

Conceptual Review Agenda

Meetings hosted via Zoom Web Conferencing

Review Date

2/16/2023 10:15 AM

Project Name

Mtn Sage Expansion

CDR230010

Applicant

Peter Ewers

303-271-0977

peter@ewersarchitecture.com

Planner: Arlo Schumann

Engineer: Tim Dinger

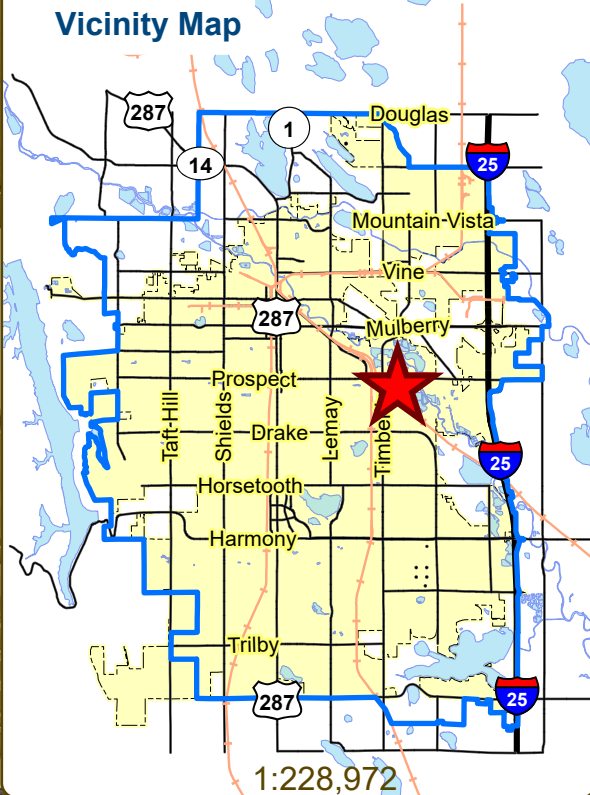
DRC: Todd Sullivan

Description

This is a request to expand the existing school at 2310 E Prospect Rd. (parcel # 8717306906). The applicant proposes to add an approximately 9,000 square feet addition to the southeast of the existing school. The applicant proposes to use gates to limit drive access in the parking lot to enable the use of a portion of the parking lot as a hard surface playground during school hours, and construct a new Kindergarten playground at the southwest of the current school. Also, exterior upgrades include converting a portion of the parking lot to a hard surface playground during school hours and additional fencing for the 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).

Mountain Sage Community School Expansion School Addition

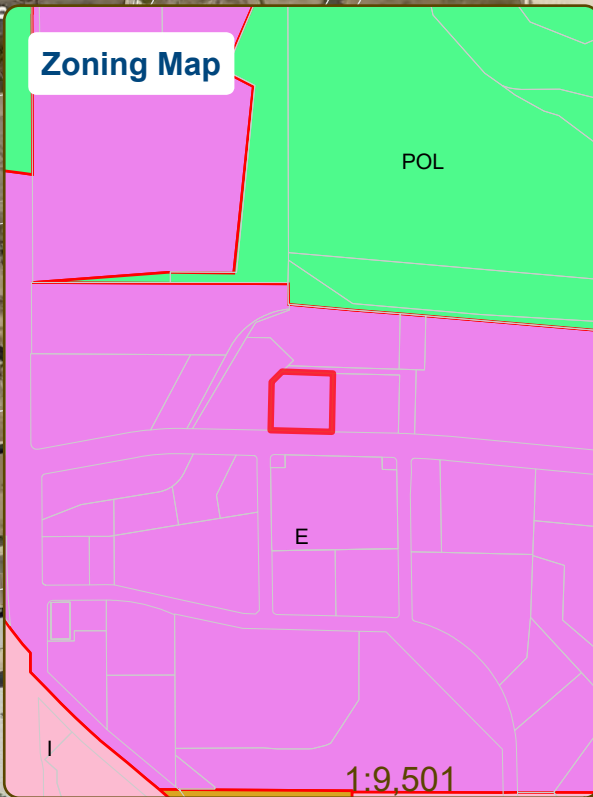
Vicinity Map



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. 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?



ewers ARCHITECTURE

February 2, 2023

Todd Sullivan
Development Review Coordinator
City of Fort Collins
e-mail: tsullivan@fc.gov

Mr. Sullivan:

We are pleased to present our formal concept review submittal for the Mountain Sage Community School expansion project at 2310 East Prospect Road.

