

Conceptual Review Agenda

Meetings hosted via Zoom Web Conferencing

Please use the URL and Meeting ID # listed below to join the Review Meeting

Review Date

12/21/2023 9:15 AM

Project Name

Change of Use at 824 Aztec Dr., 1406 Sioux Blvd., & 828 Rocky Rd.
CDR230096

Applicant

Nathaniel Banke
970-690-2212
natebanke@gmail.com

Description

This is a request for approval of a change of use to place of worship for three (3) properties including: 824 Aztec Dr. (parcel #9703407027), 1406 Sioux Blvd. (parcel #9727424005), & 828 Rocky Rd (parcel #9716212008). The proposal includes changing the single-family residential use of three parcels to places of worship. Access to 824 Aztec Dr. is taken from Aztec Dr. from the W. This property is 0.12 mi north from W Vine Dr. and 0.21 mi west from N Shields St. Access from 1406 Sioux Blvd. is taken from Sioux Rd from the south. This property is 0.06 mi south from W Swallow Rd and 0.31 mi west from S Shields St. Access from 828 Rocky Rd. is taken from Rocky Rd from the west. This property is 0.41 mi from the east of S Overland Trl and 0.14 mi north from W Elizabeth St. 824 Aztec Dr. is located in the Low Density Mixed-Use Neighborhood (LMN) zone district and 1406 Sioux Blvd. and 828 Rocky Rd are located in the Low Density Residential District (R-L) zone district. These properties would be subject to a Major Amendment (MJA) Review.

