

Conceptual Review Agenda

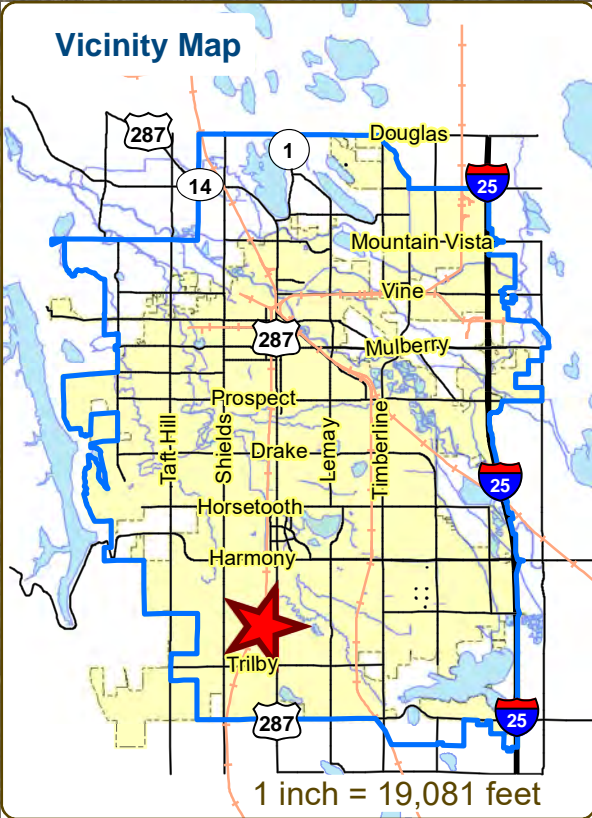
Schedule for 02/20/20
281 Conference Room A

Thursday, February 20, 2020

Time	Project Name	Applicant Info	Project Description	
9:30	Christian Core Academy Expansion CDR200013	Stephanie Hansen 970-224-5828 stephanie@ripleydesigninc.com	This is a request to add two playgrounds and fencing at 125 Crestridge Drive (parcel #9611128901), and to also explore the possibility of expanding the student capacity of the school. The proposal would require a reduction in available parking spaces from 50 to 44 to create room for the playgrounds. Access is taken from Venus Avenue directly to the west. The project is located approximately 370 feet west of S. College Avenue, and approximately .75 miles north of Trilby Road. The property is within the General Commercial (CG) zone district and is subject to a Major Amendment.	Planner: Jason Holland Engineer: Spencer Smith DRC: Brandy Bethurem Harras
10:15	Pacific Coast Supply Warehouse CDR200014	Jeanne Fielding 303-455-3322 jfielding@zparcheng.com	This is a request to expand the existing facility located at 1012 NE Frontage Road by constructing a 20,000 sf storage warehouse on the northern half of the parcel (parcel # 8703005001). The proposal includes 9-10 parking spaces provided on-site. Access will be taken from NE Frontage Road directly to the south and west. The project is located directly east of Interstate 25 and approximately 1,700 feet north of E. Vine Drive. The property is within the Industrial (I) zone district and is subject to Type 1 (Administrative) Review.	Planner: Kai Kleer Engineer: Marc Virata DRC: Todd Sullivan

Christian Core Academy Expansion

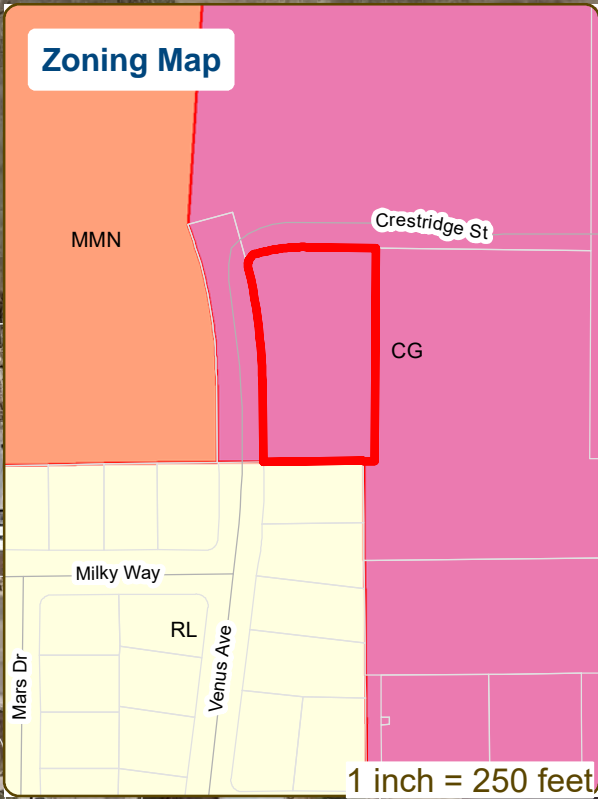
Vicinity Map



Aerial Site Map



Zoning Map



1 inch = 83 feet

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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?