We would like to provide an overview the project, plus some specific areas that may be of interest to the reviewers:

1. The school is a public charter school and is approximately 18,000sf and currently has approximately 300 students, from Kindergarten through 8th grade.
2. This project will add approximately 9,000sf and allow the school to serve an additional 120 students.
3. In order to fit the addition on the site and provide a new secure entrance, the
4. The primary addition is an extension of the first floor, at grade to the southeast of the existing school.
5. There is a current second floor to this building, and that floor will not be expanded.
6. Parking:
 - a. Several parking spaces will be removed from the existing parking lot, to provide space for the addition, plus a larger hard surface playground area and direct access to the existing playground area.
 - b. Large gates will separate the hard surface playground from the parking lot.
 - c. The gates will only be closed when the school is in operation. When the school is closed the gates will be open to allow full automobile movement through the parking lot, and full movement for the drop-off and pick-up times.
 - d. The school and the adjacent church (Mountain View Community Church) have a parking agreement for the school to use church parking areas during school hours, and for the church to use the school parking areas during evening and weekends.
7. There is a large existing queuing area for vehicles to line up during the drop-off and pick-up times. With the addition of 120 more students, there

will be additional vehicles during these times. See the new queueing plan which uses the entire parking lot and this adds additional spaces for vehicles to queue while waiting to pick up or drop off students.

8. The current bicycle parking at the north end of the site will be moved to the east end of the school, so these three parking spaces will once again be available for car parking.
9. No changes are anticipated at the northwest corner of the site which currently has a fire department turnaround.
10. The Kindergarten wing (on the first floor, south wing of the existing school) will share a new playground at the southwest corner of the lot. A new solid fence will enclose the playground to provide security and some sound barrier from Prospect.
11. There is an existing modular building in the parking lot that will be removed.
12. In order to make room for this addition, the existing easement that runs north-south through the parking lot must be abandoned and replaced with a new easement at the east property line, sharing the easement with the property to the east. Our survey shows that there is a water main, gas and phone in that easement, and all those lines will be moved to the new easement location.

Many of the reviewers will remember this project from our previous design where we proposed building above the existing school. This design was not possible because of the increased cost and the need to vacate the classrooms on the first floor below the addition.

Please see the attached documents:

- Master Plan floor plans, site plan & 3D massing diagram.
- Existing floor plans and site plan
- Vehicular queuing plan

We look forward to your comments and conversation around this important project that will help educate more students in Fort Collins.

Sincerely,

A handwritten signature in purple ink, appearing to read "Peter J. Ewers", with a long horizontal flourish extending to the right.

