

# Conceptual Review Agenda

Schedule for 01/08/18 to 01/08/18

281 Conference Room A

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## Monday, January 8, 2018

Time	Project Name	Applicant Info	Project Description	Planner
9:30	6520 S College Ave CDR170079	Shannon Doyle (970) 672-6570 <a href="mailto:sdoyle@spdarchitecture.com">sdoyle@spdarchitecture.com</a>	This is a request to change an existing restaurant to retail space at 6520 S College Ave (parcel #9612300007). The project proposed enlarging the existing storefront windows on the College façade and adding windows to the north façade. The proposed project is within the General Commercial (CG) zone district and is subject to a minor amendment.	Noah Beals
10:15	1100 Haxton Dr CDR170080	Mick Aller (970) 586-2617 <a href="mailto:mick@aller-architects.com">mick@aller-architects.com</a>	This is a request to construct a 6,000 square foot retail/office building at 1100 Haxton Dr (parcel #8606234001). The proposed building would be constructed within the existing parking lot and the existing building on the site would remain. 34 of the existing parking spaces would remain to service the two buildings. The proposed project is within Harmony Corridor (HC) zone district and is subject to Administrative (Type 1) review.	Ted Shepard

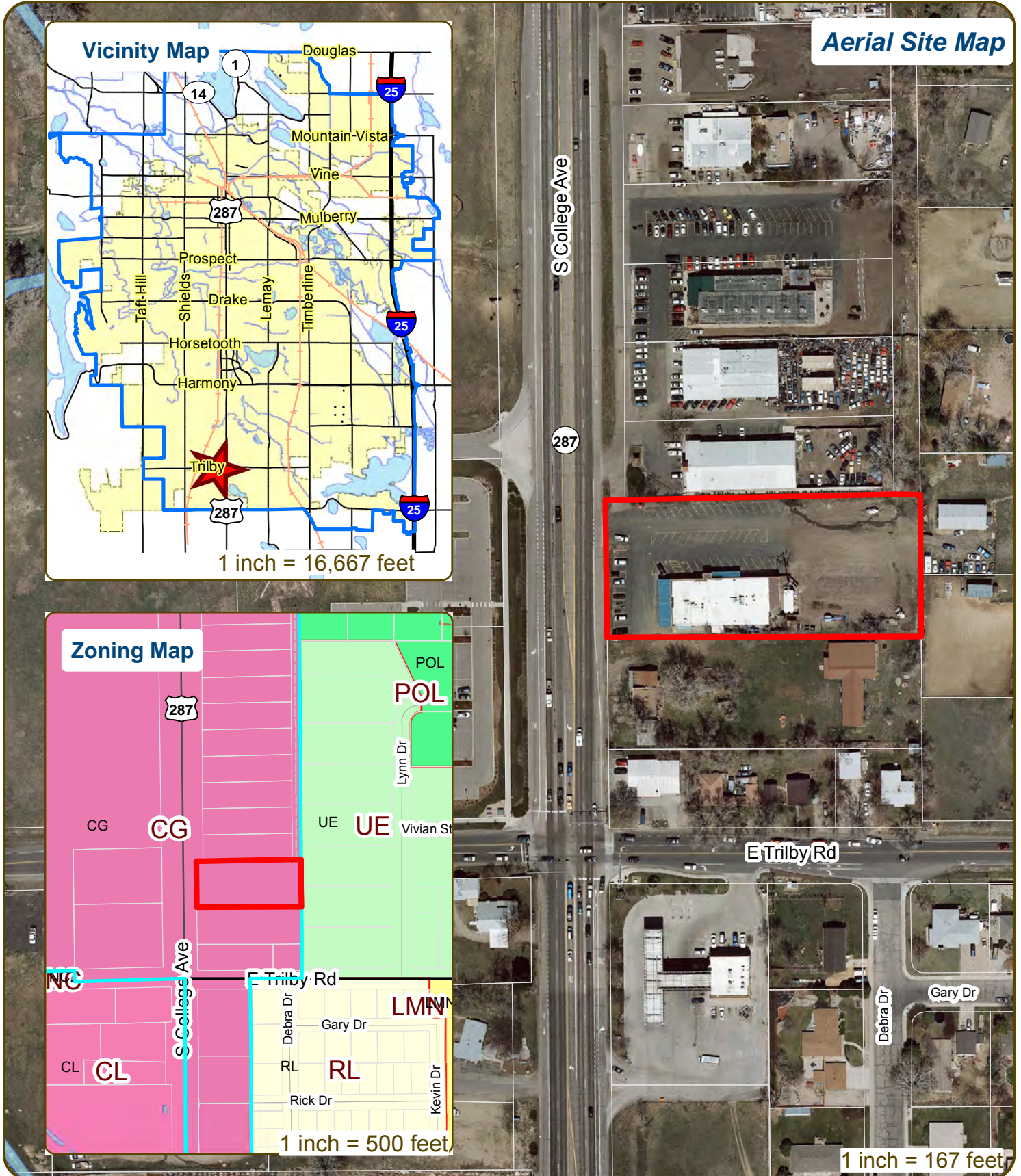
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**Monday, January 8, 2018**

