

Conceptual Review Agenda

Schedule for 10/21/21

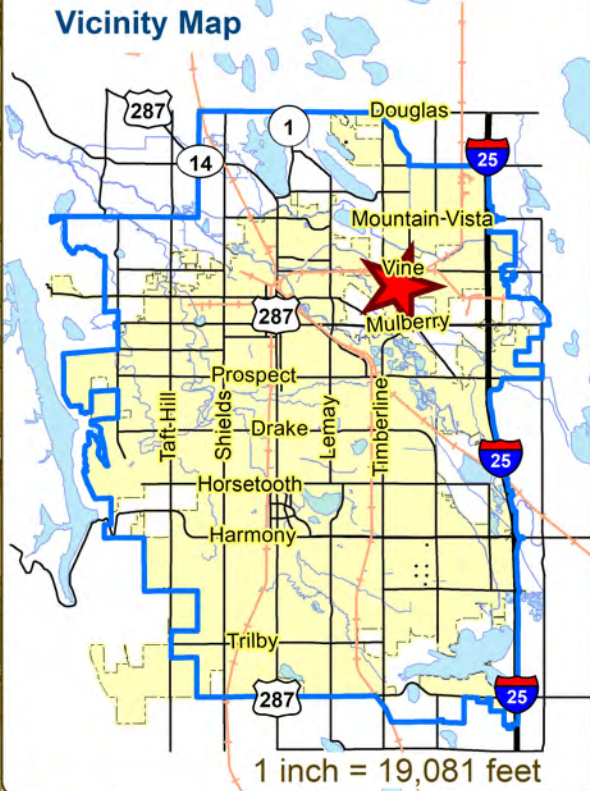
Meetings hosted via Zoom Web Conferencing

Thursday, October 21, 2021

Time	Project Name	Applicant Info	Project Description	
9:15	Mosaic Neighborhood Childcare Center CDR210081	Shelley LaMastra 970-484-8855 slamastra@russellmillsstudios.com	This is a change of use request for the recently approved neighborhood center for the Mosaic Community located at the corner of Sykes Dr and N Timberline Rd (parcel # 8708169001). The proposal includes approximately 5,000 square feet of space for the childcare center. The neighborhood pool approved in the original site plan will not be changed. The proposal includes 13 parking spaces are proposed (13 for the childcare center, 5 for the pool). The site is located directly east of N Timberline Rd. Future access will be taken from Conquest Way to the east. The project is located in the Low Density Mixed-Use Neighborhood (LMN) zone district and is subject to a Minor Amendment (MA) Review.	Planner: Pete Wray Engineer: Marc Virata DRC: Brandy Bethurem Harras

N Timberline Rd & Sykes Dr Retail / Childcare Center

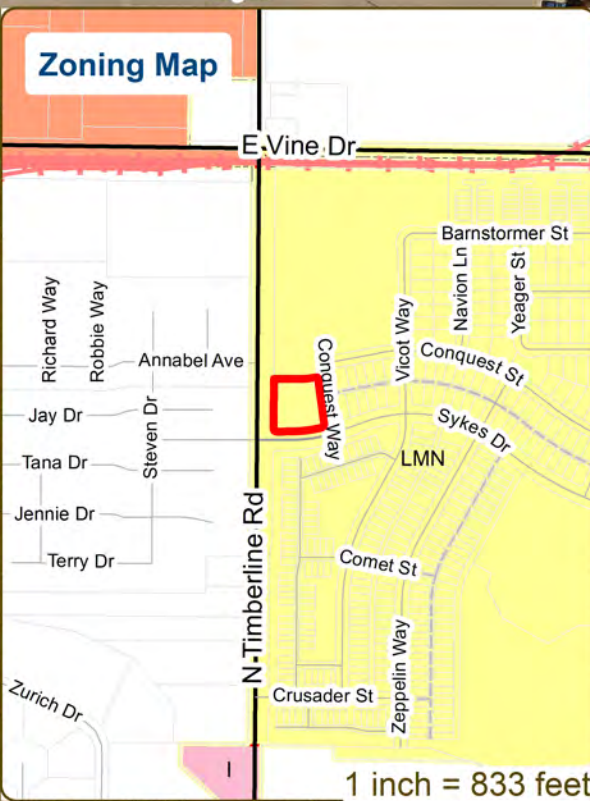
Vicinity Map



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) _____

Shelley LaMastra, RLA Planner and Landscape Architect _____

Business Name (if applicable) Russell + Mills Studios _____

Your Mailing Address 506 S College Ave, Unit A, Fort Collins, CO, 80524 _____

Phone Number 970-484-8855 **Email Address** slamastra@russellmillsstudios.com _____

Site Address or Description (parcel # if no address) _____

NE Corner of N Timberline Road and Sykes Dr. Parcel # 8708170002 _____

Description of Proposal (attach additional sheets if necessary) This is a shared property with the Mosaic _____

