

# Conceptual Review Agenda

Schedule for 12/01/22

Meetings hosted via Zoom Web Conferencing

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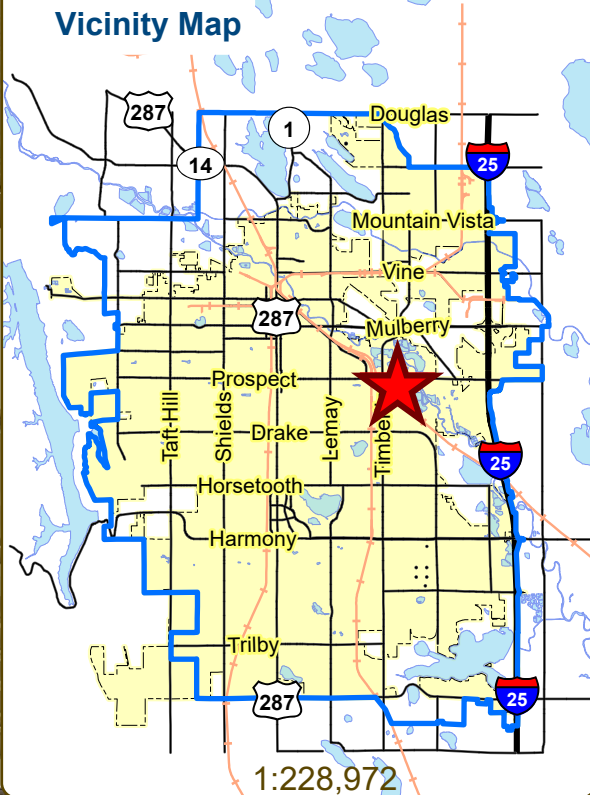
## Thursday, December 1, 2022

Time	Project Name	Applicant Info	Project Description	
11:15	<b>Mountain Sage Community School Expansion</b>  <b>CDR220094</b>	Peter Ewers 303-271-0977 peter@ewersarchitecture.com	This is a request to expand the existing school at 2310 E Prospect Rd. (parcel # 8717306906). The applicant proposes to add approximately 7,500 square feet on a new upper floor above the east wing of the existing school. Also, exterior upgrades include converting a portion of the parking lot to a hard surface playground during school hours and additional fencing for kindergarten playground. Access is taken from Prospect Pkwy to the east. The site is approximately 0.19 miles east of S Timberline Rd and directly north of E Prospect Rd. The property is within the Employment District (E) zone district and the project would be subject to Site Plan Advisory Review (SPAR).	<b>Planner: Arlo Schumann</b> <b>Engineer: Tim Dinger</b> <b>DRC: Todd Sullivan</b>

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# Mountain Sage Community School Expansion School Addition

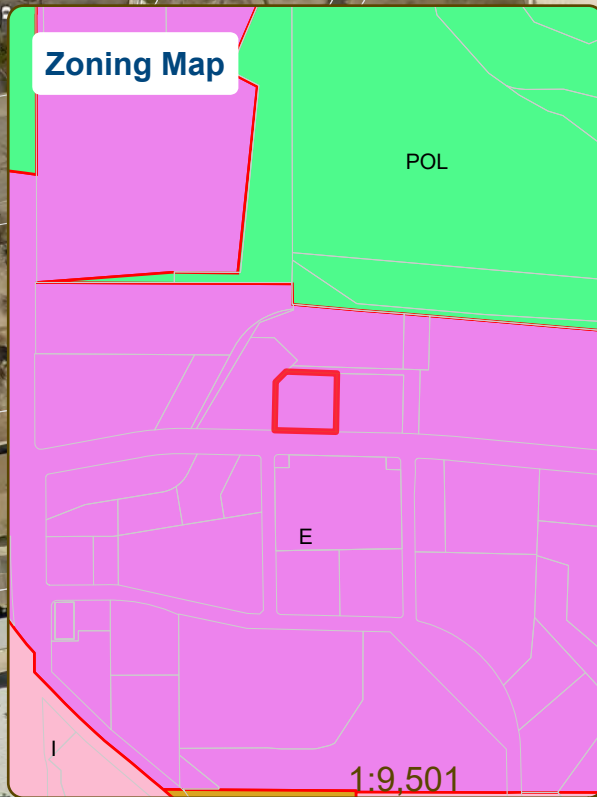
Vicinity Map



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](mailto: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>.

