

Conceptual Review Agenda

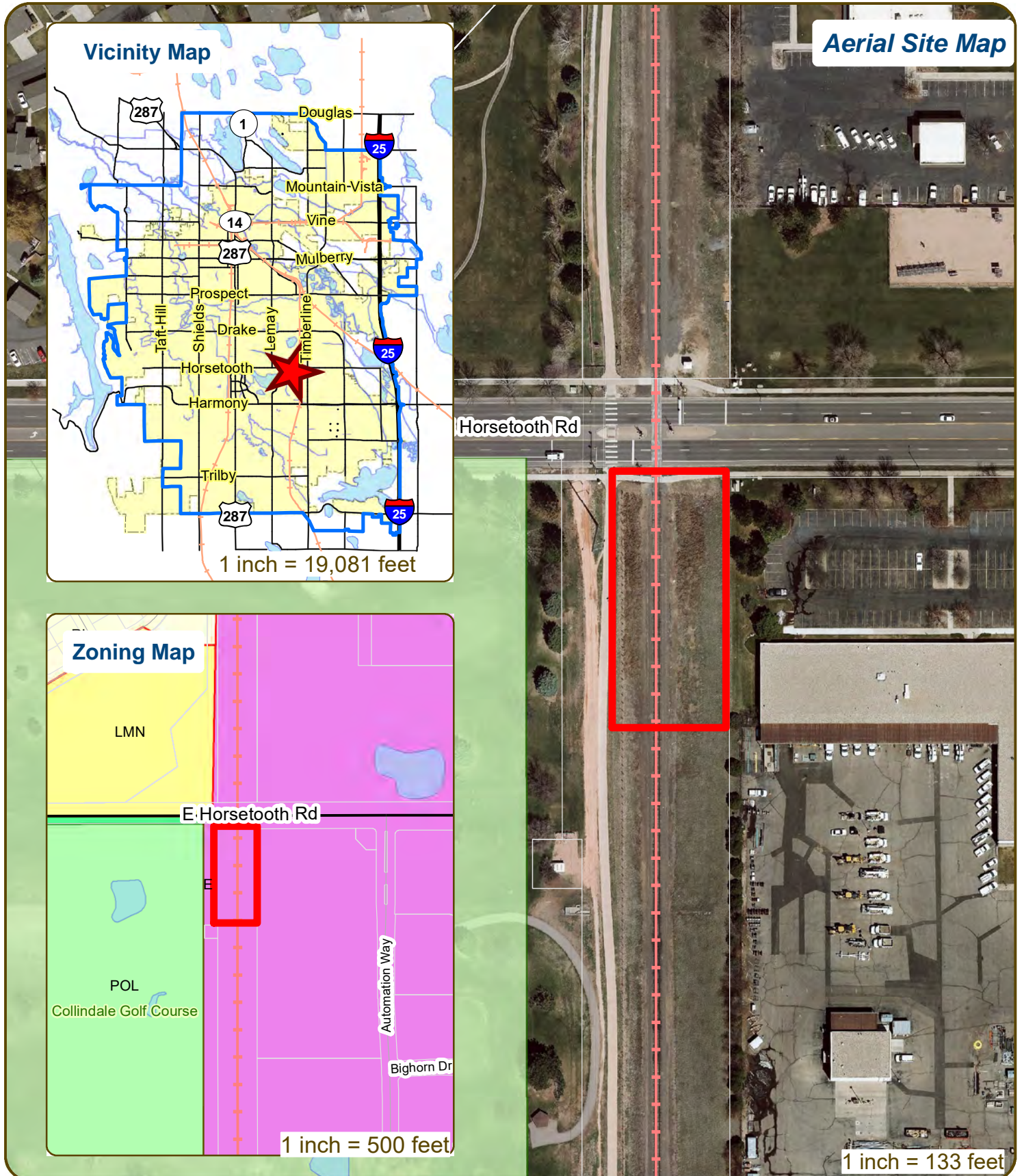
Schedule for 8/15/19

281 Conference Room A

Thursday, August 15, 2019

Time	Project Name	Applicant Info	Project Description	
9:30	1899 E. Horsetooth Rd. Wireless Telecommunication Facility CDR190066	Susan Lombardi 303-641-2871 Susan.lombardi@nexius.com	This is a request to install a wireless telecommunication facility including a 120' monopole tower, 12 antennas, 18 RRH, 3 squids, and a walk-in cabinet at 1899 E. Horsetooth Rd. in the Union Pacific Railroad right-of-way. Access is taken from E. Horsetooth Rd. to the north. The property is within the Employment (E) zone district and is subject to Administrative (Type 1) Review.	Planner: Pete Wray Engineer: Spencer Smith DRC: Brandy BH
10:15	117 Smokey St. Outdoor Storage CDR190067	Clint Anders 970-224-5828 clint.anders@ripleydesigninc.com	This is a request for a change of use from vehicle repair to outdoor storage at 117 Smokey St (parcel #9612207045). No exterior changes are proposed to the existing building. Access is taken from Smokey St. to the north. The property is within the Service Commercial (CS) zone district and is subject to a Minor Amendment.	Planner: Missy Nelson Engineer: Morgan Uhlman DRC: Todd Sullivan
11:00	5137 S. College Ave. Child Care Center CDR190068	Steven Shallenberg 970-443-5008 funshinefc@gmail.com	This is a request to convert an existing building to a child care facility at 5137 S. College Ave. (parcel #9602406006). The project proposes the removal of three parking spots to accommodate a playground area with a total of nine parking spaces remaining. Access is taken from Cameron Dr. to the south. The property is within the General Commercial (CG) zone district and is subject to Planning and Zoning Board (Type 2) Review.	Planner: Noah Beals Engineer: TBD DRC: Tenae Beane

1899 E. Horsetooth Rd. Wireless Telecommunication Facility (WTF)



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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) _____

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?



