

Conceptual Review Agenda

Schedule for 12/10/12 to 12/10/12

281 Conference Room A

Monday, December 10, 2012

Time	Project Name	Applicant Info	Project Description	Planner
9:00	Value Plastics	John Gibson 970-267-5211	This is a request to look at two potential sites for Value Plastics for light manufacturing and office use within the Harmony Technology Park Overall Development Plan. Site #1 is located northwest of the intersection of Rock Creek Drive and Technology Parkway (southeast portion of Parcel# 86040-00-003). Site #2 is located to the northeast of the intersection of Precision Drive and Cinquefoil Lane (Parcel# 86041-27-001 & the southwestern portion of Parcel # 86040-00-017). Both sites are located in the Harmony Corridor District (H-C). As the proposed building is greater than 80,000 square feet, the project is subject to Planning & Zoning Board (Type 2) review.	Sherry Albertson-Clark
9:30	1005 Myrtle - American Baptist Church/Elderhaus	Bill Prather 970-482-2173	This is a request to look at several scenarios involving property owned by American Baptist Church at 1005 Myrtle Street, 605 South Shields Street and 1008 Mantz Place (Parcel #s 97151-14-901, 97151-14-902 & 97142-09-919 respectively) to build a 2-story addition for Elderhaus Adult Day Programs Inc., move an existing 1-story single family home from 1008 Mantz Place to 605 Shields Street and then utilize the former space occupied by the home for additional church parking. The Elderhaus Adult Day Care 2-story addition would take place on the 1008 Myrtle Street property, located in the Neighborhood Conservation Buffer District Zone (N-C-B). The home located on 1008 Mantz Place may be moved to the 605 South Shields Street property, also located in the N-C-B Zone District and used for added Elderhaus program space. The former site of the home, 1008 Mantz Place, is located in the Neighborhood Conservation Low Density Zone District (N-C-L) and is then proposed as additional parking for American Baptist Church.	Seth Lorson

Conceptual Review Agenda

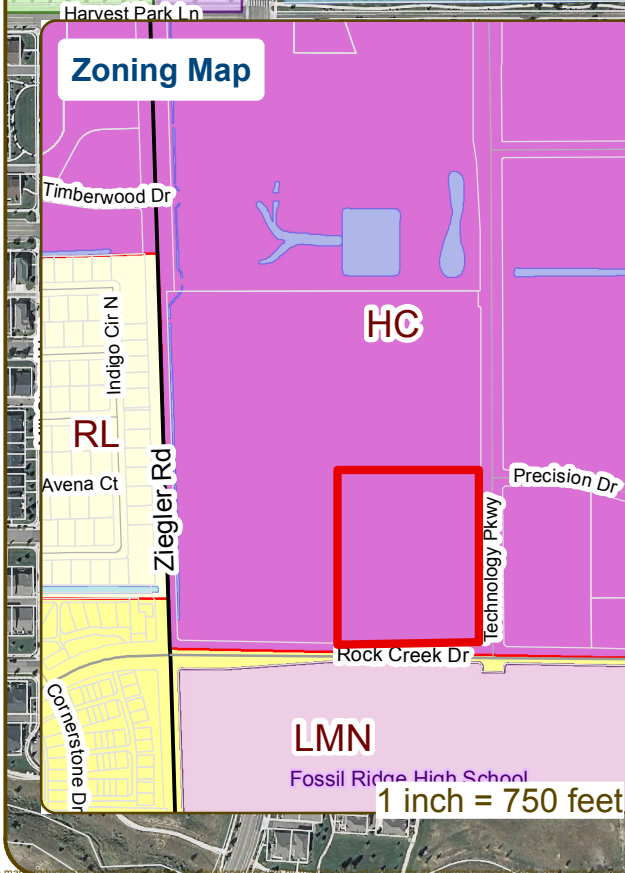
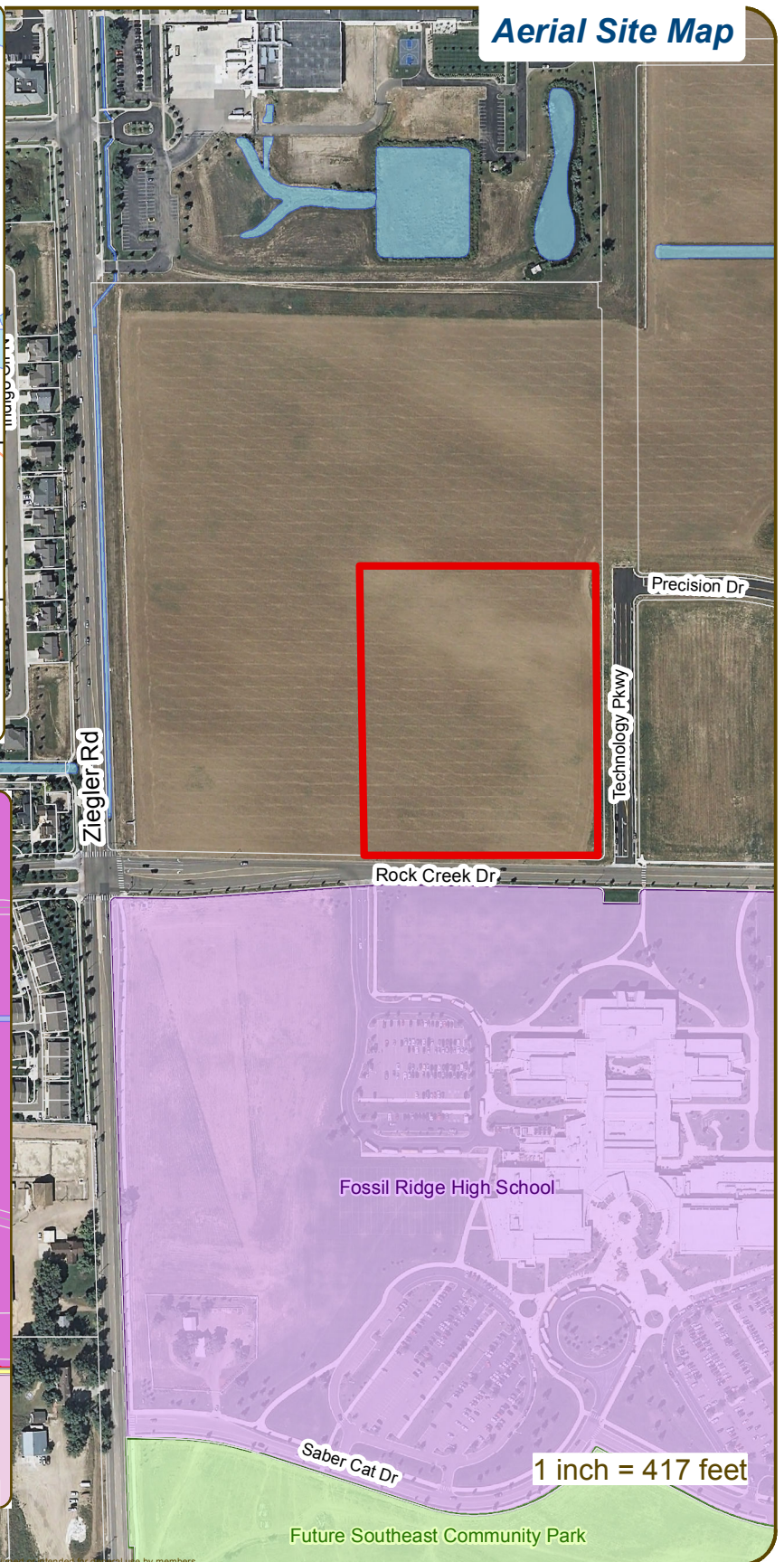
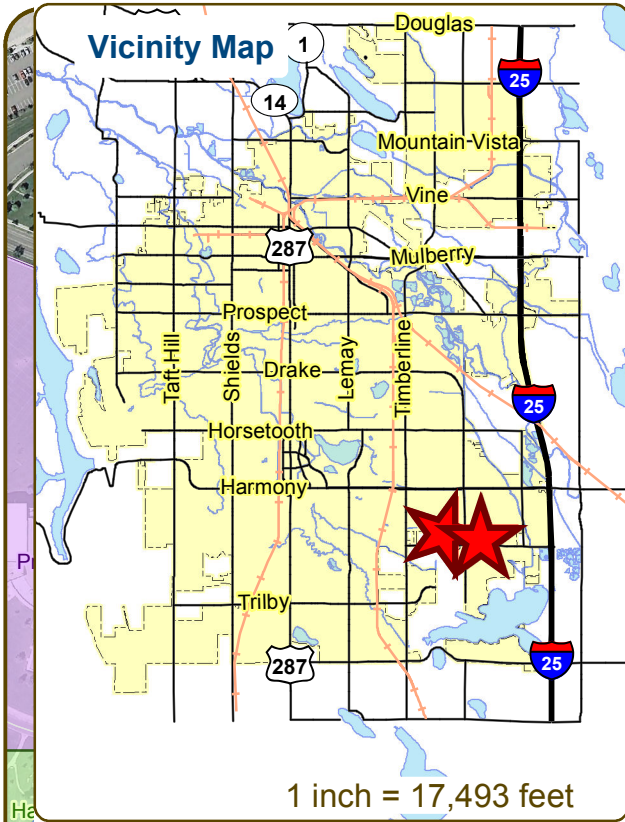
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281 Conference Room A

