

Conceptual Review Agenda

Schedule for 07/07/22

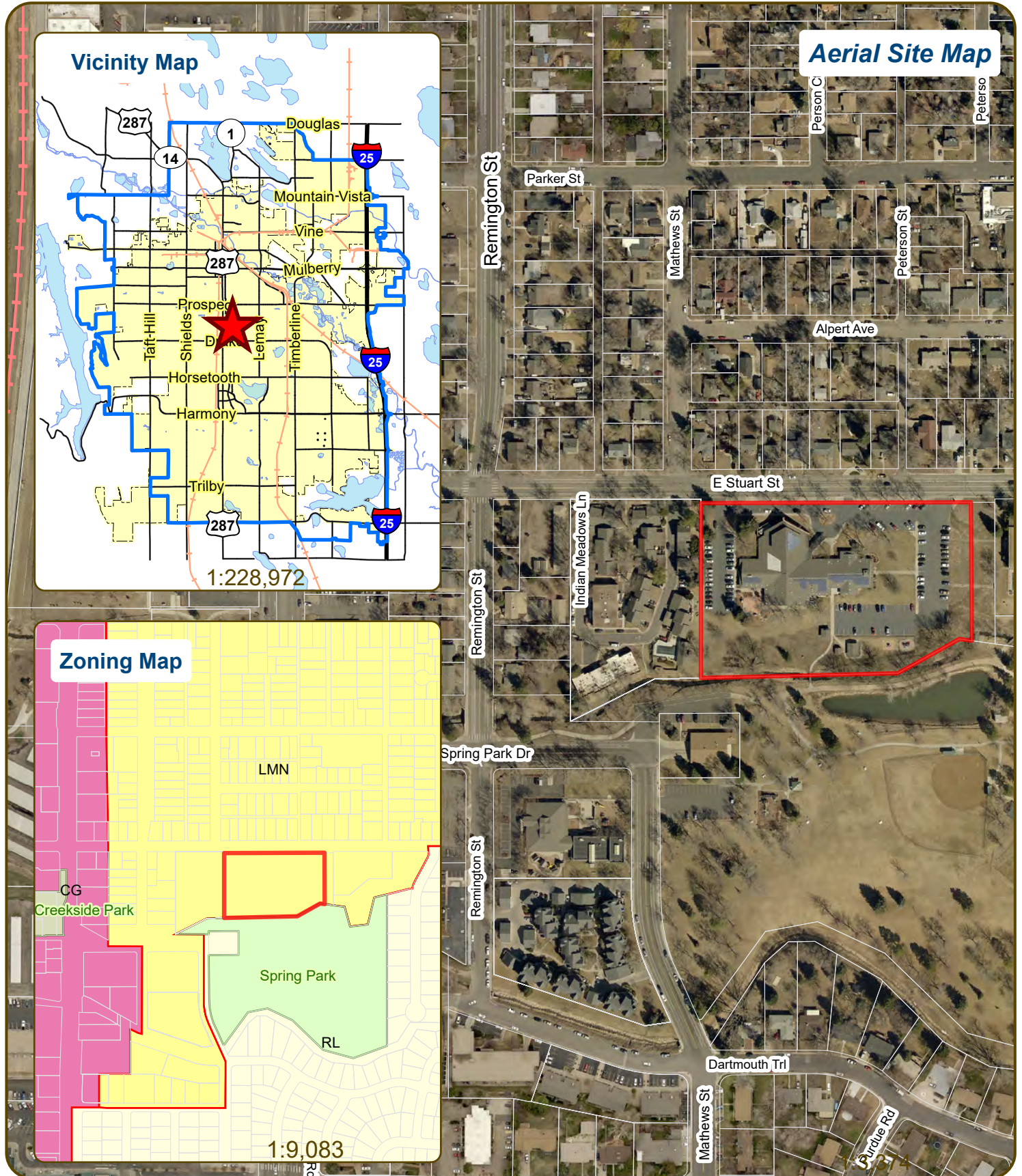
Meetings hosted via Zoom Web Conferencing

Thursday, July 07, 2022

Time	Project Name	Applicant Info	Project Description	
10:15	301 Stuart St. – Place of Worship Expansion and Residences CDR220051	Jan Friedlund 307-690-8094 janfriedlund@msn.com	This is a request to expand the existing place of worship with the potential addition of dwelling units a part of the addition. (parcel # 9724233901). The applicant is requesting to make changes to the existing site plan with the addition of a labyrinth and other landscaping changes, an addition of approximately 5,000sf of new worship space and potentially including affordable dwelling units as part of the new addition. Access is currently taken from E Stuart St directly to the north. The site is located directly south of E Stuart St and approximately 0.17 miles east of S College Ave. The property is within the Low Density Mixed-Use Neighborhood District (L-M-N) zone district and is subject to Administrative (Type 1) Review.	Planner: Will Lindsey Engineer: Sophie Buckingham DRC: Tenae Beane

