

# Conceptual Review Agenda

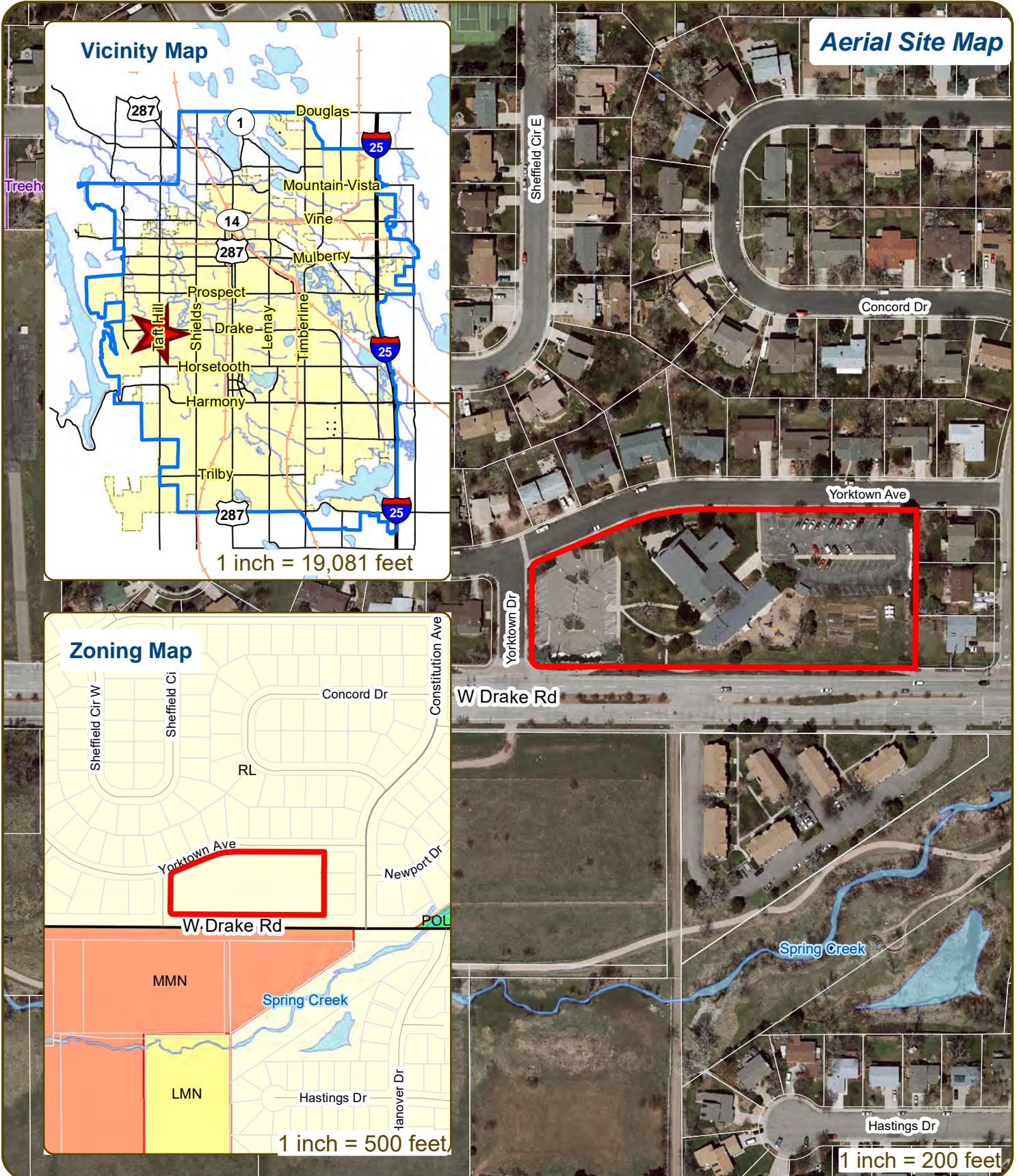
Schedule for 7/11/19  
281 Conference Room A

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## Thursday, July 11, 2019

| Time         | Project Name  | Applicant Info   | Project Description   |  |
|--------------|---|--|---|--|
| <b>9:30</b>  | <b>Foothills Unitarian<br/>Church Expansion<br/>CDR190054</b> | Peter Ewers<br>303-271-0977<br>peter@ewersarchitecture.com   | This is a request to build an 16,405 sq. ft. addition to an existing place of worship at 1815 Yorktown Ave (parcel #9722307964). The existing place of worship is two-story and 16,684 sq. ft. The proposal includes a new two-story addition at the southwest edge of the existing building and a one-story addition at the north edge of the existing building. The new parking lot configuration will accommodate 132 on-site parking spaces. Access is taken from two points on Yorktown Ave to the north of the site. The property is within the Low Density Mixed-Use Neighborhood (LMN) zone district and is subject to a Major Amendment. | Planner: Clark Mapes<br>Engineer: Marc Virata<br>DRC: Brandy BH      |
| <b>10:15</b> | <b>Guardian<br/>Self Storage<br/>CDR190055</b>                | Ken Merritt<br>970-305-6754<br>kmerritt@jrengineering.com    | This is a request to build a three-story, 121,650 sq. ft. enclosed mini-storage facility at the northeast corner of S College Ave and Fossil Creek Parkway (parcel #9601335001). Access is taken from Snead Dr to the east and Fossil Creek Parkway to the south. The property will need to be re-plated to accommodate the proposed site plan and to establish the necessary easements. The property is within the General Commercial (CG) zone district and the TOD overlay district and is subject to Planning & Zoning Board (Type 2) Review.   | Planner: Kelly Smith<br>Engineer: Morgan Uhlman<br>DRC: Tenae Beane  |
| <b>11:00</b> | <b>508 Remington St<br/>Short Term Rental<br/>CDR190056</b>   | James MacDowell<br>720-675-9381<br>James.macdowell@gmail.com | This is a request to add the non-primary short term rental use to an existing multi-family dwelling at 508 Remington St (parcel #9713208007). Access is taken from Remington St to the west and a rear alley to the east. The property is within the Neighborhood Conservation, Buffer (NCB) zone district and is subject to the Addition of Permitted Use (APU) process.   | Planner: Noah Beals<br>Engineer: Spencer Smith<br>DRC: Todd Sullivan |

# Foothills Unitarian Church Expansion Major Amendment



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?



## ewers ARCHITECTURE

FOOTHILLS UNITARIAN CHURCH  
Fort Collins Conceptual Review Project Description  
May 20, 2019

