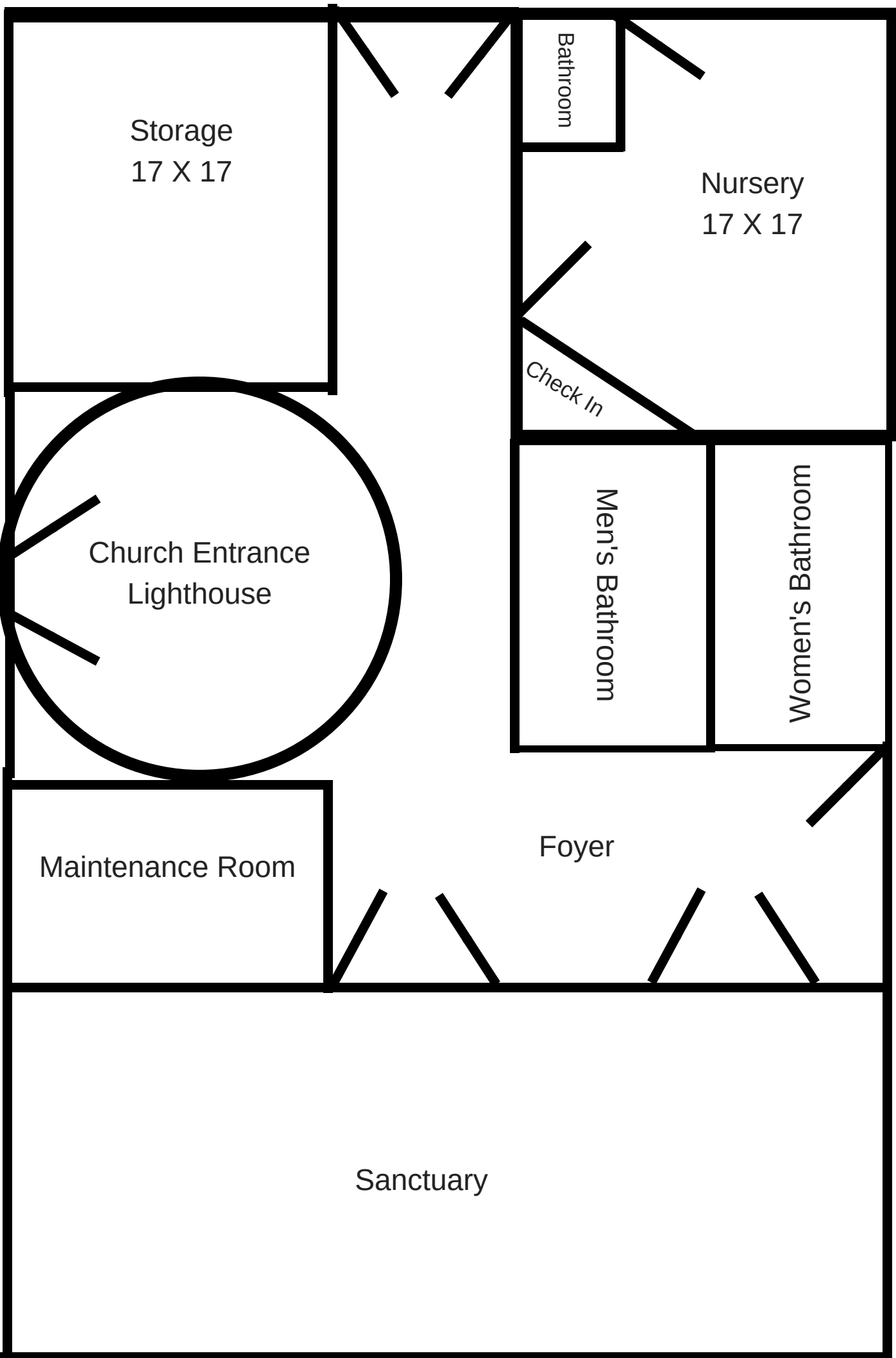


Check in

Kitchen

Preschool Entrance





Storage  
17 X 17

Nursery  
17 X 17

Bathroom

Check In

Church Entrance  
Lighthouse

Men's Bathroom

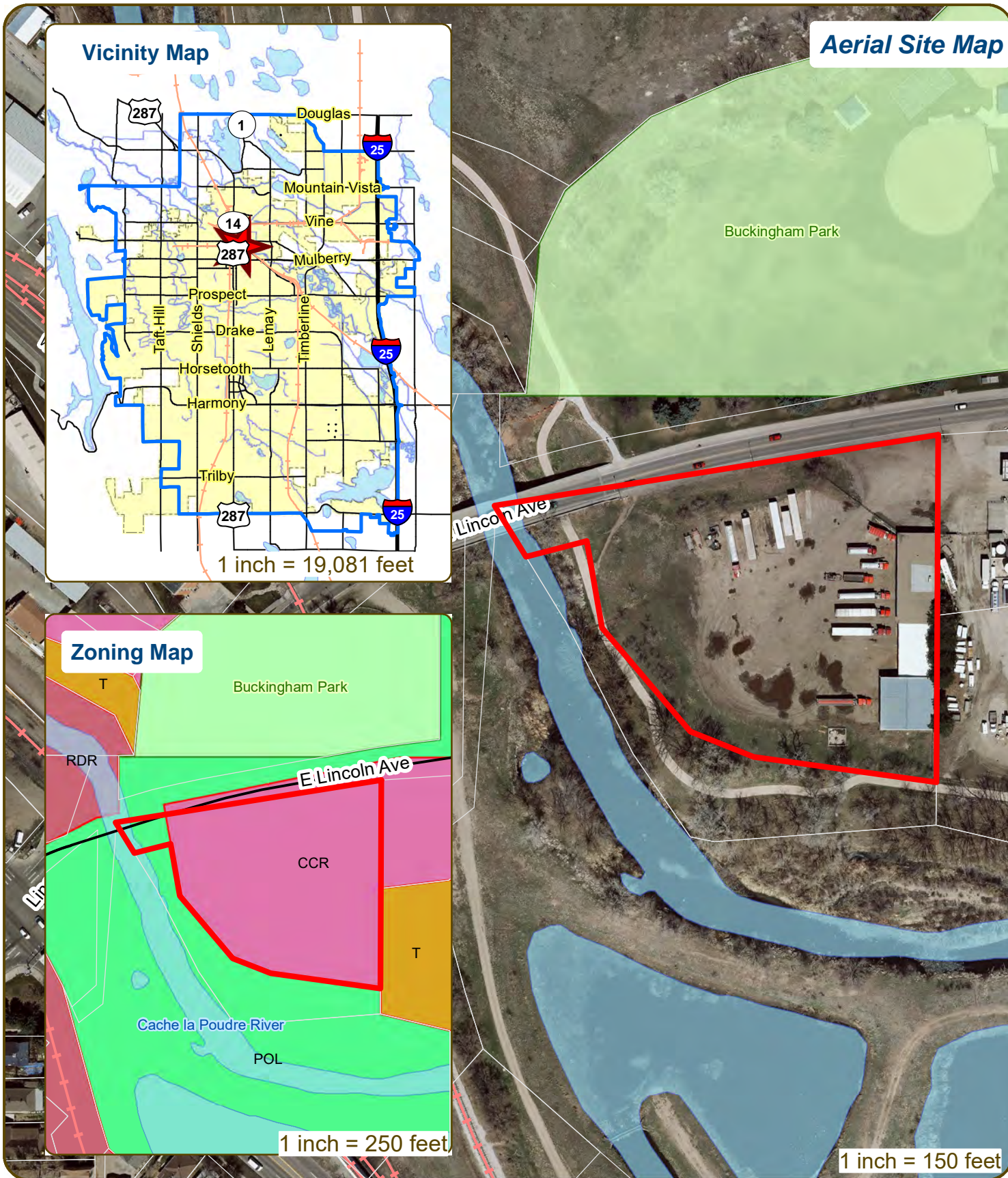
Women's Bathroom

Maintenance Room

Foyer

Sanctuary

# 101 E Lincoln Ave Office



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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) \_\_\_\_\_

Chris Aronson - Architect

Business Name (if applicable) N/A

Your Mailing Address 419 Canyon Ave.

Phone Number 970-224-1191 Email Address chris@VFLA.com

Site Address or Description (parcel # if no address) 101 E. Lincoln Ave.