Peter J. Ewers, AIA, LEED AP



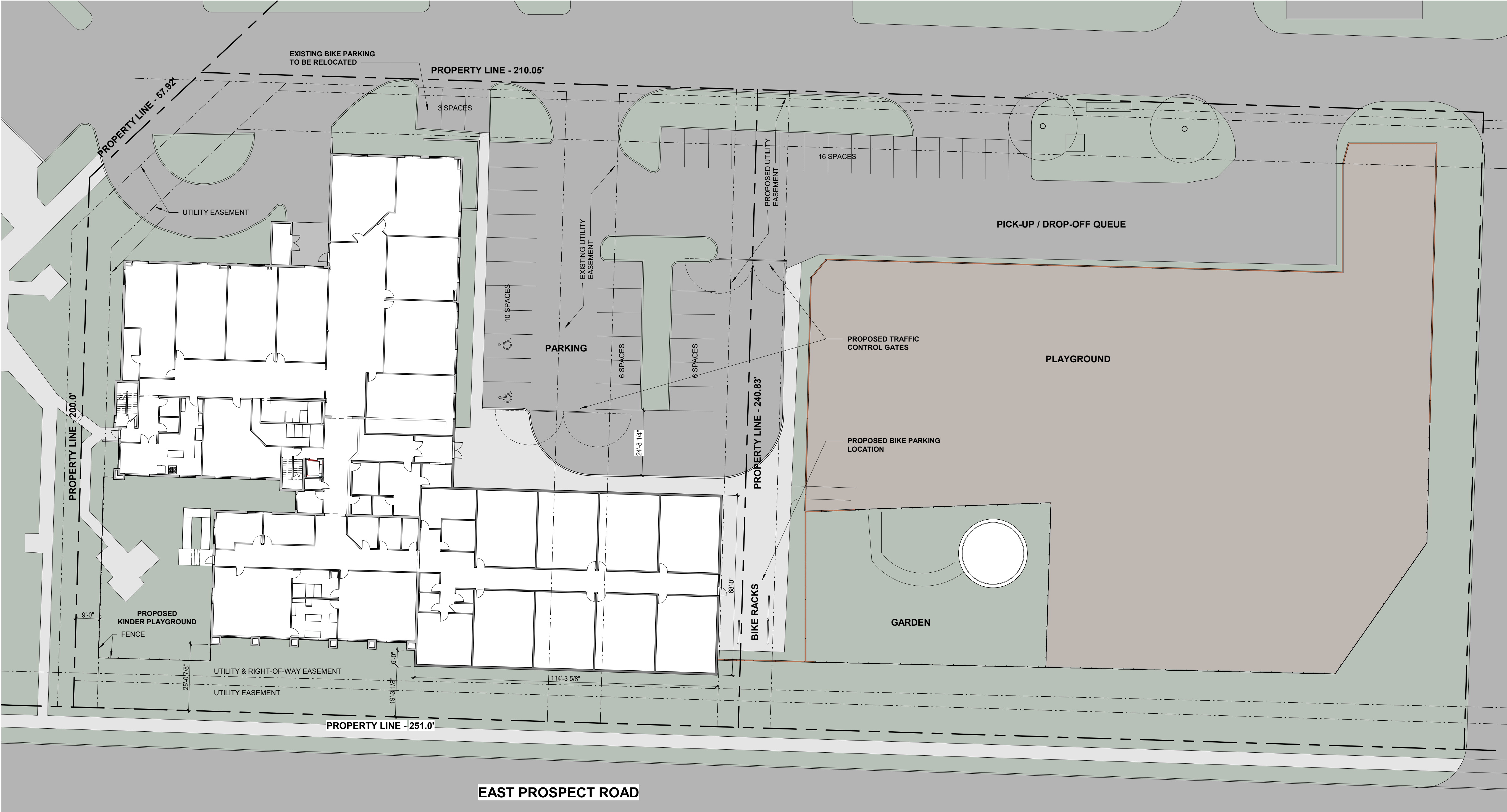
EXISTING AREA:

	TOTAL
1st FLR	15,598sf
2nd FLR	2,154sf
TOTAL	17,752sf

PROPOSED PROJECT TOTALS:

	EXST TO REMAIN	EXST TO REMODEL	ADD'N	TOTAL
1st FLR	10,641	4,957sf	8,969sf	24,567sf
2nd FLR	1,331sf	823sf	55sf	2,209sf
TOTAL	11,972sf	5,780sf	9,024sf	26,776sf