301 E Stuart St. #9724233901

Place of worship expansion and residential apartments



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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) _____

Jan Friedlund, Consultant (on behalf of) 301 Faith Partners

Business Name (if applicable) _____

Your Mailing Address _____

Phone Number 307-690-8094 **Email Address** janfriedlund@msn.com

Site Address or Description (parcel # if no address) Parcel #9724233901

301 E. Stuart Street

Description of Proposal (attach additional sheets if necessary) Please see attached

Proposed Use 1-Labyrinth, 2-Worship space **Existing Use** Worship and preschool

Total Building Square Footage 26,409 **S.F.** **Number of Stories** 1 **Lot Dimensions** 4.9 ac, 213,705 S.F.

Age of any Existing Structures Built 1974, Remodel 1988

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? (barely - see map)

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

Increase in Impervious Area 1-Labyrinth = 0, 2-Worship space 4,900 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?

Conceptual Review

301 Faith Partners

This request for review is for two projects, the first is installation of a labyrinth. This is the more imminent project and does not include any type of building.

The second review is to learn/understand what requirements or limitations there are as the Partners begin discerning what additional worship space may be developed. *St. Paul's is gathering this information prior to beginning a discernment process with our Partners, which should be noted relative to "acting with the owner's consent".*

- By way of brief background, in 2016 St. Paul's Episcopal Church (SPEC) sold its building at 1208 W. Elizabeth to a developer and the building was subsequently razed. After an exhaustive search of over 100 possible locations, in 2017 the church began worship at Trinity Lutheran Church (TLC) , and the temporary relationship became permanent. Mary of Magdala Ecumenical Catholic Community (MoM) has been and continues to be 'nested' within SPEC.
- Over the past 5 years (including the two CV-19 years), the Partners adopted a vision, policies, and codified the Partnership in a covenant. With the proceeds of the sale of SPEC's building, it is time to build additional worship space. Legal agreements as to building ownership, a ground lease, insurance, and the like is one next step we are undertaking. The other, concurrent next step is to discern *what* to build.
 - Additional worship space as an addition to the existing building or a separate building?
 - Worship space that can be used for community and outreach functions, and is flexible for use by other faith traditions?
 - Worship space with 2nd story affordable apartments above?

Labyrinth

<https://www.labyrinthcompany.com/collections/paver-brick-kits/products/chartresreplicapaverkit>

- The labyrinth is 40' diameter
- Surface is permeable
- Built of preformed concrete pavers that abut, but are not connected
- Pavers to be anchored on a bed of sand. Pavers are 2-3/8" deep, so ~ 6-7" deep
- The site will need to be graded.

Additionally:

- We would like to add shrubs for screening and at least one bench.
- We will create a simple gravel path from the existing sidewalk on the property.
- We would like a small sign to replace the existing one, approximately 3-1/2' W x 3' H on a post or block.

Worship Space

At the present time, the worship schedule is:

TLC	5 pm Saturday	(40 attendees)
SPEC	9 am Sunday	(60 attendees)
TLC	10:30 am Sunday	(70 attendees)
MoM	5 pm Sunday	(50 attendees)

With an additional space, TLC and SPEC would worship concurrently in separate buildings-spaces. The goal is that all congregations could then join in sharing education programs and fellowship events in rooms in the existing TLC building before and/or after services.

TLC	5 pm Saturday	(40 attendees)
<i>TLC & SPEC 10 am Sunday (130 attendees in two separate buildings)</i>		
Mom	5 pm Sunday	(50 attendees)

It may be important to know the approved capacity of the existing TLC sanctuary (worship space) and the commensurate parking requirement. I have counted cars for the two Sunday morning services, and there are no more than 35 during each of the services.

The drawing indicates a single-story building that is either an addition or an adjoining building.

The building would connect to existing utilities.

The space drawn is just under 5,000 sq.ft., (a swag) which is more than ample to accommodate 100 people in auditorium-style seating, and an altar/stage or similar interior structure. The use is essentially for meetings. What is the maximum floor area that can be built on the site?

Entrance to the building would use the existing sidewalk.

There is a large bathroom just inside the door which could be easily accessed; however, we may want more convenient bathrooms within the new building. (See note above re utilities.)