Monday, December 10, 2012

Time	Project Name	Applicant Info	Project Description	Planner
10:15	Skyway Drive Outdoor Storage	Randy Whitman 970-227-0755 rhinnies@hotmail.com	This is a request to use the property on Lot 3, Block 1 of Lynn Acres (Parcel # 96123-06-003) for the outdoor storage of cars, trucks, boats and recreational vehicles. The site is within the Limited Commercial Zone District (C-L). Outdoor storage in the Limited Commercial District will require an addition of permitted use.	Sherry Albertson-Clark
11:00	Woodward Project Meeting			

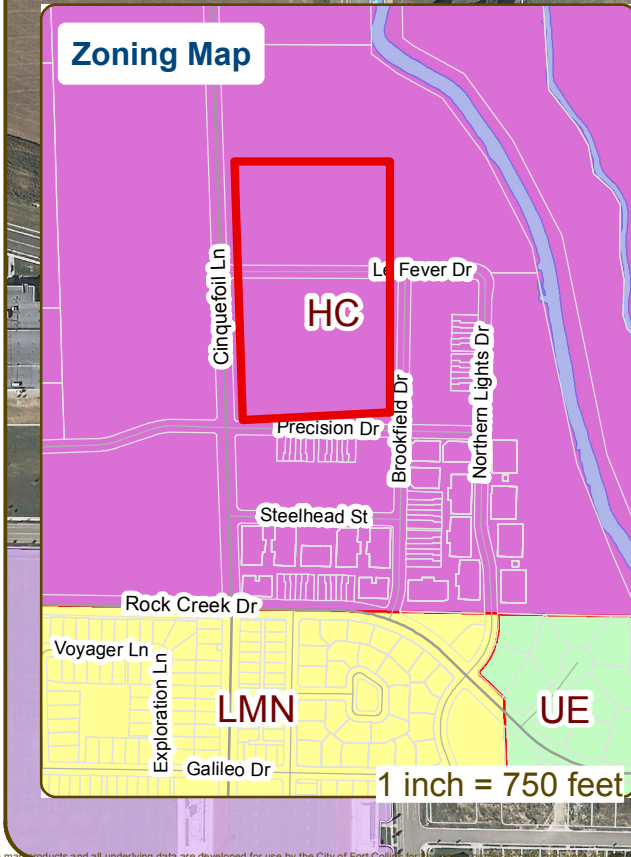
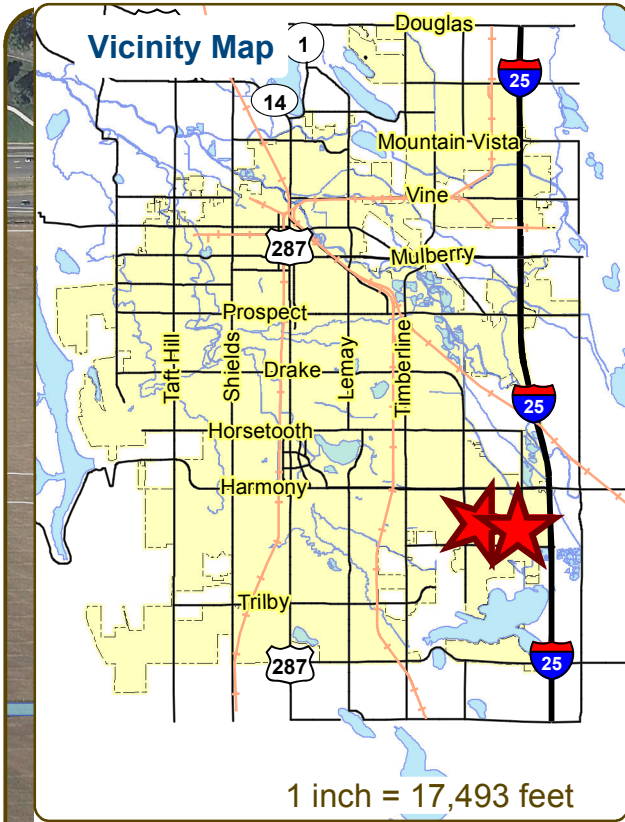
Rock Creek Dr & Technology Pkwy Value Plastics Site #1



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Precision Drive & Cinquefoil Lane Value Plastics Site #2



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CONCEPTUAL REVIEW:
APPLICATION

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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) _____

John Gibson, Vice President of Operations

Business Name (if applicable) Nordson Value Plastics

Your Mailing Address 3325 S Timberline Road, Fort Collins, CO 80525

Phone Number 970-267-5211 Email Address _____

Site Address or Description (parcel # if no address) HTP - Rock Creek Dr & Technology Pkwy,

Presidio - Precision Dr & Cinquefoil Ln

Description of Proposal (attach additional sheets if necessary) _____

Value Plastics proposes to build a ~150k SF light manufacturing building that is about 15% office and 85% manufacturing to accommodate business growth.