MINOR AMENDMENT

FORT COLLINS, CO
PREPARED BY:



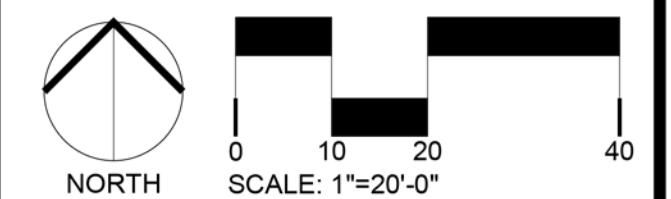
land planning ■ landscape architecture ■
urban design ■ entitlement ■
419 Canyon Ave. Suite 200 Fort Collins, CO 80521
p. 970.224.5928 | fax 970.225.6657 | www.ripleydesigninc.com

LAND PLANNER

RIPLEY DESIGN INC.
419 Canyon Ave. Suite 200
Fort Collins, CO 80521
p. 970.224.5928
f. 970.225.6657

OWNER

CHRISTIAN CORE ACADEMY
Kyle Lundy
kylalundy@c3-re.com



ORIGINAL SIZE 24X36

ISSUED		
No.	DESCRIPTION	DATE
1	MINOR AMENDMENT	6.17.2019
2	MA RESUBMITTAL	7.23.2019

REVISIONS		
No.	DESCRIPTION	DATE

SITE PLAN

SEAL:



PROJECT No.: R19-041
DRAWN BY: KR
REVIEWED BY:

DRAWING NUMBER:

SITE DATA

LEGAL DESCRIPTION: LOT 1, RISING SON ANOR SUB
EXISTING USE: MENTAL HEALTH FACILITY SCHOOL
PROPOSED USE: SCHOOL
EXISTING ZONING: CC 'COMMUNITY COMMERCIAL'
BUILDING HEIGHT: TWO STORES 21'
SITE AREA: 41,769 S.F. 0.959 ACRES
EXISTING BUILDING: 9,090 S.F. 21.76 %
LANDSCAPE AREA: 10,472 S.F. 25.1 %
PARKING, WALKS, DRIVES: 22,207 S.F. 53.32 %

PARKING PROVIDED:

VEHICULAR PARKING
EXISTING PARKING: 50 SPACES
PROPOSED PARKING: 44 SPACES
PARKING REQUIRED (MIN.): 15 SPACES

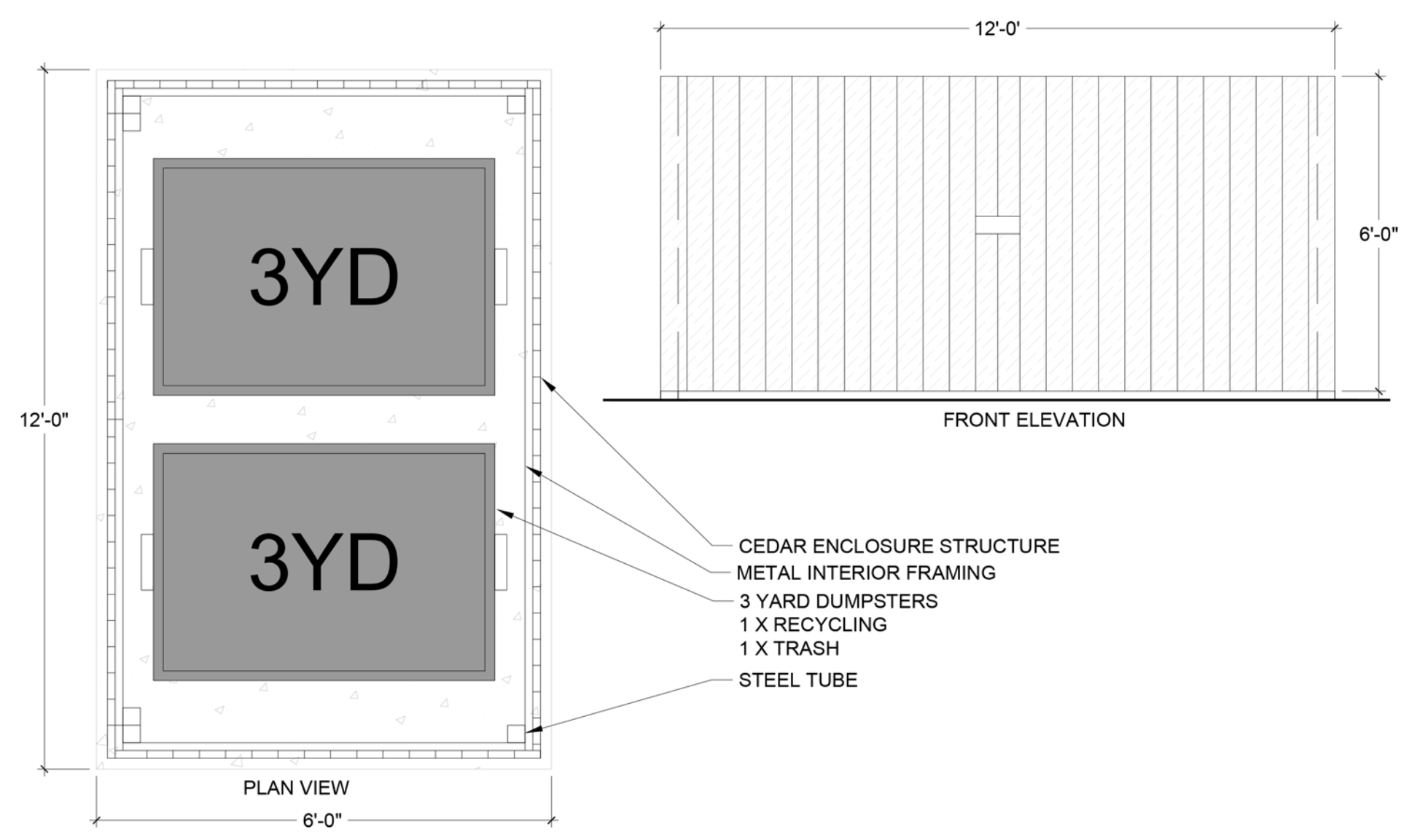
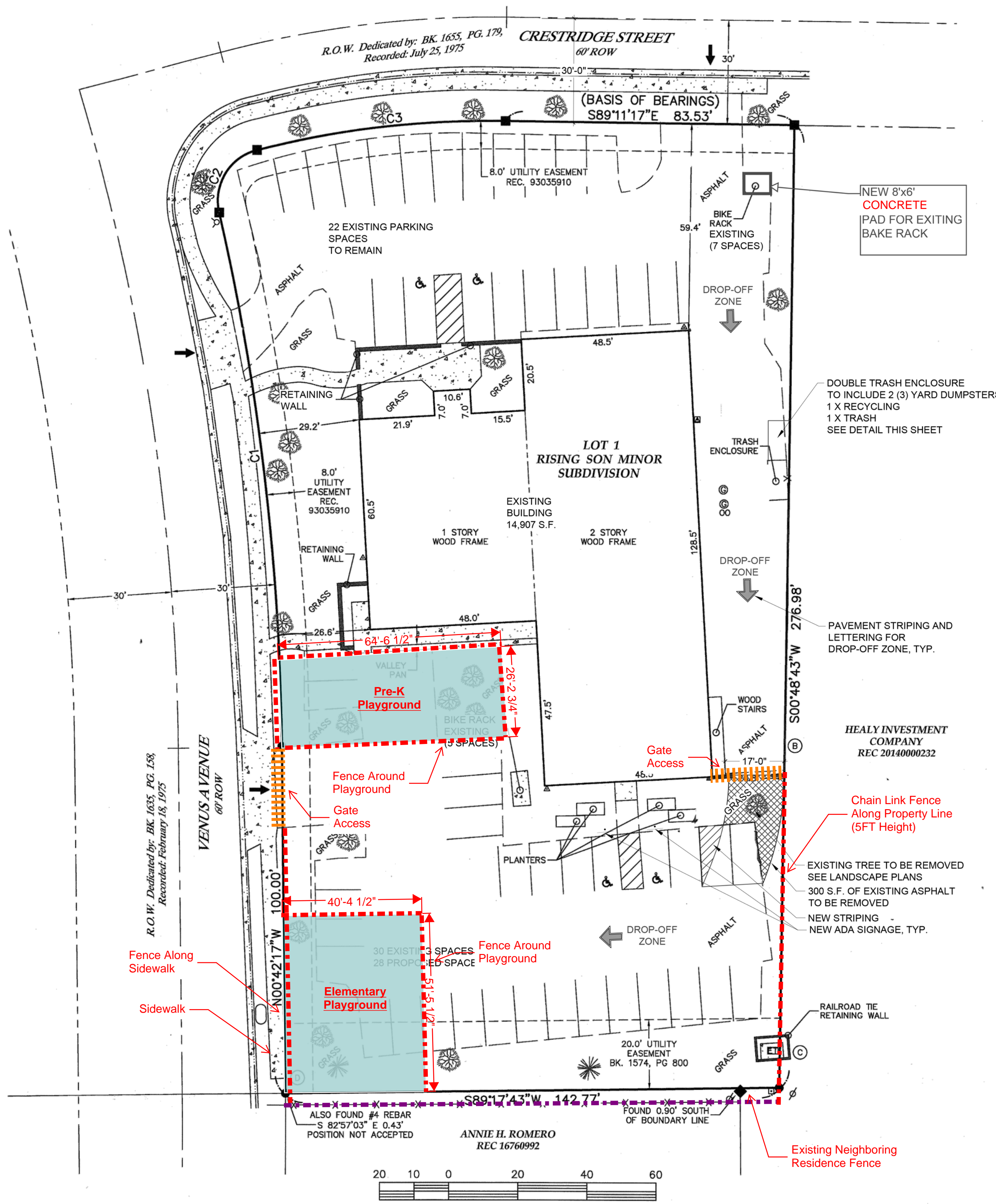
*THREE (3) ADA ACCESSIBLE SPACES, AND ONE (1) VAN ACCESSIBLE SPACES PROVIDED

