

# Conceptual Review Agenda

Schedule for 10/24/16 to 10/24/16

281 Conference Room A

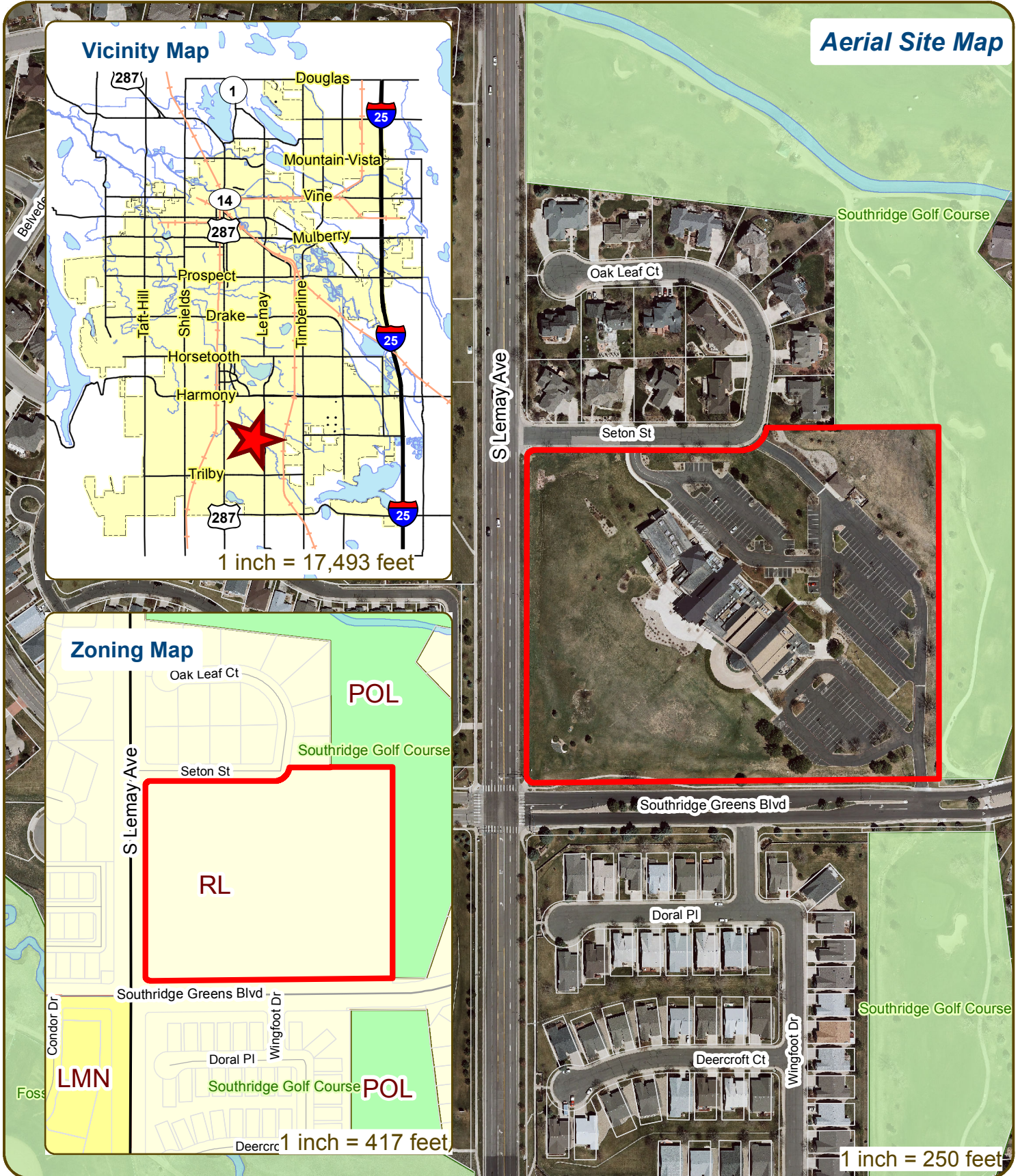
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## Monday, October 24, 2016

Time	Project Name	Applicant Info	Project Description	Planner
11:00	5450 S Lemay Ave. - Addition	Jonathan Rosenthal (720) 200-0630 <a href="mailto:jrosenthal@eidosarch.com">jrosenthal@eidosarch.com</a>	This is a request to build an addition to the place of worship located at 5450 S Lemay Ave. (parcel #8606316901). This addition would require amending an Overall Development Plan for the site approved in 1984. This amendment would also include other future phasing updates. The site is located in the Low Density Residential (RL) zone district. This proposal will be subject to a Major Amendment.	Clay Frickey

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# 5450 S Lemay Ave. Addition



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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.