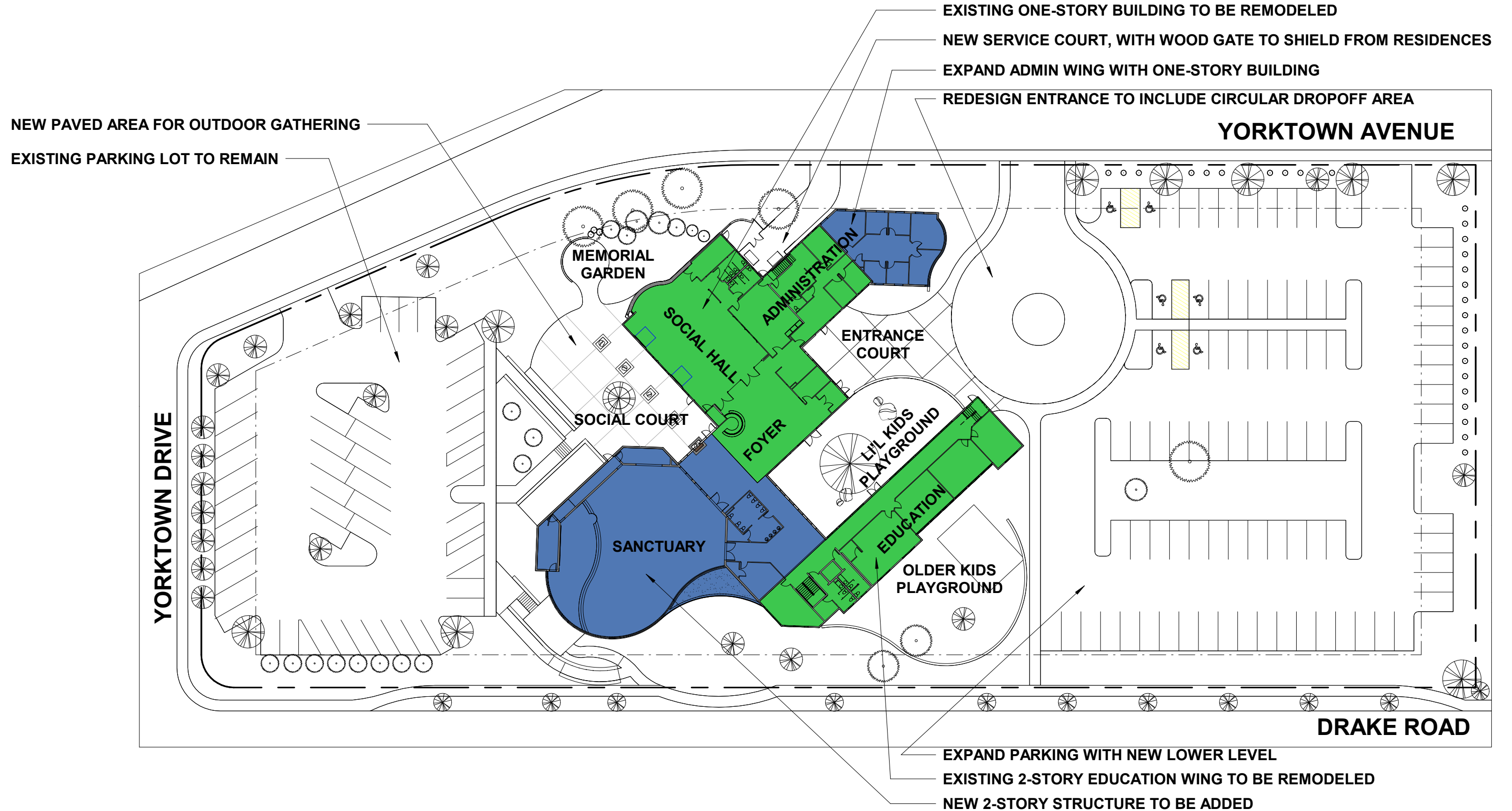
This project is an expansion of an existing church building, for a congregation that has been an integral part of the Fort Collins community for over one hundred years. The church was founded in 1898 as Unity Church, was renamed to Foothills Unitarian Church in 1969. The church has been on this site since the original construction in 1970, with the last major addition in 1995.

The existing church is 16,684 square feet on two levels, and this project will double the size of the building to 33,089 square feet. The three primary programmatic areas of the church will each double in size: sanctuary, education, and administration.

The project includes:

1. New 2-story addition at the southwest edge of the existing building. This addition connects the two existing buildings, and provides a new Sanctuary on the upper floor with new education spaces below. The new Sanctuary will seat up to 400.
2. At the north edge of the existing building, a new one-story administration wing will be added.
3. The existing building areas will be remodeled.
4. The east parking lot will be redesigned to include a circular drop-off area, 2-way traffic in the parking aisles (currently there is angled parking for one-way traffic), and a third tier will be added at the south end of the site to increase the parking capacity.
5. The existing parking lot on the west end of the lot will not be changed.
6. The existing parking capacity on site is 100, the new parking capacity will be 132.
7. A new Entrance Court on the east side of the building and a new Social Court on the west side will provide ample outdoor spaces for arriving, gathering and socializing.
8. A small patio on Drake Road will provide a lower level entrance to the education spaces and a small chapel.
9. A new service court is proposed on the north side, accessed from Yorktown Avenue. The area with trash and storage will be shielded from view with new wood fencing and gate.
10. Sustainability is a major emphasis of the design, with the goal to reduce the energy usage of the building through improved exterior envelope and more efficient systems, with photovoltaics to produce electricity on site and attain Net Zero Energy.

## FOOTHILLS UNITARIAN CHURCH - PROJECT OVERVIEW



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 COPYRIGHT 2019 EWERS ARCHITECTURE PC

### AREA CALCULATIONS

|             | EXISTING  | DEMOLISH | REMODEL   | NEW CONST | TOTAL     |
|-------------|-----------|----------|-----------|-----------|-----------|
| LOWER FLOOR | 5,134     | 0        | 5,134     | 7,695     | 12,829 sf |
| MAIN FLOOR  | 11,550    | 409      | 11,141    | 9,119     | 20,260 sf |
| TOTAL       | 16,684 sf | 409 sf   | 16,275 sf | 16,814 sf | 33,089 sf |

NOTES:  
 1. AREA IS MEASURED TO THE OUTSIDE FACE OF ALL WALLS.  
 2. CALCS INCLUDE 1,172 sf OF EXISTING BASEMENT BELOW ADMIN AREA.

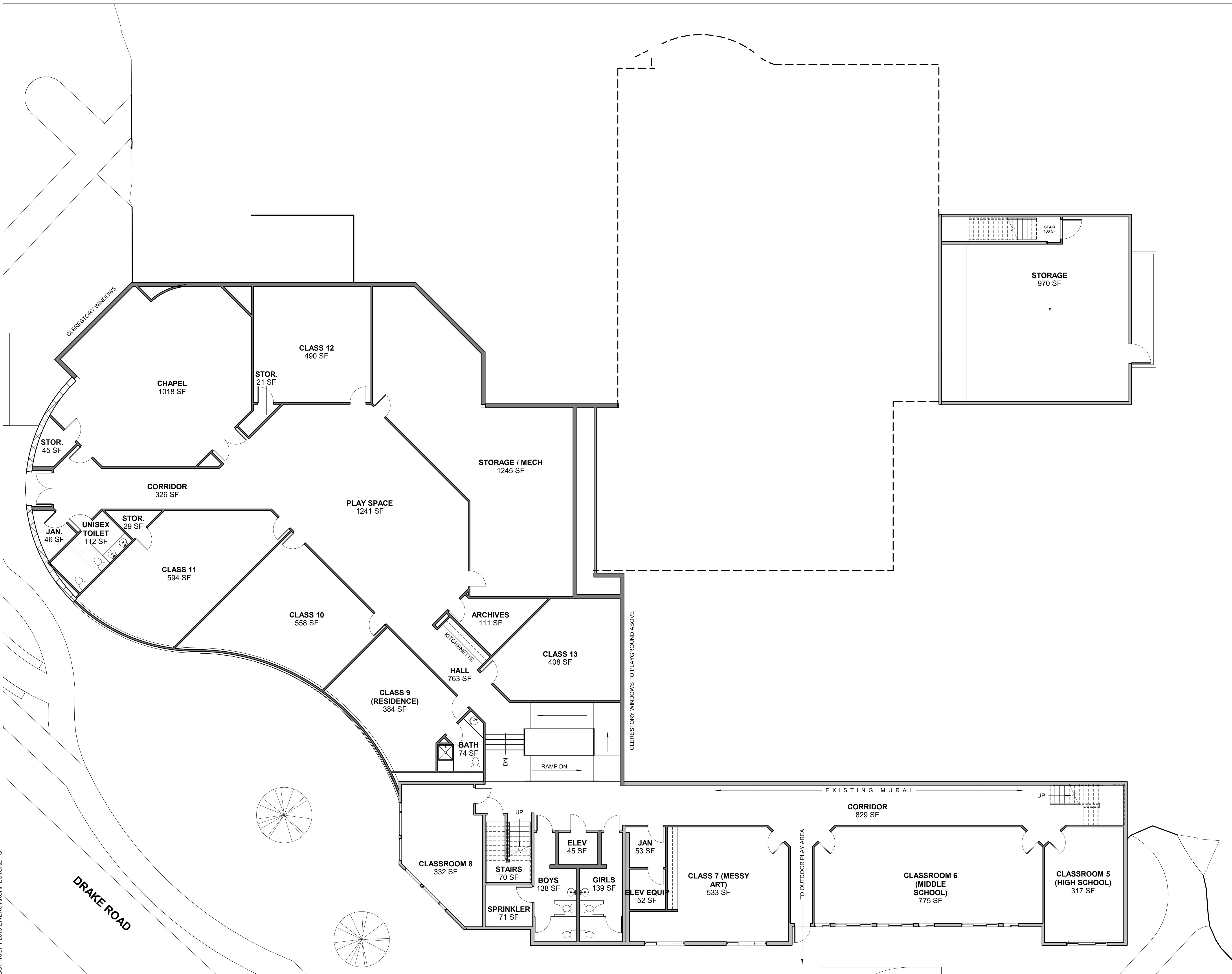
### PARKING CALCULATIONS

| LOCATION | EXISTING | PROPOSED |
|----------|----------|----------|
| WEST LOT | 46       | 46       |
| EAST LOT | 54       | 86       |
| TOTAL    | 100      | 132      |