<b>Time</b>	<b>Project Name</b>	<b>Applicant Info</b>	<b>Project Description</b>	<b>Planner</b>
<b>11:00</b>	St. John XXIII Catholic Church  <b>CDR170081</b>	Adam Hermanson (303) 227-9453 <a href="mailto:adam.hermanson@integrationdesigngr">adam.hermanson@integrationdesigngr</a>	This is a request to construct a place of worship, parking structure and auxiliary parish buildings at 1220 University Ave (parcel #s 9715454001, 9715427902). The total proposed building footprint is 82,000 square feet with a 125,000 square foot parking garage. The proposed place of worship is 145 feet in height. Primary vehicular access to the site would be on the south from University Ave with an additional fire access lane along the northern edge of the property. Internal site access is pedestrian only. The proposed location on the property is currently a parking lot and the existing church building and land on the western half of the property would be sold. The proposed project is within the Community Commercial (CC) zone district and is subject to Administrative (Type 1) review.	Jason Holland

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# 6520 S College Ave



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**General Information**

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<b>Contact Name(s) and Role(s)</b> (Please identify whether Consultant, Owner, etc.) Shannon Doyle - Architect		
<b>Business Name</b> (if applicable) SPD Architecture, Inc.		
<b>Mailing Address</b> 210 W. Olive Suite 220		
<b>Phone</b> 970-672-6570	<b>Email Address</b> sdoyle@spdarchitecture.com	
<b>Site Address</b> (parcel # if address in not available) 6520 S. College (9612300007)		
<b>Description of Proposal</b> (attach additional sheets if necessary) Change of Use from a restaurant to a retail space. Most of the proposed scope is interior; however there are minor exterior improvements planned. These include enlarging the existing storefront windows on the West Facade (College facing) as well as to add storefront windows to the North facade. Locations have yet to be determined as the interior space has yet to be planned.		
<b>Proposed Use</b> M	<b>Existing Use</b> A-2	
<b>Total Building Square Footage</b> 7482	<b>Number of Stories</b> 1	<b>Lot Dimensions</b> 412.5' x 175'

**Age of any Existing Structures** <sup>43</sup> \_\_\_\_\_

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** <sup>0</sup> \_\_\_\_\_ **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?

