

Conceptual Review Agenda

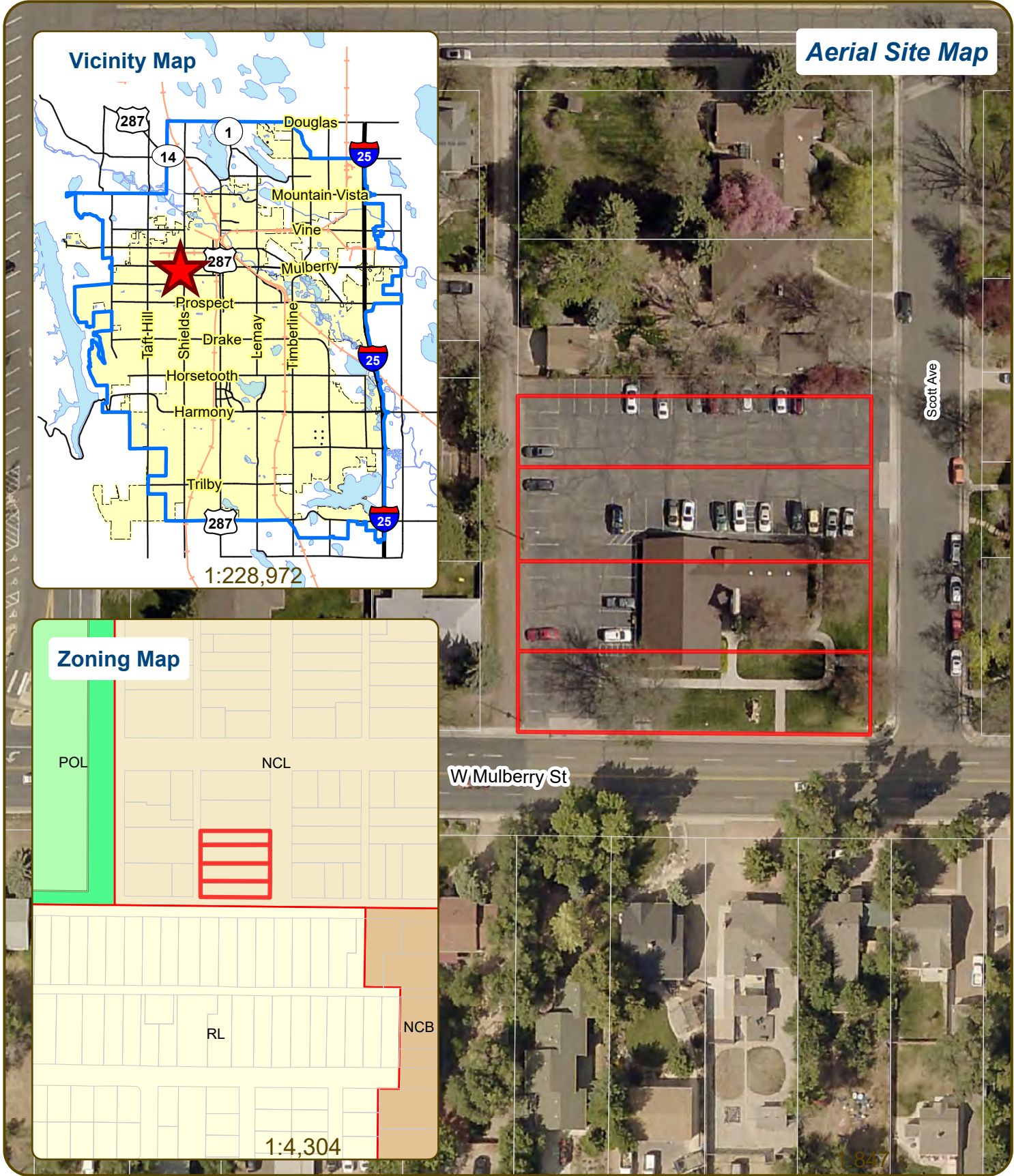
Schedule for 11/03/22

Meetings hosted via Zoom Web Conferencing

Thursday, November 03, 2022

Time	Project Name	Applicant Info	Project Description	
11:15	First Church of Christ, Scientist - Parking Renovation CDR220086	Paul Hellmund 970-231-8970 paul.hellmund@gmail.com	This is a request to revise the existing parking plan at 1230 W Mulberry St. (parcels # 9710425901, 9710425902, 9710425903, 9710425904). This proposal is to reconfigure and enhance the existing parking lot. Work could include a new parking plan with additional landscaping and/or pervious paving. Access would be taken from W Mulberry St to the south and from Scott Ave to the east. The property is directly north of W Mulberry St. and approximately 0.09 miles west of S Shields St. The property is within the Neighborhood Conservation, Low Density District (N-C-L)) zone district and is subject to a Minor Amendment Review.	Planner: Katelyn Puga Engineer: Tim Dinger DRC: Todd Sullivan