Conceptual Reviews are scheduled on three Monday mornings per month on a "first come, first served" basis. One 45 meeting is allocated per applicant and only three conceptual reviews are done each Monday 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 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) \_\_\_\_\_

Jonathan Rosenthal (Consultant )

Business Name (if applicable) Eidos Architects PC

Your Mailing Address 5400 Greenwood Plaza Blvd., Greenwood Village, CO 80111

Phone Number 720.200.0630 Email Address jrosenthal@eidosarch.com

Site Address or Description (parcel # if no address) St. Elizabeth Ann Seton Parish 5450 S. Lemay Ave., Fort Collins, CO 80525

Description of Proposal (attach additional sheets if necessary) To amend the ODP showing the Worship space in a new location as well as other future phasing updates. AND an amendment to allow for a new worship space.

Proposed Use Church Existing Use Church

Total Building Square Footage \_\_\_\_\_ S.F. Number of Stories \_\_\_\_\_ Lot Dimensions \_\_\_\_\_

Age of any Existing Structures 30 yrs. and 12 yrs.

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.

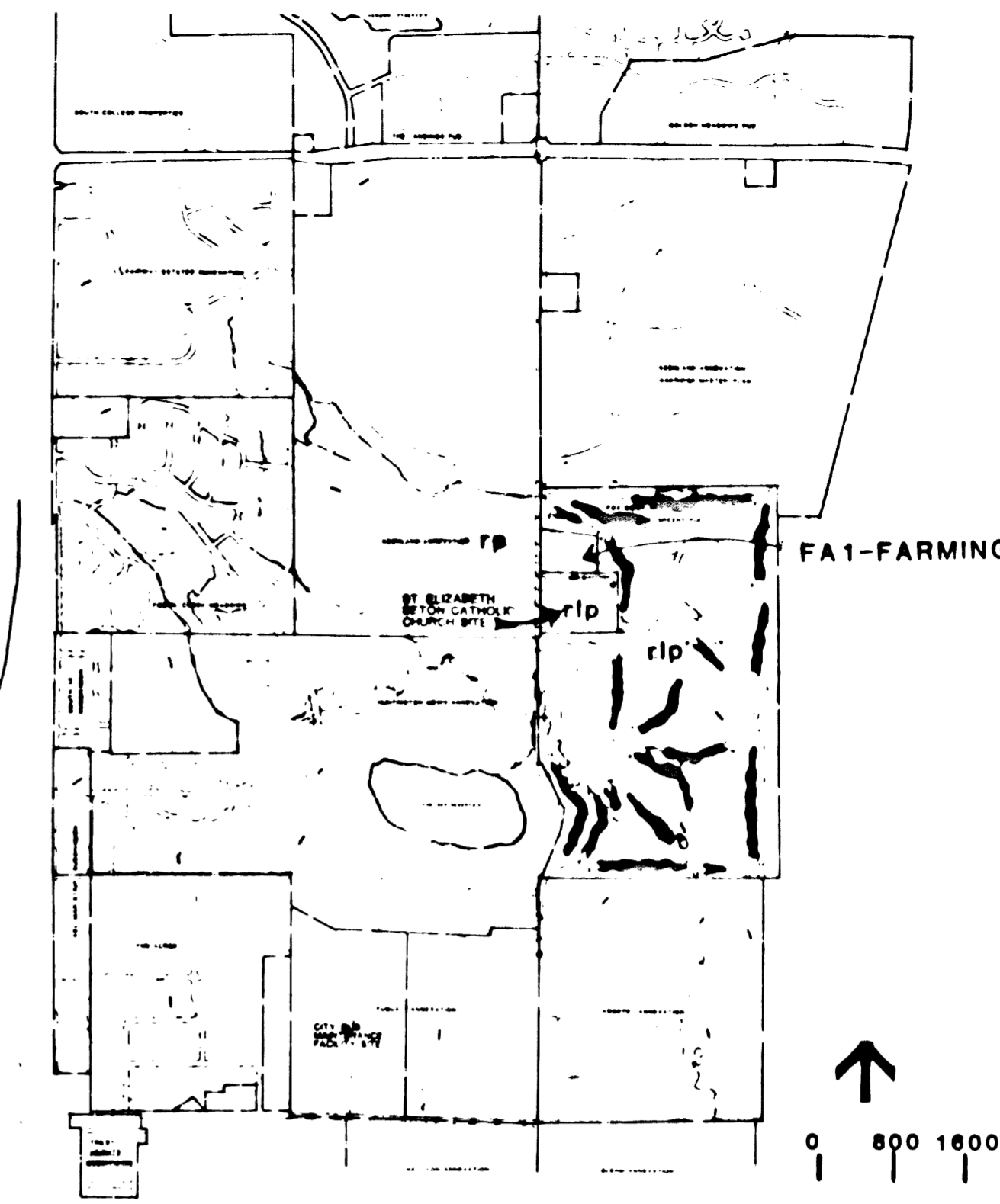
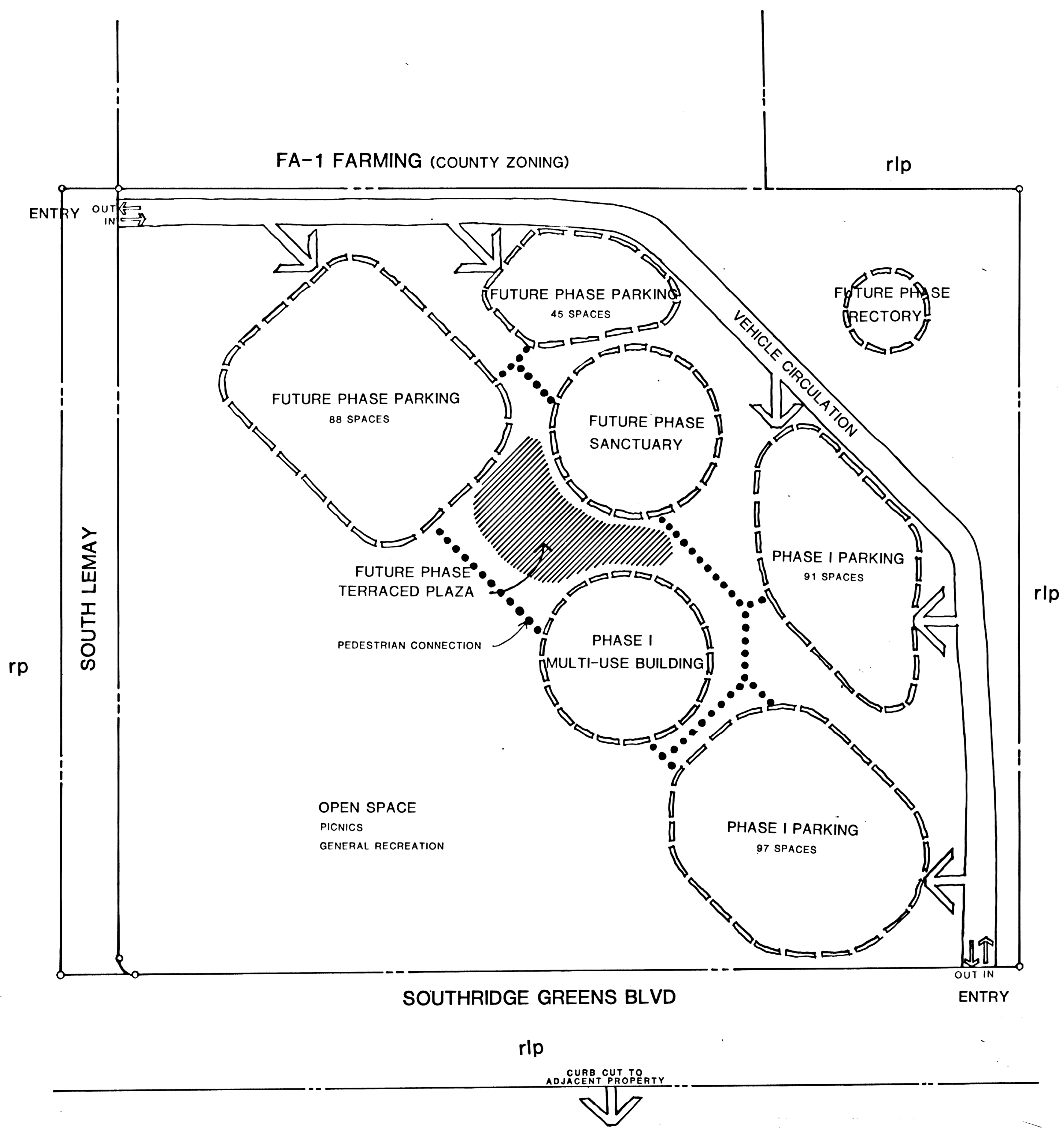
Is your property in a Flood Plain? [ ] Yes [X] No If yes, then at what risk is it? \_\_\_\_\_