Proposed Use Manufacturing / Office Existing Use Vacant

Total Building Square Footage ~150,000 S.F. Number of Stories 1 Lot Dimensions HTP: ~615' x 600'

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.

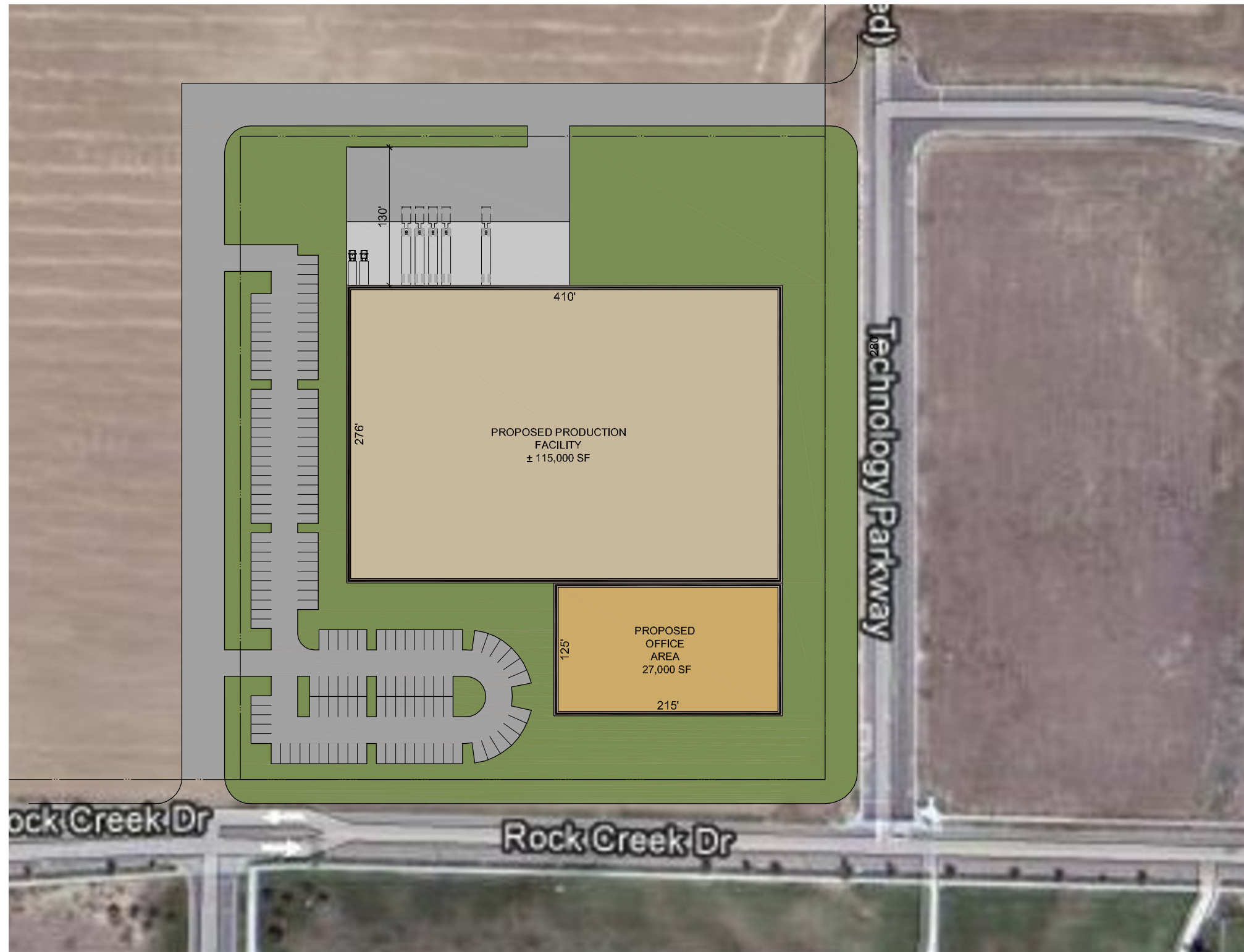
Is your property in a Flood Plain? Yes No If yes, then at what risk is it? _____

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

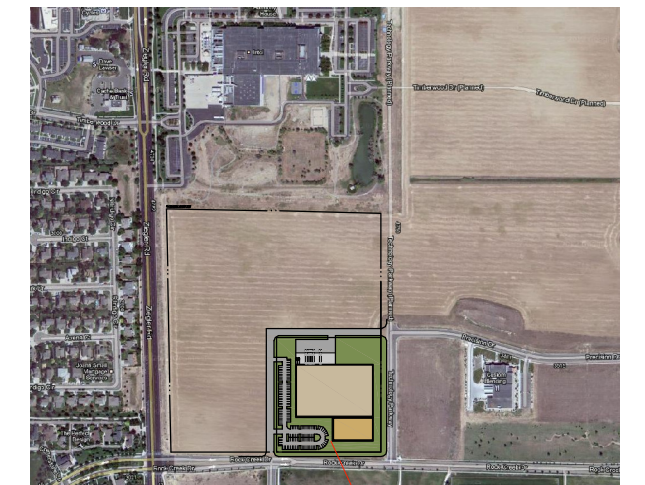
Increase in Impervious Area 142,000 + parking/driveway S.F.
(Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

Suggested items for the Sketch Plan:

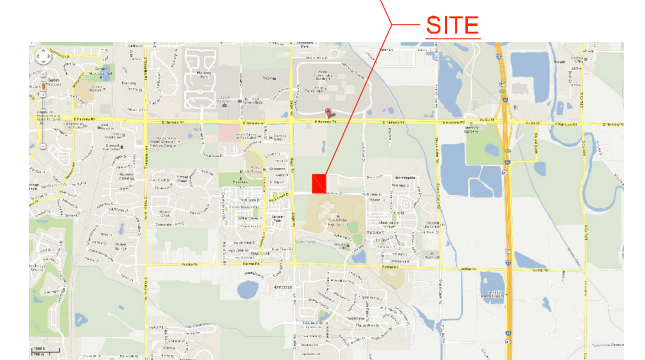
Property location and boundaries, surrounding land uses, proposed use(s), existing and proposed improvements (buildings, landscaping, parking/drive areas, water treatment/detention, drainage), existing natural features (water bodies, wetlands, large trees, wildlife, canals, irrigation ditches), utility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