BIKE PARKING PROVIDED: 12 SPACES
REQUIRED: 5 SPACES

REQUESTING ADDITIONAL STUDENT CAPACITY

BACKGROUND: THE ORIGINAL TRAFFIC STUDY COMPLETED USED STANDARD TRIP COUNTS FOR A SCHOOL. IT IS OUR BELIEF THAT THIS SCHOOL GENERATES SIGNIFICANTLY FEWER TRIPS THAN TYPICAL CONDITIONS. MAY WE ADD STUDENTS THROUGH A MINOR AMENDMENT IF NEW TRAFFIC COUNTS SHOW THAT WE ARE STILL WITHIN ANTICIPATED TRIP TOTALS? HOW MANY ADDITIONAL TRIPS WOULD TRIGGER A MAJOR AMENDMENT?

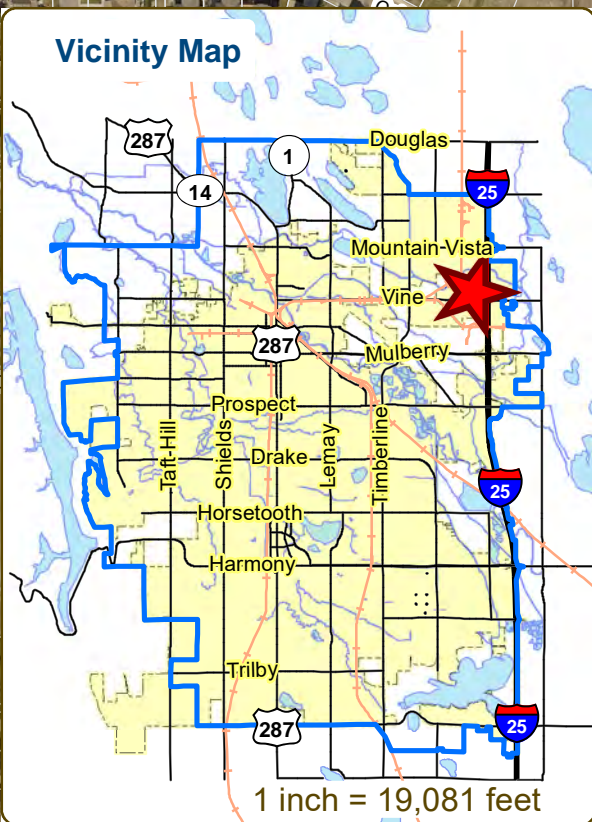
INTENT: TO ADD STUDENT CAPACITY WITHOUT TRIGGERING IMPROVEMENTS TO CRESTRIDGE AND COLLEGE INTERSECTION. ADD PLAYGROUND AREAS AND FENCING.



Plotted By: Klara Rossouw Layout: SITE PLAN Printed On: 7/23/2019 3:32 PM File Name: 1 COVER PAGE.dwg

Pacific Coast Supply Warehouse

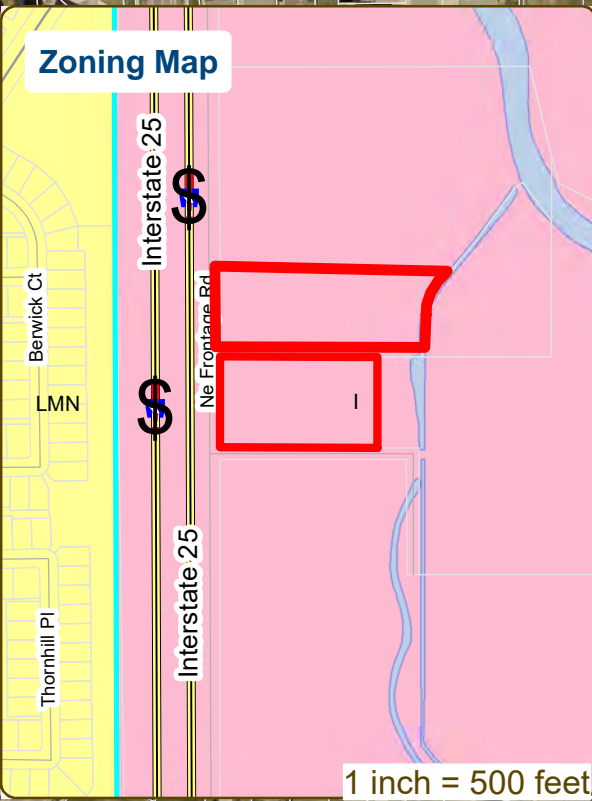
Vicinity Map



Aerial Site Map



Zoning Map



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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. 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) _____