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 COPYRIGHT 2019 EWERS ARCHITECTURE PC



**LOWER FLOOR PLAN**

|                |              |
|----------------|--------------|
| SCALE          | 1/8" = 1'-0" |
| PROJECT NUMBER | 1700         |
| DRAWN BY       | ALL          |
| CHECKED BY     | PJE          |
| DATE           | 04.23.19     |
| REVISIONS      |              |



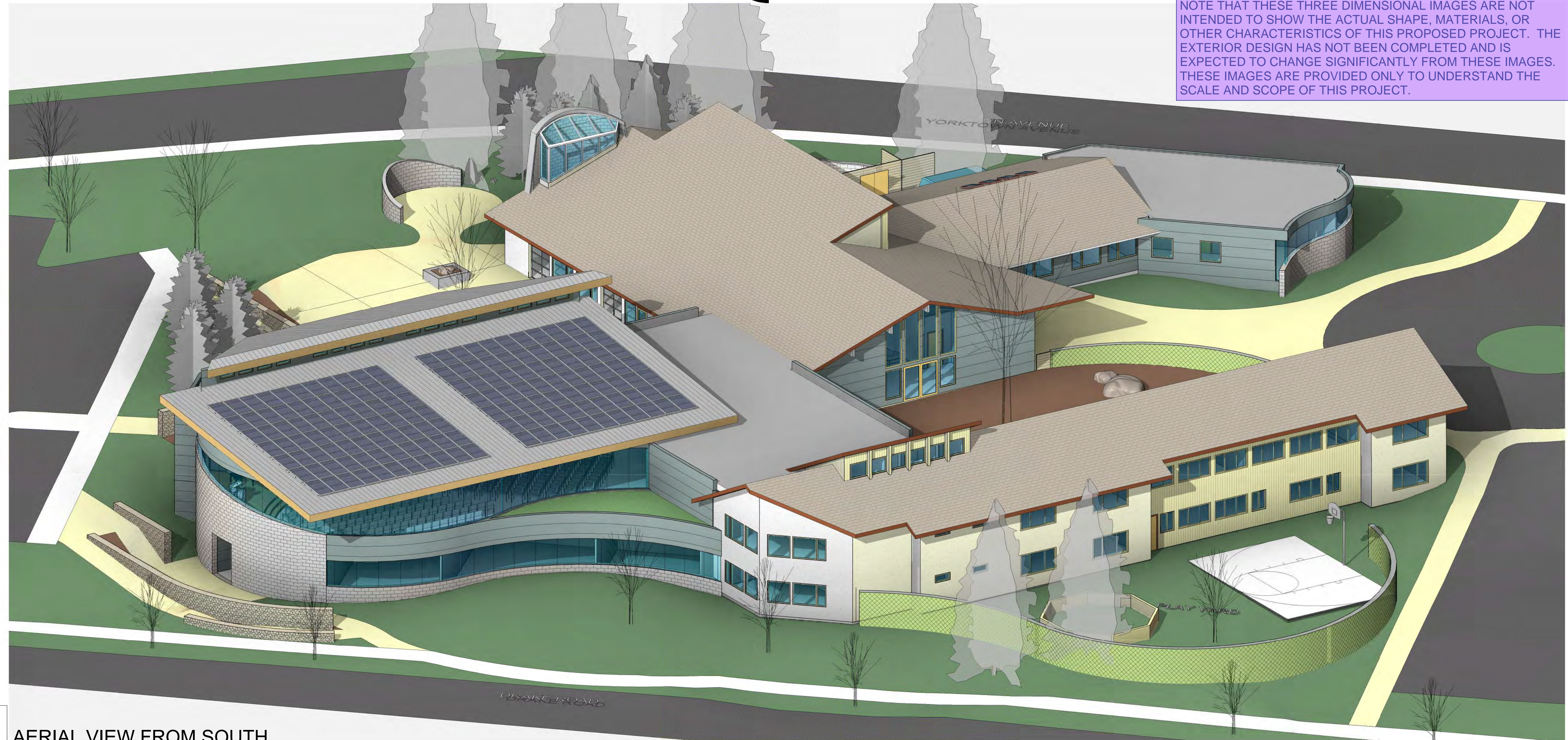




3 AERIAL VIEW OF ENTRANCE



2 PERSPECTIVE VIEW FROM WEST



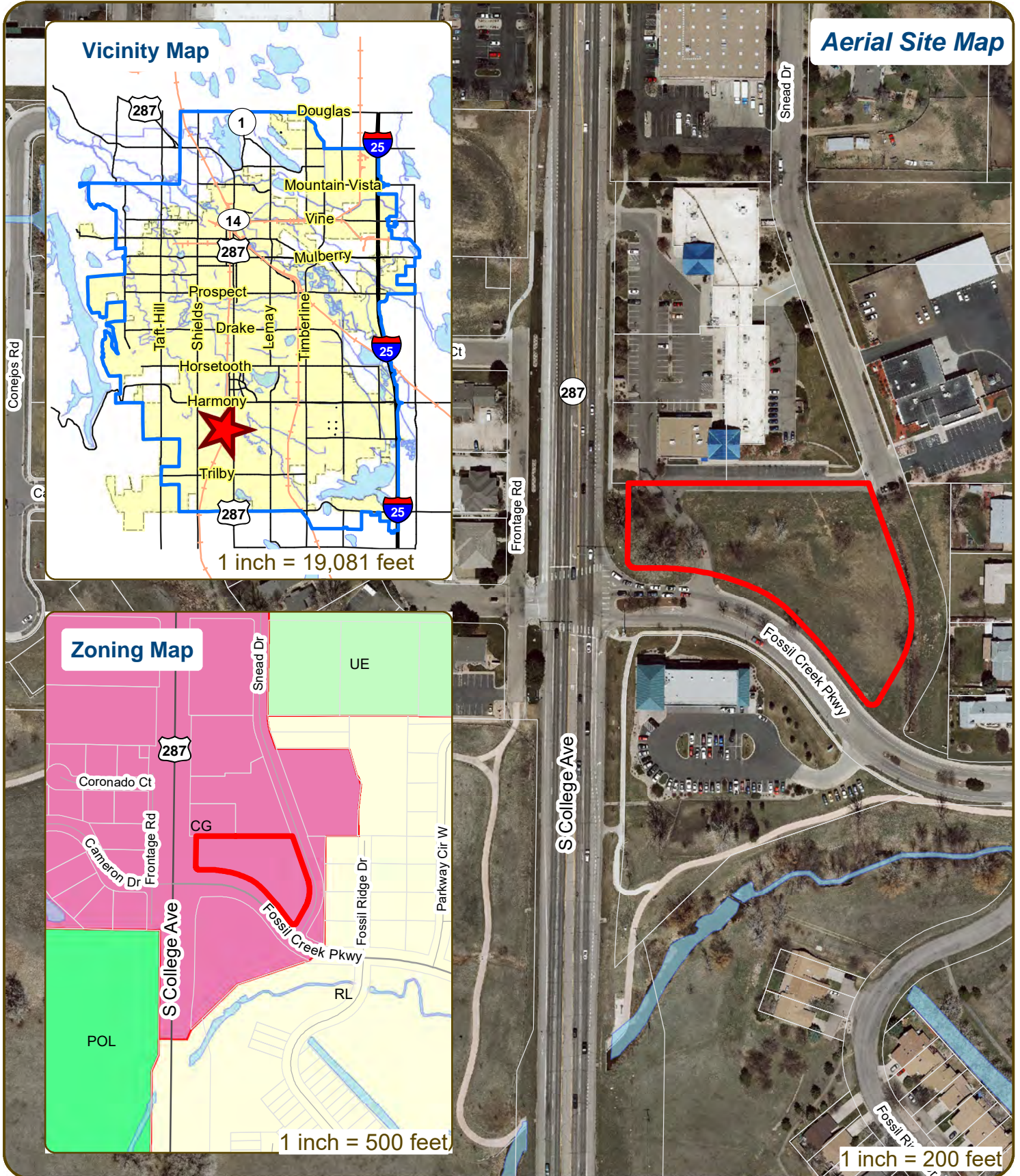
1 AERIAL VIEW FROM SOUTH

NOTE THAT THESE THREE DIMENSIONAL IMAGES ARE NOT INTENDED TO SHOW THE ACTUAL SHAPE, MATERIALS, OR OTHER CHARACTERISTICS OF THIS PROPOSED PROJECT. THE EXTERIOR DESIGN HAS NOT BEEN COMPLETED AND IS EXPECTED TO CHANGE SIGNIFICANTLY FROM THESE IMAGES. THESE IMAGES ARE PROVIDED ONLY TO UNDERSTAND THE SCALE AND SCOPE OF THIS PROJECT.

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 COPYRIGHT 2019 EWERS ARCHITECTURE PC

|                |          |
|----------------|----------|
| SCALE          |          |
| PROJECT NUMBER | 1700     |
| DRAWN BY       | ALL      |
| CHECKED BY     | PJE      |
| DATE           | 04.23.19 |
| REVISIONS      |          |

# Guardian Self Storage



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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) 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) North East Corner of South College Avenue and Fossil Creek Parkway, parcel number: 9601335001

Description of Proposal (attach additional sheets if necessary) A 121,650 S.F. Self Storage Building (3 story building with basement) located in the CG - General Commercial Zone District

Proposed Use Commercial Existing Use Vacant

Total Building Square Footage 121,650 S.F. Number of Stories 3+basement Lot Dimensions 380'+/- 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? [X] Yes [ ] No If yes, then what risk level? SE corner as City Floodplain-High Floodway Info available on FC Maps: http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains.

Increase in Impervious Area 72,467+/- 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?



## **Project Overview**

The Guardian Storage store located at South College Avenue and Fossil Creek Parkway will be a state-of-the-art development, incorporating the latest advances for customer service in the storage industry. With approximately 85,000 rentable square feet of climate-controlled storage, including climate controlled drive-up units, the facility will be the premier source for storage services, catering to small businesses and residential clients and bringing a much needed quality storage option to a vastly underserved market in south Fort Collins. The vast majority of the existing self storage supply in the southern Fort Collins market today is dated and fails to deliver the amenities that businesses and residential clients desire in a redeveloping and dynamic market like the one here.