SITE NAME:	NSB-Relo-CO-SOUTH_FT_COLLINS_RELO_COL03266
SITE NUMBER:	COL03266
FA NUMBER:	14696742
USID	265961
PACE NUMBER:	MRUTH031198
AT&T SITE ADDRESS:	1899 E HORSETOOTH RD FORT COLLINS, CO 80525
STRUCTURE TYPE:	120'-0" MONOPOLE TOWER
PROJECT TYPE:	NEW SITE BUILD

AT&T
Mobility

161 INVERNESS DR W, 2ND FLOOR
ENGLEWOOD, COLORADO 80112

PROFESSIONAL STAMP:

FOR ZONING

APPROVALS

DATE:

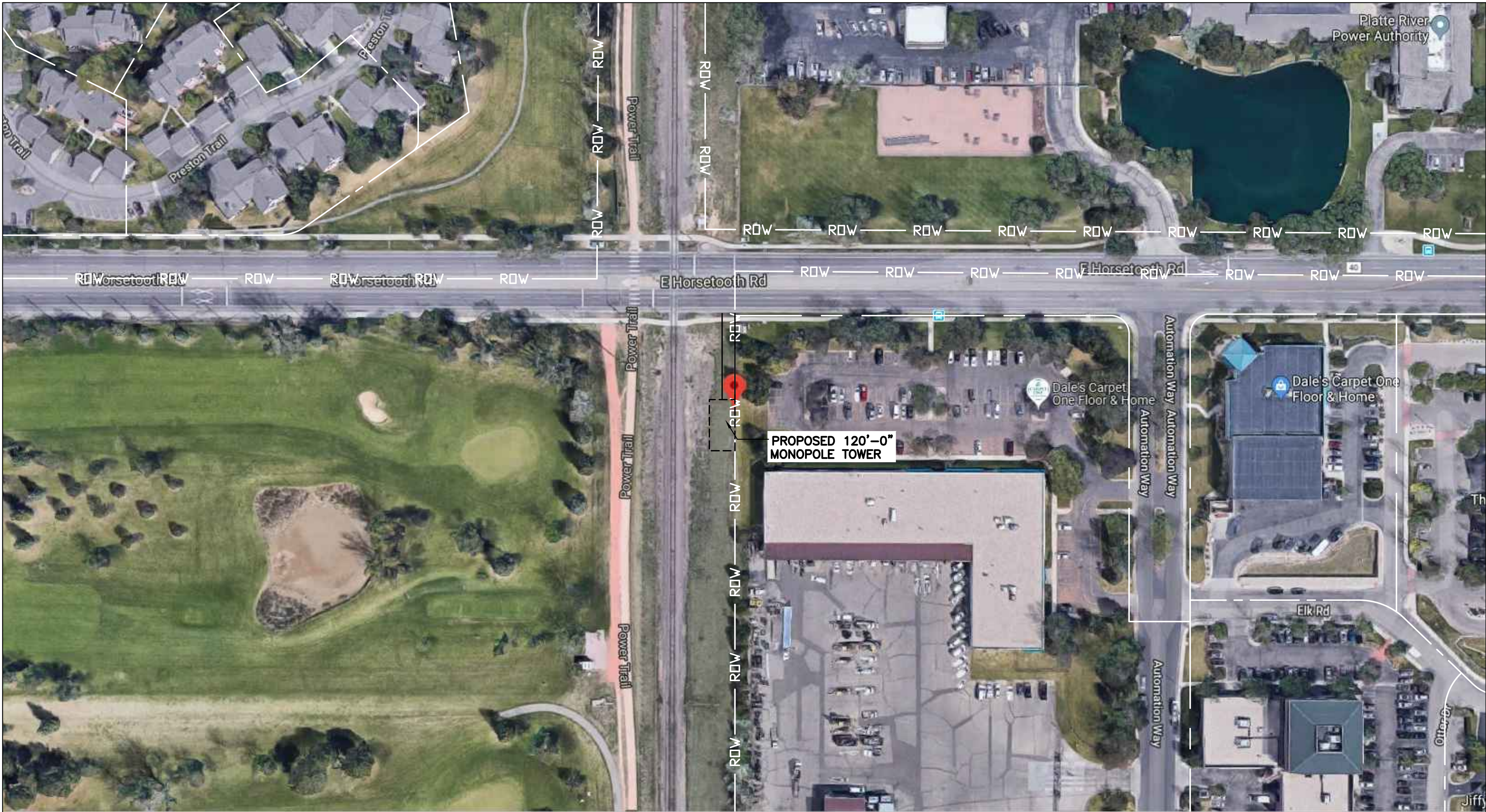
PROJECTS

LTE 1C 2C 3C 4C 5C 6C

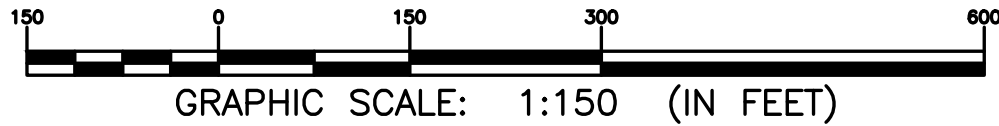
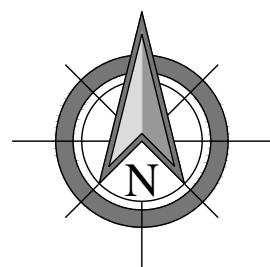
THE FACILITY IN UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE; NO SANITARY SEWER SERVICE. POTABLE WATER OR TRASH DISPOSAL IS NOT REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED.

THIS DRAWING IS SIZED TO 34" X 22" FOR SCALING PURPOSES.

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NOTE:
THIS PLAN WAS CREATED BASED ON INFORMATION
GATHERED FROM AERIAL PHOTOGRAPHY, GIS DATA,
AND/OR ASSESSORS MAPS PROVIDED BY LOCAL
SOURCES. THIS PLAN IS IN NO WAY INTENDED TO
BE USED AS A BOUNDARY SURVEY.




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THESE DOCUMENTS ARE RELEASED FOR THE PURPOSE OF ZONING UNDER THE AUTHORITY OF JACK T. PHIPPS ON 07/24/19.

- JACK T. PHIPPS, P.E.
- COLORADO PROFESSIONAL ENGINEER
- REGISTRATION NUMBER P-17909
- EXPIRATION DATE 10/31/2019
- NEXIUS SOLUTION, INC.
- COLORADO FIRM NO. C-3797
- EXPIRATION DATE 06/31/2019

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SUBMITTALS

REV	DATE	DESCRIPTION	BY
A	07/04/19	FOR REVIEW	RA
B	07/09/19	FOR REVIEW	RA
C	07/19/19	FOR REVIEW	RA
D	07/24/19	FOR REVIEW	RA

SITE INFORMATION:

SITE NAME:
NSB-Relo-CO-SOUTH_FT_
COLLINS_RELO_COL03266

SITE NUMBER:
COLO3266

FA LOCATION CODE:
14696742

PAGE ID:
MRUTH031198

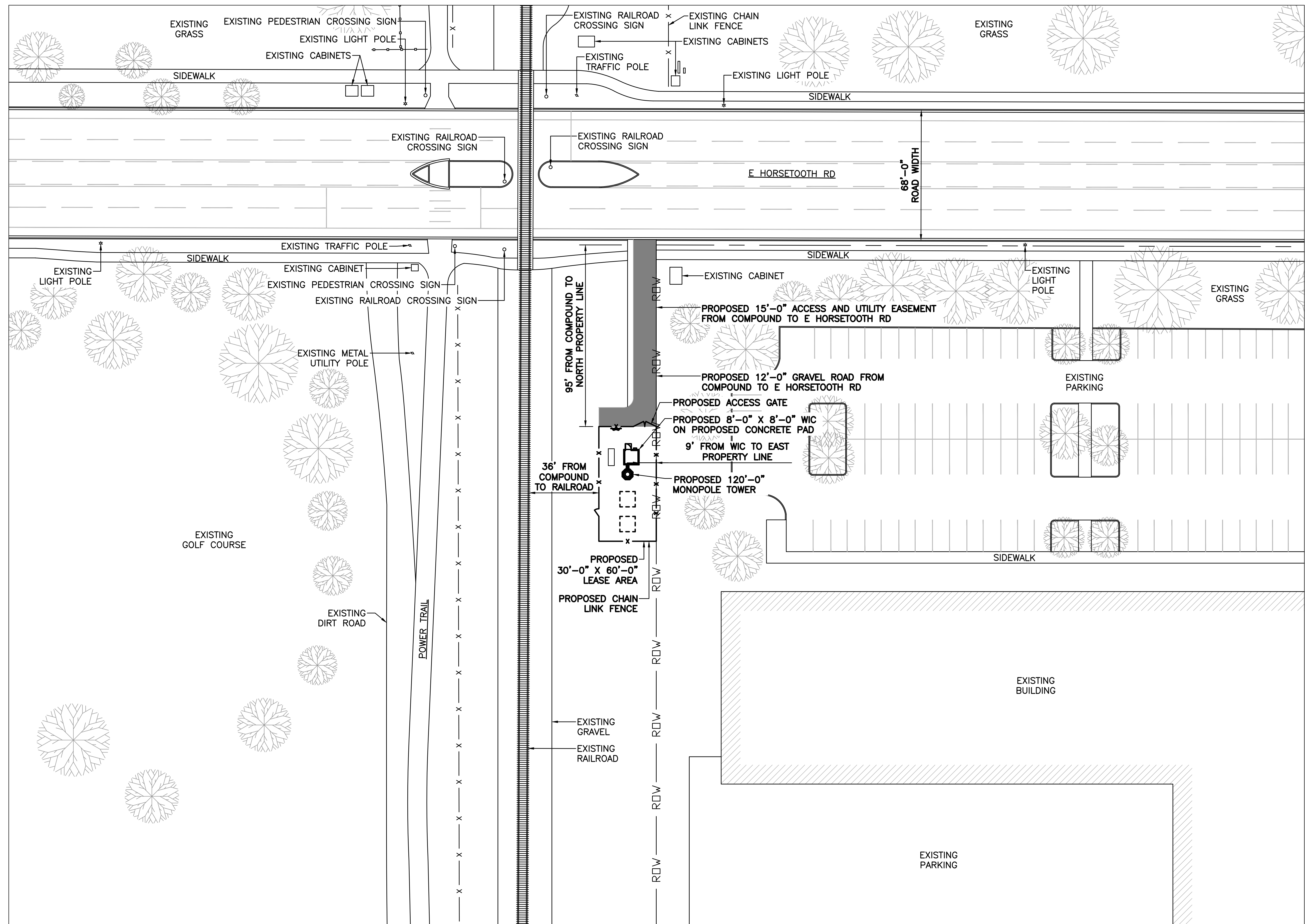
ADDRESS:
1899 E HORSETOOTH RD
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PROJECTS:
LTE 1C 2C 3C 4C 5C 6C

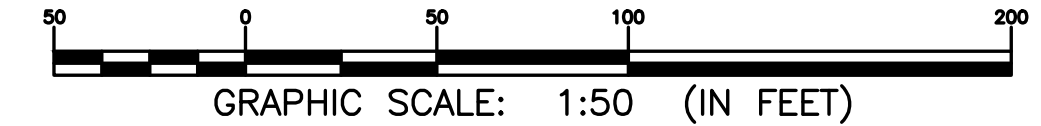
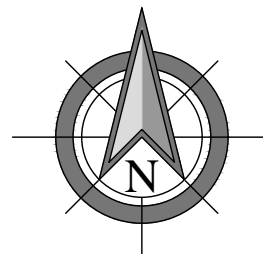
DRAWN BY: RA	DATE: 07/04/19
CHECKED BY: CD	DATE: 07/24/19

SHEET TITLE:
AERIAL MAP

SHEET NUMBER:
ZD-1



1 SITE PLAN
SCALE: 1:50



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PROJECTS:
LTE 1C 2C 3C 4C 5C 6C

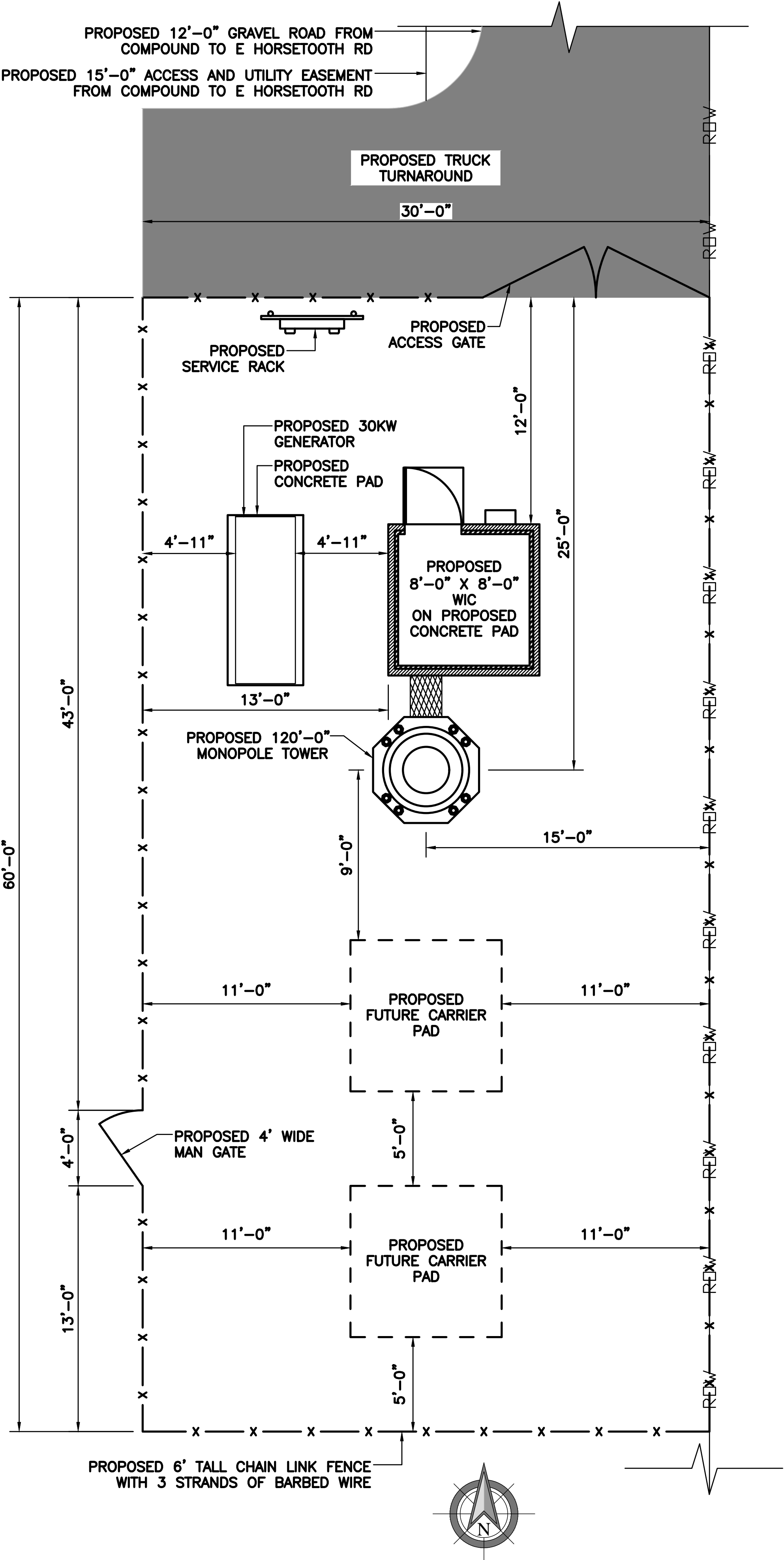
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RA
DATE:
07/04/19

