

Conceptual Review Agenda

Meetings hosted via Zoom Web Conferencing

Review Date

8/17/2023 9:15 AM

Project Name

Vineyard Church of the Rockies at 1213 Riverside
CDR230062

Applicant

Amanda Hansen
970-488-3867
ahansen@rbbarchitects.com

Description

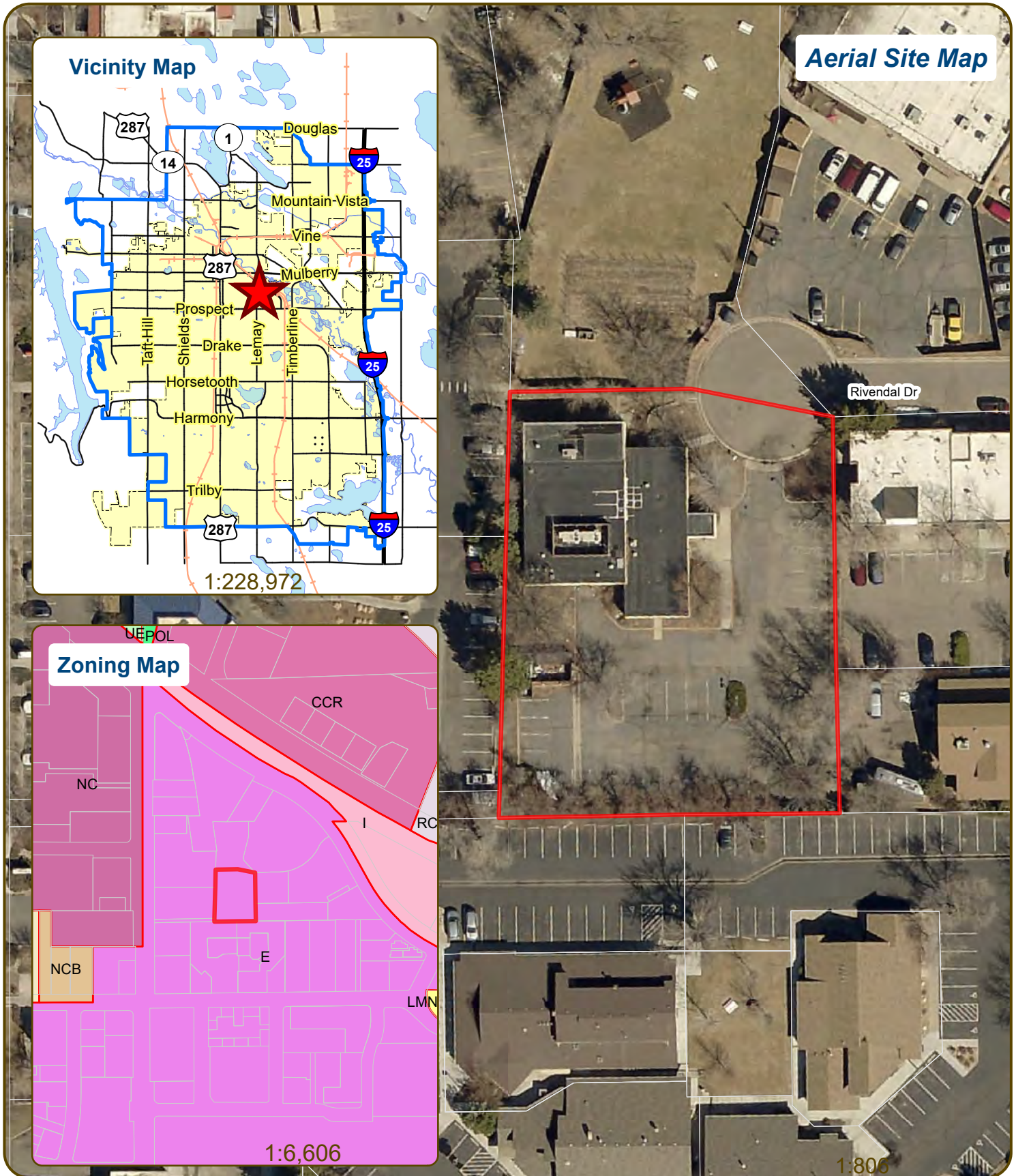
This is a request to establish Offices, Meeting Rooms, and Clinic at 1213 Riverside Ave. (parcel # 8718216004). The applicant proposes to convert the existing building into a multi-purpose facility to house multiple local ministries' programs and community services. The program is likely to include office space, storage, meeting spaces, and health clinics. Access is taken from Riverside Dr to the north. The site is approximately 0.06 miles east of S Lemay Ave and approximately 0.07miles SW of Riverside Ave. The property is within the Employment District (E) zone district and the project would be subject to Minor Amendment.