TABULATIONS		
GROSS SITE AREA	332,685 SF	7.64 AC
BUILDING AREA		
OFFICE AREA	+/- 27,000 SF	
PRODUCTION/WHSE	+/- 115,000 SF	
TOTAL BUILDING AREA	+/- 142,000 SF	
AUTO STALLS PROVIDED	146 STALLS	

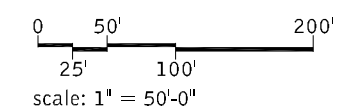


PARK MAP



VICINITY MAP

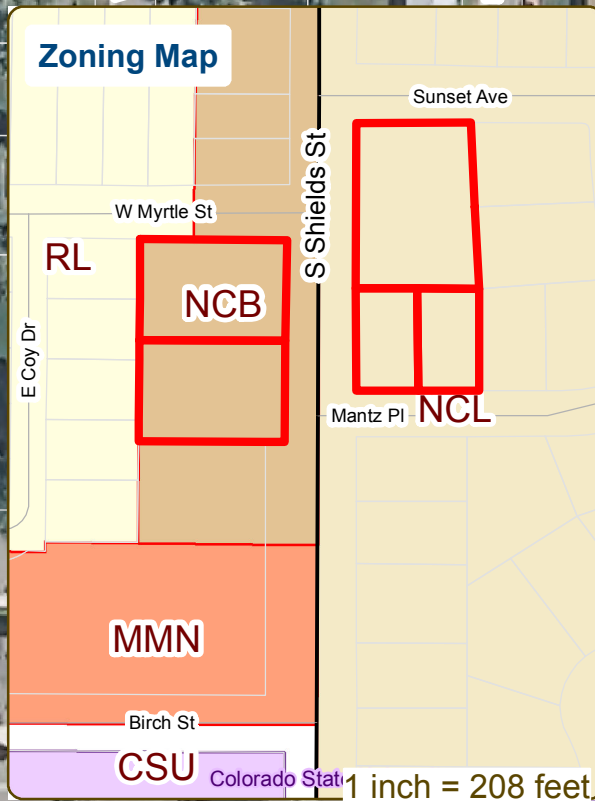
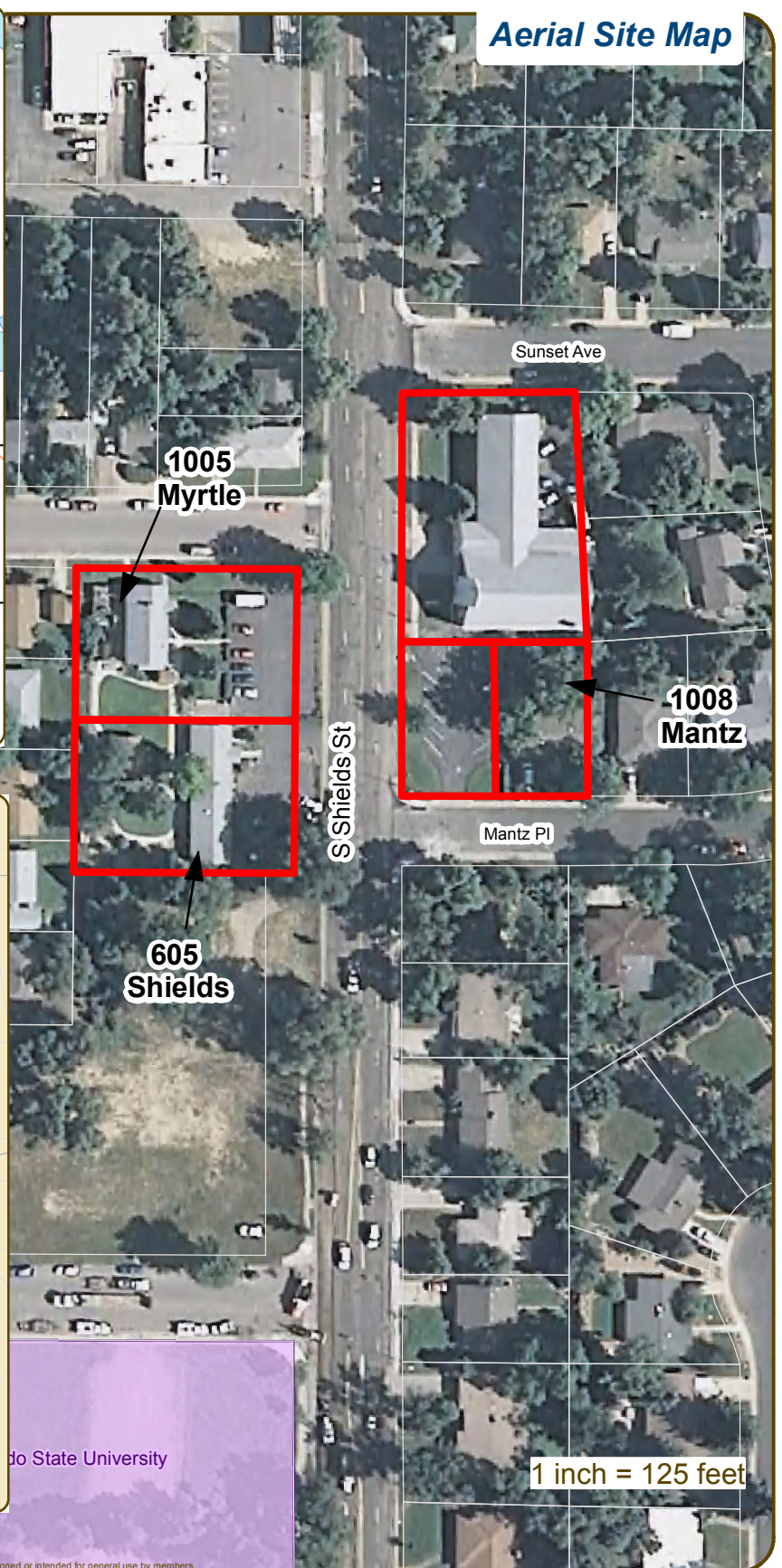
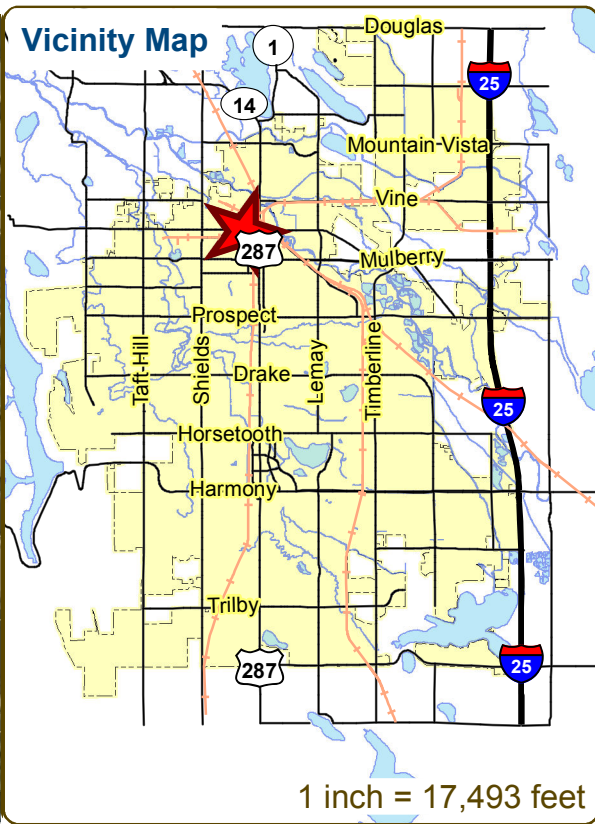
NOTE:
THIS CONCEPTUAL DESIGN PLAN IS BASED UPON A PRELIMINARY REVIEW OF ENTITLEMENT REQUIREMENTS AND ON UNVERIFIED AND POSSIBLY INCOMPLETE SITE INFORMATION, AND IS INTENDED MERELY TO ASSIST IN EXPLORING HOW THE SITE MIGHT BE DEVELOPED.