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CD
DATE:
07/24/19

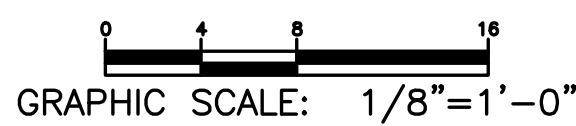
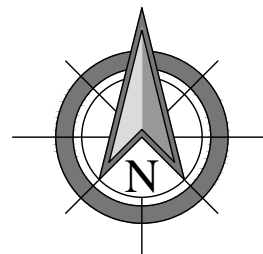
SHEET TITLE:
OVERALL SITE PLAN

SHEET NUMBER:

ZD-2



1 ENLARGED SITE PLAN
SCALE: 1/8" = 1'-0"




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PROJECTS:

LTE 1C 2C 3C 4C 5C 6C

DRAWN BY:

RA

DATE:

07/04/19

CHECKED BY:

CD

DATE:

07/24/19

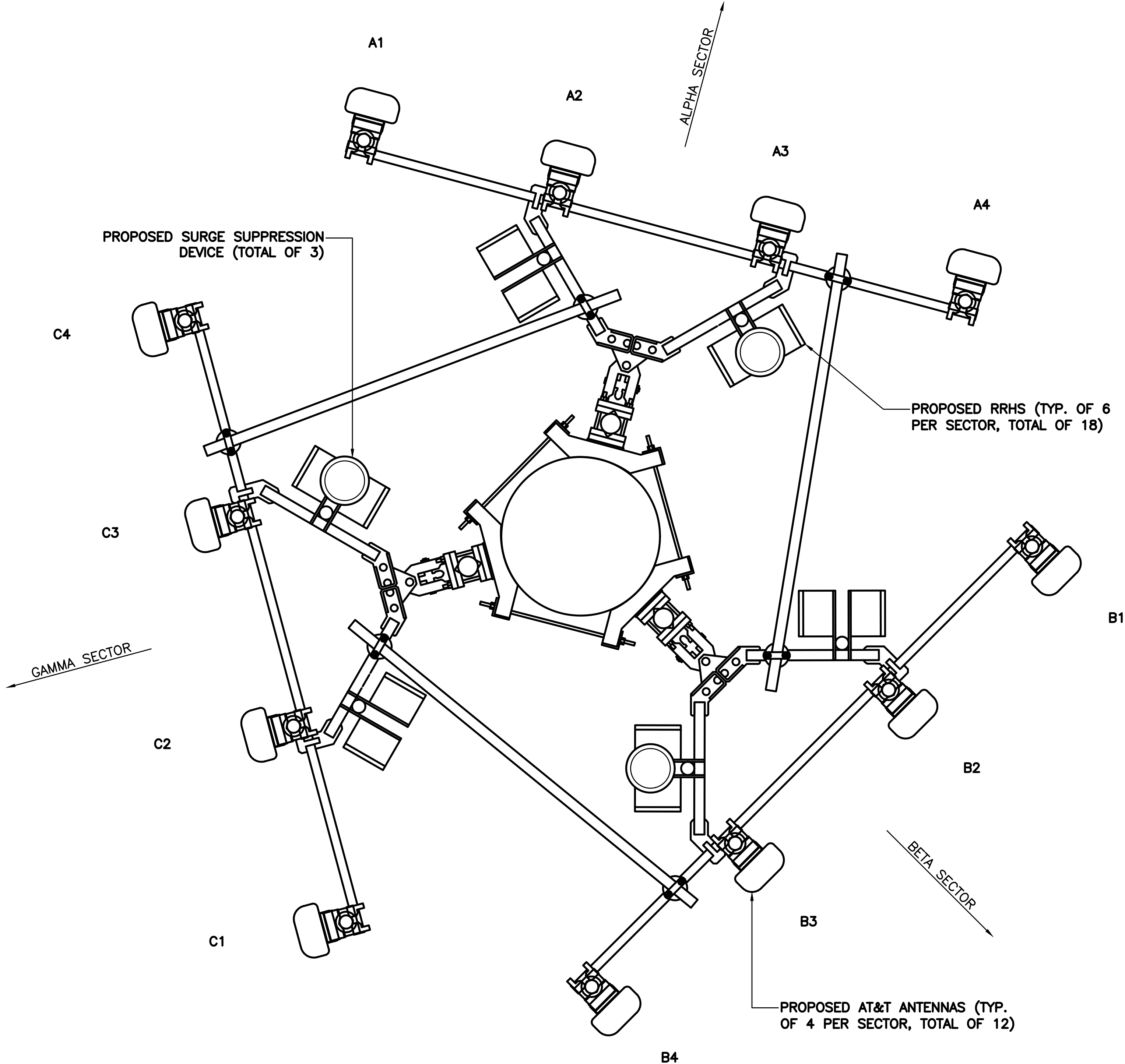
SHEET TITLE:

ENLARGED SITE PLAN

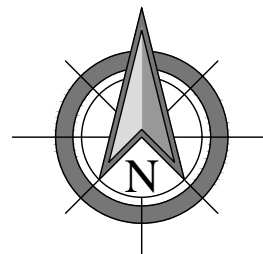
SHEET NUMBER:

ZD-3

NOTE:
PROJECT OWNER IS RESPONSIBLE FOR PROVIDING A
STRUCTURAL STABILITY ANALYSIS TO DETERMINE CAPACITY
AND SUITABILITY OF THE EXISTING ANTENNA SUPPORT
STRUCTURE AND/OR TOWER STRUCTURE TO SAFELY CARRY
ALL ADDITIONAL LOADS IMPOSED BY THE PROPOSED
EQUIPMENT AS SHOWN HEREIN. GENERAL CONTRACTOR
SHALL BE RESPONSIBLE FOR INCORPORATING ANY REQUIRED
STRUCTURAL MODIFICATIONS INTO THEIR SCOPE OF WORK.



1 PROPOSED MOUNT PLAN
SCALE: 3/8" = 1'-0"



0 1'-4" 2'-8" 5'-4"
GRAPHIC SCALE: 3/8"=1'-0"
FOR 11X17 SHEETS

0 6" 1'-4" 2'-8"
GRAPHIC SCALE: 3/4"=1'-0"
FOR 22X34 SHEETS

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COLLINS_RELO_COL03266**

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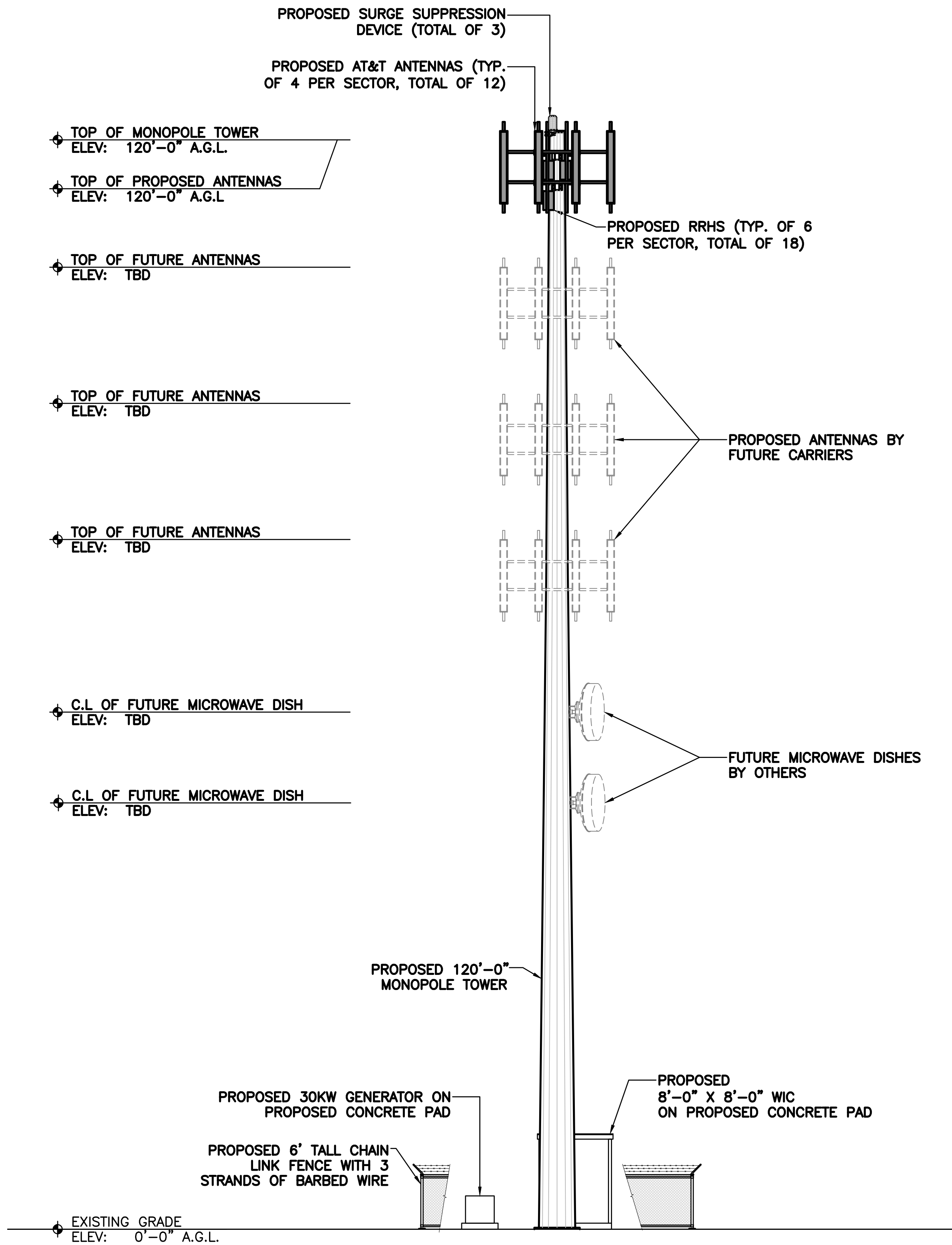
ADDRESS:
**1899 E HORSETOOTH RD
FORT COLLINS, CO 80525**