There has been some discussion about having a 2nd story for small affordable apartments, specifically for housing-insecure college students or others in need. It appears that use is allowed, but I don't know about other requirements. It is unlikely that all Partners would agree, but it would be good information to have.

The property is owned by Trinity Lutheran Church, Parcel #9724233901, property address 301 East Stuart Street.

The property is occupied by the 301 Faith Partners:

Trinity Lutheran Church and TLC Preschool
St. Paul's Episcopal Church
Mary of Magdala Ecumenical Catholic Community

Thank you,

/S/

Jan Friedlund
Senior Warden
St. Paul's Episcopal Church
On behalf of the 301 Faith Partners
307-690-8094
janfriedlund@msn.com

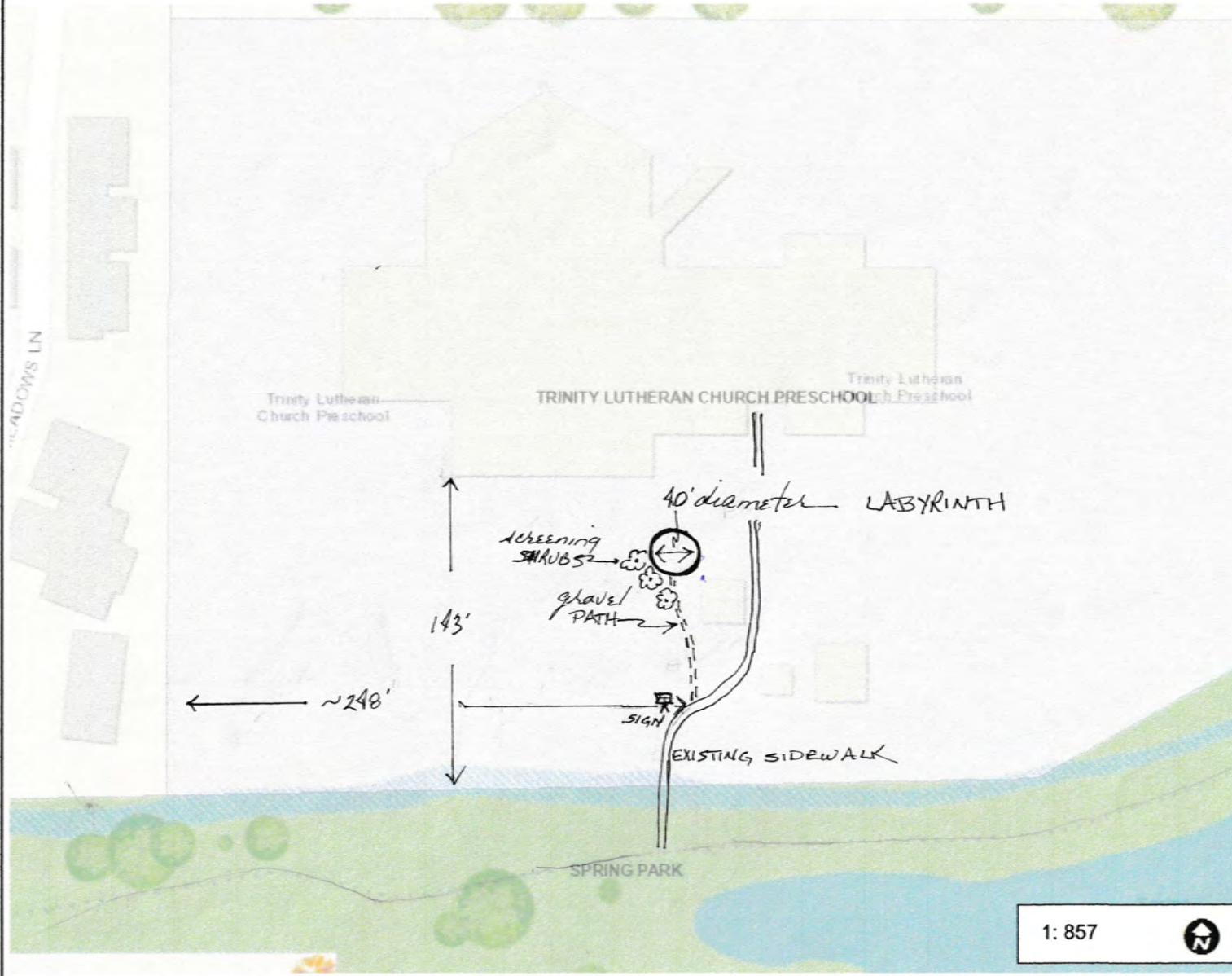
<https://www.stpauls-fc.org/>
<https://www.marymagdalafc.org/301-faith-partners>