Neighborhood Pool. The pool and parking lot have been approved by COFC. This proposal is for a child care center to be located west of the parking lot with two play areas on the north and south side of the building. _____

Proposed Use Child Care Center **Existing Use** Neighborhood Pool (approved) and Vacant _____

Total Building Square Footage 5,000 SF **S.F. Number of Stories** 1 **Lot Dimensions** ~228' x 212' _____

Age of any Existing Structures No current structures - pool house building permit is in process _____

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 _____ 7,285 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 Location



Mosaic Child Care Center

SITE PLAN

Proposed Use

Located at the NE corner of N Timberline Road and Sykes Drive, The lot is a shared use lot with the Mosaic Neighborhood Pool. The pool, associated parking lot and building pad for additional use have been approved by the City of Fort Collins. This proposal is for a 5,000 SF Child Care Center that would serve 68 children and have 7 staff members.

Overall Design Intent

The overall design intent is to add a child care center next to the existing Mosaic Neighborhood to the east and the community across from Timberline Road. The location is also ideal for easy commuting access for anyone coming from other areas in the City.

Current Use

Currently the site is undeveloped. The Neighborhood Pool and parking lot has been approved by the City of Fort Collins and the building permit is in process.

Access & Circulation

Mosaic Child Care Center will be accessed off of Conquest Way. Five (5) of the parking lot spaces are allocated for the pool, the remaining 13 can be utilized for the child care center. Pedestrians will be able to utilize the sidewalks along Conquest Way and Sykes Drive as well as be able to connect onto the trail system to the south in the detention.

Compatibility with Surrounding Area

Architecture will be compatible with the existing buildings in the Mosaic development. The use is compatible with a residential neighborhood.

Natural Features

No natural features are part of this site.

Lighting

All lighting within the residential area will meet City of Fort Collins requirements.

Planting, Lawn, and Street Trees

Streets within Mosaic are established with tree lawns along Sykes Drive and Conquest Way. Proposed planting around the new buildings will continue with the established character of the planting layouts. All plants will be low water use or native to the maximum extent possible.

ENGINEERING**Stormwater Detention**

All stormwater detention and water quality will be handled in the central detention pond that was previously planned and built for the Mosaic Subdivision. Swales adjacent to the plazas and between the pool and child care will convey all water to inlets that will empty in the central detention pond.

Site Drainage

The roofs are anticipated to drain towards the swales surrounding the building and plazas.

Utilities

Water, sewer and electrical services will be stubbed out to this building pad at the time of construction of the Neighborhood Pool and parking lot. These have all been reviewed and approved by City of Fort Collins.

ARCHITECTURE**Design**

The proposed building architecture will be designed to relate to the previously approved retail/commercial and adjacent neighborhood pool building with a modern design aesthetic including a mix of shed roofs and parapets with low slope roofs to further define the massing of the building. Exterior material would be a mix of synthetic stone, stucco and fiber cement siding systems with use of aluminum storefront and vinyl or fiberglass windows. Roofing materials would be architectural asphalt shingles, standing seam metal used with TPO membrane roofing at the low slope roof areas. The main building entrance and secondary entrances to the playgrounds will include a covered entry roof canopies.

PREVIOUS APPLICATIONS

This is the first Conceptual Review application submitted for this project.



Shade shelter



Playhut



Tree Play Structure



Infant Play Area



Animal Panel

SITE DATA
BUILDING AREA:
5,000 SF

STAFF AND CHILDREN:
68 kids
6 staff members plus 1 director = 7 total staff

VEHICULAR PARKING:
REQUIRED CAR PARKING FOR CHILDCARE CENTER:
Two (2) parking spaces per three (3) employees, or one (1) parking space per one thousand (1,000) square feet of floor area, whichever requires the greatest number of parking spaces

PROVIDED CARE PARKING SPACES:
Childcare center (5,000 sf / 7 staff)
Parking spaces required 1 / 1,000 sf minimum = 5 spaces
-or-
2 Spaces / 3 employees = 6 spaces

PARKING SPACE PROVIDED:
13 Total

BIKE PARKING:
REQUIRED BIKE PARKING:
1 / 3,000 SF (MIN. 4) = 4 (100% FIXED)

PROVIDED BIKE PARKING:
4 SPACES (100% FIXED)

OUTDOOR PLAY AREA:
REQUIRED MINIMUM OUTDOOR PLAY AREA:
More than 15 children: 75 square feet per child for 33% of the child capacity of the center
68 Kids * 0.33 = 22.44 * 75 = 1,683 SF

PROVIDED OUTDOOR PLAY AREA:
Infant/toddler play area = 382 SF
2-5 Play area = 1,697 SF
Total provided = 2,079 SF