2 3D MASSING DIAGRAM - PHASE 1



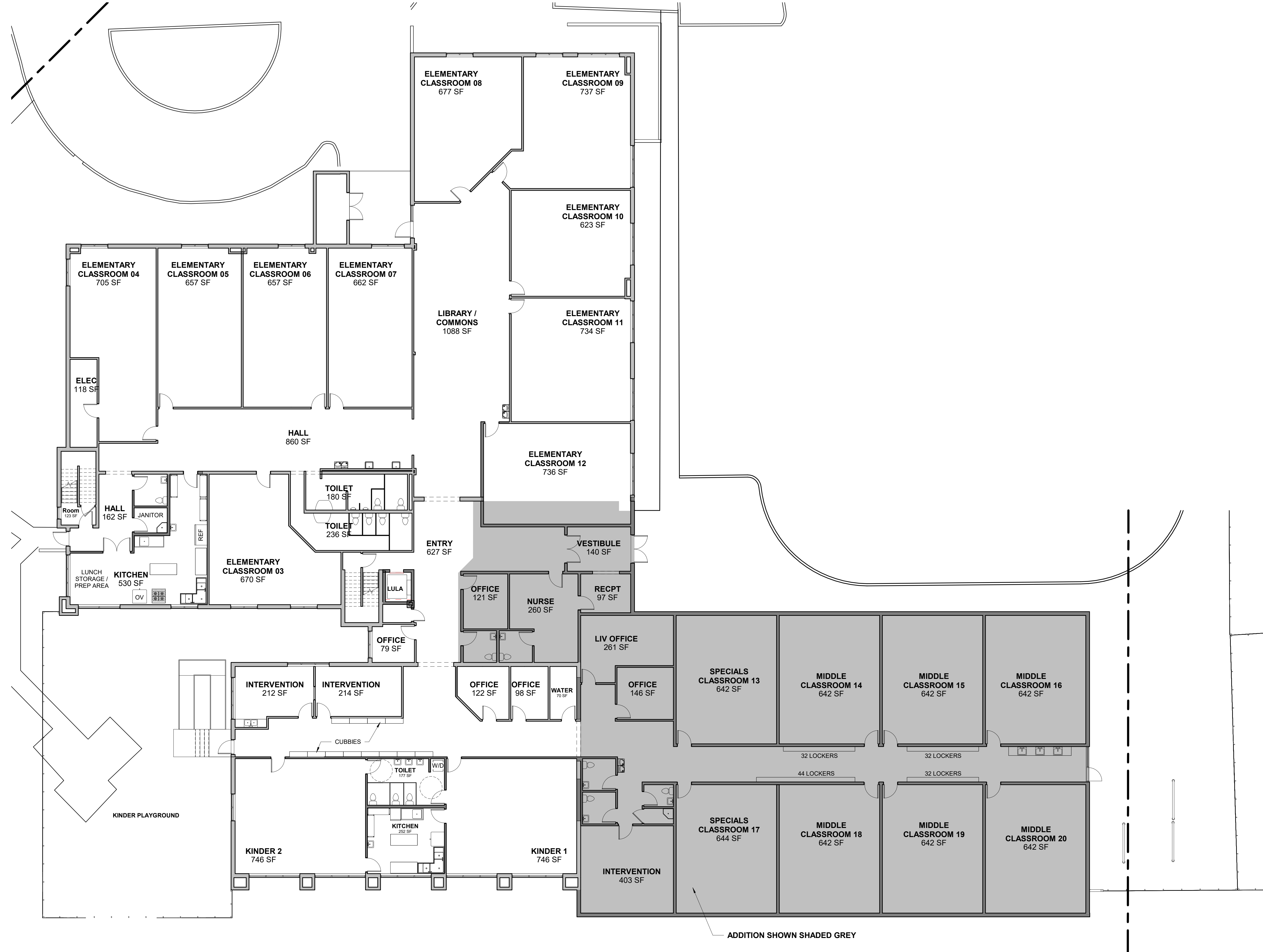
1 SITE PLAN
1" = 20'-0"

SITE PLAN & MASSING DIAGRAM

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 02.02.23
REVISIONS

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1 MAIN FLOOR PLAN
1" = 10'-0"