Enlarge (e) SF Windows on this facade

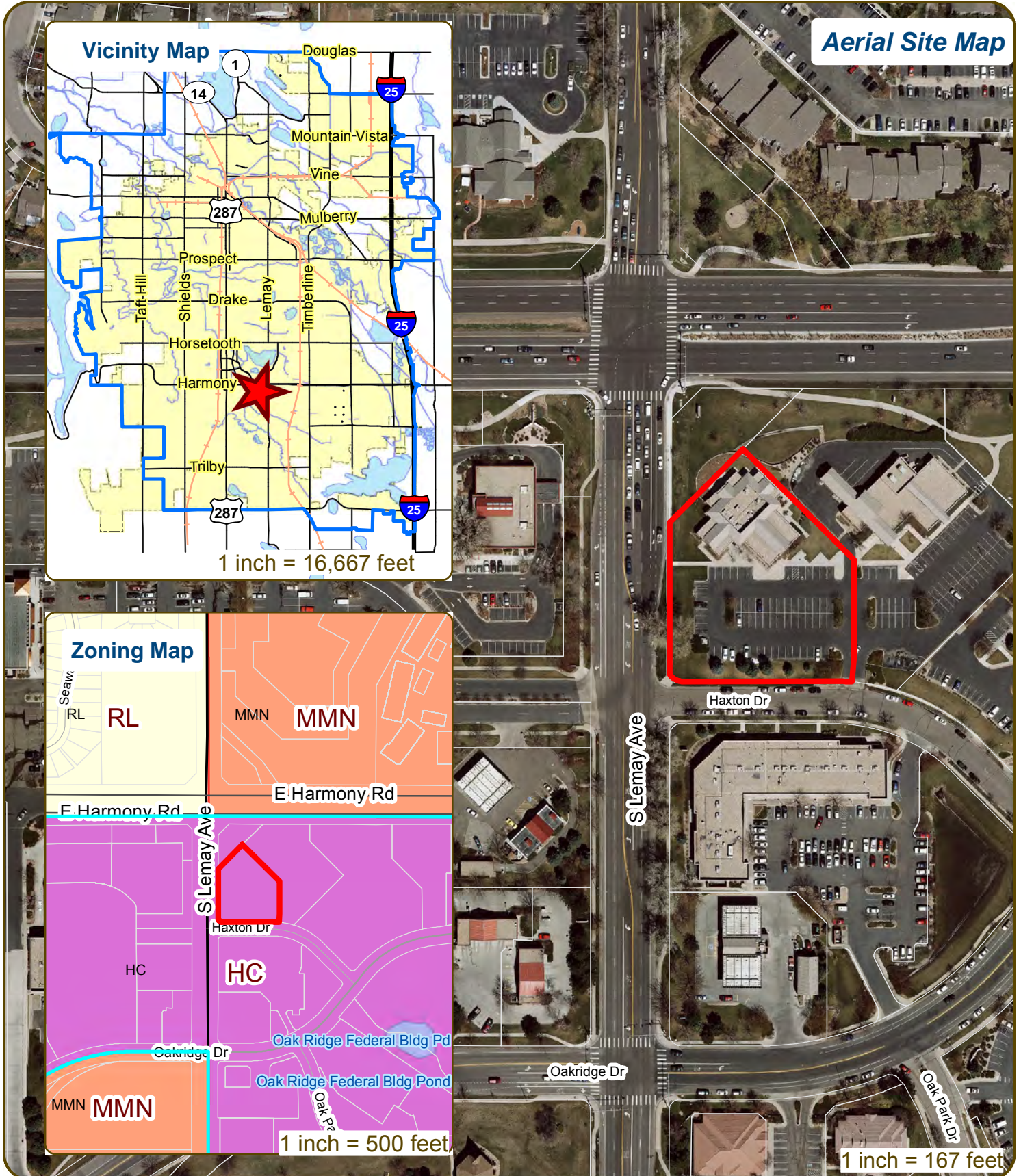
961230007

6520 S. College

Add SF Windows to this facade. Amount and locations to be determined.



# 1100 Haxton Dr Oakridge Office Building



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CONCEPTUAL REVIEW:

APPLICATION

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<b>Contact Name(s) and Role(s)</b> (Please identify whether Consultant, Owner, etc.)		
<b>Business Name</b> (if applicable)		
<b>Mailing Address</b>		
<b>Phone</b>	<b>Email Address</b>	
<b>Site Address</b> (parcel # if address in not available)		
<b>Description of Proposal</b> (attach additional sheets if necessary)		
<b>Proposed Use</b>	<b>Existing Use</b>	
<b>Total Building Square Footage</b>	<b>Number of Stories</b>	<b>Lot Dimensions</b>

Age of any Existing Structures \_\_\_\_\_

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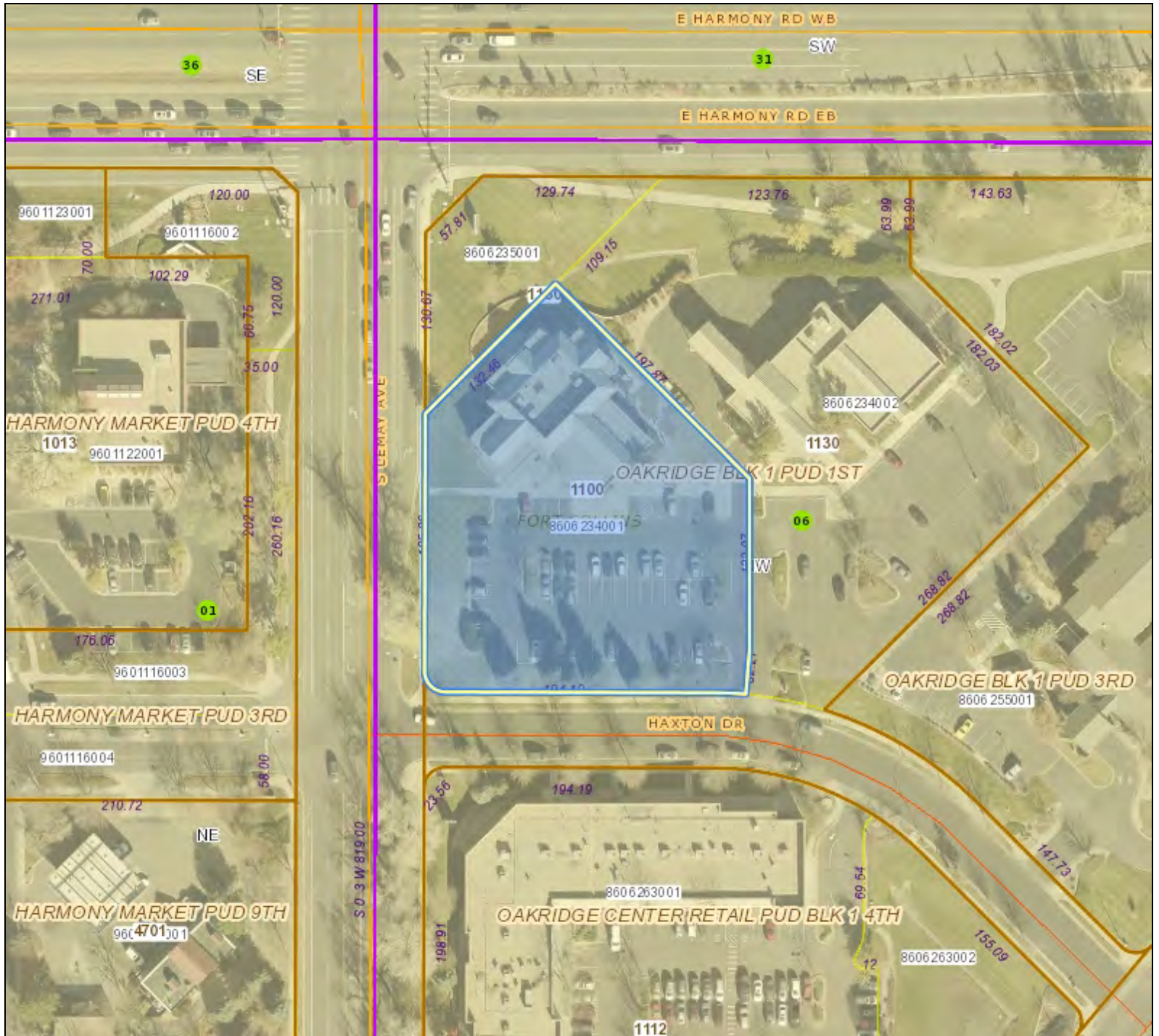
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Increase in Impervious Area \_\_\_\_\_ S.F.