Description of Proposal (attach additional sheets if necessary) Scope of the project is to build a 3-4 story office building with a total square footage of 30,000 with 90 parking spaces (3:1000 ratio).

Proposed Use Office Existing Use Garages and Warehouse

Total Building Square Footage 30,000 sf S.F. Number of Stories 3-4 Lot Dimensions 375' x 380'

Age of any Existing Structures Don't know.

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 TBD 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?





SITE DIAGRAM

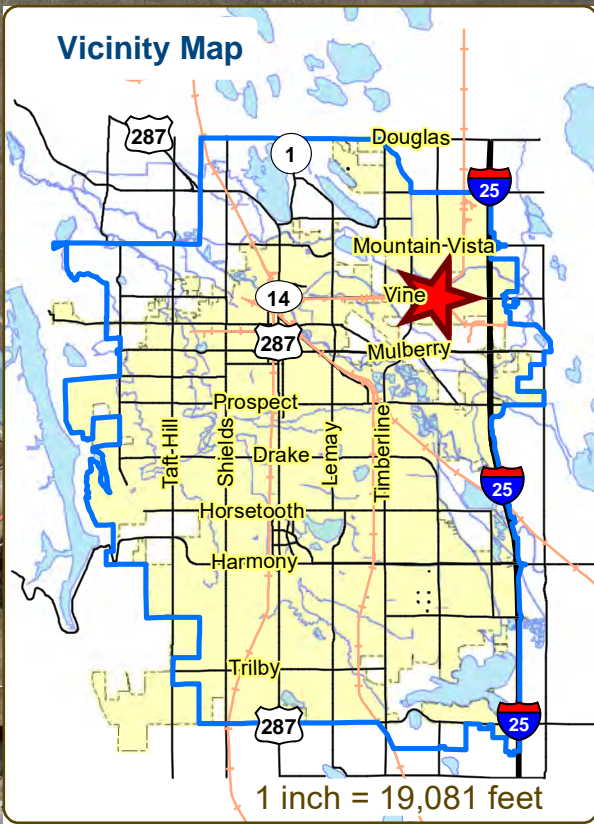
101 E. LINCOLN OFFICE BUILDING

05.07.19



# Trailhead Neighborhood Park

Vicinity Map



Aerial Site Map



Zoning Map



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General Information

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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.

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

Greg Oakes - Park Planning & Development, Project Manager (owner)

Business Name (if applicable) City of Fort Collins - Park Planning & Development

Your Mailing Address 215 North Mason Street, Fort Collins CO 80522

Phone Number (970) 416-2260 Email Address goakes@fcgov.com

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

775 Greenfields Drive Fort Collins CO

Description of Proposal (attach additional sheets if necessary) Development of a new 5.6 acre Neighborhood Park

adjacent to the Trail Head Neighborhood. Park amenities may include; restroom, shelter, playground, play towers, multi-use turf fields, walks/trails, 1 small specialty feature, community garden and a basketball court.

Proposed Use Neighborhood Park Existing Use Neighborhood open space

Total Building Square Footage NA S.F. Number of Stories NA Lot Dimensions 5.6 acres

Age of any Existing Structures NA

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.