JEANNE FIELDING, ZP ARCHITECT ENGINEERS - CONSULTANT

Business Name (if applicable) PACIFIC COAST SUPPLY

Your Mailing Address _____

Phone Number 303.455.3322 Email Address jfielding@zparcheng.com

Site Address or Description (parcel # if no address) 1012 NE FREESTAGE RD. #1

2.062 ac PARCEL TO THE NORTH

Description of Proposal (attach additional sheets if necessary) EXPAND EXIST FACILITY W/ NEW 20,000 SF STORAGE WAREHOUSE TO THE NORTH ADJACENT PARCEL REFER TO PROJECT DESCRIPTION LETTER & CONCEPT SITE PLAN.

Proposed Use PRODUCT STORAGE WARE Existing Use _____

Total Building Square Footage 20,000 S.F. Number of Stories 1 Lot Dimensions 549.31' X 170.64'

Age of any Existing Structures NEW BLD. WAS NOT ABLE TO FIND PROPERTY ON THIS LINK

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? FEMA MODERATE RISK

Info available on FC Maps: http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains. 100-500 YR.

Increase in Impervious Area NORTH LOT: 20,000 SF BLDG + 20,055 SF ASPHALT + 31,287 SF GRAVEL 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: EXIST. SOUTH LOT: ADD 29,862 SF ASPHALT + 28,780 SF GRAVEL

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?

January 30, 2020



ZP ARCHITECTS ENGINEERS
2727 BRYANT STREET
SUITE 610
DENVER, CO 80211
303 455 3322 T
WWW.ZPARCHENG.COM

City of Fort Collins
Building Services
281 N. College Ave
Fort Collins, CO 80524
buildingservices@fcgov.com

Re: Letter of Project Description
Pacific Coast Supply – Storage Building 2 Expansion
Concept Review Submittal
1012 NE Frontage Rd.
Fort Collins, CO 80524
Existing South Lot, 2.200 acres + Expansion North Lot, 2.062 acres
Zoning Classification: I - Industrial

Building Services:

Attached is a Concept Review Submittal showing the proposed Phase 2 expansion for Pacific Coast Supply, Ft. Collins, CO location. Pacific Coast Supply is a wholesale roofing and gypsum board building product supplier with locations nation-wide. The Ft Collins branch is currently located at 1012 NE Frontage Rd with Office/Warehouse facilities, along with Outdoor Storage area. The proposed expansion will be on the adjacent lot to the north and will include a new 20,000 sf Storage Warehouse for gypsum board drywall product storage along with additional Outdoor Storage.

Site Development Data:

- **Zoning:** The current zoning of the property is I - Industrial. There is no change of zoning required. The site is located along the I-25 Corridor and falls under the Development Standards for the I-25 Corridor in the Ft. Collins Land Use Code.
- **Building Improvements:** The proposed North lot expansion will include a new 20,000 sf Storage Warehouse specifically for gypsum board building products. The remainder of the site will be an Outdoor Material Storage yard for additional building products similar to the south lot. The building will serve as a secondary structure to the existing buildings on the South lot. All main employee and administrative spaces will remain on the existing South lot in the existing buildings.
- **Site Improvements:** The expansion North Lot will include a new 20,000 sf storage warehouse oriented east/west along the north property line. The building will be set back from the center line of I-25 greater than 245' to allow a 60% I-25 frontage width on the building for the proposed 100' building width. The proposed front setback will also meet the 80' front landscape buffer zone required for the I-25 Corridor. The remainder of the lot will be paved with a combination of asphalt paving and gravel road base for Outdoor Product Storage. The Outdoor Storage yard is proposed to be fenced, extending the existing South Lot 6' chain link fence to enclose the east end of the lot and tie into the new North Building corners. Site access will be off the I-25 Frontage Rd by expanding the existing west access drive to serve both lots. The 2nd access point will remain at the south property line. Both lots will be connected with a central paved area for common site circulation and outdoor product storage.
- **Property Line Vacation:** It is assumed that for the 2 lots to be tied together functionally with shared site circulation and access, the interior common property line will need to be vacated to create a single lot. Discussion on requirements will be helpful.