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### Legend

Addresses	Railroads	School Property
Subdivisions	Major Road System	Incorporated Areas
Tax Parcels	Road System	
Platted Lots	Lakes and Ponds	
Home Owners Assoc & Severed Mine Rights	Major Rivers and Streams	

### Notes

0.0 0 0.0 Miles

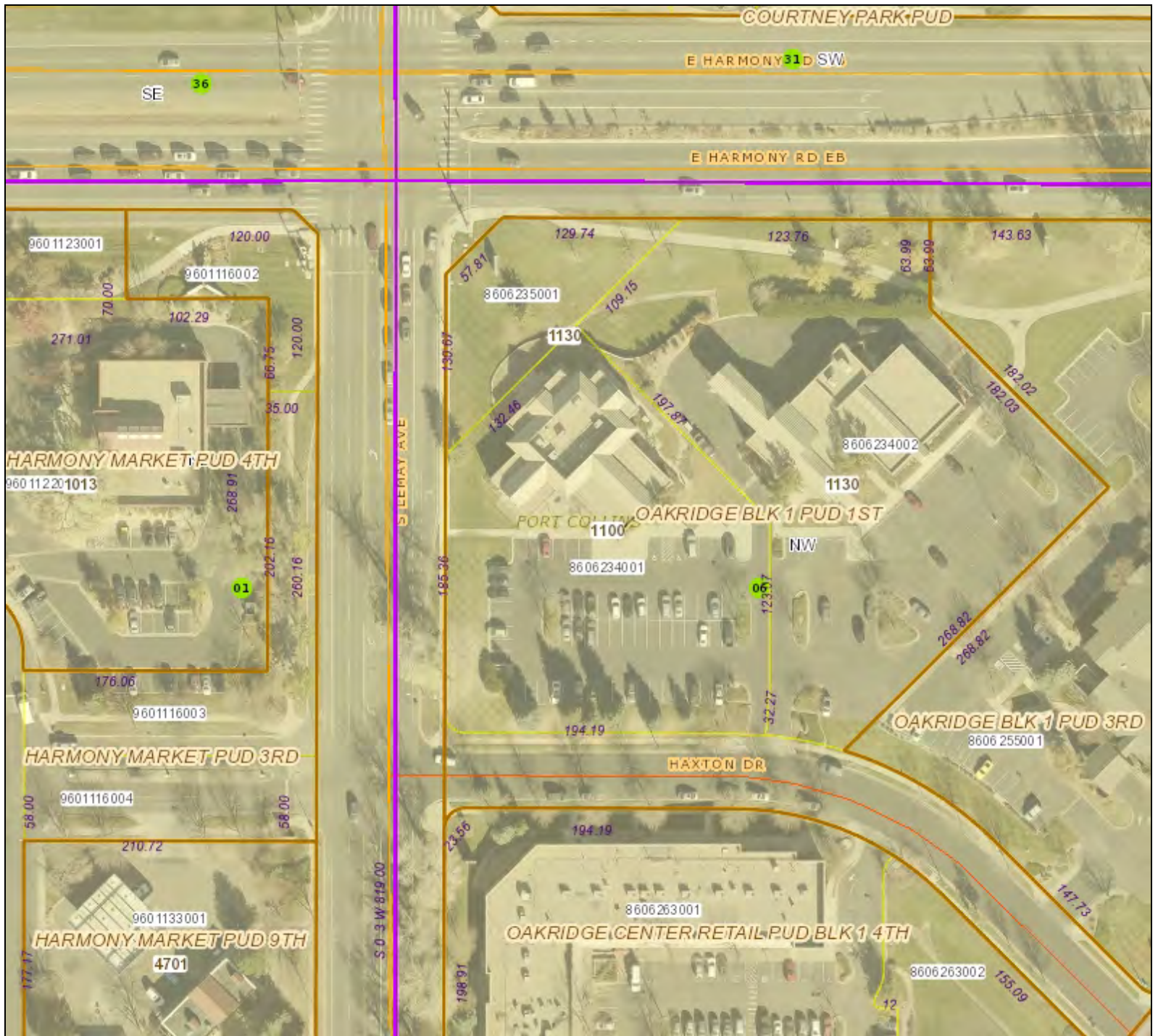
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1: 1,200