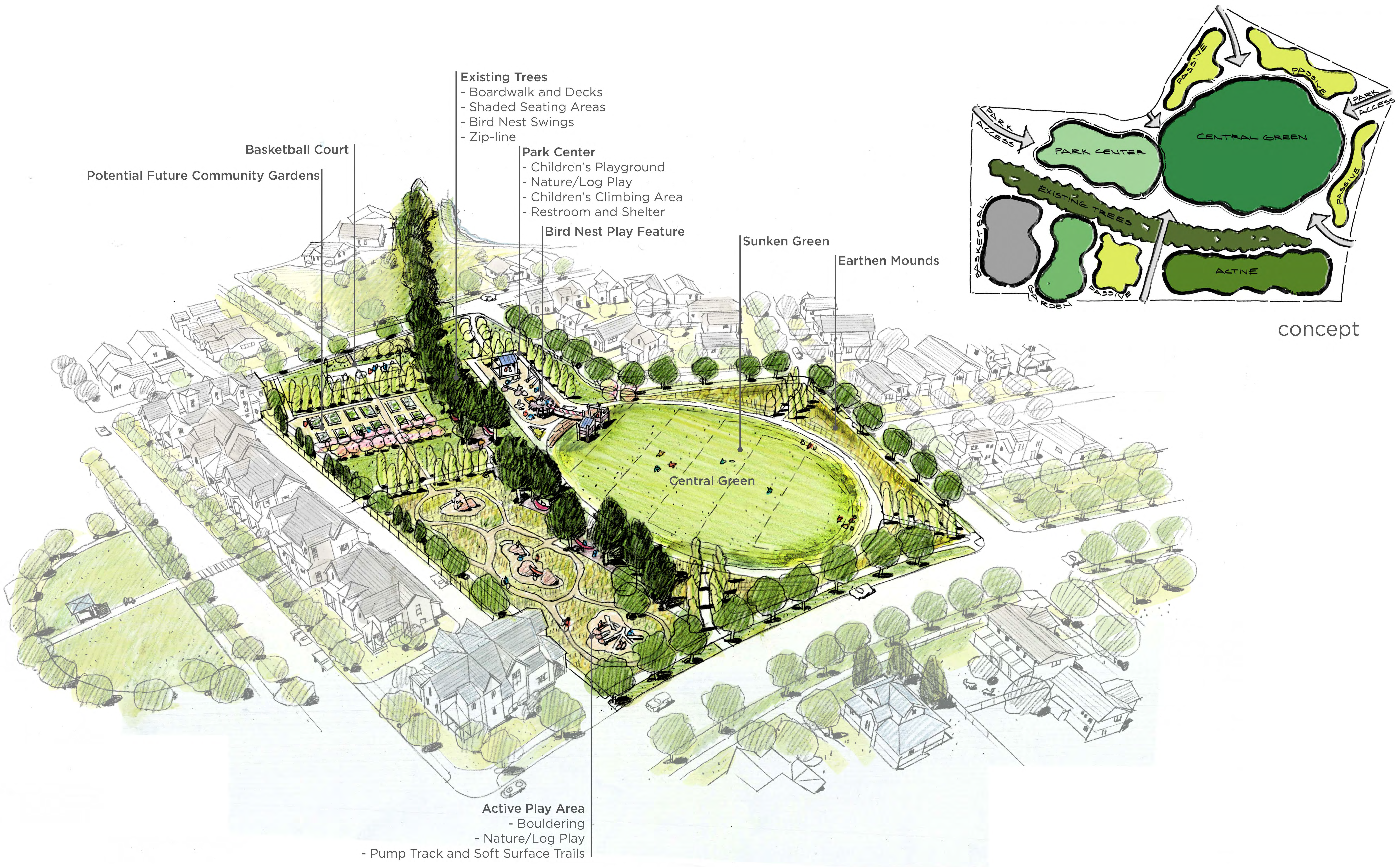
Increase in Impervious Area 15,000 sf +/- basketball court and concrete walks S.F.

(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:

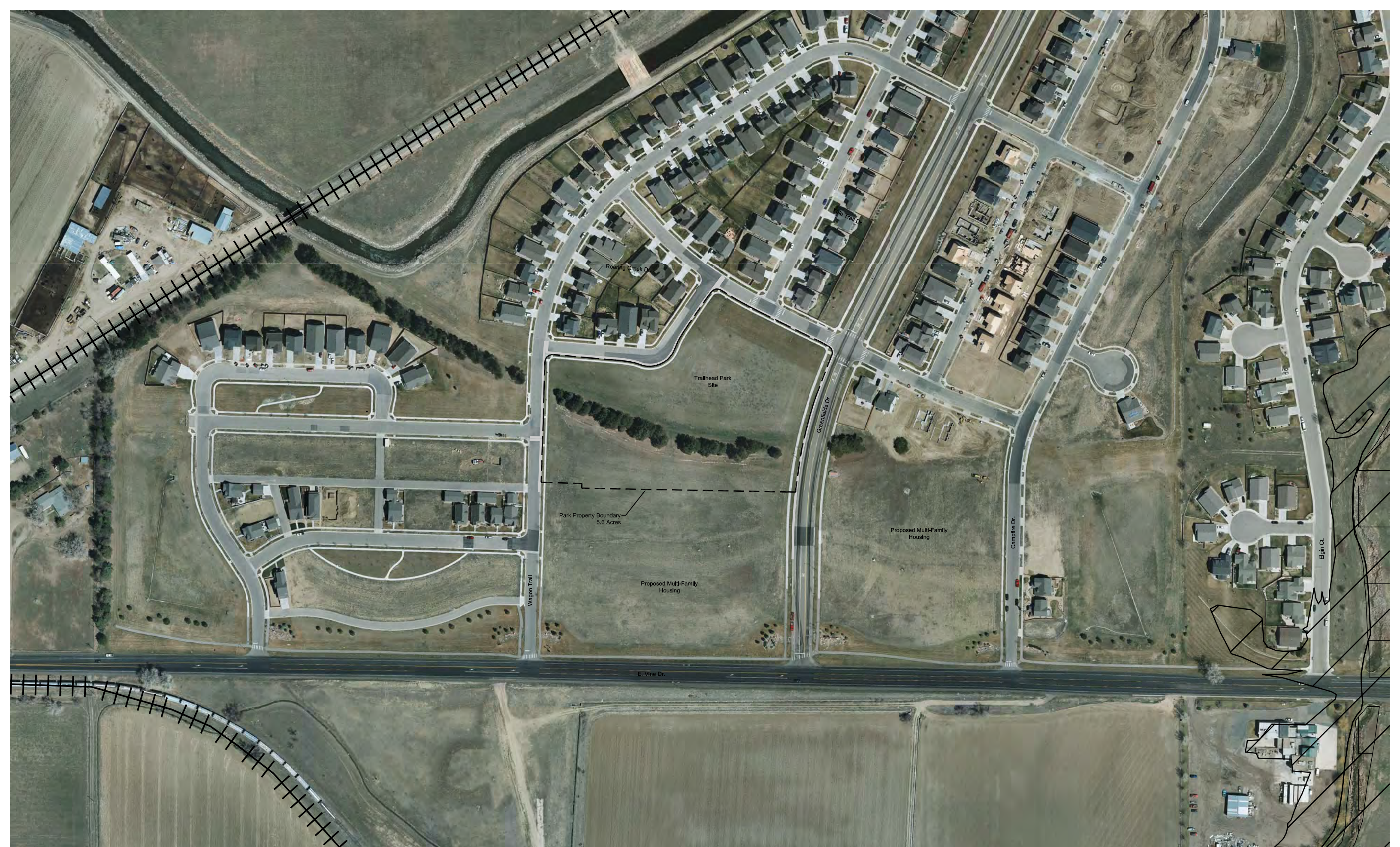
Property location and boundaries, surrounding land uses, proposed use(s), existing and proposed improvements (buildings, landscaping, parking/drive areas, water treatment/detention, drainage), existing natural features (water bodies, wetlands, large trees, wildlife, canals, irrigation ditches), utility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