The Guardian Storage project will generate minimal traffic and be a low impact to City services. Traffic studies for a self storage building of this size typically indicate approximately 1 visitor during the peak am/pm hours per 100 occupied units of storage. Therefore, when fully occupied, the project is expected to generate approximately 7 visitors during the peak am/pm business hours and thus will offer itself as a quiet and low traffic generating neighbor to the nearby residences located east of the subject property. In addition, the very nature of self storage lends itself to a minimal impact on City Services, including water, sewer, gas and electric utilities. Gate hours of operation will be limited to 6am-10pm daily, allowing for a secure, yet convenient access to the development.

Guardian Storage will design, construct and operate its development in an environmentally responsible manner, where possible. Among the considerations for development will be: a photovoltaic solar system, the purchase of Renewable Energy Credits (RECs) to offset electricity usage, low water consumption landscaping, recycled materials including steel and cabinetry to be utilized during construction, construction waste segregation, low E glass, low VOC paints and motion detector lighting.

Split face, polished and ground block, masonry, glass, insulated metal panels and steel will be used to create a modern contemporary development with the look and feel of a quality office/retail complex. Exterior finish colors, textures and materials will be varied and patterned through the project to help the store achieve a look consistent with the type of architecture found in contemporary office and retail developments in the market today.

The building's leasing office will front Fossil Creek Parkway, will be a 2-story atrium and feature a pedestrian friendly entrance and landscape design that is inviting and creates an aesthetically pleasing streetscape.

By offering climate-controlled storage units, Guardian will be able to provide for a variety of types of storage users. By offering services such as a free moving truck, on site conference room, receipt of packages directly into units, box disposal and covered loading, the store will appeal to the many small businesses in the area seeking a quality and affordable storage option to support

their operations. As a result of its business friendly offerings, Guardian Storage was recently named Superior Colorado's 2019 Business of the Year by the Superior Chamber of Commerce for its property in that market.