Date Prepared: 12/18/2017 3:24:00 PM

This map was created by Larimer County GIS using data from multiple sources for informal purposes only. This map may not reflect recent updates prior to the date of printing. Larimer County makes no warranty or guarantee concerning the completeness, accuracy, or reliability of the content represented.






### Legend

- |   |                            |                      |
|---|----------------------------|----------------------|
| Addresses                               | — Railroads                | ■ School Property    |
| ■ Subdivisions                          | — Major Road System        | ■ Incorporated Areas |
| ■ Tax Parcels                           | — Road System              |                      |
| — Platted Lots                          | ■ Lakes and Ponds          |                      |
| Home Owners Assoc & Severed Mine Rights | — Major Rivers and Streams |                      |

### Notes

0.0 0 0.0 Miles

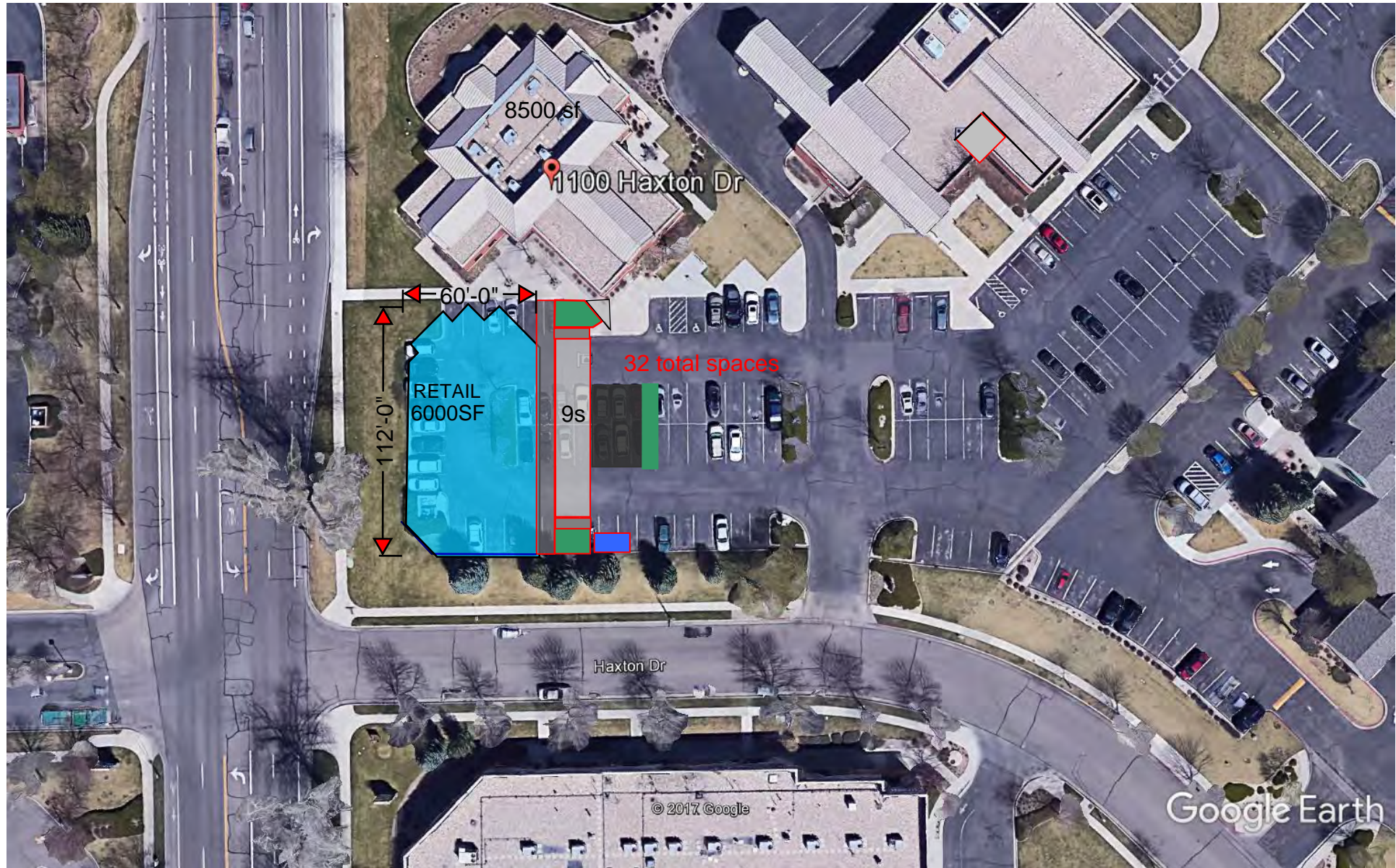


Scale  
1: 1,200



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Date Prepared: 12/18/2017 3:50:22 PM



Google Earth



HAXTON PARKING

EXISTING IS 65  
CONCEPT IS 34

	MIN	MAX
EXISTING BUILDING 8,500 SF	9 (1/1K)	25 (3/1K)
NEW RETAIL 6,000 SF	12 (2/1K)	24(4/1K)
TOTAL	21	49
WITH RESTAURANT	30 (5/1K)	60 (10/1K)
TOTAL	39	85