First Church of Christ, Scientist - Parking Renovation Minor Amendment



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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>.

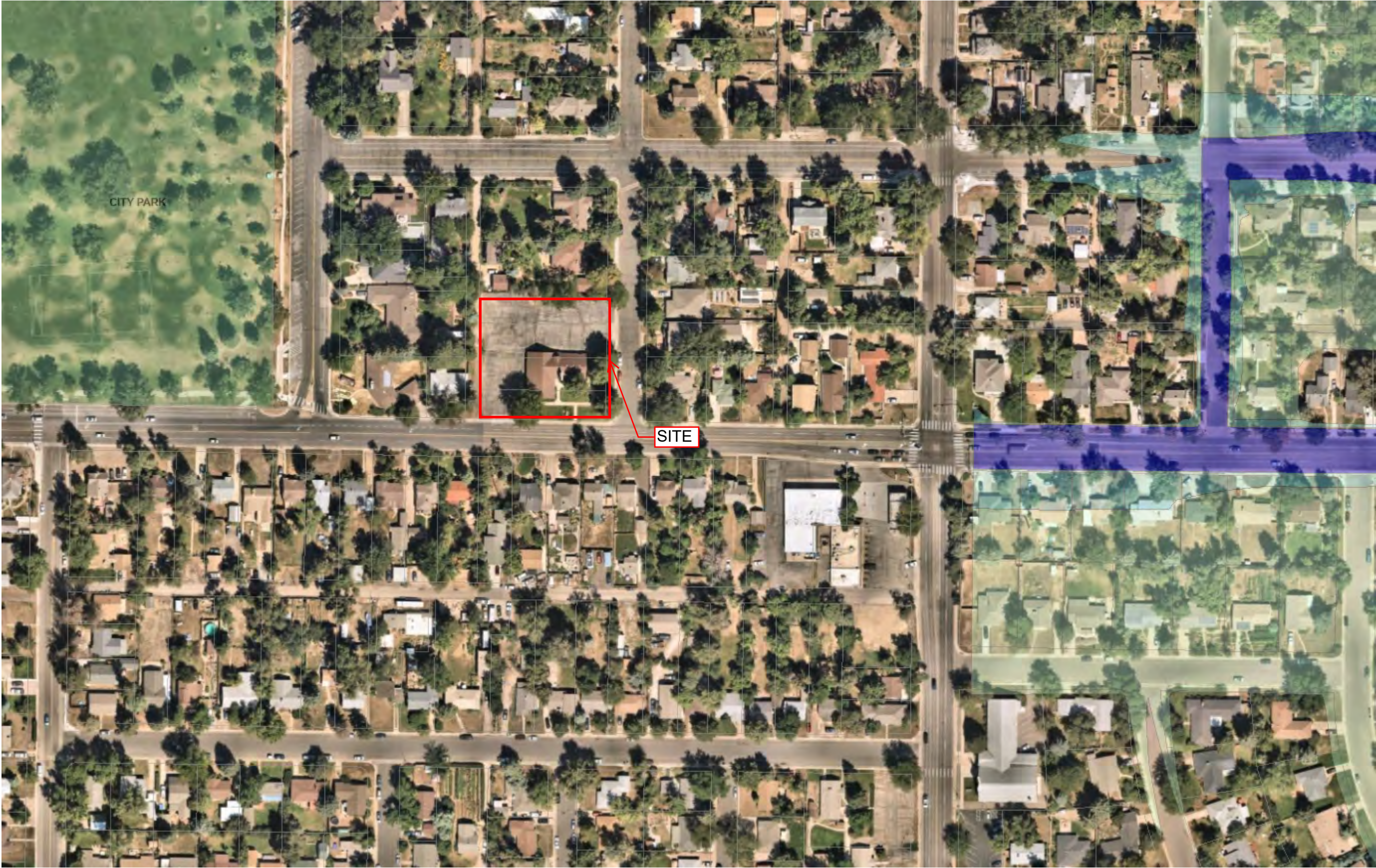
Increase in Impervious Area _____ S.F.
(Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

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?