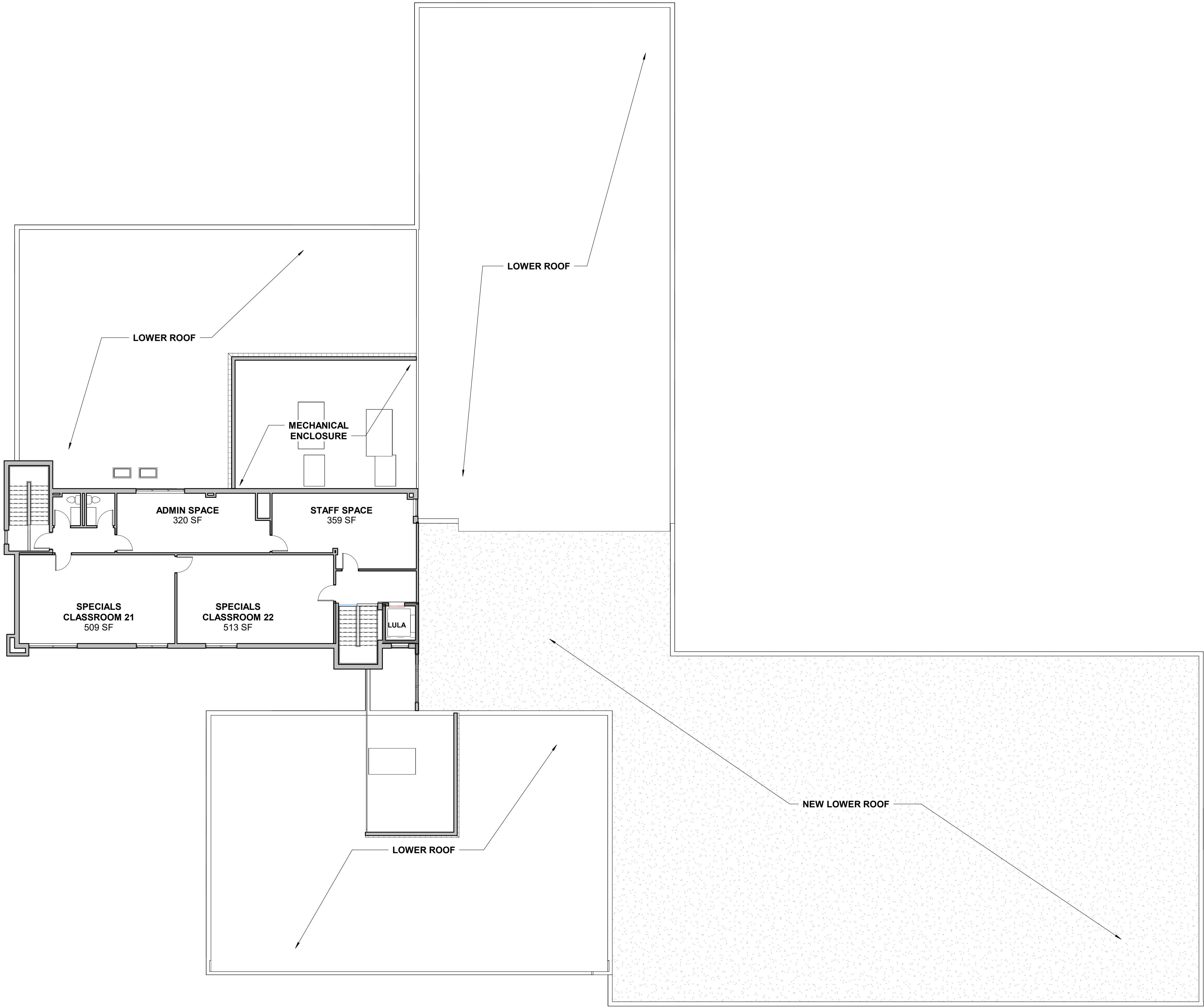
FIRST FLOOR PLAN

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

SCALE	1" = 10'-0"
PROJECT NUMBER	1840
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CHECKED BY	PJE
DATE	02.02.23
REVISIONS	

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1 SECOND FLOOR PLAN
1" = 10'-0"