Legend

- Parcels
- Growth Management Area
- Parks
- Schools
- Natural Areas
- City Limits

Notes



1: 857

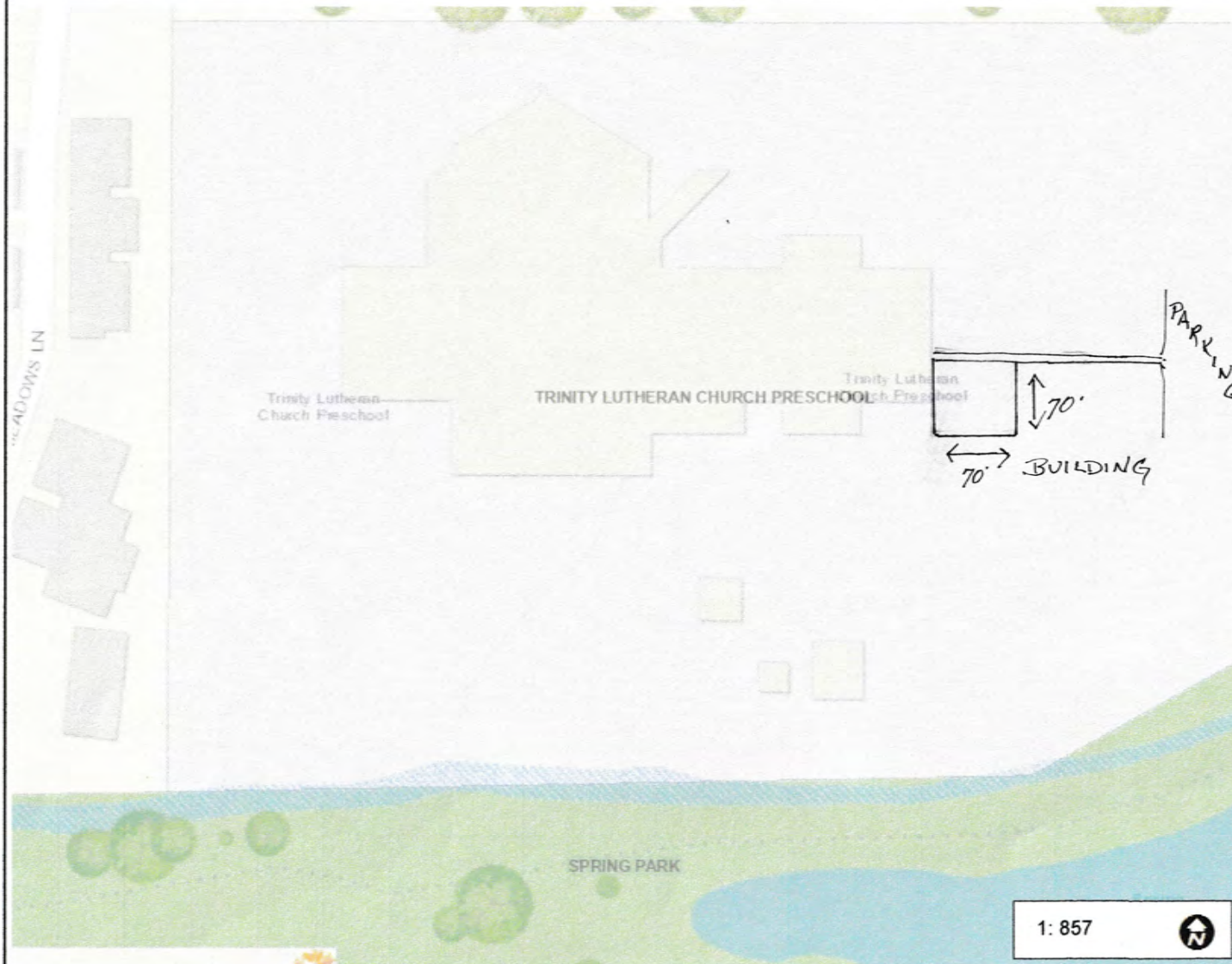


143.0 0 71.50 143.0 Feet



Legend

- Parcels
- Growth Management Area
- Parks
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Notes

This map is a user generated static output from the City of Fort Collins FCMaps Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.



Legend

FEMA Floodplain

- FEMA High Risk - Floodway
- FEMA High Risk - 100 Year
- FEMA Moderate Risk - 100 / 500 Yr

City Floodplains

- City High Risk - Floodway
- City High Risk - 100 Year
- City Moderate Risk - 100 Year

- City Limits



1: 1,715



Notes

286.0 0 143.00 286.0 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
City of Fort Collins - GIS

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