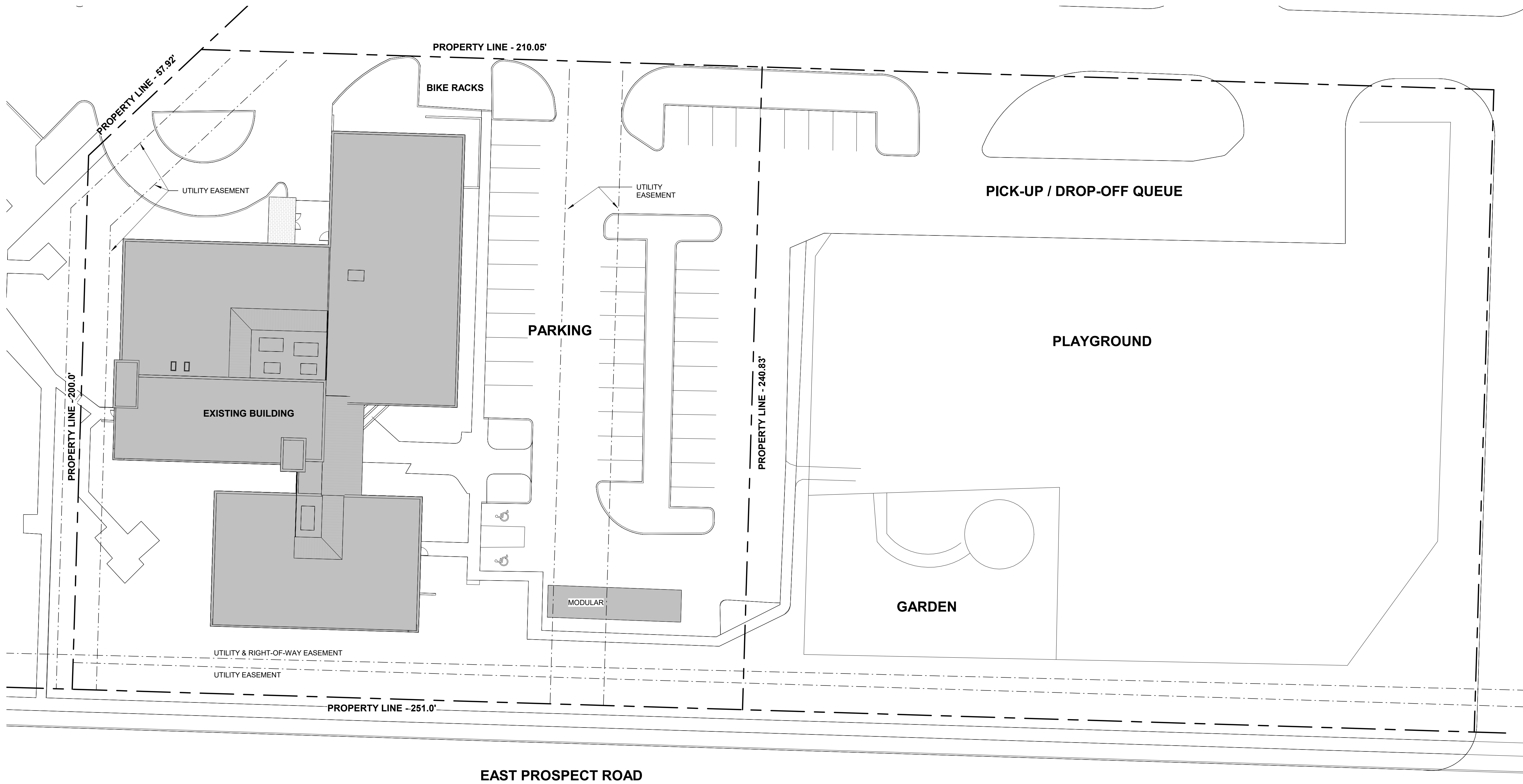
Increase in Impervious Area \_\_\_\_\_ S.F.  
(Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

**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?



1/13/2022 3:20:58 PM  
Autodesk Docs//1840-Mountain Sage/1840-MP4.rvt  
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# 1 SITE PLAN

1" = 20'-0"