scale: 1" = 50'-0"



1005 Myrtle Elderhaus / American Baptist Church



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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) Jim Brannan, Consultant

Business Name (if applicable) Strategic Plan consulting Inc.

Your Mailing Address 1209 St. Croix Place, Ft. Collins, Co.

Phone Number 303-710-1851 Email Address Jim@jamesdbrannan.com

Site Address or Description (parcel # if no address) 1008 W. Myrtle St. Ft. Collins, Co.

Description of Proposal (attach additional sheets if necessary) Facility expansion of existing structure

Proposed Use Elderhaus Adult Day care Existing Use Elderhaus Adult Day Care

Total Building Square Footage 3800 S.F. Number of Stories 2 Lot Dimensions 100' x 150'

Age of any Existing Structures Unknown, assumed more than 50 years old

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? 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 1200 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?



Development Review Guide – STEP 2 of 8

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Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) Bill Prather, church pastor Bill Moseley, Church Moderator 2013

Business Name (if applicable) American Baptist Church, owner of property

Your Mailing Address 600 S. Shields St., Ft. Collins, CO 80521

Phone Number 970 482 2173 Email Address

Site Address or Description (parcel # if no address) Randleman Addition, Lots 1 + 2 owned by American Baptist Church

Description of Proposal (attach additional sheets if necessary) 3-yr. plan to donate 1008 Mantz St. office house by moving house to church owned 605 S. Shields Street rear of Elderhaus for added Adult Day Care activities, counsel and guidance by Elderhaus Staff.

Proposed Use Existing Use office for Elderhaus

Total Building Square Footage 1004 S.F. Number of Stories 1 Lot Dimensions .4 Acre Lot 1 .4 Acre Lot 2

Age of any Existing Structures 1964

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? 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 No pavement or additions to building 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?

City of Fort Collins, Colorado
Conceptual Review Application

11/19/12

Greetings:

Over the past three decades the American Baptist Church, 600 S. Shields Street has provided the only church-sponsored mission in Fort Collins for Adult Day Care through Elderhaus, now reaching over 2400 persons in Fort Collins each year. Elderhaus operates in two church properties at 1105 W. Myrtle and 605 S. Shields streets, Lots 1 and 2 of the Randleman Addition, as well as out of our Church building. This mission is now at full capacity serving veterans and individuals still living in their homes, but who need full care during the day.

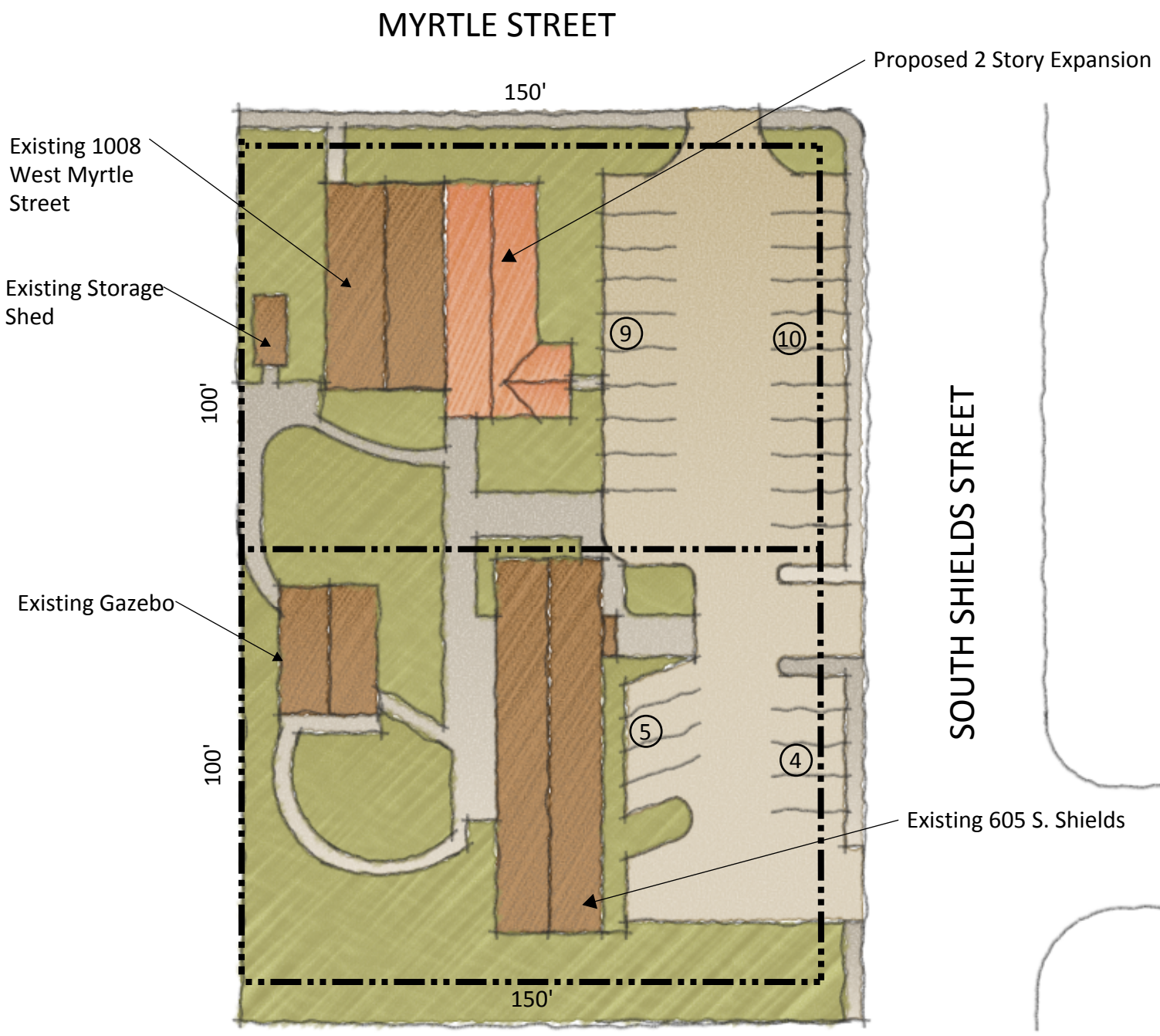
During the last 5 years the ABC purchased 1008 Mantz Street property for future church parking expansion, and recently developed the house for temporary office space for Elderhaus staff, allowing more space for activities in the buildings on the west side of Shields Street. Currently the Long Range Planning team of ABC is considering a potential 3-year plan to donate the 1008 Mantz house office to the Elderhaus Board to be moved to the west rear side of 605 S. Shields for added program space. Together both west side properties owned by the church cover .8 acre of ground. City utilities are already in place. The city has declared in writing that the Mantz house is not of historical significance, and can be moved or dismantled in the future.

