

# Conceptual Review Agenda

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## Review Date

3/7/2024 10:15 AM

## Project Name

Annexation at Heritage Christian Academy

CDR240012

## Applicant

Kevin Brazelton

970-397-2147

kevin.brazelton@unitedcivil.com

**Planner:** Ryan Mounce

**Engineer:** Sophie Buckingham

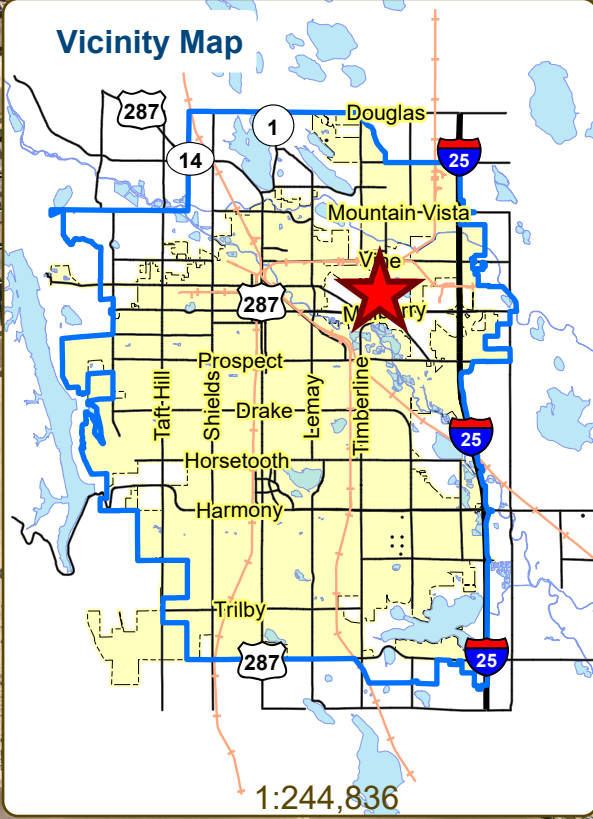
**DRC:** Brandy Bethurem Harras

## Description

This is a request for a school track, soccer field, and gymnasium complex. The applicant is proposing a multiphase development which includes an 8-lane track, a soccer field, and a 40,000-60,000 sqft building. Access will be taken from a private drive. The site is approximately 0.16 mi W of N Timberline Rd and 0.42 mi S of E Vine Dr. The property is outside of city limits and is subject to annexation upon development and is subject to Planning and Zoning Board (Type 2) Review.

# Annexation at Heritage Christian Academy - Private School

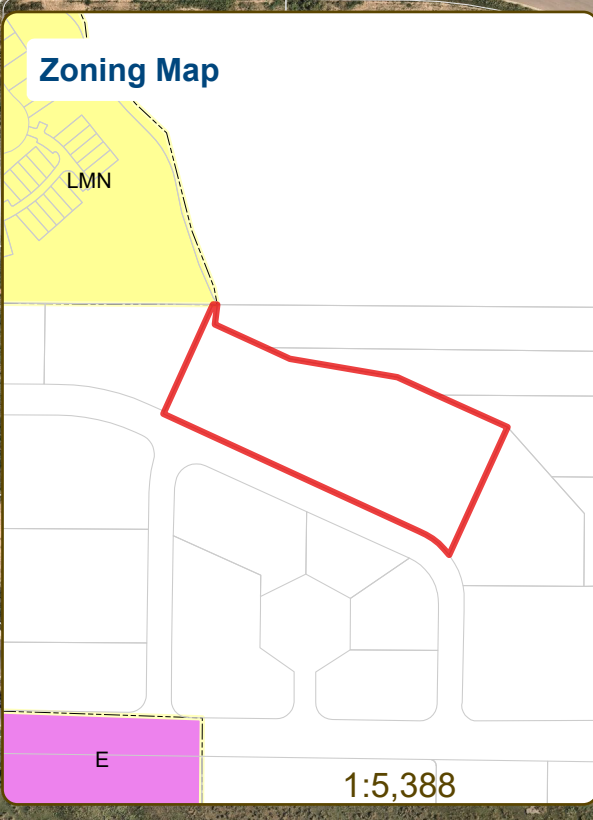
Vicinity Map



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.

Conceptual Reviews are scheduled on three Mondays per month. One half-hour meeting is allocated per applicant. Please call the Community Development and Neighborhood Services Office at 221-6750 to schedule a Conceptual Review meeting. Conceptual Review is a free service. Applications and sketch plans must be submitted to City Staff no later than 5 pm, two Tuesdays prior to the meeting date. Application materials can be dropped off in person to 281 N College Ave., emailed to emcardle@fcgov.com or faxed to (970)224-6134.