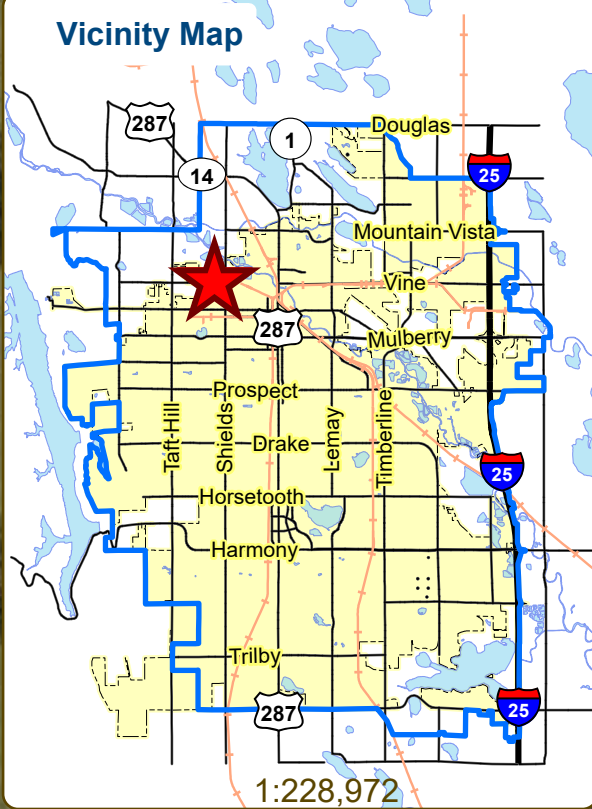
Planner: Jill Baty, Clark Mapes

Engineer: Sophie Buckingham

DRC: Marissa Pomerleau

Change of Use at 824 Aztec Dr - Place of Worship

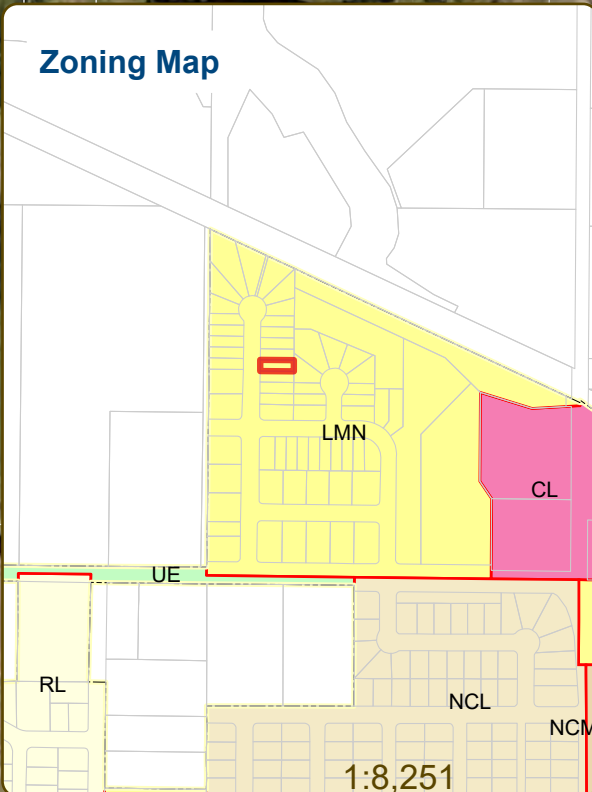
Vicinity Map



Aerial Site Map



Zoning Map

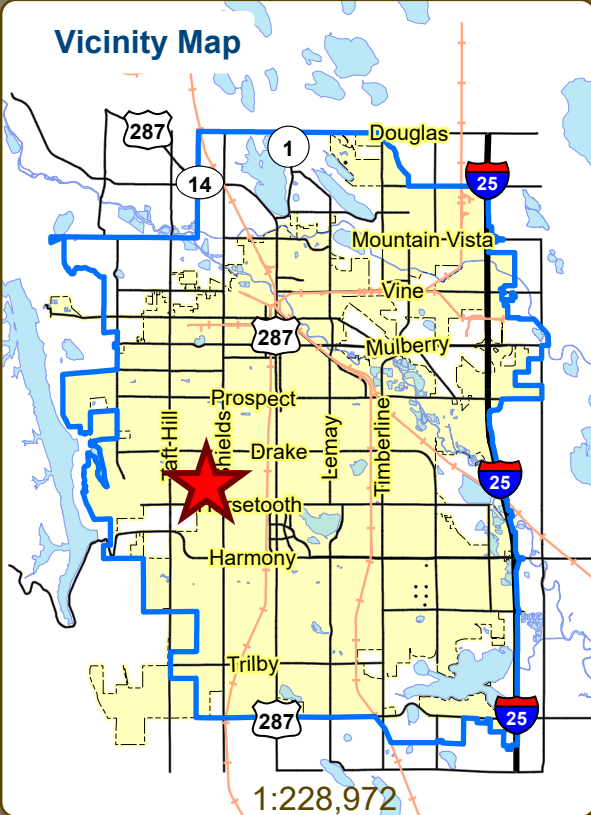


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Change of Use at 1406 Sioux Blvd. - Place of Worship