SECOND FLOOR PLAN

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

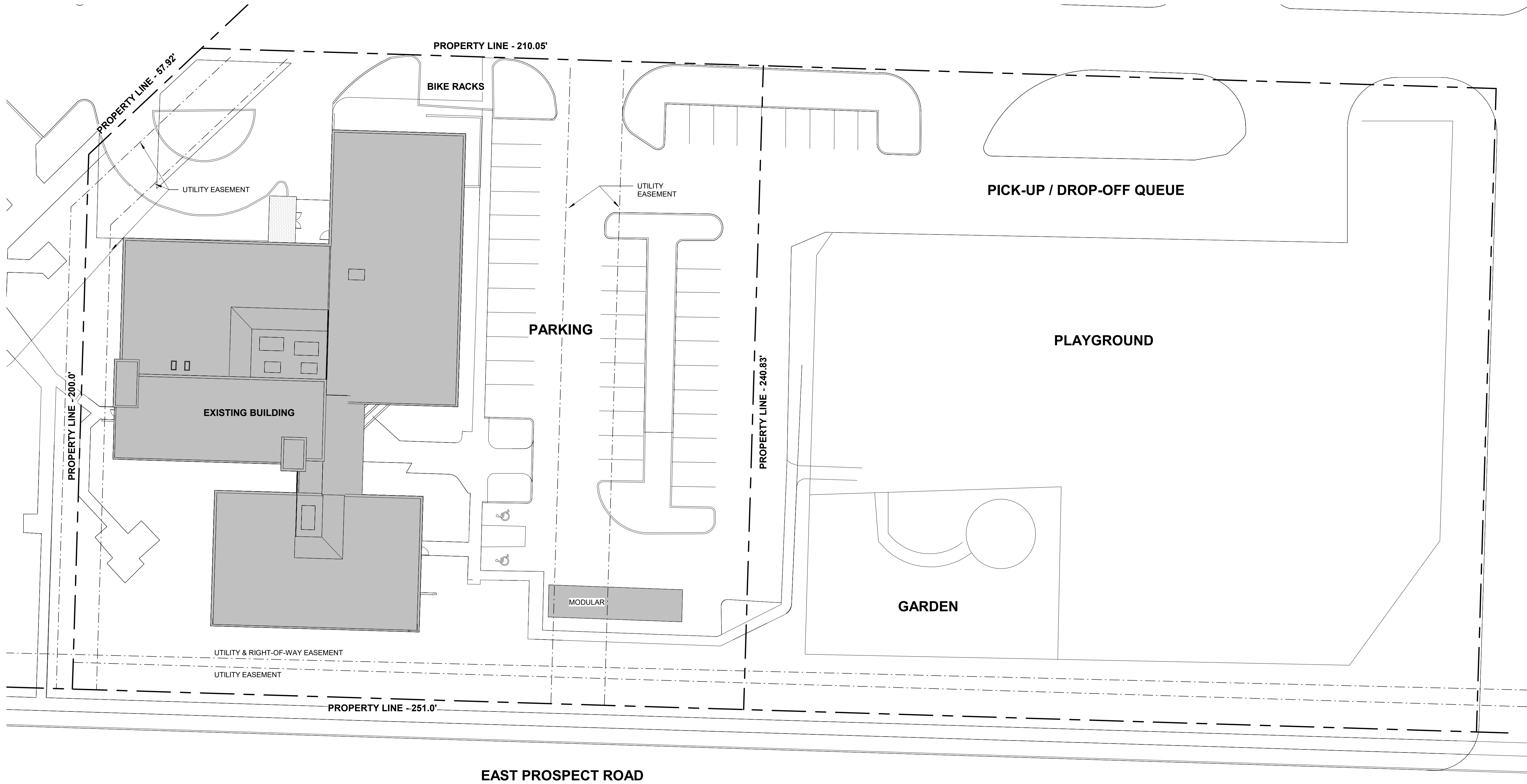
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PROJECT NUMBER	1840
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DATE	02.02.23
REVISIONS	

A1.3
SCHEMATIC DESIGN



Sheet Revisions				NOTE: SCALES SHOWN ARE FOR 24"x36" SHEETS; ADJUST ACCORDINGLY FOR 11"x17" SHEETS.	ROXANN HAYES CONSULTING	ROXANN HAYES CONSULTING 4875 FOOTHILLS CT. CASTLE ROCK, CO 80109 MATTHEW HAYES, PE	SITE PLAN		SHEET 1	
3							DWG		ER-1	
2							DATE		APR 26, 2019	
1							PROJECT		PEAKVIEW	
0	26APR19	FOR CONSTRUCTION	MBH							

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1 SITE PLAN

1" = 20'-0"