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) \_\_\_\_\_

Kevin Brazelton (Consultant)

Business Name (if applicable) United Civil Design Group LLC

Phone Number 970.397.2147 Fax Number \_\_\_\_\_

Mailing Address 19 Old Town Square #238 Email Address kevin.brazelton@unitedcivil.com

Site Address or Description (parcel # if no address) 2506 Zurich Drive, Fort Collins 80524 and Lots 1-3, Block 2; Lots 1-4, Block 3; Tract B, Block 3 of Industrial Business Park International P.U.D.

Description of Proposal (attach additional sheets if necessary) See attached.

Proposed Use School/Commercial Existing Use Commercial

Total Building Square Footage \_\_\_\_\_ S.F. Number of Stories \_\_\_\_\_ Lot Dimensions \_\_\_\_\_

Age of any Existing Structures N/A

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.

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)

Things to consider when making your proposal:

- Is water detention being provided? If so, where?
• How does the site drain now? Will it change? If so, what will change?
• What is being proposed to treat run-off?
• Where will access and parking for the site be located?

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), existing natural features (water bodies, wetlands, large trees, wildlife, canals, irrigation ditches), utility line locations (if known), photographs (helpful but not required).

## DESCRIPTION OF PROPOSAL

A message from Heritage Christian Academy (HCA):

*Heritage Christian Academy will begin its path towards becoming a full two-track school in the summer of 2024. As we grow to two tracks and double the size of our student body, Heritage Christian Academy must expand its facilities. On or before August 2024, HCA will launch an extensive multi-year capital campaign to raise ten million dollars to fund a two-phase expansion and improvement project to our Zurich Drive Campus. This Campaign will be organized and led by the fundraising subcommittee that includes members from the HCA Board, HCF Board, HCA administration, as well as the HCA Generosity Director. Phase One of the facility growth plan will be to build a regulation 8-lane track and a soccer field on the corner of Munich way and Zurich Drive. HCA intends to break ground on Phase One as soon as the permitting and development proposal process with the city allows. Phase Two of the facility growth plan is to build a 40,000 to 60,000 square foot building on the north side of Zurich drive, between Mexico Way and Munich Way. This Building will include a multi-purpose auditorium that also serves as an auxiliary practice gym, along with 12-16 classrooms, 2-4 offices, and a common area. HCA intends to break ground on Phase Two prior to the start of 2026-27 school year.*

To support the growth of the school, HCA purchased approximately 13.6 acres of property located adjacent to, and west of, the existing school site within the Industrial Business Park International PUD, currently located in unincorporated Larimer County. Subsequently, HCA engaged architectural and engineering services to complete a masterplan for the new property that will ultimately include an entire new campus as depicted in the attached Concept Rendering. As a private school, phasing of the masterplan improvements will be critical to allow for fund raising through the capital campaign to begin this year. As such, HCA is looking to construct the first two phases of the project with Phase 1 improvements, south of Zurich Drive, intended to include the construction of a multi-use athletic and track facility along with improvements to the existing WQ and detention area south of the site. Phase 2 improvements, north of Zurich Drive, are intended to include a 40-60k square foot building for a gymnasium and 12 classrooms for High School students along with associated parking, utility and drainage improvements.

The majority of infrastructure to support the campus masterplan was designed and constructed with the subdivision improvements and include public roadway systems via Zurich Drive, Munich Way, International Blvd and Mexico Way (currently within Larimer County), sanitary sewer via Boxelder Sanitation District, water via East Larimer County Water District, storm drainage via a regional water quality and detention system within Tract B (owned by HCA) that discharges south towards International Boulevard and dry utilities via various providers located within adjacent public ROWs. The development team will propose to utilize, and adjust where necessary, the existing infrastructure for the development of the initial phases of construction and ultimate campus improvements. Although the subdivision was not constructed with Low Impact Development (LID) standards in mind, it anticipated that LID will be incorporated into the designs assuming the property is annexed into the City of Fort Collins.

As part of the conceptual review, the development team has the following questions regarding future development:

**Annexation** – It is understood that the property is located within the East Mulberry Corridor and that this development would likely trigger the annexation of the property.

1. Would the annexation of the HCA properties (including the existing school located at 2506 Zurich Drive) be the responsibility of HCA or would the property be included within a larger annexation via the East Mulberry Corridor Plan?
2. If the property would be annexed within a larger annexation, is there a timeframe that is associated with this annexation?
3. If annexation will be the responsibility of HCA, it assumed that this annexation could happen during development review of the project, is this correct?

### **Phasing**

1. Are there any objections with the phasing of the first two phases of the project as described: Phase 1 (track and field) and Phase 2 (gymnasium with High School Building)?

Building to become 1  
Gymnasium plus High School  
Building (12 classrooms)