PROJECTS:
LTE 1C 2C 3C 4C 5C 6C

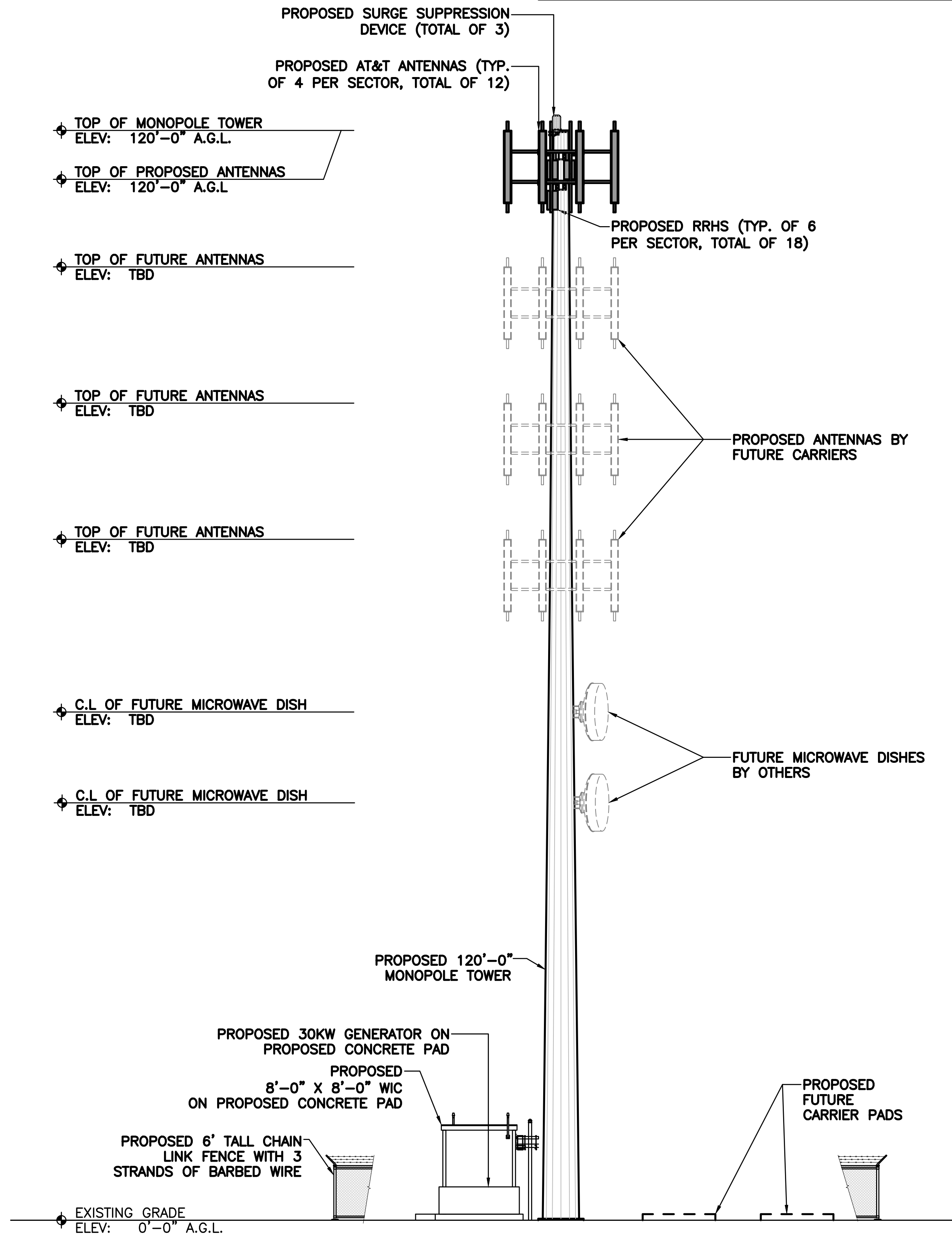
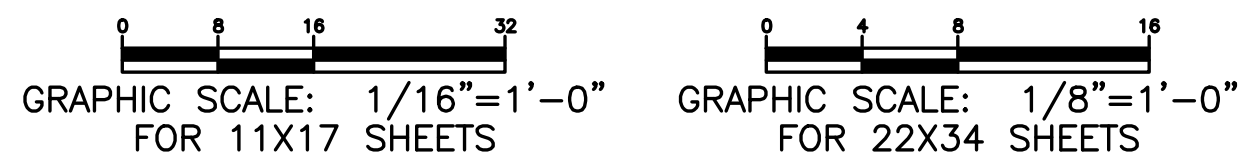
DRAWN BY: RA	DATE: 07/04/19
CHECKED BY: CD	DATE: 07/24/19

SHEET TITLE:
PROPOSED MOUNT PLAN

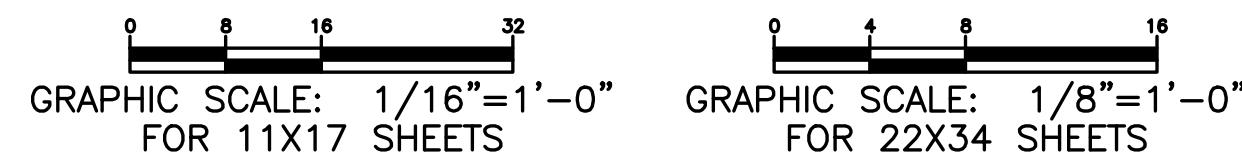
SHEET NUMBER:
ZD-4



1 PROPOSED SOUTH TOWER ELEVATION
SCALE: 1/16" = 1'-0"



2 PROPOSED WEST TOWER ELEVATION
SCALE: 1/16" = 1'-0"



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PROJECTS:
LTE 1C 2C 3C 4C 5C 6C