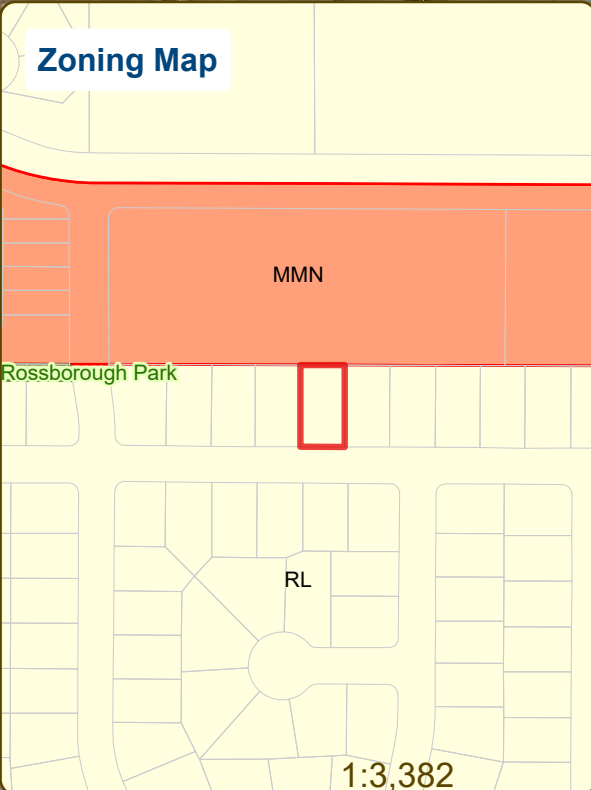
Vicinity Map



Aerial Site Map



Zoning Map

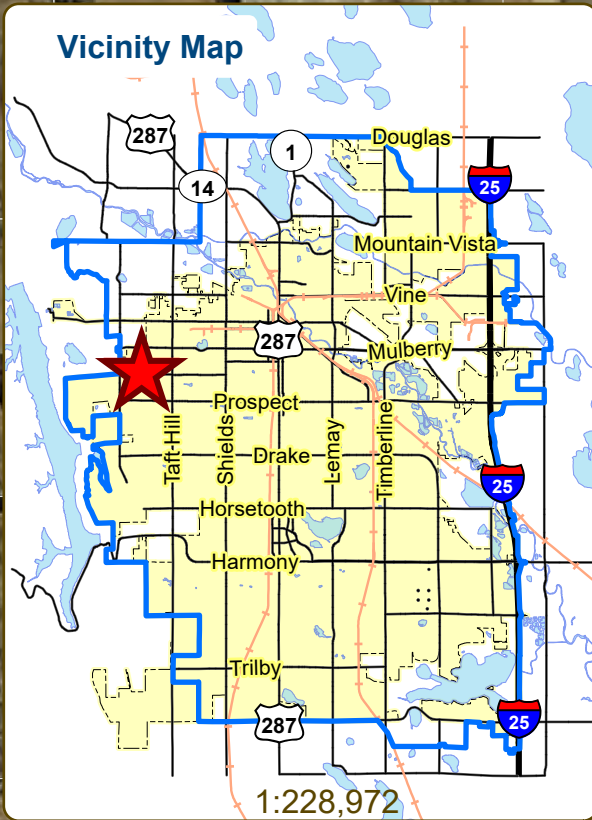


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Change of Use at 828 Rocky Rd Place of Worship

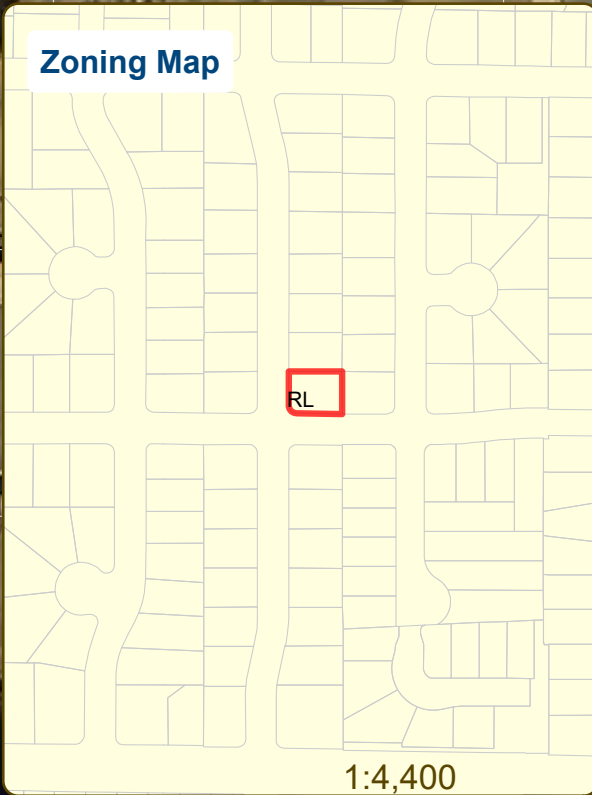
Vicinity Map



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 preappmeeting@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) _____

Are you a small business? Yes No 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?

Dear Conceptual Review,

The City of Fort Collins' Land Use Code defines "place of worship or assembly" as follows:

Place of worship or assembly shall mean a building containing a hall, auditorium or other suitable room or rooms used for the purpose of conducting religious or other services or meetings of the occupants of such structure. Places of worship or assembly shall include churches, synagogues or the like, but shall not include buildings used for commercial endeavors, including, but not limited to, commercial motion picture houses or stage productions.

Under this definition, our position is 828 Rocky Rd, 1406 Sioux, and 824 Aztec Dr are not "places of worship or assembly." These are private residential homes. The homes certainly do not "contain[] a hall" or "auditorium," nor do they contain "other suitable rooms used *for the purpose* of conducting religious services." The homes are occupied by private residents, and our Sunday morning meetings are no different than any other home in the city hosting a bible study or other gathering (e.g. football watch party, birthday party, game night, etc.).

That said, out of good faith and because the City has permitted us to continue meeting as we work through this process, I am willing to undergo conceptual review to see what city officials have to say. Please let me know how I should proceed with that process.