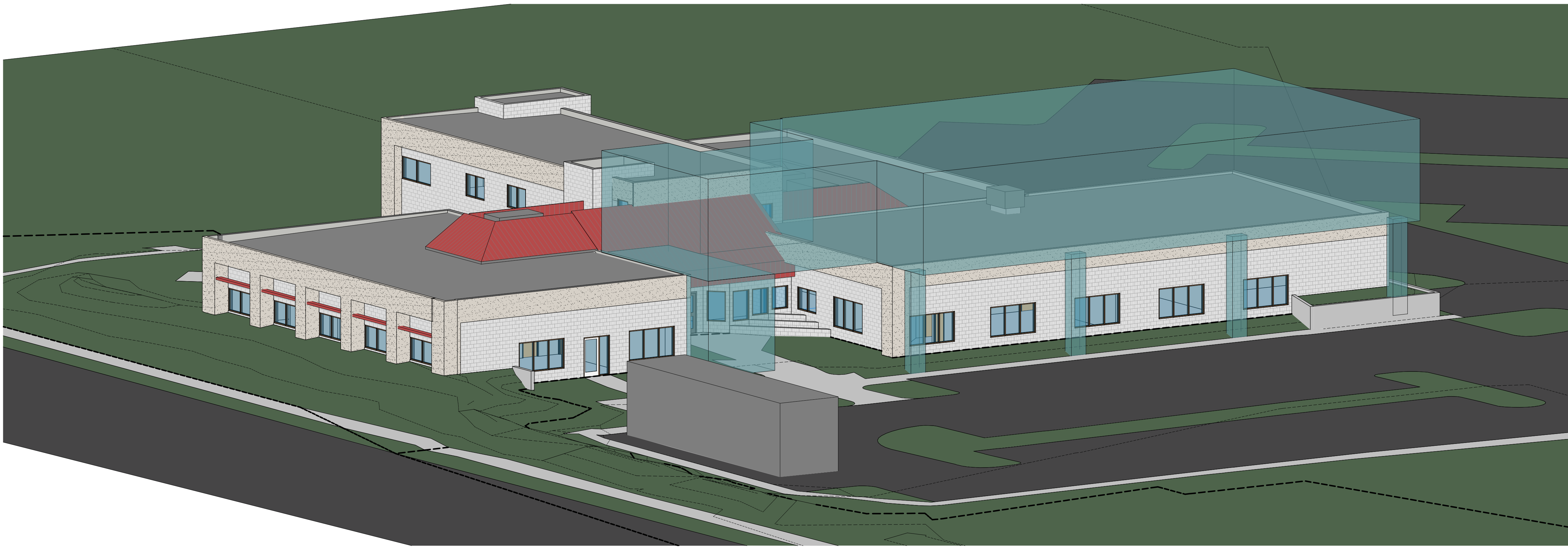


## EXISTING OVERALL SITE PLAN

MOUNTAIN SAGE COMMUNITY SCHOOL

2310 EAST PROSPECT ROAD FORT COLLINS COLORADO 80525

SCALE	1" = 20'-0"
PROJECT NUMBER	1840
DRAWN BY	AEO
CHECKED BY	PJE
DATE	11.03.22
REVISIONS	



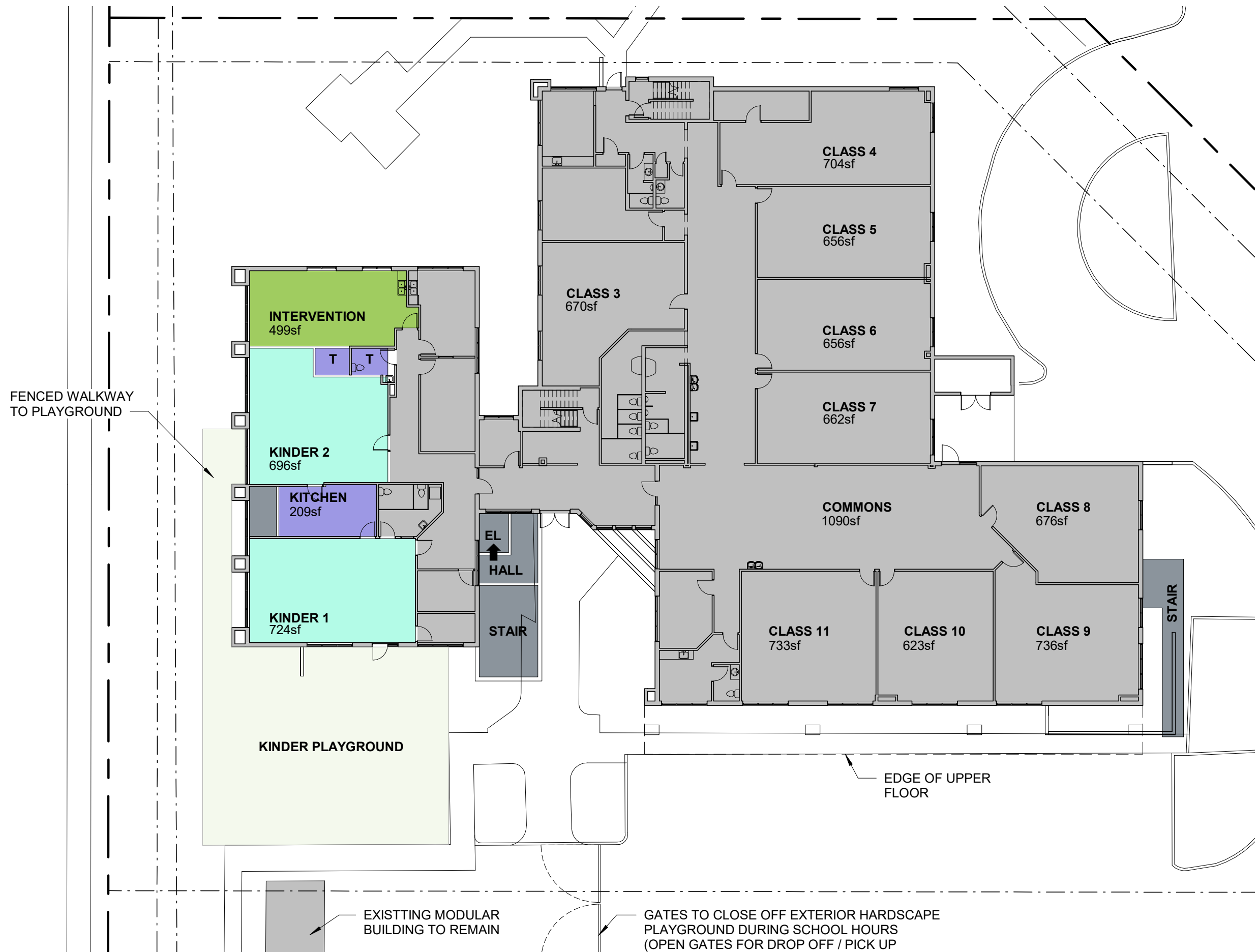
COLOR KEY

EXISTING
existing spaces with no major remodel
CIRCULATION
hallways, stairs, elevator
UTILITY
toilets, mechanical/electrical, storage
STAFF AREAS
offices, break room
EDUCATION SUPPORT
movement, special education, intervention
CLASSROOMS
grade levels, specials
GATHERING SPACES
entry, commons

3 AERIAL 3D PHASE 1



2 SECOND FLOOR PLAN  
1" = 20'-0"



1 MAIN FLOOR PLAN  
1" = 20'-0"

MASTER PLAN phase I - DESCRIPTION

Phase I focuses on new construction over the northern part of the existing east side of the building, with a remodel of the first floor of the south wing to create a second Kindergarten room adjacent to the existing.

MASTER PLAN phase I - PRO'S

- Construction along the east face of the building allows a new appearance as you approach the building.
- Minimal expansion on the main floor leaves the exterior areas open to be used for other uses.