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RA	07/04/19

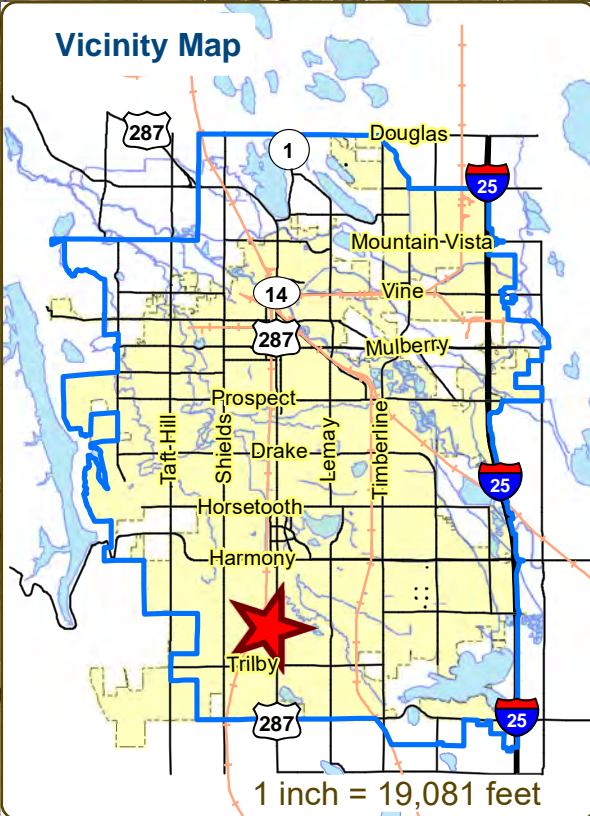
CHECKED BY:	DATE:
CD	07/24/19

SHEET TITLE:
PROPOSED TOWER ELEVATIONS

SHEET NUMBER:
ZD-5

117 Smokey St. Outdoor Storage

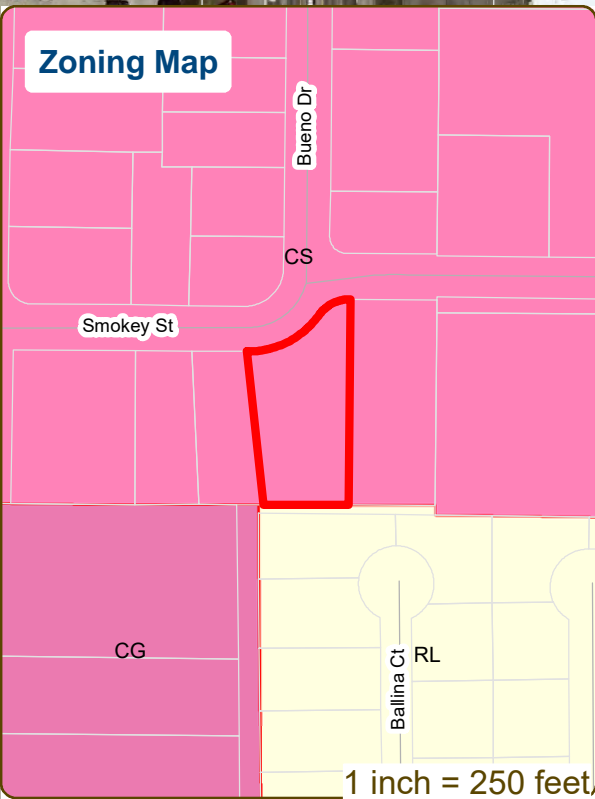
Vicinity Map



Aerial Site Map



Zoning Map



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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) _____

Clint Anders - Consultant

Business Name (if applicable) Ripley Design, Inc.

Your Mailing Address 419 Canyon Ave. Suite 200, Fort Collins, CO 890521

Phone Number 970.224.5828

Email Address clint.anders@ripleydesigninc.com

Site Address or Description (parcel # if no address) 117 Smokey Street, Fort Collins, CO

Description of Proposal (attach additional sheets if necessary) The site is currently being used as outdoor

storage for landscape and fencing materials. The owner is now beginning the Minor Amendment process for this

change of use. See the attached project narrative for additional details.

Proposed Use Outdoor Storage

Existing Use Service Garage

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

Age of any Existing Structures 39 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 what risk level?** _____

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?



land planning ■ landscape architecture ■ urban design ■ entitlement

117 Smokey Street

Project Narrative - Conceptual Review

July 11, 2019

Introduction

This is an application for a concept review for 117 Smokey Street. The 0.65 AC lot is located in the Service Commercial District (C-S). The landowner recently signed a lease with a new tenant, triggering a Change of Use. The previous use was a service garage and the new use is outdoor storage, both approved uses in the C-S District. The existing metal frame building will remain unchanged.

Site design

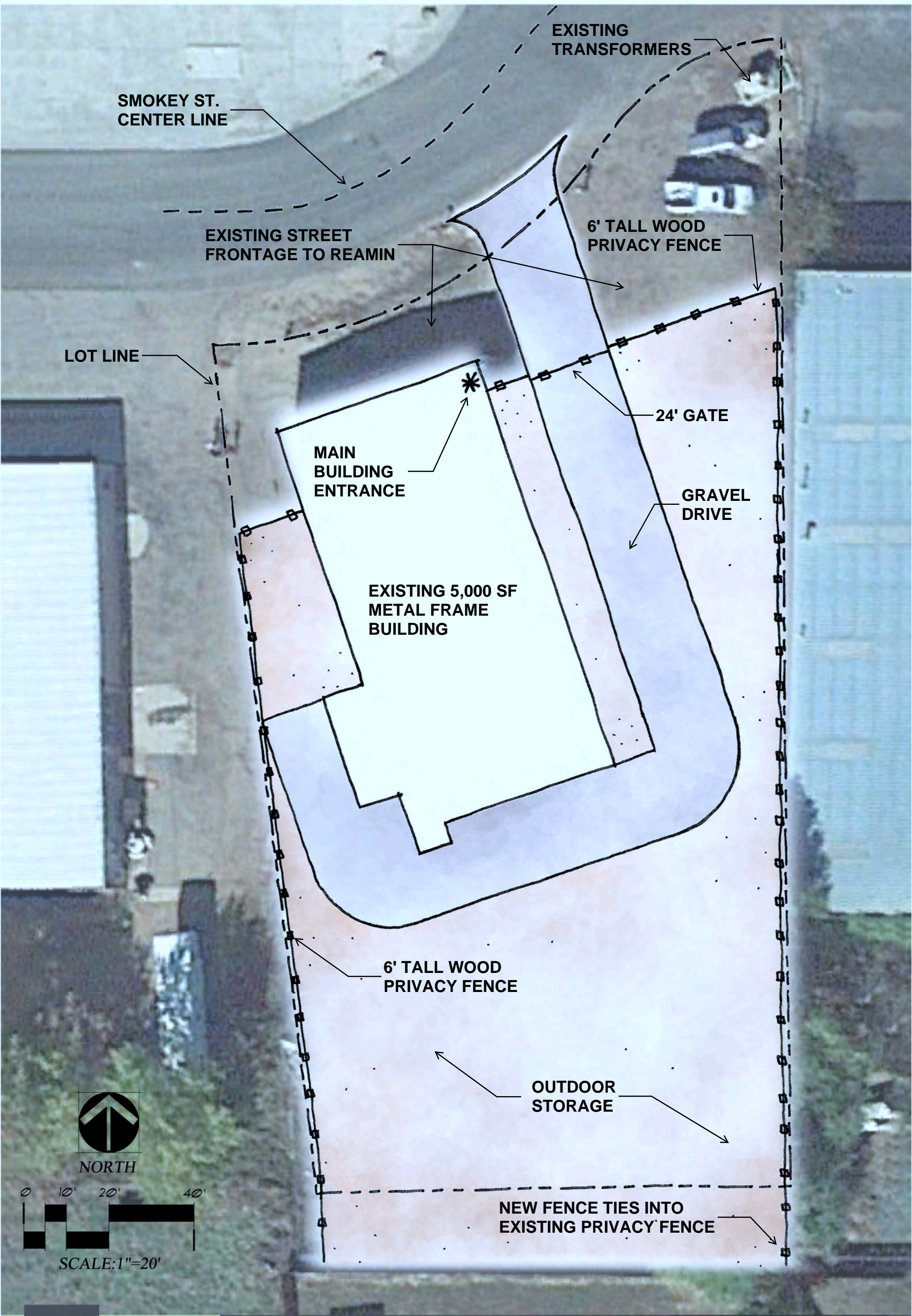
The proposed changes to the site include removing the existing chain-link fencing and replacing it with a wood privacy fence. The privacy fence would provide screening and security for outdoor storage. A 24' gate would be added near the northeast corner of the building to provide vehicle access to the site.