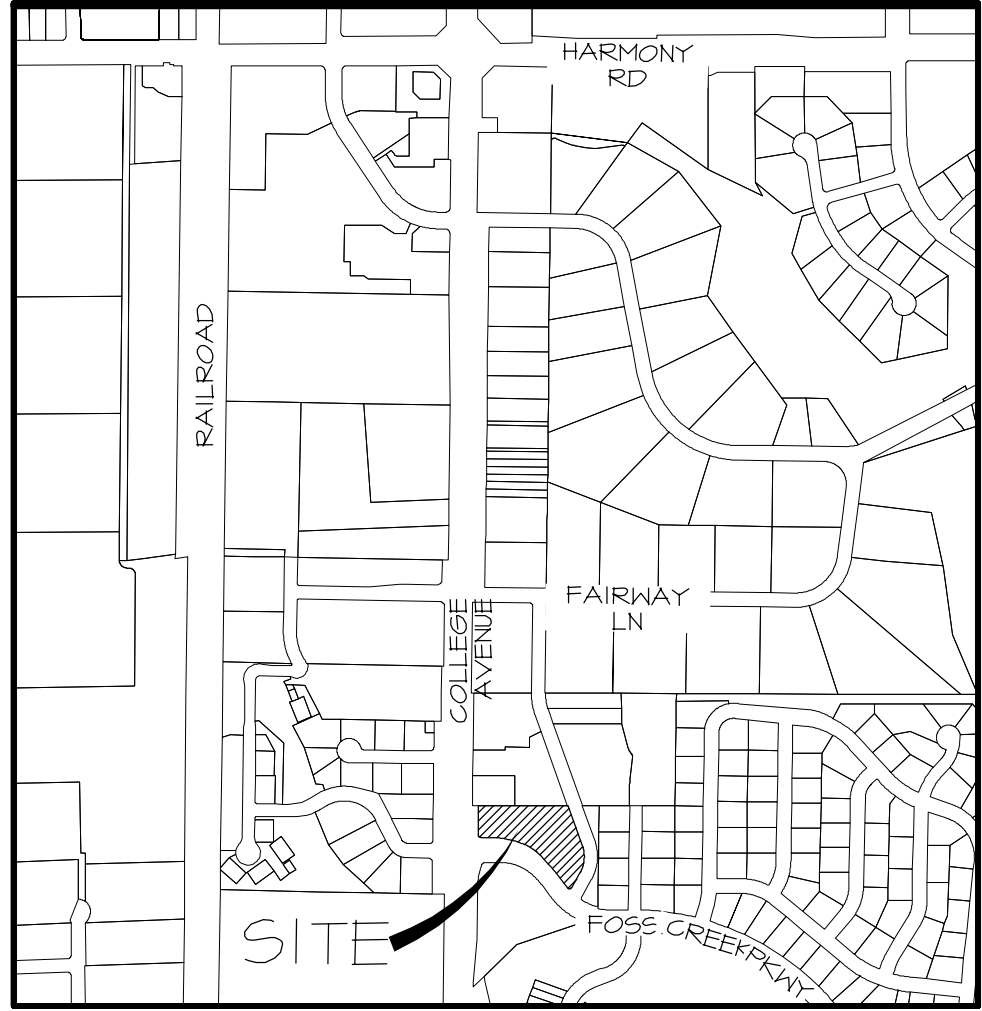
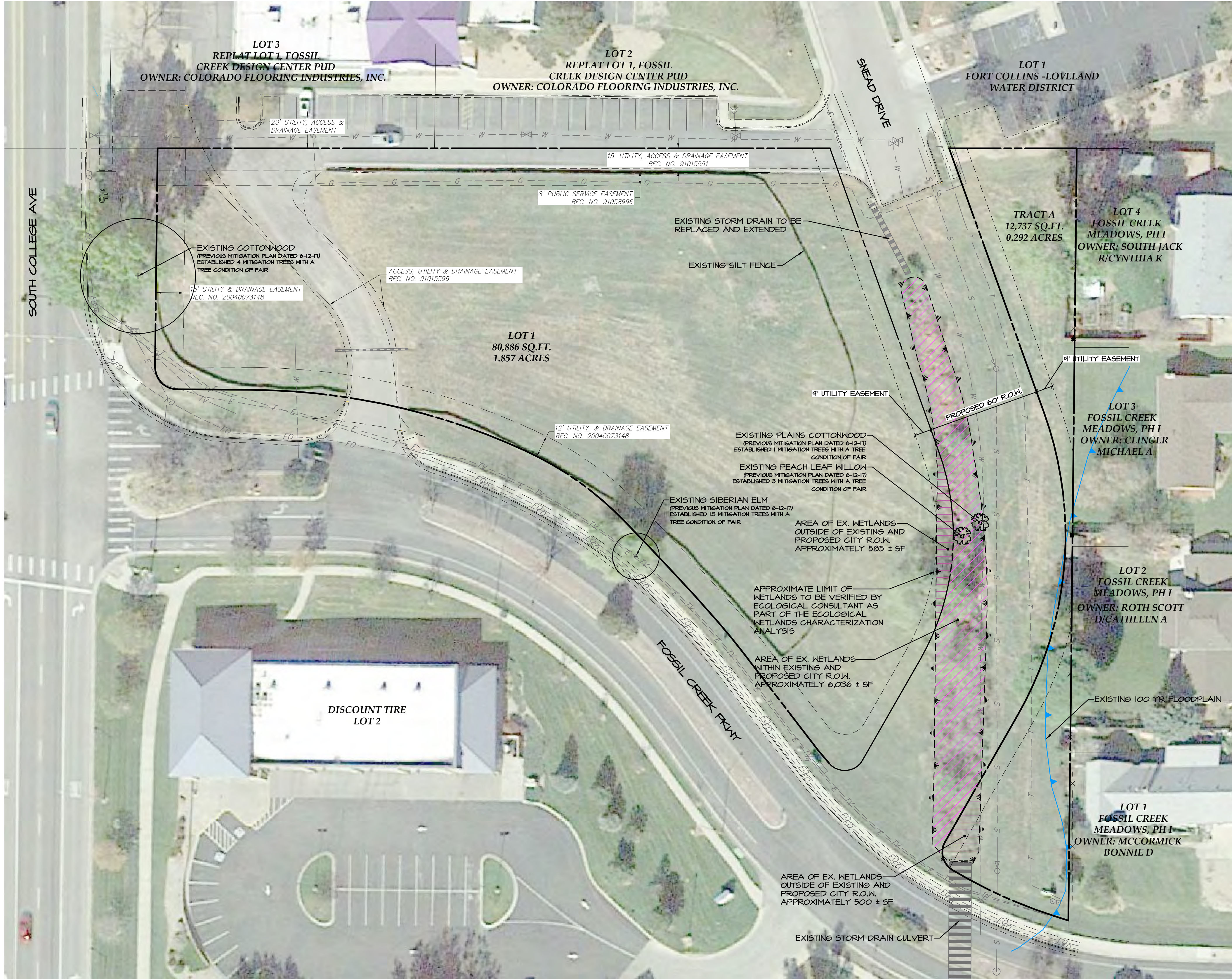


The facility will be electronically secured utilizing computerized gate access, individual door security (alarms and/or automatic locking system) for each storage unit, a full building intercom system and video and audio surveillance. Access to the units will be provided via keypads and automated sliding doors located throughout the project, as well as via the store's 2-story covered loading docks. There will be carts at each entrance for tenants to use to transport their items to their storage units.

All units will be constructed of fire-resistant materials. Hallways will be carpeted and constructed using flush steel panels with glossy white factory painted finishes to create a bright comfortable atmosphere. Interior hallway lighting is accomplished using motion sensors providing safety, security and convenience. A full site intercom system allows for two-way communication between tenants in the facility and Company employees.

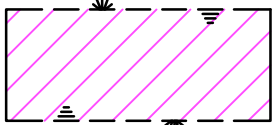


# GUARDIAN STORAGE FORT COLLINS EXISTING CONDITIONS SITE PLAN

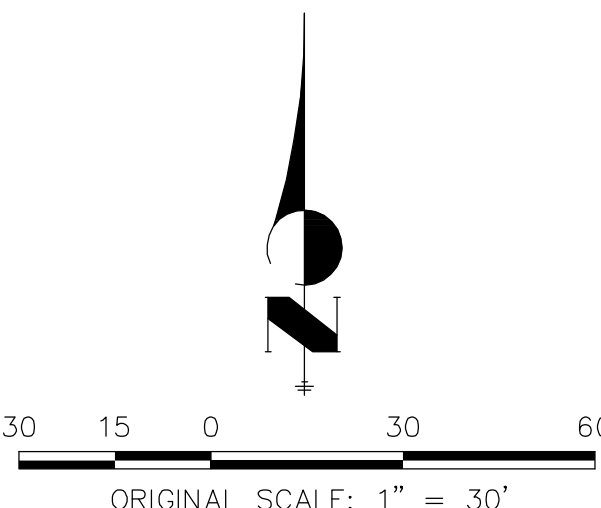
LOT 1 & TRACT A, DISCOUNT TIRE AT FOSSIL CREEK SUBDIVISION



VICINITY MAP  
NTS

**LEGEND**

-  EXISTING WETLANDS WITHIN R.O.W. (6,036 ± SF)
-  EXISTING WETLANDS OUTSIDE OF R.O.W. (1,085 ± SF)
- 7,121 ± SF TOTAL EXISTING WETLAND AREA TO BE VERIFIED BY ECOLOGICAL CONSULTANT AS PART OF THE ECOLOGICAL WETLANDS CHARACTERIZATION ANALYSIS
-  EXISTING 100 YR FLOODPLAIN



GUARDIAN STORAGE FORT COLLINS  
EXISTING CONDITION SITE PLAN  
JOB NO. 34737.01  
MAY 21, 2019  
SHEET 1 OF 2



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

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# GUARDIAN STORAGE FORT COLLINS CONCEPTUAL SITE PLAN

LOT 1 & TRACT A, DISCOUNT TIRE AT FOSSIL CREEK SUBDIVISION



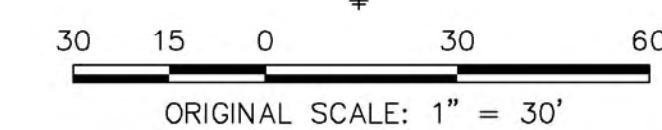
SELF-STORAGE CONEPTUAL IMAGE  
VIEW LOOKING NORTH FROM COLLEGE AVENUE

## LANDUSE DATA

|  |                    |                          |
|--|--------------------|--------------------------|
| TOTAL SITE AREA                                | 1.857 AC           |                          |
| • LOT 1  | 0.292 AC           |                          |
| • TRACT A                                      |                    |                          |
| TOTAL BLDG AREA (3STORY BUILDING W/ BASEMENT)  | 121,650 SF         | 31.6% OF TOTAL SITE AREA |
| BUILDING GROUND FLOOR                          | 29,650 SF 0.68 AC  |                          |
| TOTAL PAVEMENT AREA                            | 42,826 SF 0.985 AC | 45.7% OF TOTAL SITE AREA |
| • PROPOSED CONC/ASPHALT/DRIVES & PARKING AREAS | 39,076 SF 0.897 AC |                          |
| • EXISTING PAVEMENT AREA                       | 3,750 SF 0.086 AC  |                          |
| TOTAL LANDSCAPE AREA (INCLUDES TRACT A)        | 19,073 SF 0.439 AC | 21.4% OF TOTAL SITE AREA |