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

Increase in Impervious Area 13,600 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?



**VICINITY MAP**  
**LAND USE DATA**

Land Use	Area	% of Net Area Phase II
Gross Area	604,611.8 s.f.	13.88 Ac.
Net Area	578,147.6 s.f.	12.746 Ac.
Net Area (Phase II)	227,933.6 s.f.	5.23 Ac.
Coverage		
Buildings	14,700 s.f.	6.4%
Parking & drives	95,655 s.f.	41.96%
Open space	118,415.6 s.f.	51.95%
Total Floor Area	17,418 s.f.	7.55%

Maximum Building Height 60ft.

Category	Count
Required	175 (13 car/4 spaces)
Provided	372
Surplus	197
Handicapped	3
Min. of 5 ft. x 8 ft.	13
Total	190

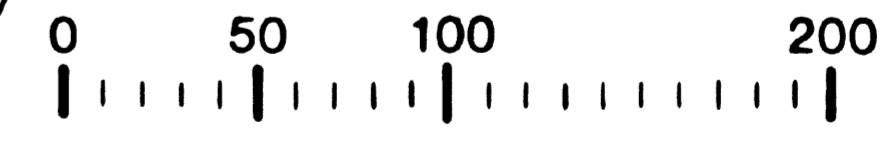
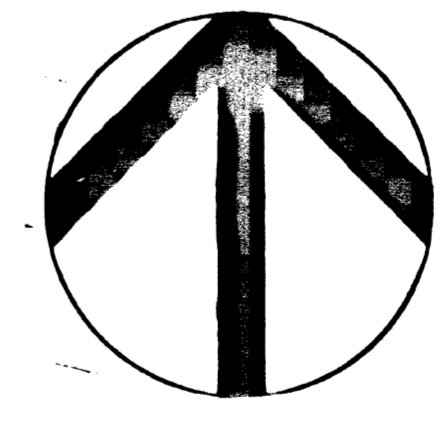
Approved by the Planning and Zoning Board of the City of Fort Collins, Colorado, on this 20<sup>th</sup> day of June, A.D. 1984.  
*Catherine Chianese*  
 Secretary of Planning and Zoning Board

The undersigned, being the lawful owners of the property described on this site plan, do hereby certify that they accept the conditions and restrictions set forth on said site plan.  
*George Evans* (signed)

This is to certify that on the 20<sup>th</sup> day of June, A.D. 1984, I examined the records of the Office of the Clerk and Recorder of Larimer County, Colorado, and established that the owners of record of the proposed PUD are as shown hereof on this date.  
*R. Paul Larson #2855*  
 Attorney

**LEGAL DESCRIPTION**

A tract of land situated in the Southwest 1/4 of Section 8, Township 8 North, Range 88 West, of the Sixth P.M., City of Fort Collins, County of Larimer, State of Colorado, which considering the West line of said Southwest 1/4 as bearing a 02°03'20" E, and with all bearings contained herein relative thereto, is contained within the boundary lines which begin at the Southwest corner of said Section 8, and run thence S 00°03'20" E 122.58 feet, thence S 80°56'40" E 433.00 feet, thence S 00°03'20" W 720.56 feet to the South line of said Southwest 1/4; thence along said South line, 18°28'22" W 829.00 feet to the point of beginning, containing 13.890 acres, more or less, and being subject to all easements and rights-of-way which are existing or are of record.