A gravel drive would be added around the building to provide access to outdoor storage areas. Required bike parking would be added inside the building by the main entrance. Trash and recycling carts will be stored inside the building and wheeled outside by the tenant for curbside pickup.

As a change of use of an existing building, the site is exempt from the minimum parking requirements per Land Use Code section 3.2.2(K)(2)(b). Parking on the site will remain unchanged.

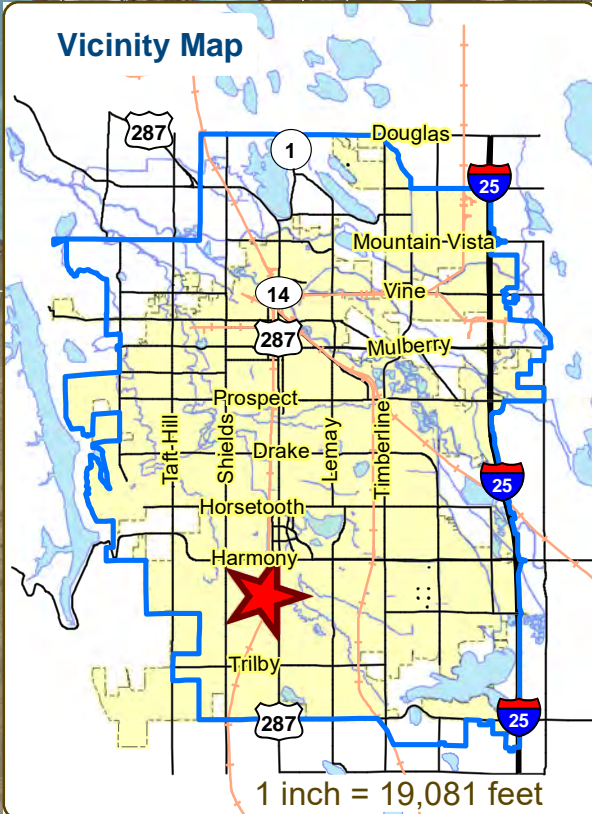
Less than 1,000 SF of impervious area is proposed to be added/disturbed.

Thinking outside of the box for over two decades.



5137 S. College Ave. Child Care Center

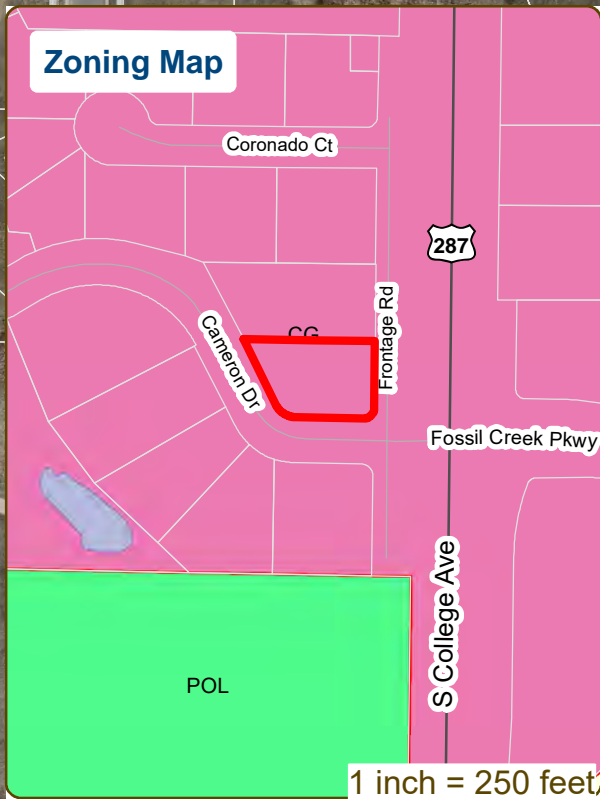
Vicinity Map



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) Drake Johnson (Building Owner)

Dea Carlson (Building Owner), Dezel Shallenberg (Business Owner) and Steven Shallenberg (Business Owner)

Business Name (if applicable) Funshine Early Learning Center of Fort Collins

Your Mailing Address 715 Langdale Dr. Fort Collins, CO 80526

Phone Number 970-443-5008 Email Address funshinefc@gmail.com

Site Address or Description (parcel # if no address) Parcel Number 9602406006
5137 S. College Ave. Fort Collins, CO 80525

Description of Proposal (attach additional sheets if necessary) Use existing building as Full-time Child Care.
Proposed improvements include adding all requirements to convert building back into a child care facility including internal remodel and external playgrounds. See additional pages for details.

Proposed Use Full-time Child Care Facility Existing Use Previous office for Larimer Humane Society

Total Building Square Footage 3030 S.F. Number of Stories 1 Lot Dimensions 90ft x 150ft (0.32 acre)

Age of any Existing Structures 38 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 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:

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Proposal for 5137 College Ave., Fort Collins CO 80525

Property Location: 5137 S. College Avenue, Fort Collins, Colorado 80525

- **Boundaries:** Bounded to the east by South College Ave. and a Frontage Rd. Bounded to the south and west by Cameron Dr. and to the north by a commercial property (Spanjer Homes).
- **Surrounding Land Use:** 5137 S. College Ave. is part of Redtail Ponds which consists of commercial properties including a home builder, an insurance agency, a chiropractic office, business product supplies and other businesses along with low income housing.



Proposal: Use property as a Child Care and Early Learning Center. Currently the building is unoccupied. Previous uses included the Larimer Humane Society and prior a child care facility. Proposal is to change to full-time Child Care Center usage model.

- Internal remodel to meet all requirements for a full-time child care facility including restroom and sink addition or modification and dividers between classrooms for toddlers, infants and pre-schoolers.
- External modification to add fenced in playground areas to meet outdoor requirements.
- Addition of a monument sign, or signage on the building

Aerial View of Property: Main building and parking lot looking from above west.

- Playground to be re-established on the south west corner of building.
- Second playground to be added northwest of building in grass triangle area.
- Expand second playground into existing parking, see red outlined area below
- Removal of up to 3 parking spots leaving 4 with direct access to building.



Front or East Side of Building



South Side of Building: Re-establish playground in unlandscaped area below.



Back or West Side of Building: Add second playground next to building.



Existing Natural Features: No change proposed

Utility, Drainage, Lighting: No change proposed

Signage: Add Child Care Sign to front of building.

Interior: Add walls to create 3 classrooms for infants, toddlers and pre-schoolers plus modifications to restrooms as required to meet Department of Human Services licensing requirements.