- **CDOT:** The project team has reached out to CDOT to confirm whether there are any future ROW expansion plans that would impact this site and the front property line. No response has been received.
- **Parking and Traffic Requirements:** Traffic to the site will include large product delivery trucks and customer vehicles. Access to both buildings will be by the 2 existing access points at the west drive and south access drive. Parking is currently on the south side of the existing administrative/retail building and will remain there. The new building would have 4 to 5 dedicated employees and require 0.5 min to 0.75 max parking spaces/employee per the land use code. 5 parking spaces are proposed associated with the new building.
- **Landscaping:** The I-25 Corridor requires an 80' ROW frontage landscape buffer zone with a required number of trees and shrubs per lineal frontage. The building has been setback greater than 80' to accommodate this requirement and the 60% building frontage size. The remainder of the lot is intended to remain natural grasses around the lot perimeter.
- **Site Detention:** The North lot slopes from SE to the NW corner of the lot. The existing I-25 frontage road currently has a drainage ditch serving the site. A detention pond with water quality is assumed required and would be located within the 80' landscape buffer zone with release to the existing ditch to accommodate existing grades.

The existing South lot currently has no on-site detention structure. The low point of the visually flat site, appears to also be along the west property line with ditch. The current 77' frontage landscape setback includes a sound berm the width of the property. It is assumed that on-site detention may be required for the existing South lot with the proposed increase in impervious surface and the creation of a single lot out of the current 2 lots.

- **IBC Classification:** The proposed new building would be classified as an S2 Occupancy Type. The Construction Type will be Type II-B, non-combustible construction. It is possible that there will be some building area being classified as high pile storage. An automatic Fire Suppression system is anticipated.
- **Building Architecture:** The proposed building will be a Pre-Engineered Metal Building structure. The desired exterior is to utilize manufacture building systems including metal wall panels with a Front Entry accent panel at the front/West Building elevation. The building would have a sloped metal roof. The South Elevation will include an outdoor product storage overhang.

Thank you for your help in assisting to make this project a possible reality and meet the goals of Pacific Coast Supply as they look to expand for the future.