The church believes this non-profit mission is and has been a vital contribution to the greater community of Fort Collins since 1980. The Long Range Planning team welcomes city input and help in the initial stages of our plan as to feasibility and possibility. We need to know of any hindrances or impossibilities as we move forward. Currently off-street parking is provided on the west side of Shields which also benefits the city, and is fully needed by Elderhaus for daily service. Hopefully the move of the Mantz house to the rear lawn of the property would not sacrifice any of the current parking area.

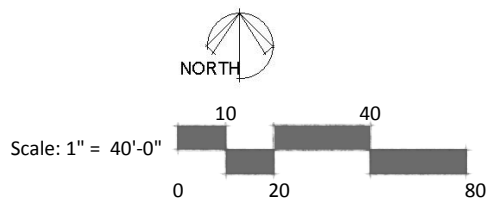
Members of the ABC Long Range Planning team hope to meet with your conceptual review officers at your earliest convenience.

Thank you cordially.

Bice Proth, pastor



Elderhaus Adult Day Care
Conceptual Review



1008 West Myrtle

Existing Building

Site Area	Approx. 100' X 150'	15,000 SF
First Floor area	1,404 SF	Has a full basement

Proposed Expansion

2 Story Structure with full basement	2,562 SF	
Parking		
Existing on-site	16 Spaces	

Totals

Site Area	15,000 SF	
Floor area Proposed	3,966 SF	
On-Site Parking	16 Spaces	

605 South Shields

Existing Building

Site Area	Approx. 100' X 150'	15,000 SF
Existing building Area	2,450 SF	
Existing Parking	14 Spaces	



East Elevation

605 South Shields Street

A Historical Preservation Review For:

Elderhaus

605 South Shields Street
1005 West Myrtle Street
1008 Mantz Place





East Elevation

Structure was built in the 1940's. American Baptist Church, (ABC), purchased the property and initiated Elderhaus services approximately 30 years ago.

605 South Shields Street





East Elevation

605 South Shields Street





East Elevation

605 South Shields Street





East Elevation

605 South Shields Street





North Elevation

605 South Shields Street





West Elevation

605 South Shields Street





West Elevation

605 South Shields Street



West Elevation

605 South Shields Street





West Elevation

605 South Shields Street





West Elevation

605 South Shields Street





South Elevation

605 South Shields Street





Southeast Corner

1005 West Myrtle Street





East Elevation

This property was also built in the 1940's. ABC purchased the property and expanded Elderhaus programs.

1005 West Myrtle Street





East Elevation

1005 West Myrtle Street





North Elevation

1005 West Myrtle Street





West Elevation

1005 West Myrtle Street





South Elevation

1005 West Myrtle Street





South Elevation

This property was also built in 1940's. ABC is curious of the historic value and City assessments of this property.

1008 Mantz Place





West Elevation

1008 Mantz Place





North Elevation

1008 Mantz Place





East Elevation

1008 Mantz Place



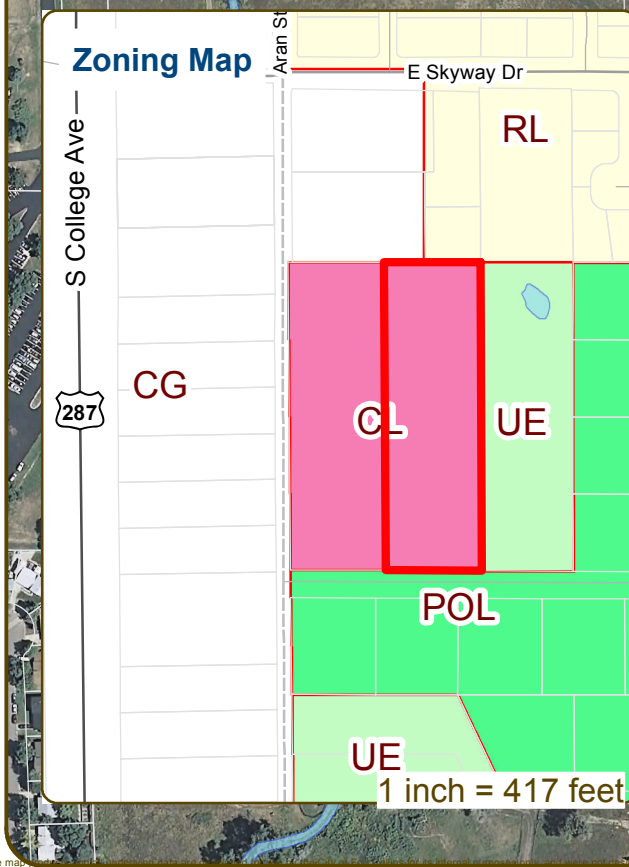
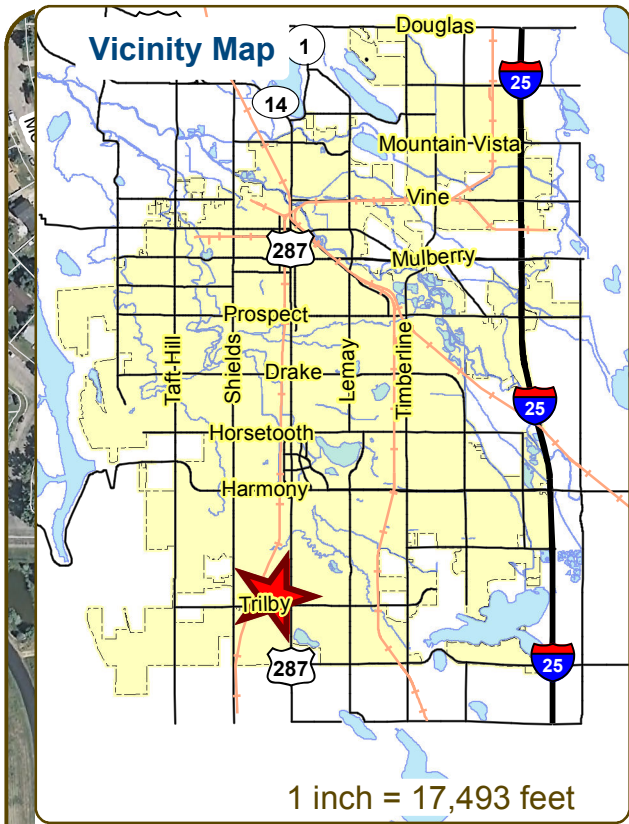
Jim Brannan, AIA
SPC, inc.