Google Earth

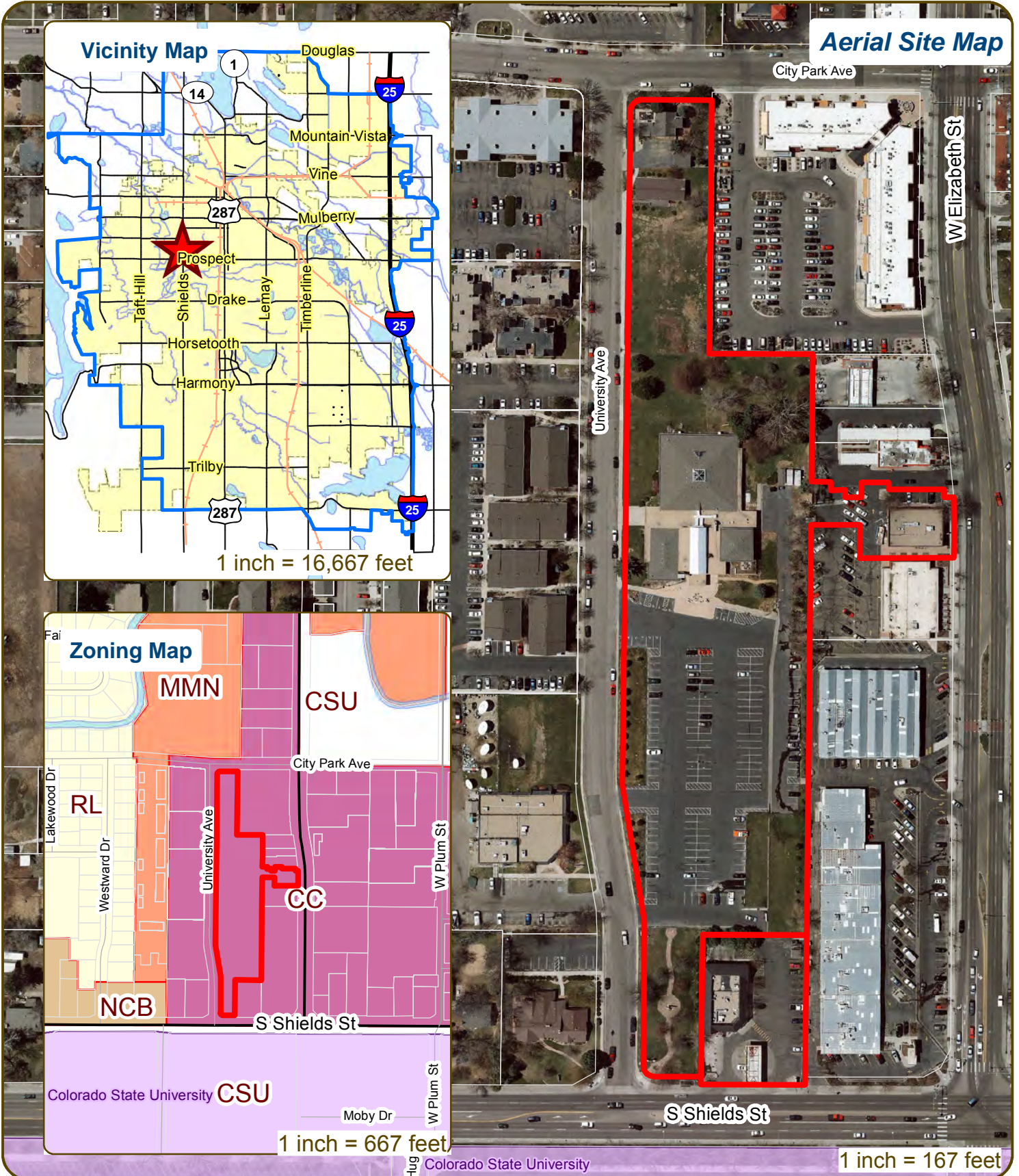
feet  
meters



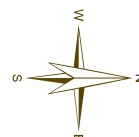


# St. John XXIII Catholic Church

## 1220 University Ave



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<b>Contact Name(s) and Role(s)</b> (Please identify whether Consultant, Owner, etc.) Adam Hermanson, Architect (Consultant)		
<b>Business Name</b> (if applicable) Integration Design Group		
<b>Mailing Address</b> 6890 W. 52nd Ave., Suite 230, Arvada, CO 80002		
<b>Phone</b> 303-227-9453	<b>Email Address</b> adam.hermanson@integrationdesigngroup.com	
<b>Site Address</b> (parcel # if address in not available) 1220 University Ave., Fort Collins, CO 80521		