VICINITY MAP  
NTS



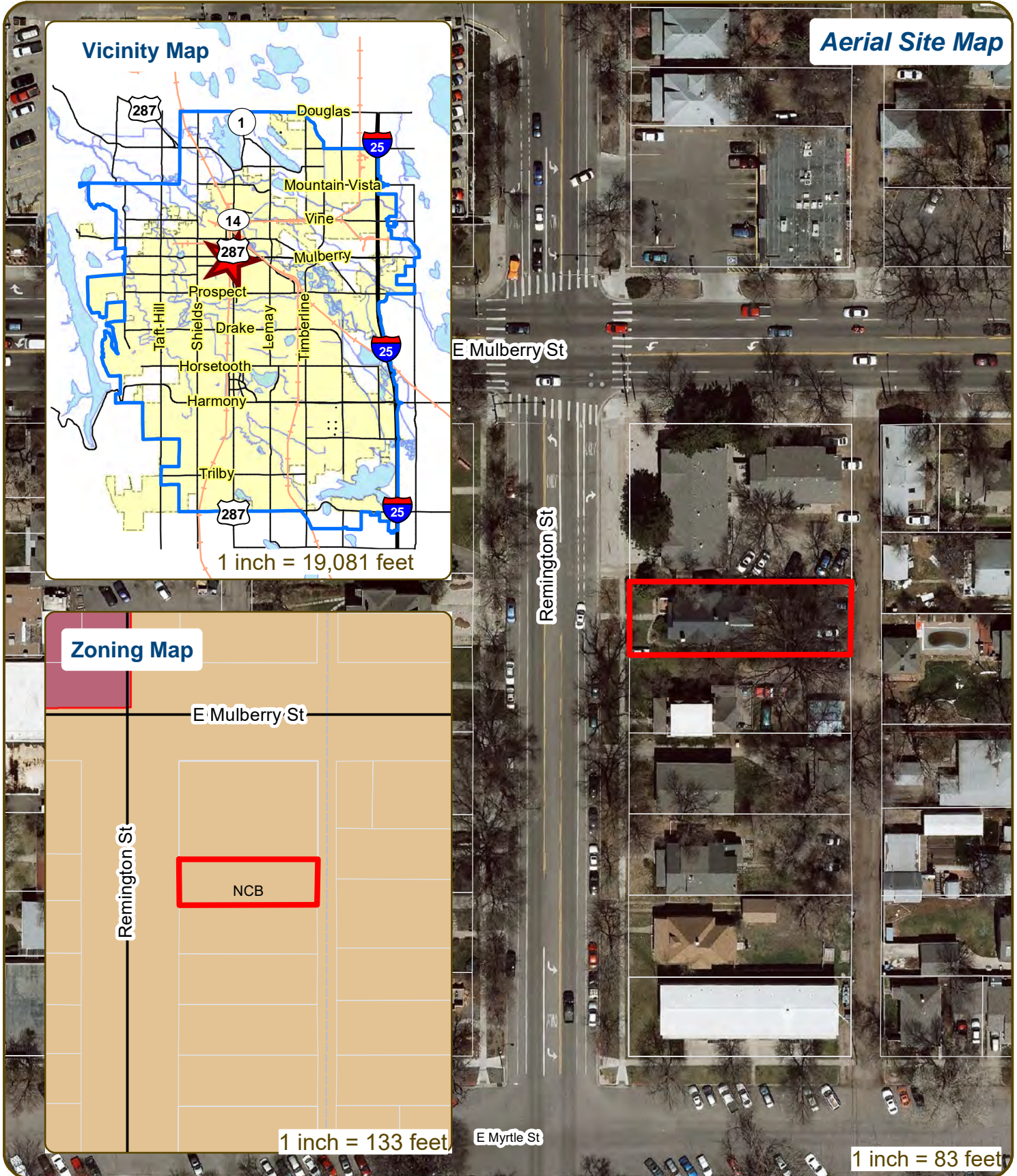
GUARDIAN STORAGE FORT COLLINS  
CONCEPTUAL SITE PLAN  
JOB NO. 34737.01  
MAY 21, 2019  
SHEET 2 OF 2



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# 508 Remington St Short Term Rental



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

James MacDowell, owner

Business Name (if applicable) \_\_\_\_\_

Your Mailing Address 508 Remington St. #2, Ft Collins CO 80524

Phone Number 720-675-9381 Email Address james.macdowell@gmail.com

Site Address or Description (parcel # if no address) 508 Remington St., Ft Collins CO 80524

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

seeking approval for Non-Primary Short Term Rental usage, in keeping with the existing character of the neighborhood, the characteristics of the property, and the use contemplated under its NCB zoning.

Proposed Use short-term rental Existing Use Long-term rental + owner occupancy

Total Building Square Footage 3,598 S.F. Number of Stories 2 Lot Dimensions 50' x 140'

Age of any Existing Structures 130 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 [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 n/a 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:

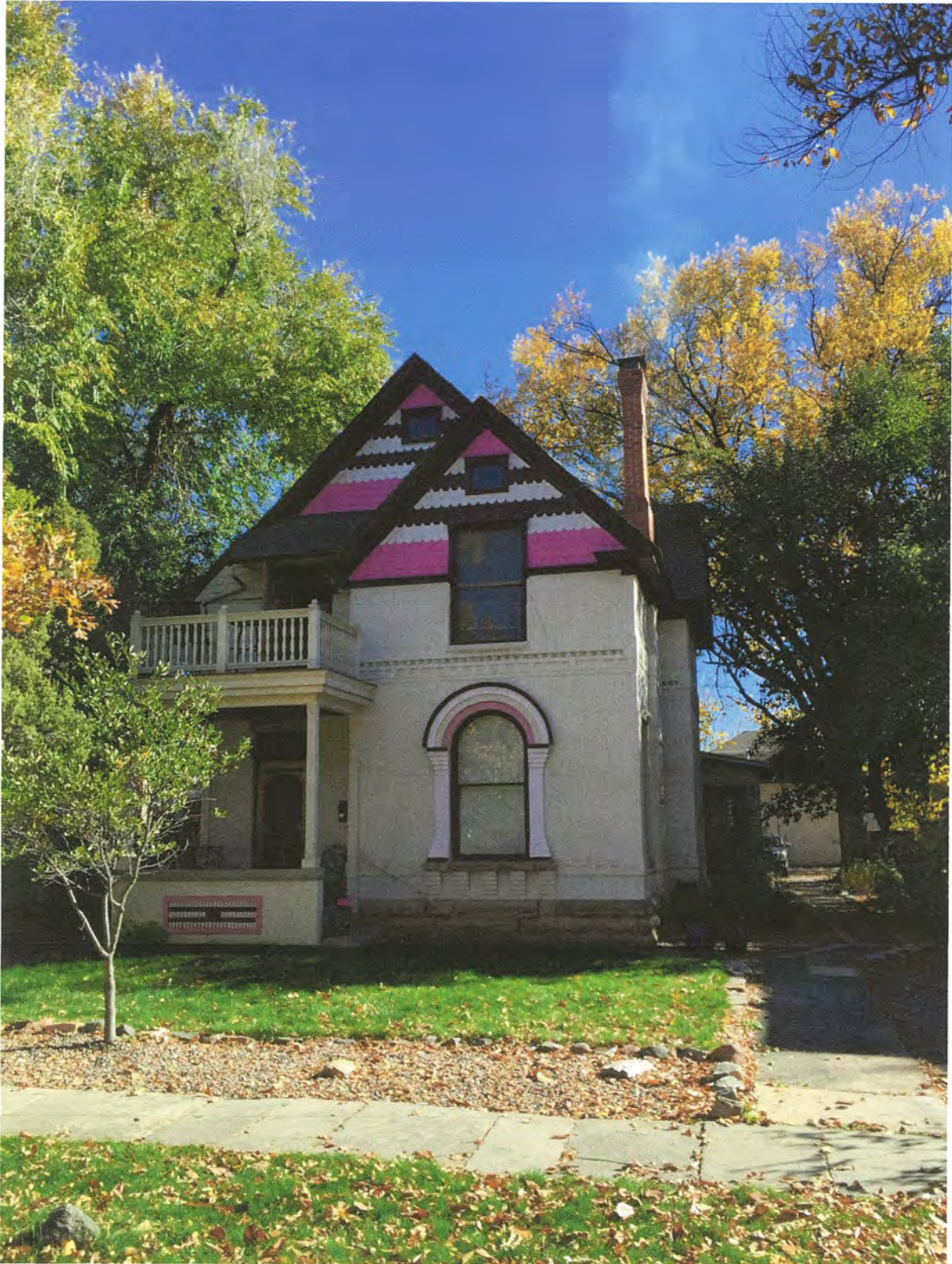
Property location and boundaries, surrounding land uses, proposed use(s), existing and proposed improvements (buildings, landscaping, parking/drive areas, water treatment/detention, drainage), existing natural features (water bodies, wetlands, large trees, wildlife, canals, irrigation ditches), utility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