Thank you,

Nathaniel Banke



Community Development Neighborhood Services
 Zoning Department
 281 N. College Ave Fort Collins, CO 80524
 970.416.2745

Zoning Code Violation Notice

<i>Type of Violation</i>	<u>Illegal Use</u>	<i>Date of Violation</i>	<u>9/20/2023</u>
<i>Violation Number</i>	<u>2523</u>	<i>Property Owner</i>	<u>Nathaniel Banke</u>
<i>Name</i>	_____	<i>Owner Address</i>	<u>609 Juniper Ln</u>
<i>Address:</i>	<u>824 Aztec Dr.</u>		<u>Fort Collins CO 80526</u>
	<u>Fort Collins CO 80521-</u>		
<i>Parcel Number</i>	<u>9703407027</u>		
<i>Zoning District</i>	<u>LMN</u>	<i>Delivered to</i>	_____

Dear Landlord, Owner, Manager or Tenant, It has come to our attention that the property at the above address is in violation of the following section(s) of the City of Fort Collins Land Use Code:

4.5(B)(2)(b)(1)

Description of Violation:

Place of Worship ("House Church") being operated from residence without approval for said use.

Plan of Action Date: 10/6/2023

What Happens Now? It is our hope that with this notice you will correct the above violation promptly. If you feel this violation is in error, would like to discuss possible solutions, or have any questions, please email the Zoning team: zoning@fcgov.com

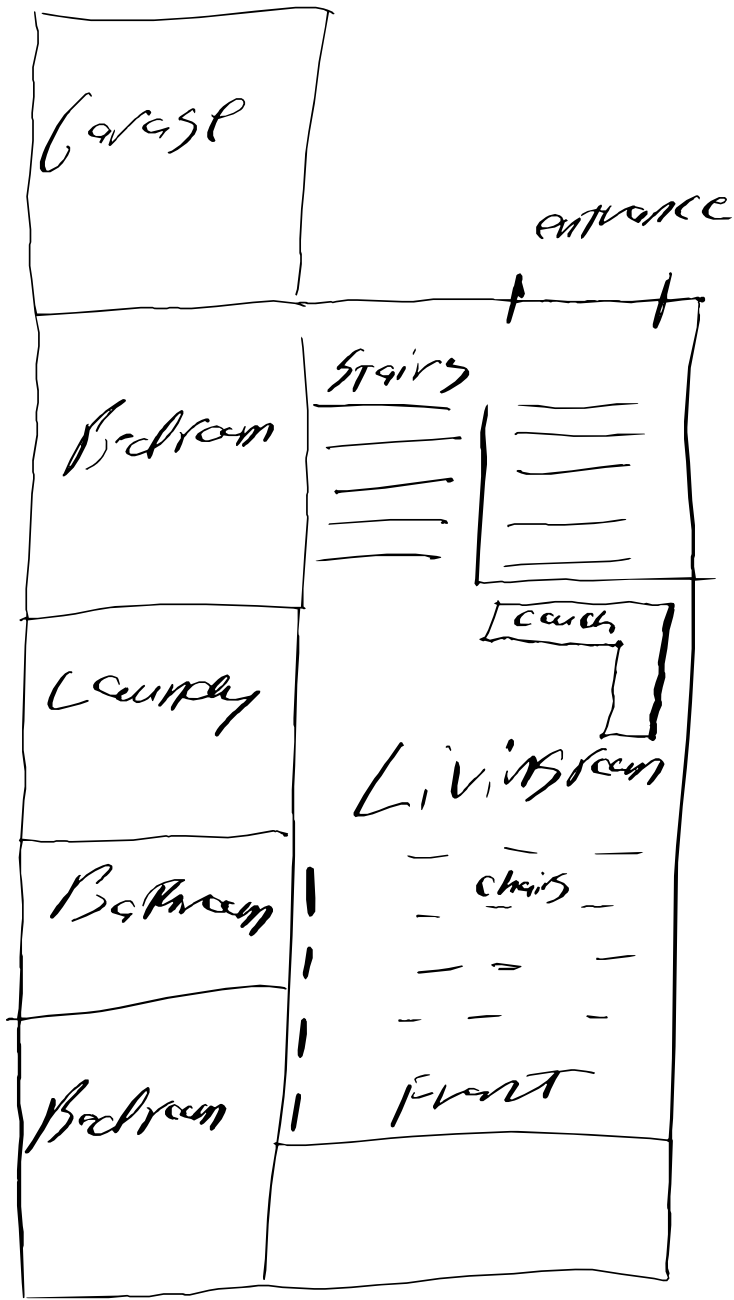
Enforcement Action: Ultimately, you are at risk of being issued a citation and court summons requesting your appearance in Municipal Court. As a misdemeanor, a maximum of \$1,000.00 per day of violation can be imposed if these violations are not corrected. If you cannot comply within this time limit, please contact this office and explain any mitigating circumstances you feel may be cause for extension. Otherwise please contact the Zoning Team by emailing zoning@fcgov.com with your plan of action by the specified date.