<b>Description of Proposal</b> (attach additional sheets if necessary) Construction of a new Church building & parking structure (Phase 1), with a connected Parish Hall, Newman Center, and Rectory (part of a possible Phase 2). Division and sale of existing property, as noted on the Site Plan.		
<b>Proposed Use</b> Place of Worship, Community Center, Rectory	<b>Existing Use</b> Place of Worship, Community center, Rectory	
<b>Total Building Square Footage</b> 82,000 sf + 125,000 sf parking	<b>Number of Stories</b> 5	<b>Lot Dimensions</b> 565' x 235'

**Age of any Existing Structures** \_\_\_\_\_

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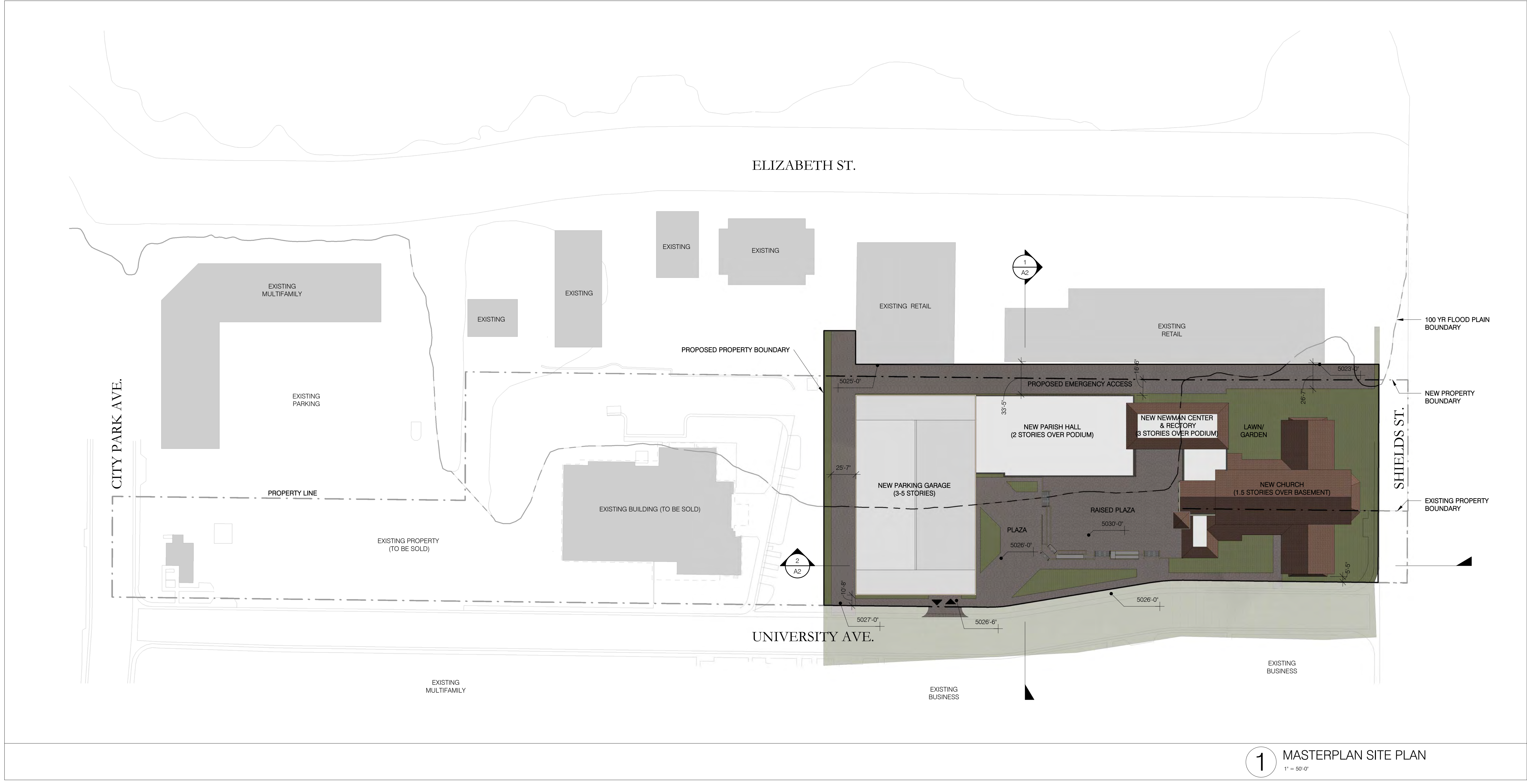
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**Increase in Impervious Area** see attached Impervious calculations \_\_\_\_\_ **S.F.**