**508 Remington St.**

**Discussion on Non-Primary  
Short-Term Rental**

**June 13<sup>th</sup>, 2019**

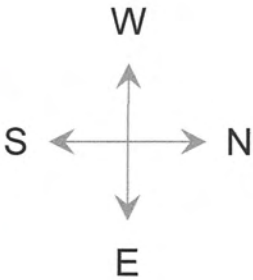
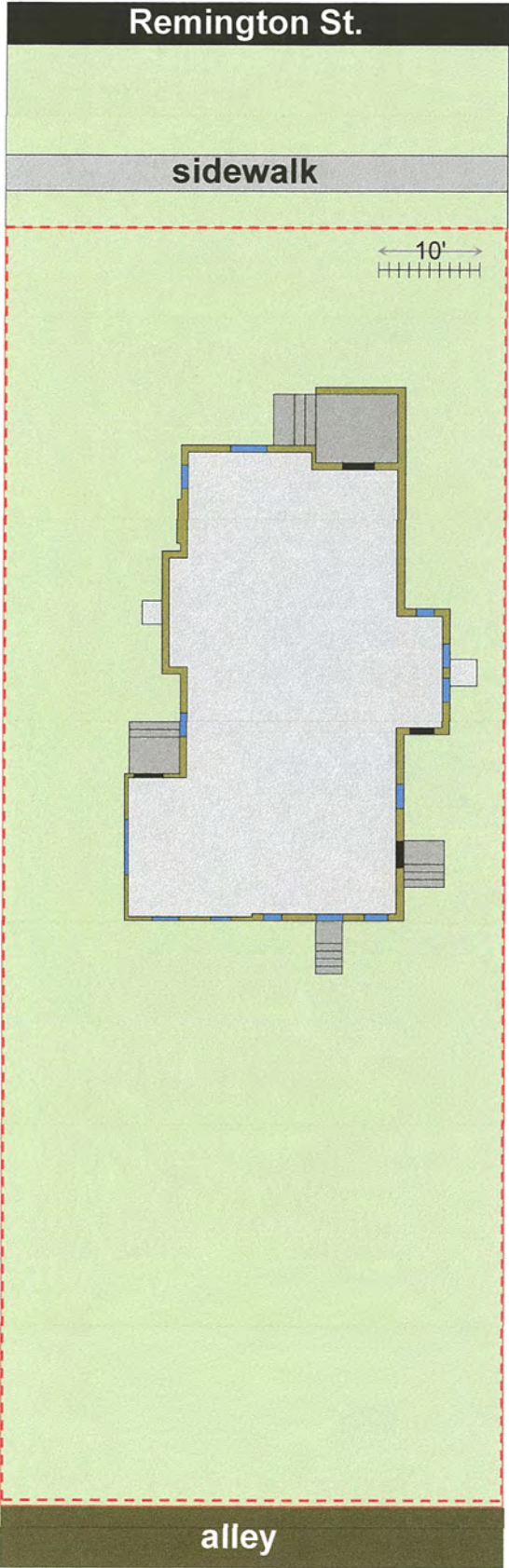
# 508 Remington St.



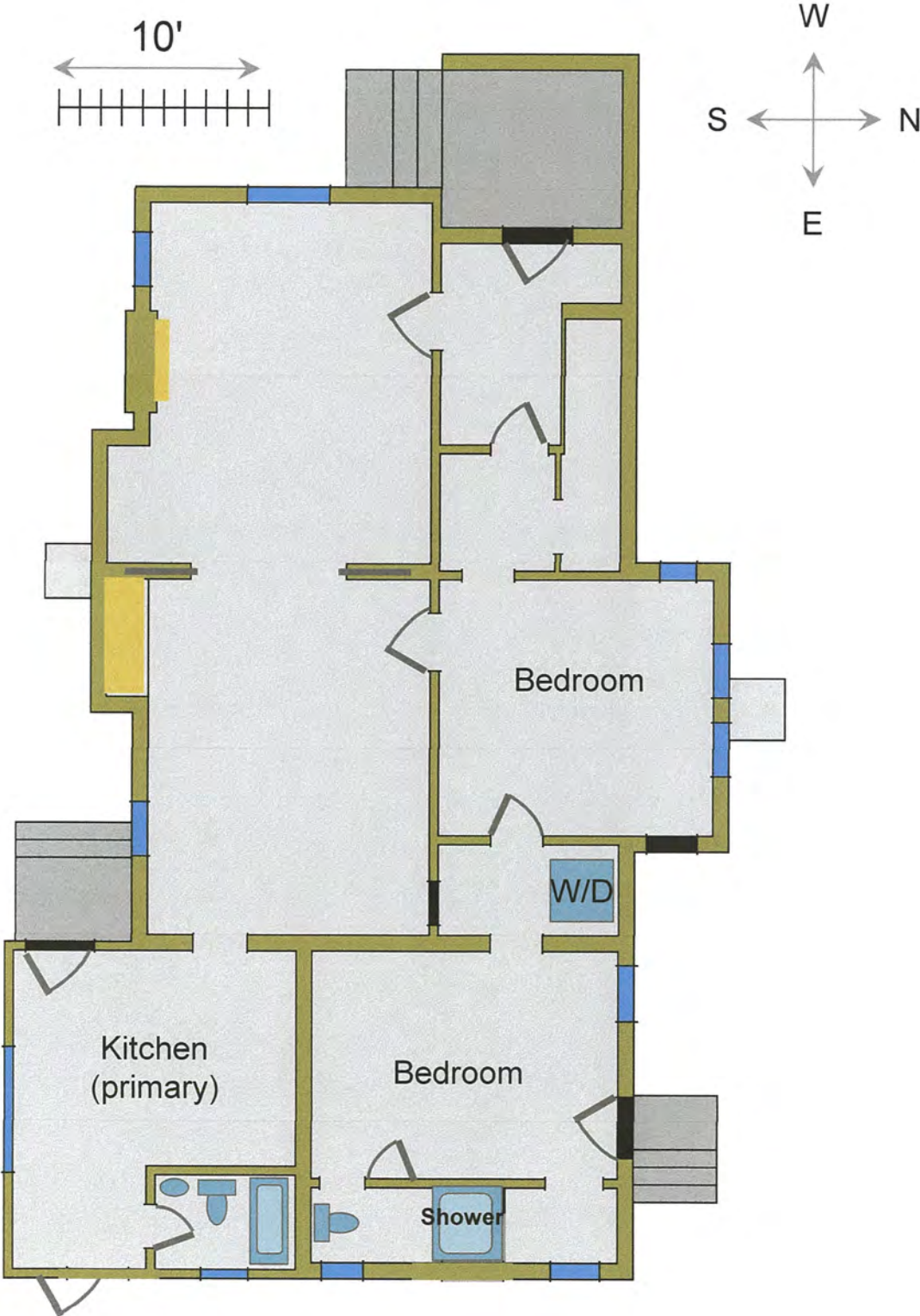
# 508 Remington: surrounding neighborhood