- Adding an exterior stair at the north end of the new second floor reduces the amount of enclosed construction and provides an easy path from the new spaces to the parking area.

MASTER PLAN phase I - CON'S

- Second floor addition over existing spaces will require some structure to be installed through the existing main floor spaces.
- Cantilever of upper floor over sidewalk adds additional 408sf to phase 1. This adds an extra 2' to the hall and 50sf to classrooms 17, 18, 19 & 20 with a potential added cost of \$160,000.

PHASE I AREA CALCULATIONS

	EXST TO REMAIN	EXST TO REMODEL	ADD'N	TOTAL
1st FLR	14,343sf	1,255sf	446sf	16,044sf
2nd FLR	2,431sf	0sf	7,043sf	9,474sf
TOTAL	16,774sf	1,255sf	7,489sf	25,518sf

PHASE I CONSTRUCTION COST ESTIMATE

	AREA	COST/SF	COST
REMODEL	1,255 sf	\$ 150 /sf	\$ 188,250
ADDITION	7,489 sf	\$ 400 /sf	\$ 2,995,600
TOTAL			\$ 3,183,850

MASTER PLAN phase I

MOUNTAIN SAGE COMMUNITY SCHOOL  
2310 EAST PROSPECT ROAD  
FORT COLLINS  
COLORADO  
80525

MP.1  
MASTER PLAN  
SCHEME E

ewers  
ARCHITECTURE  
1420 WASHINGTON AVENUE GOLDEN COLORADO 80401  
303.271.0977 - EWERSARCHITECTURE.COM