**ST. ELIZABETH SETON**  
**CATHOLIC CHURCH**

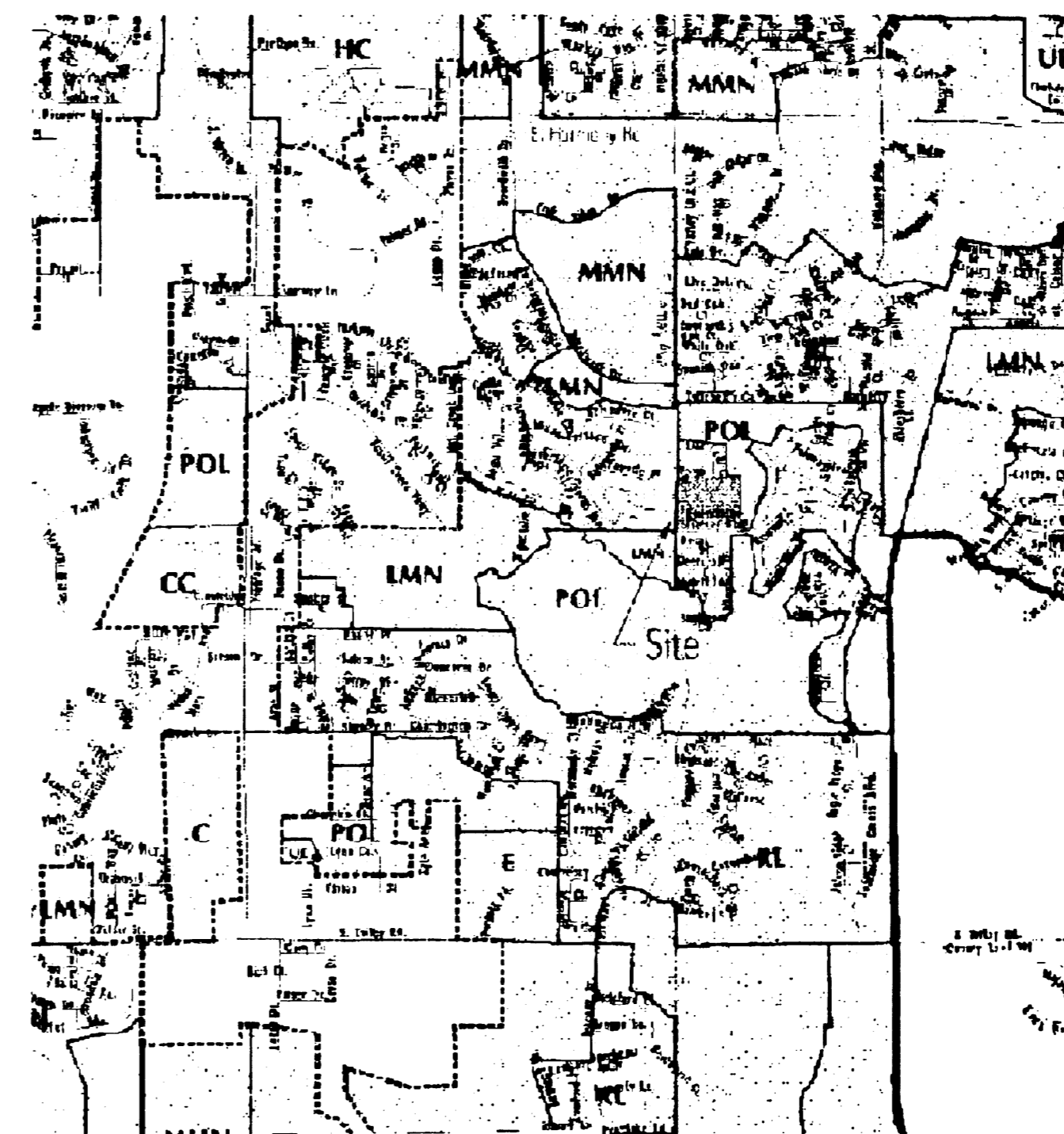