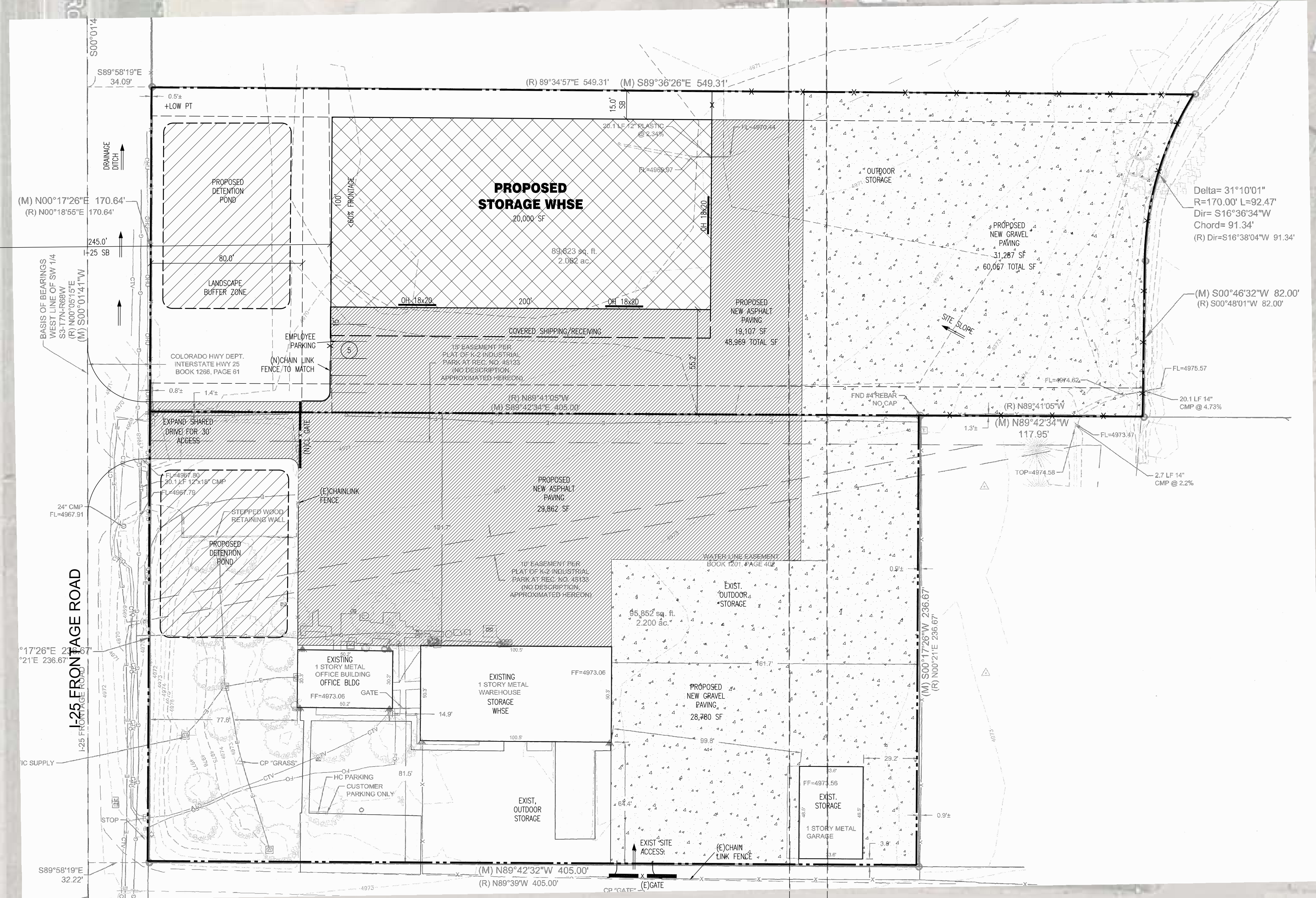
Sincerely,
ZP Architects Engineers



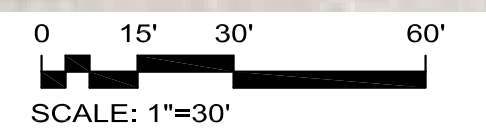
Jeanne Fielding, LEED AP, AIA, NCARB
Principal

PACIFIC COAST SUPPLY BUILDING 2

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 3,
TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO



SITE PLAN - OPTION 3
1
SP1.1



PACIFIC COAST SUPPLY
BUILDING 2

FORT COLLINS, COLORADO 80524

1012 NE FRONTAGE ROAD

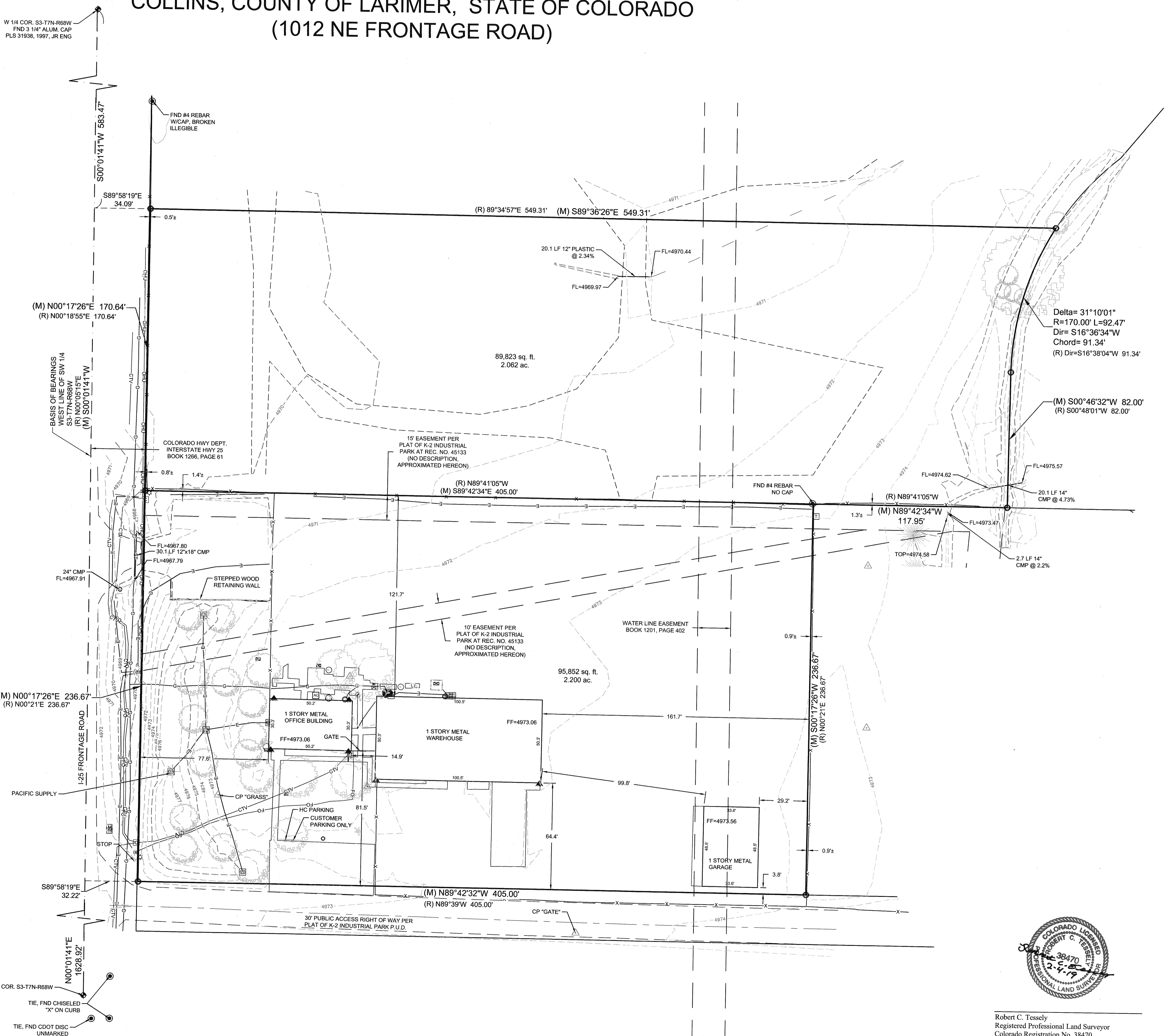
ISSUE:
CONCEPT SITE PLAN 3
1-30-20

JOB NUMBER:
Z19-050
SHEET TITLE:
SITE PLAN

SP1.1

ALT/NSPS LAND TITLE SURVEY

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH P.M., CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO
 (1012 NE FRONTAGE ROAD)



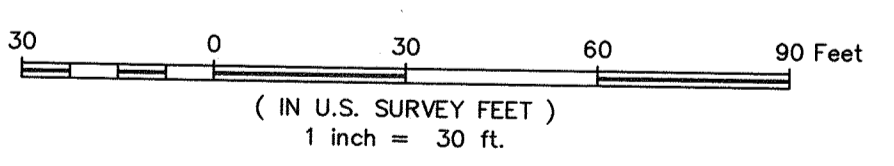
Line Legend

---	BOUNDARY LINE
---	EASEMENT LINE
---	FENCE LINE
---	EDGE OF ASPHALT
---	EDGE OF GRAVEL
---	EDGE OF BRUSH/SHRUBS
---	UNDERGROUND GAS
---	UNDERGROUND ELECTRIC
---	UNDERGROUND CABLE TV
---	UNDERGROUND FIBER OPTIC

(R) = RECORDED
 (M) = MEASURED

Symbol Legend

HC	AIR CONDITIONER
BOLLARD	BOLLARD
BOX-ELECTRIC	BOX-ELECTRIC
BREAKER BOX	BREAKER BOX
CONIFEROUS TREE	CONIFEROUS TREE
DECIDUOUS TREE	DECIDUOUS TREE
POST	POST
CLEANOUT	CLEANOUT
DOWNSPOUT	DOWNSPOUT
ELECTRIC OUTLET	ELECTRIC OUTLET
FES	FES
H2O SPIGOT	H2O SPIGOT
H2O CURBSTOP	H2O CURBSTOP
IRR-CONTROL VALVE	IRR-CONTROL VALVE
LIGHT POLE	LIGHT POLE
MAILBOX	MAILBOX
METER-ELECTRIC	METER-ELECTRIC
METER-GAS	METER-GAS
MANHOLE	MANHOLE
PEDESTAL-CABLE	PEDESTAL-CABLE
PEDESTAL-TELEPHONE	PEDESTAL-TELEPHONE
SIGN	SIGN
CONTROL POINT	CONTROL POINT
STUMP	STUMP
VALVE-H2O	VALVE-H2O
VAULT-CABLE	VAULT-CABLE
CORNER-FOUND	CORNER-FOUND
CORNER-CORNER	CORNER-CORNER
CORNER-FND #4 REBAR W/OBLITERATED	CORNER-FND #4 REBAR W/OBLITERATED
ORANGE CAP	ORANGE CAP



CALL UTILITY NOTIFICATION CENTER OF COLORADO



Know what's below. Call before you dig.

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

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

DRAWING FILENAME: S:\Survey\Jobs\1581-001\Survey\ALT\1581-001_ALT\1581-001_K-2_Industrial_Park.dwg LAYOUT NAME: Sheet 2 DATE: Feb 04, 2019 10:45:16 AM CAD OPERATOR: ama LIST OF SHEETS: [NES-1581-001]

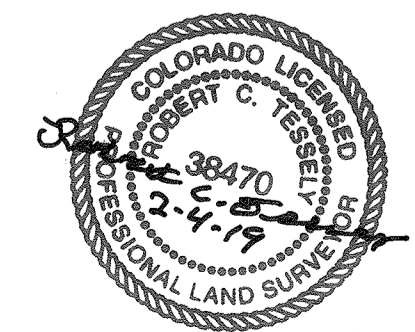
NOTICE:
 According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years after the date of the certificate shown herein.

SECTION: 3
 TOWNSHIP: 7 N
 RANGE: 68 W of the 6th PM

NORTHERN ENGINEERING
 970.221.4158
 northernengineering.com

PROJECT: 1581-001
 DATE: 02/04/19
 CLIENT: FCCI
 SCALE: 1" = 30'
 DRAWN BY: M. Kinrade
 REVIEWED BY: B. Tessler

ALT/NSPS LAND TITLE SURVEY
 1012 NE FRONTAGE ROAD
 FORT COLLINS, COLORADO



Robert C. Tessler
 Registered Professional Land Surveyor
 Colorado Registration No. 38470
 For and on behalf of Northern Engineering Services, Inc.