Strategic Plan Consulting, Inc.
303-710-1851
1209 St. Croix Place
Fort Collins, CO. 80525



Skyway Drive - Lot 3, Block 1 Lynn Acres Outdoor Vehicle Storage



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

RANDY WHITMAN, OWNER

Business Name (if applicable) _____ NOT APPLICABLE

Your Mailing Address _____ 209 E. SKYWAY DR., FORT COLLINS, CO 80525

Phone Number _____ 970-227-0755 Email Address _____ rhinnies@hotmail.com

Site Address or Description (parcel # if no address) _____ LOT 3, BLOCK 1, LYNN ACRES

PARCEL NO. 96123-06-003

Description of Proposal (attach additional sheets if necessary) _____ OUTDOOR STORAGE OF CARS, BOATS,

TRUCKS & RECREATIONAL VEHICLES

Proposed Use _____ OUTDOOR STORAGE Existing Use _____ VACANT

Total Building Square Footage _____ -0- S.F. Number of Stories _____ -0- Lot Dimensions _____ 208' x 672'

Age of any Existing Structures _____ NO STRUCTURES ARE LOCATED ON THE SITE

Info available on Larimer County's Website: <http://www.co.larimer.co.us/assessor/query/search.cfm>

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Is your property in a Flood Plain? Yes No If yes, then at what risk is it? _____

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Increase in Impervious Area _____ APPROXIMATELY 132,000 SQ. FT. OF GRAVEL SURFACE 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?



SKYWAY DRIVE

S. COLLEGE AVE. (HWY 287)

SITE

Whitman Storage II

Vicinity Map

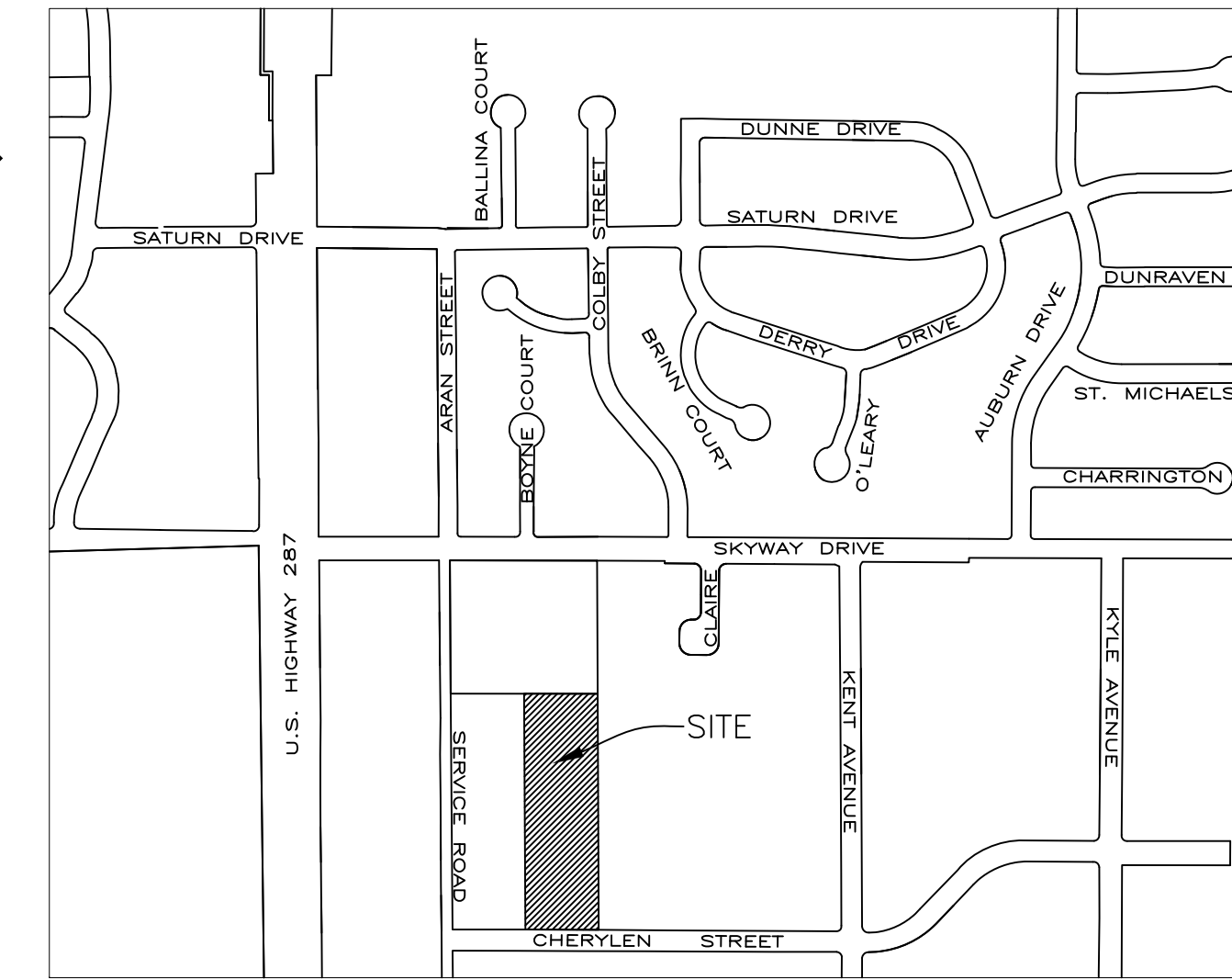
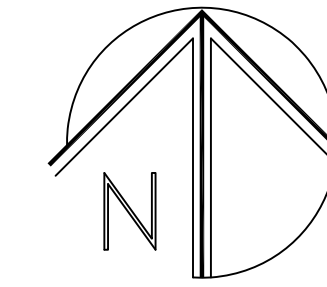