Thank you,

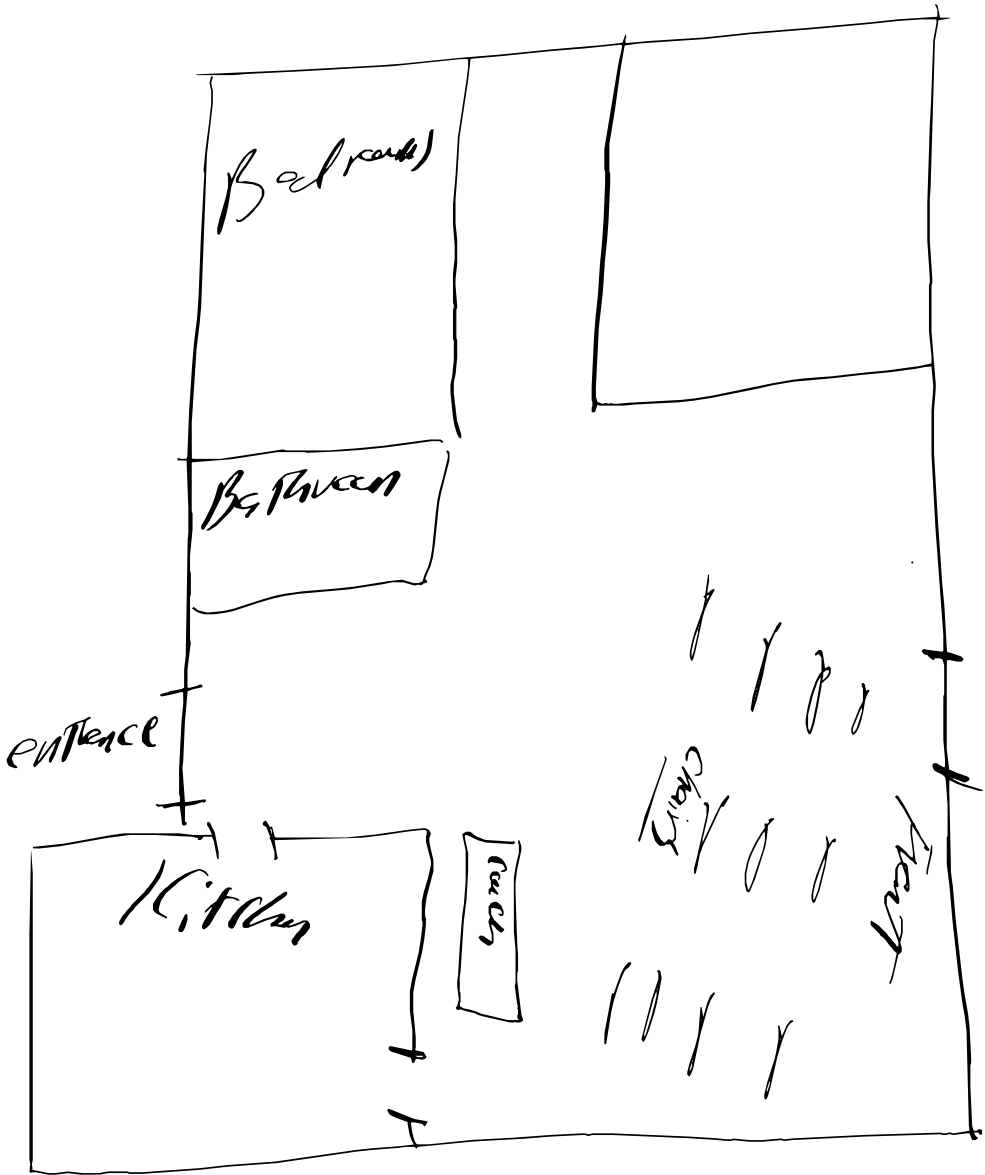
Zoning Team

Wednesday, September 20, 2023

824 QZ Tec
NOT TO SCALE



828 Rocky Rd



1406 Sioux Blvd

Back Porch



1406 Sioux Blvd



828 Rocky Rd



An aerial satellite view of a residential neighborhood. A red location pin is placed on a house. The text '824 Aztec Dr' is overlaid on the image. Several yellow redaction bars are present: two vertical bars on the left side of the road, and three horizontal bars at the bottom of the image. The houses have various roof colors, and there are trees and lawns visible.

824 Aztec Dr