# TRAIL HEAD PARK



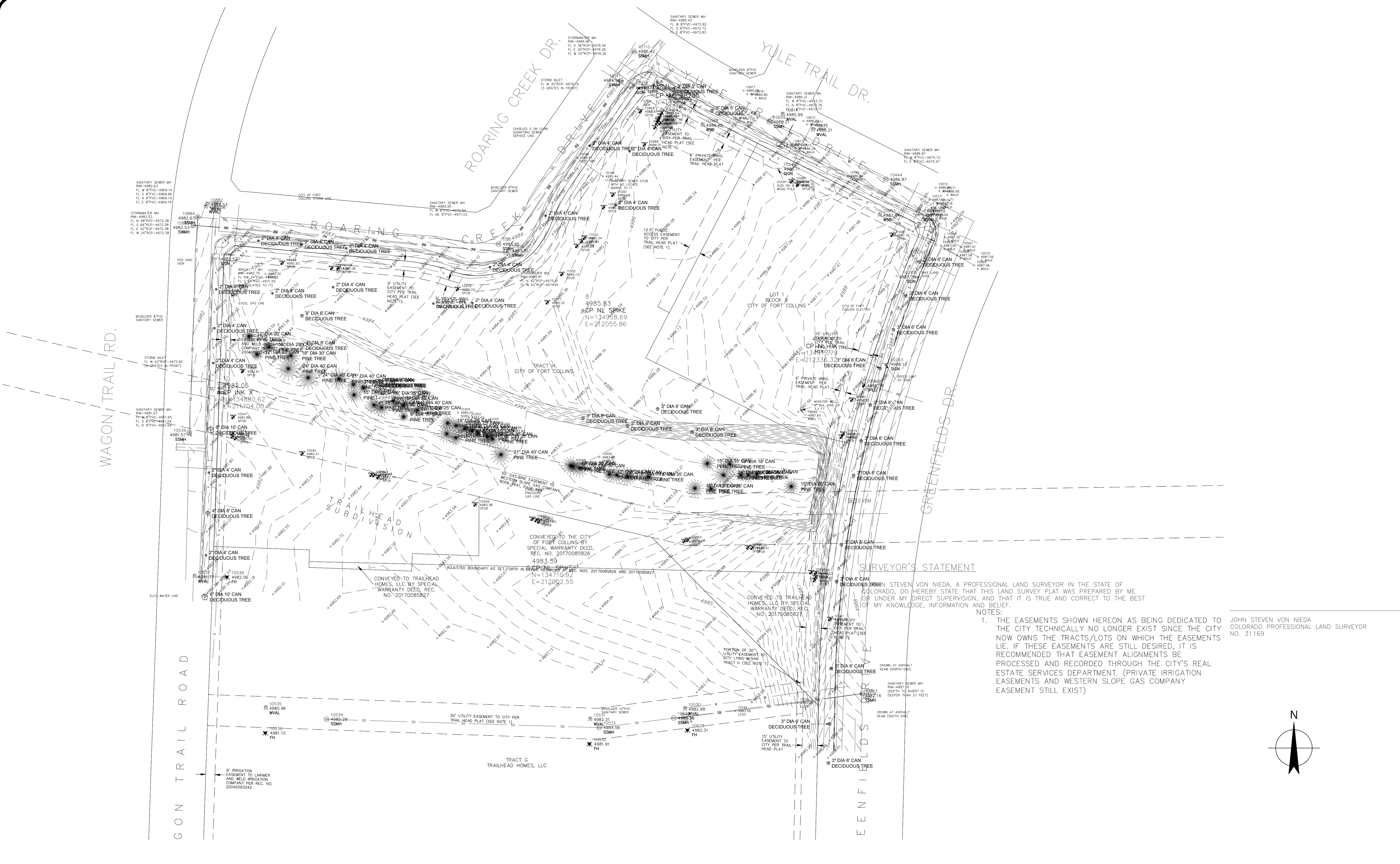


# TRAILHEAD PARK







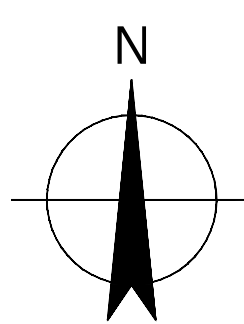


**SURVEYOR'S STATEMENT**

I, JOHN STEVEN VON NIEDA, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS LAND SURVEY PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

- NOTES:
1. THE EASEMENTS SHOWN HEREON AS BEING DEDICATED TO THE CITY TECHNICALLY NO LONGER EXIST SINCE THE CITY NOW OWNS THE TRACTS/LOTS ON WHICH THE EASEMENTS LIE. IF THESE EASEMENTS ARE STILL DESIRED, IT IS RECOMMENDED THAT EASEMENT ALIGNMENTS BE PROCESSED AND RECORDED THROUGH THE CITY'S REAL ESTATE SERVICES DEPARTMENT. (PRIVATE IRRIGATION EASEMENTS AND WESTERN SLOPE GAS COMPANY EASEMENT STILL EXIST)

JOHN STEVEN VON NIEDA  
 COLORADO PROFESSIONAL LAND SURVEYOR  
 NO. 31169



REVISIONS:	DATE:

CITY OF FORT COLLINS, COLORADO  
 ENGINEERING DIVISION



DESIGNED BY:	DRAWN BY:	APPROVED BY:
-	JSV	
SCALE:	DATE:	CHECKED BY:
1"=40'		

XXX

SHEET	1
OF	1