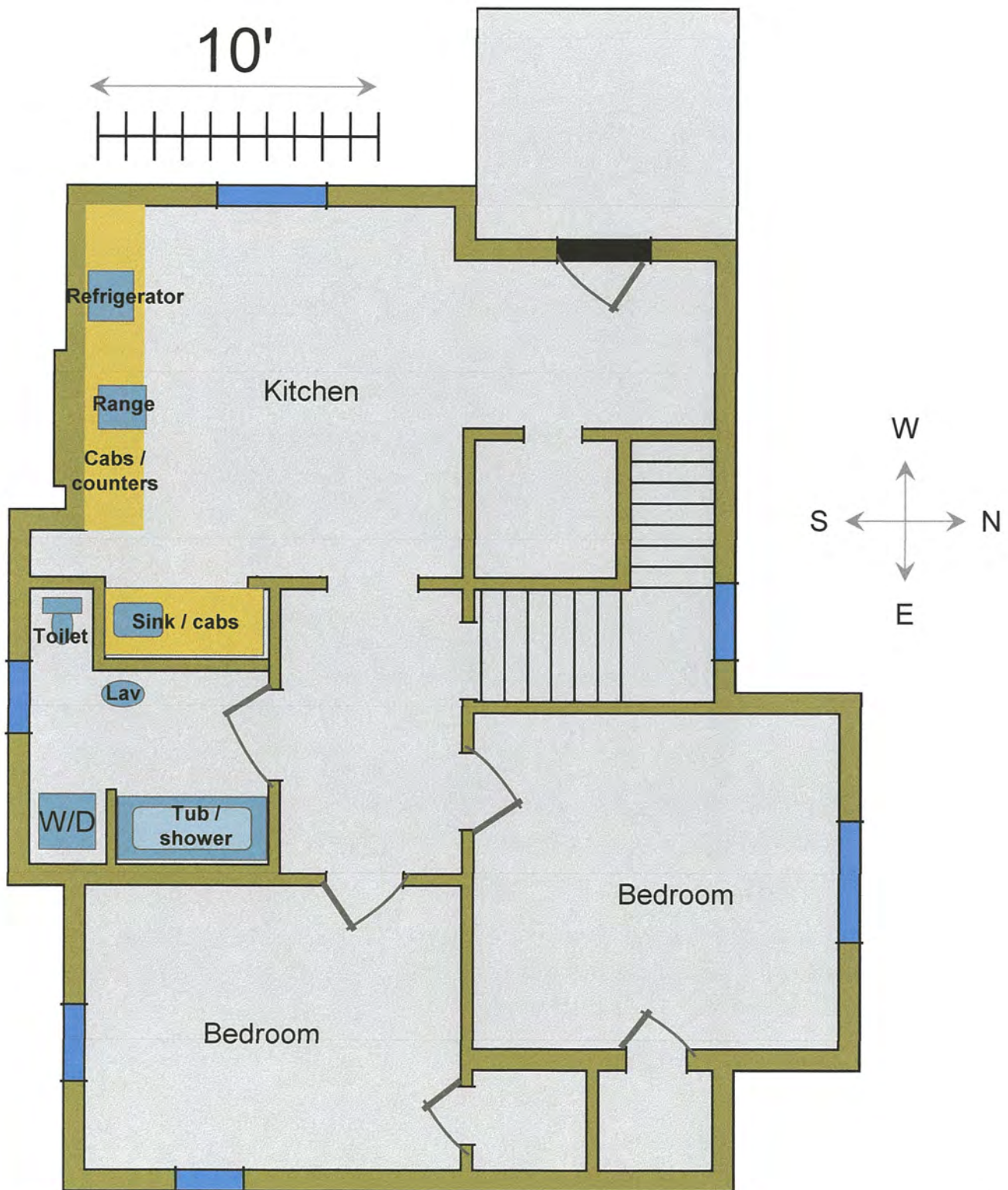
# Lot / footprint



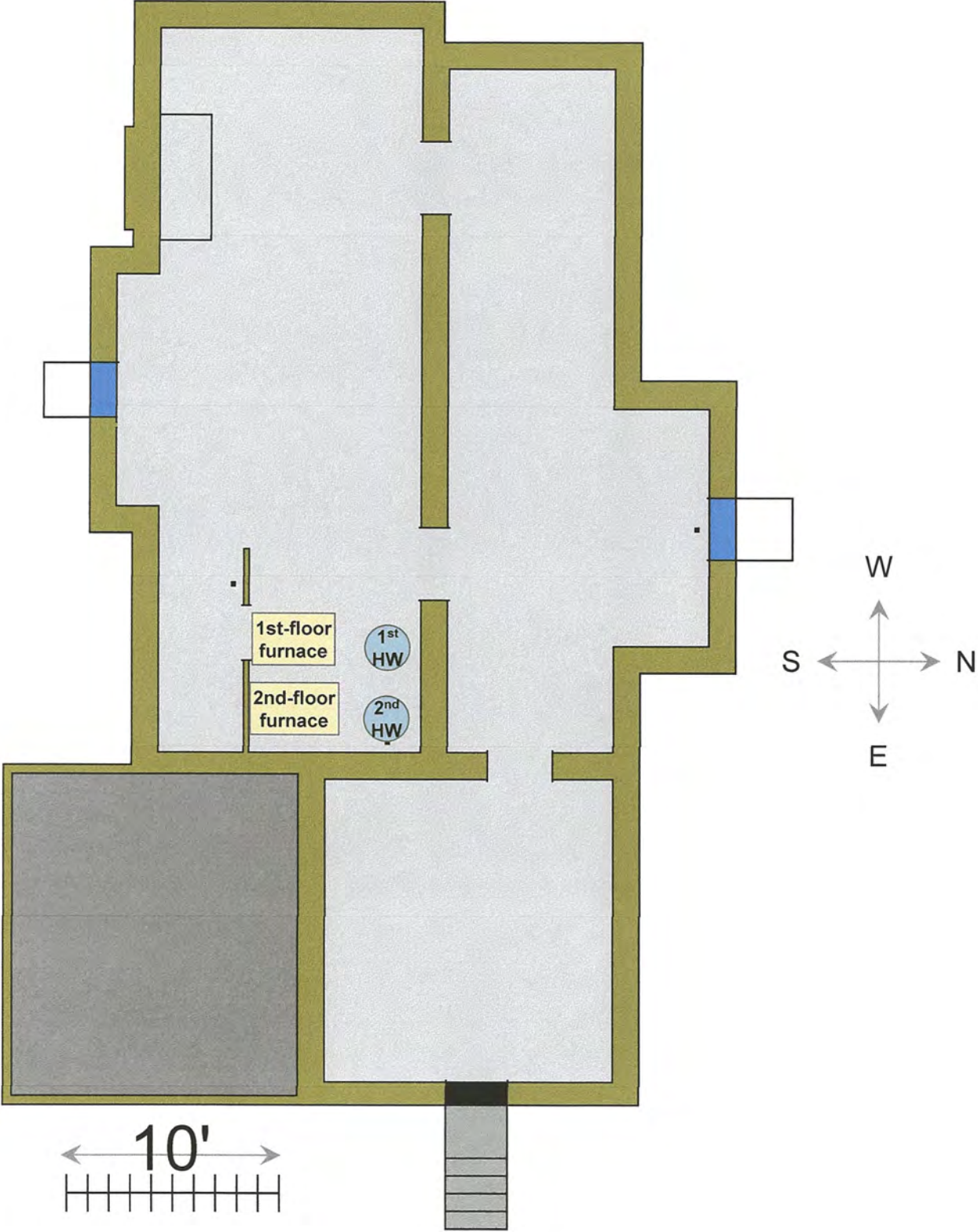
**Figure 2: first floor layout and views**



# Second floor



# Basement (today)





# Basement (planned)