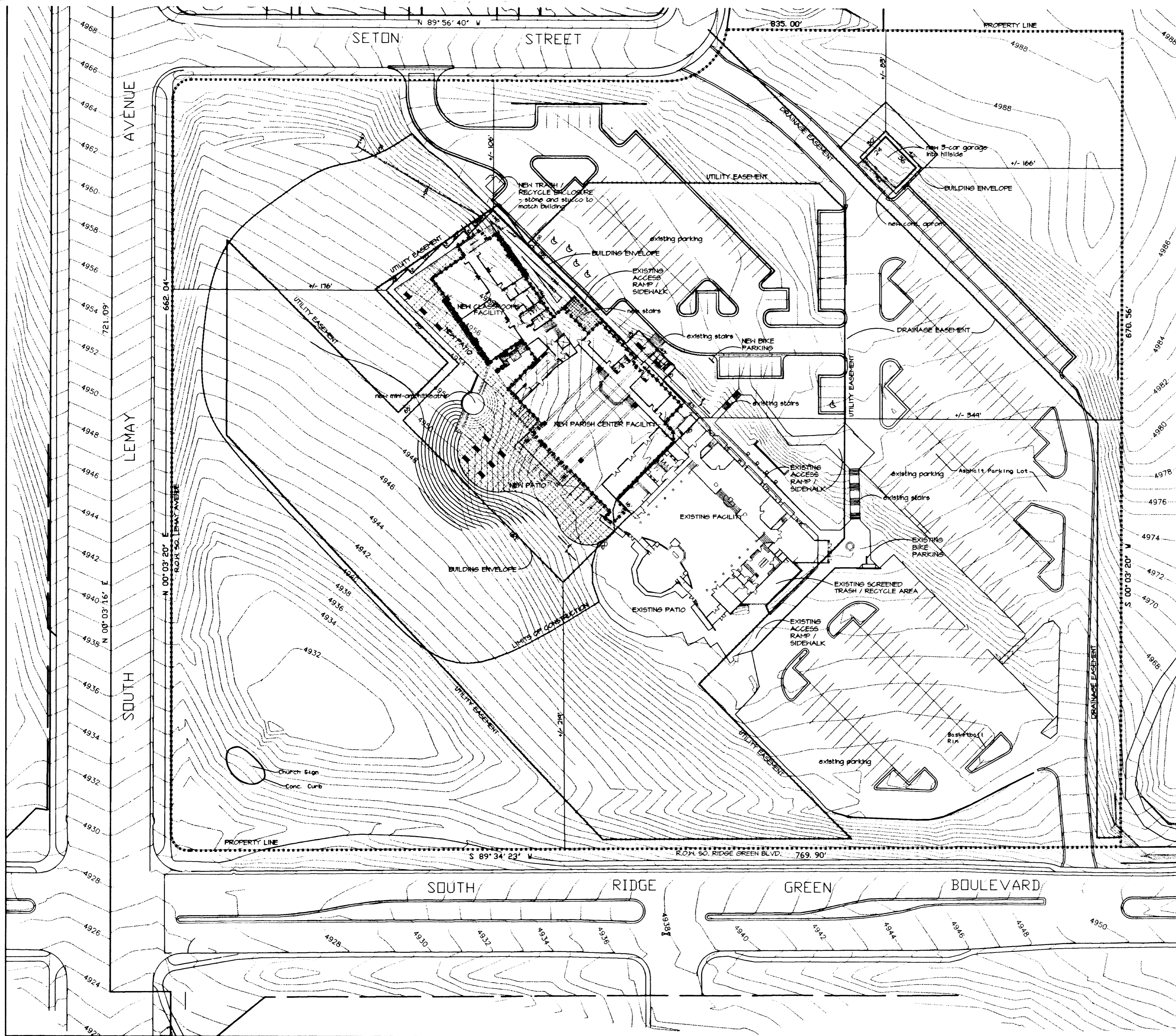
**PUD**