Printed: 11/9/12

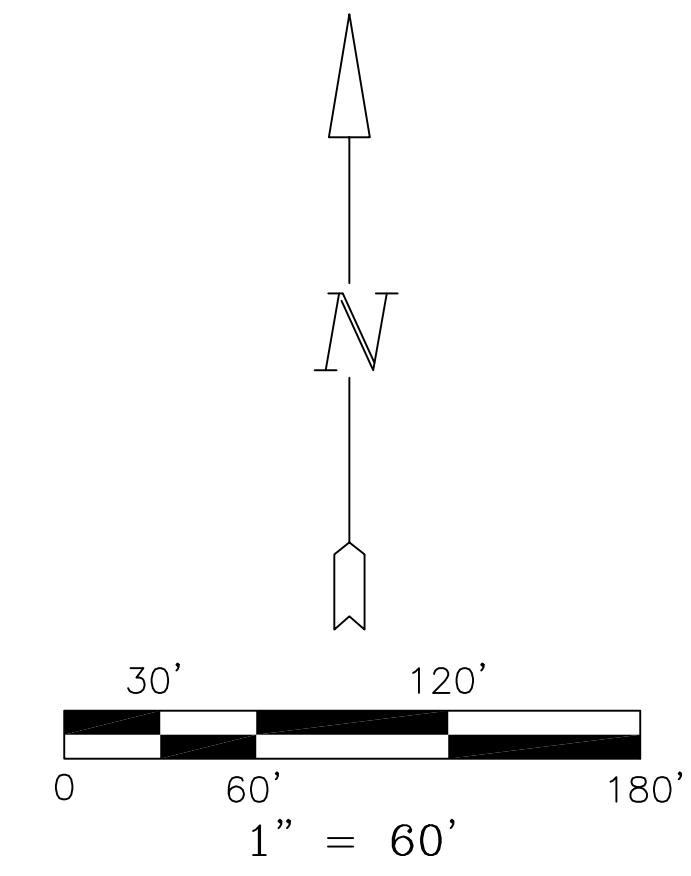
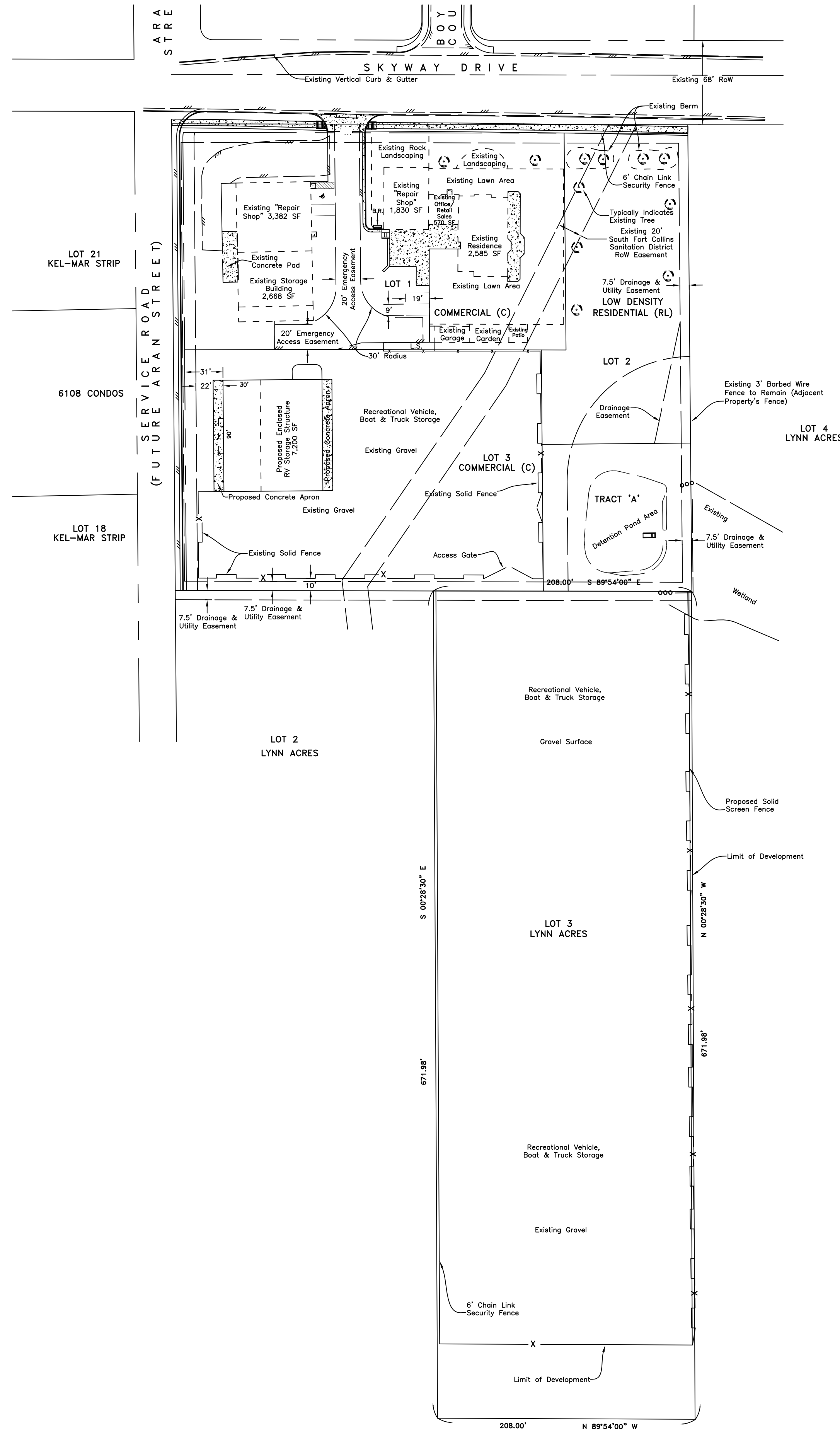
100 m

500 ft

CONCEPT PLAN FOR WHITMAN-II STORAGE FACILITY LOT 3, BLOCK 1, LYNN ACRES SUBDIVISION



VICINITY MAP
SCALE: 1"=500'



REVISIONS	By	Date

DENNIS R. MESSNER, P.E.
Civil Engineering Consultant

1355 N. Cleveland Ave., Suite #1, Loveland, CO 80537 Tele:(970)461-3501

CLIENT: **RANDY WHITMAN**

PROJECT TITLE: **Concept Plan
Lot 3, Block 1, Lynn Acres
Fort Collins, Colorado**

DATE: Nov. 12, 2012

SCALE: AS NOTED

DRAWN: D.A.R.

CHKD: D.R.M.

Project No.
1031-PLA-12

SHEET
1 of 1