Planner: Jill Baty

Engineer: John Gerwel

DRC: Todd Sullivan, Tenaé Beane

Vineyard Church of the Rockies at 1213 Riverside Place of Worship, Office and Clinic



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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) Amanda Hansen (Consultant)

Business Name (if applicable) Vineyard Church of the Rockies

Your Mailing Address 1201 Riverside Ave, Fort Collins, CO 80524

Phone Number A. Hansen: (970) 488-3867 Email Address ahansen@rbbarchitects.com

Site Address or Description (parcel # if no address) 1213 Riverside Ave, Parcel: 8718216004

Description of Proposal (attach additional sheets if necessary) Converting the existing building into a multi-purpose facility to house multiple local ministries' programs and community services. The program is likely to include office space, storage, meeting spaces, and health clinics.

Proposed Use See above Existing Use None. Previously a nephrology clinic

Total Building Square Footage Approx 7,300 S.F. Number of Stories 1 Lot Dimensions Approx. 220' x 170'

Age of any Existing Structures 45 years

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 [x] 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 0 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?

**VICINITY MAP
1213 RIVERSIDE AVE**



S LEMAY AVE

CANVAS
CREDIT
UNION

CULVER'S

COMFORT
DENTAL

1213 RIVERSIDE AVE
Parcel: 8718216904

EAST
ELIZABETH
MEDICAL
CENTER

VINEYARD
CHURCH OF
THE ROCKIES
NORTH
CAMPUS

RIVENDAL DRIVE
(RIVERSIDE DRIVE?)