EXISTING OVERALL SITE PLAN

SCALE	1" = 20'-0"
PROJECT NUMBER	1840
DRAWN BY	AEO
CHECKED BY	PJE
DATE	11.17.22
REVISIONS	

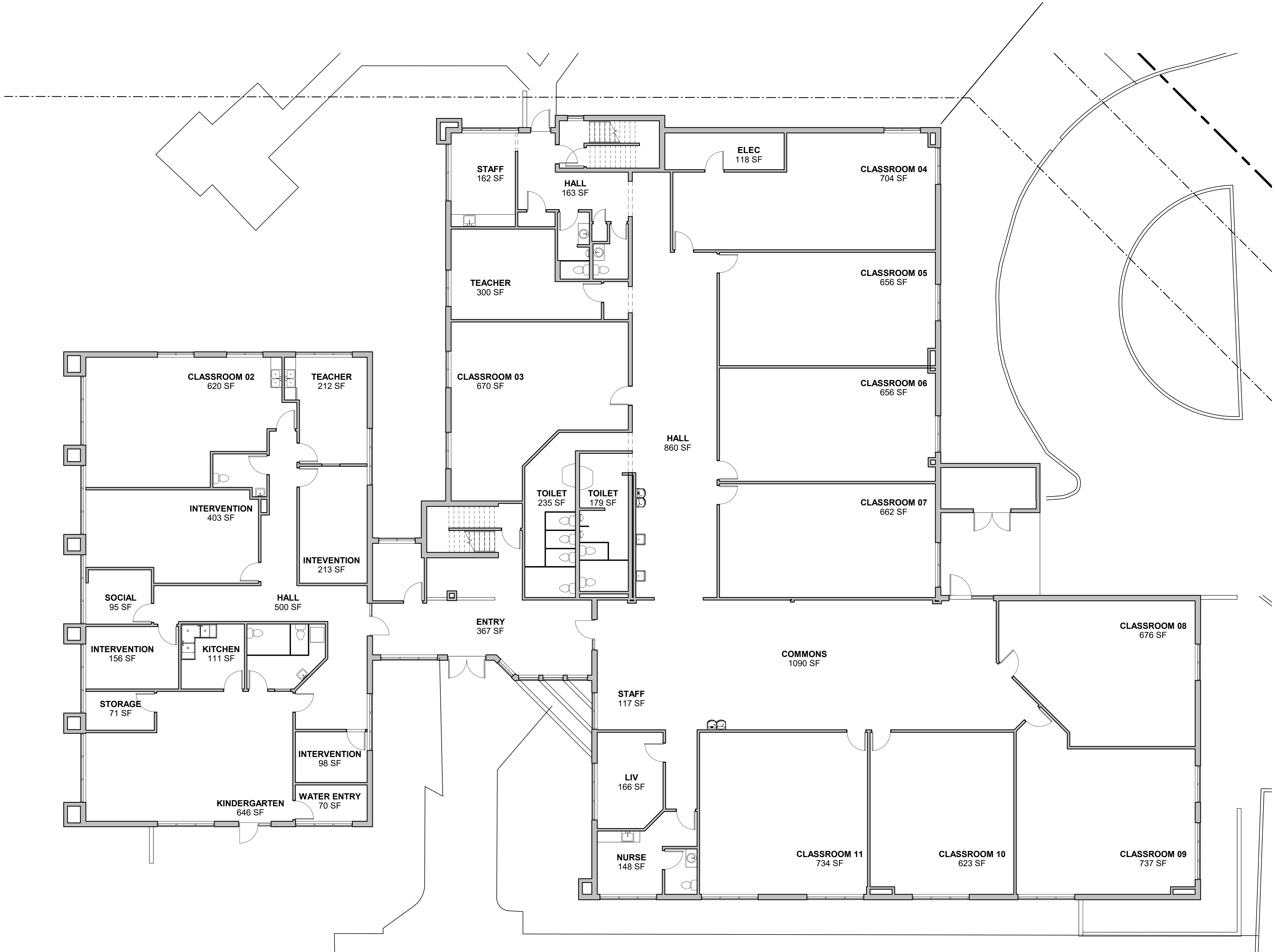
Ex.1
MASTER PLAN

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

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1 MAIN FLOOR PLAN

1/8" = 1'-0"



EXISTING MAIN FLOOR PLAN

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

SCALE	1/8" = 1'-0"
PROJECT NUMBER	1840
DRAWN BY	AEO
CHECKED BY	PJE
DATE	11.17.22
REVISIONS	

Ex.2
MASTER PLAN

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1 SECOND FLOOR PLAN
1/8" = 1'-0"



EXISTING SECOND FLOOR PLAN

SCALE	1/8" = 1'-0"
PROJECT NUMBER	1840
DRAWN BY	AEO
CHECKED BY	PJE
DATE	11.17.22
REVISIONS	

Ex.3
MASTER PLAN

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