- Legend**
- Parcels
 - FEMA Floodplain**
 - FEMA High Risk - Floodway
 - FEMA High Risk - 100 Year
 - FEMA Moderate Risk - 100 / 500 Yr
 - FEMA Map Panel**
 - City Floodplains**
 - City High Risk - Floodway
 - City High Risk - 100 Year
 - City Moderate Risk - 100 Year
 - Growth Management Area
 - Parks
 - Schools
 - Natural Areas
 - City Limits



1: 1,715





- Legend**
- Street Names
 - Parcels
 - Growth Management Area
 - Parks
 - Schools
 - Natural Areas
 - City Limits



71.0 0 35.50 71.0 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
City of Fort Collins - GIS

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.

1: 429



Notes

Parking Lot Concepts:

- A. Reduce impervious surfaces, add plants
- B. Some combination of asphalt and permeable paving



Our church members aim to create a unified outdoor design for our church that embodies new direction, perspective, and visions of excellence, virtue, benevolence, and good will, through a landscape that is beautiful/welcoming, safe, resilient, and affordable.

The design criteria we developed for evaluating plans

To create a unified outdoor design for our church that embodies new direction, perspective, and visions of excellence, virtue, benevolence, and good will:

- 1. Beautiful/Welcoming:** Expresses the dignity, freshness, vitality, neighborliness, and beauty of Christian Science and is welcoming (not cloistered)
 - Is the design attractive/uplifting and welcoming to those coming to services, passing by, living nearby?
 - Is the design attractive, but modest?
 - Does the design provide seasonal interest, rather than appearing static?
 - Does the design accommodate neighbors' access to their backyards (including for the large RV)?
 - Does the design communicate welcome?
 - Are the front, back and sides of the property integrated?
 - Does the design make obvious that our church is vital and active, and that people are here and use the church (bench, paths)
- 2. Safe:** Fulfills the need for safe and sufficient parking, driving, walking, and sitting
 - Is the design safe and efficient for all, in all seasons?
 - Is the design practical and functional?
 - Is the space "defensible," i.e., it doesn't create areas hard to police?
 - Legal: Meets the city and community requirements for the same, including number of parking spaces and use of plants
 - Will the city and fire department approve the design, including adequate parking spaces, shielding of alley, requirements for number and sizes of plants?

- 3. Resilient:** Follows best current practice for [Sustainable] respect for the earth [environmentally friendly] installment and maintenance, especially related to stormwater, heat island effect, energy conservation
 - Will the design infiltrate into the ground as much stormwater as reasonable, without compromising the building?
 - Are new plantings low or no water requiring (after becoming established)?
 - Will the design substantially reduce our contribution to the heat island effect?
 - Will plants in the design help reduce cooling demand in the summer without increasing the need for heating in the winter.
 - Does the design emphasize plant color and interest through perennials and woody vegetation, rather than through massive annuals (which require more water)
 - Is plant palette diverse?
 - Does the design use native, natural materials?
 - Best practice (alternative) materials
- 4. Affordable:** Within the congregation's means to create and maintain
 - Is the design one that members and attendees will support financially, both to realize, and also to maintain.
 - Does the design represent value to the church (e.g., "Would we save on heat?")
 - Does the design represent value to the community?
 - Strong cost/benefit - life cycle costing



10 feet
18 feet
18 feet
20 feet

Each parking space (min): 9'x18'
Travel lane (min): 24'

Overall: This concept plan represents a "30% reduction in area devoted to parking and driving.



Option A: Reduce impervious surfaces



A. View on west from Mulberry, looking north



B. View on west, looking north



C. View of northwest corner, looking north-east. Corner for snow storage.



D. View from northwest corner, looking east. Swale along fence catches parking lot runoff.



E. View from northeast of patio and canopy at cloak room door, with drop-off area



F. View from east of patio and canopy at cloak room door



G. View of patio and canopy at cloak room door, with drop-off area



H. Dry stream bed (or path) along north side of church building, infiltrates stormwater from the roof (at least 10' from foundation)