**MASTER PLAN**

DATE SUBMITTED MAY 4, 1984  
DATE REVISED JUNE 7, 1984

**ZVFK**  
ARCHITECTS/PLANNERS  
S-140 1279  
218 WEST MOUNTAIN  
FT. COLLINS COLORADO  
80521 493-4105

ENGINEERING DEPT. NOTE:  
THIS REPRESENTS THE  
BEST QUALITY IMAGE POSSIBLE  
TAKEN FROM VERY POOR QUALITY  
ORIGINALS



land use data

Land Use Breakdown:	Existing	Existing Acreage	New S.F.	New Acreage	Total Change
Gross Area	604,612.3 s.f.	13.88 ac.	604,612.3 s.f.	13.88 ac.	0
Net Area	517,013.6 s.f.	11.87 ac.	517,013.6 s.f.	11.87 ac.	0
Coverage:	Existing Area	Existing % of Net Area	New Area	New % of Net Area	Total
Buildings	15,085.1 s.f.	24.17 %	14,180 s.f.	0.037 %	34,265 s.f.
Parking & Drives	135,982 s.f.	41.96 %	0 s.f.	0 %	135,982 s.f.
Open Space	77,852 s.f.	15.00 %	-14,180 s.f.	-0.036 %	58,672 s.f.
Total Floor Area	14,044 s.f.	3.68 %	31,400 s.f.	6.07 %	50,444 s.f.

Maximum Building Height: 40 ft.

Parking:	Existing Only	PARKING TO ACCOMMODATE ALL FACILITY USERS— USE IS STAGGERED THROUGHOUT EACH DAY.	Parking Ratio based on (1) parking space per (2) occupants.*
Standard	278		
Compact	9		
Handicap	8		
	Total 295		*Ratio to accommodate existing parking demand on site.
Motorcycle	6		
Bicycle	10		

general site notes

1. Refer to Civil Plan for site drainage & utilities.
2. All signs will conform to City of Fort Collins standards.
3. Parking & drive shall be asphaltic concrete. Sidewalks & drop-off areas to be concrete.
4. All water & sanitary sewer construction shall comply with district standards and specifications.

St. Elizabeth Ann Seton Parish Center

main level	parish center new storage classrooms	10,868 sf 1,178 sf 6,597 sf
	total	18,643 sf
upper level	classrooms	6,246 sf
basement	youth center unfin. storage	4,370 sf 2,512 sf
total		29,259 fin sf 2,512 unfin.

SCALE - 1"=50'-0"

~~City of Fort Collins, Colorado  
UTILITY PLAN APPROVAL~~

APPROVED: \_\_\_\_\_ Date \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_ Date \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_ Date \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_ Date \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_ Date \_\_\_\_\_

OWNER'S CERTIFICATION

THE UNDERSIGNED DOES/DO HEREBY CERTIFY THAT I/WE ARE THE LAWFUL OWNERS OF THE REAL PROPERTY DESCRIBED ON THIS SITE PLAN AND DO HEREBY CERTIFY THAT WE ACCEPT THE CONDITIONS AND RESTRICTIONS SET FORTH ON SAID SITE PLAN.

The Archdiocese of Denver,  
A Colorado Corporation Sole

By: *Raymond N. Jones*  
Rev. Msgr. Raymond N. Jones,  
Vicar General, as Attorney-in-Fact  
For The Most Rev. Charles J. Chaput,  
O.F.M. Cap Archbishop of Denver

Date: \_\_\_\_\_

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 21<sup>st</sup> DAY of May, 2003 BY

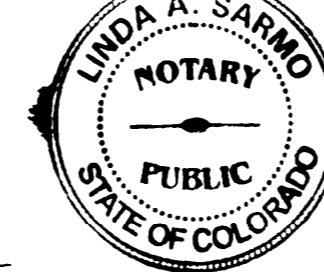
Raymond N. Jones  
(Print Name)

MY COMMISSION EXPIRES: 08-02-06

WITNESS MY HAND AND OFFICIAL SEAL

*Linda A. Sarmo*  
Notary Public

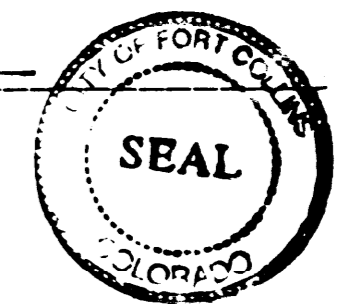
2339 So Madison St.  
Denver, CO 80210  
Address



signatures

This Major Amendment supercedes " the St. Elizabeth Seton PUD, 1984.

Effective July 2, 2003 Director of Planning *[Signature]*



# SITE PLAN ST. ELIZABETH ANN SETON NEW PARISH CENTER

Phase 1