SUMMITSTONE HEALTH
PARTNERS CRISIS
STABILIZATION UNIT &
BEHAVIORAL HEALTH
URGENT CARE

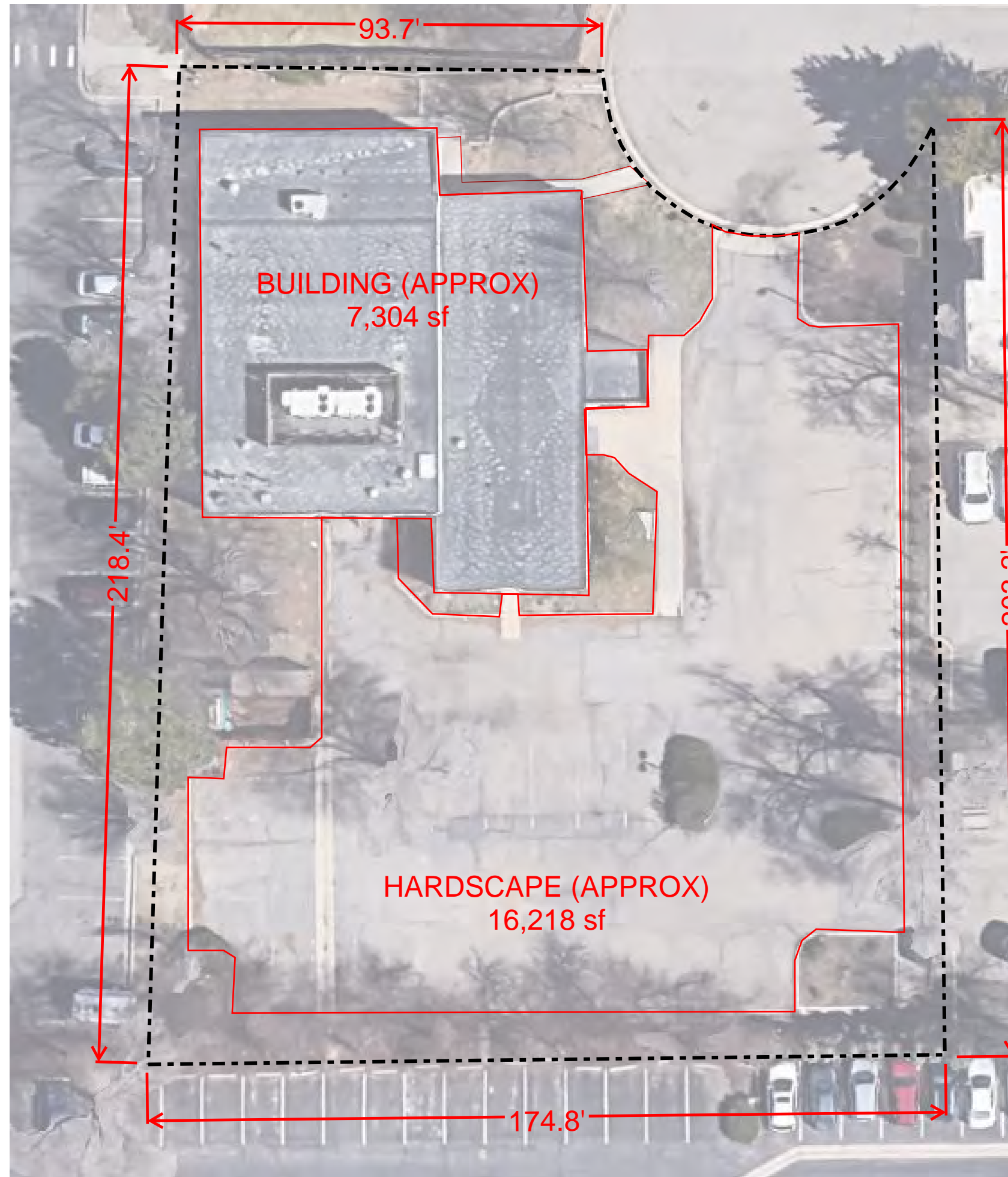
FORT
COLLINS
YOUTH
CLINIC

RIVERSIDE
AVE



1" = 60'

PROPERTY
1213 RIVERSIDE AVE



**SITE IMPROVEMENTS
1213 RIVERSIDE AVE**



**UPDATE
ROOFTOP
MECHANICAL
UNITS &
SCREENING
OF UNITS**

**TRASH &
RECYCLING
ENCLOSURE TO BE
EVALUATED FOR
NEW USE**

**NEW PAINT, ETC. NO
OTHER EXTERIOR
FACADE CHANGES
PROPOSED AT THIS
TIME.**

**DETERMINE IF
ADDITIONAL SITE
ACCESSIBILITY
IMPROVEMENTS ARE
NECESSARY**

**UPDATE
EXTERIOR
LIGHTING
MAY BE
NECESSARY**



1" = 25'

SITE PHOTOS
1213 RIVERSIDE AVE



**SITE PHOTOS
1213 RIVERSIDE AVE**



8



5



7



6



APPROX. DISTANCE FROM RIVERSIDE AVE AND DRIVE DIMENSIONS

RIVERSIDE AVE

RIVENDAL DRIVE
(RIVERSIDE DRIVE?)



PFA TURNING MOVEMENTS - ENTRANCE MOVEMENTS PROPOSAL

RIVERSIDE AVE

RIVENDAL DRIVE
(RIVERSIDE DRIVE?)



PFA TURNING MOVEMENTS - EXIT MOVEMENTS PROPOSAL

RIVERSIDE AVE

RIVENDAL DRIVE
(RIVERSIDE DRIVE?)