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NOT FOR  
 CONSTRUCTION



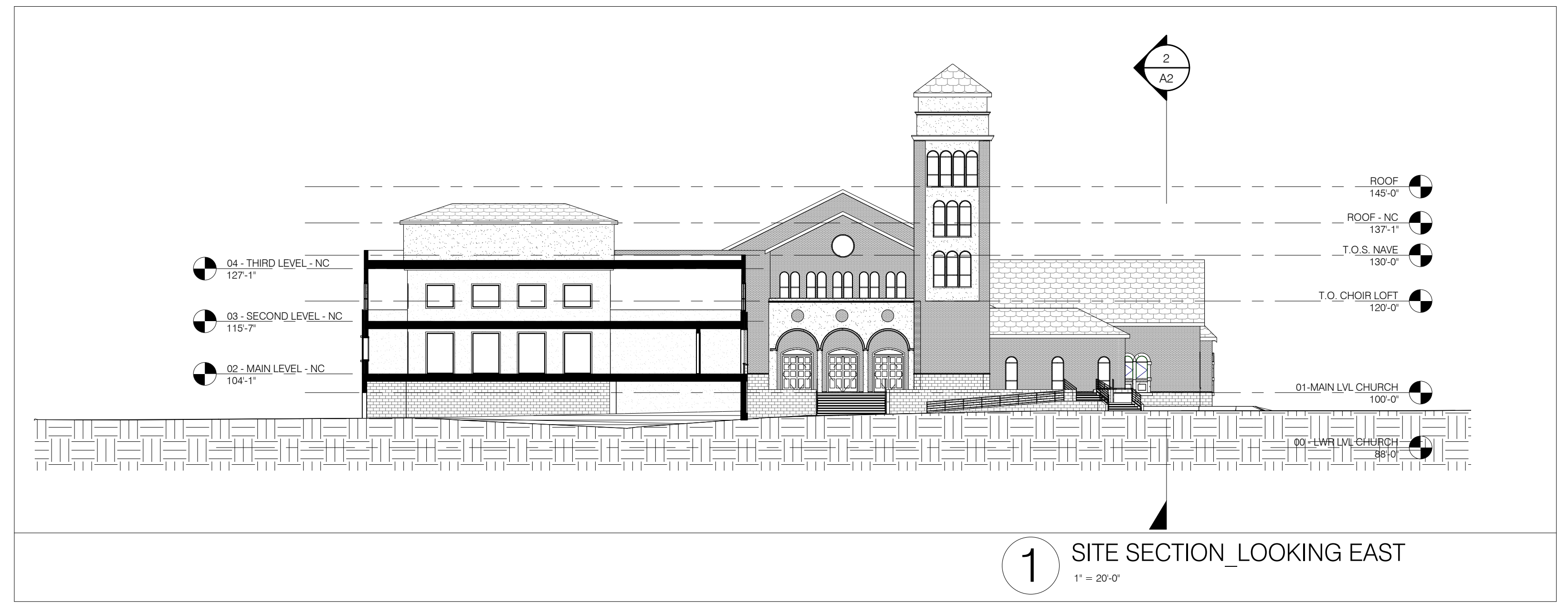
**1** MASTERPLAN SITE PLAN  
 1" = 50'-0"

**ST. JOHN XXIII CATHOLIC CHURCH**

MASTERPLAN

1220 UNIVERSITY AVE. | FORT COLLINS, CO | 80521

NOT FOR  
 CONSTRUCTION



ST. JOHN XXIII CATHOLIC CHURCH

MASTERPLAN

1220 UNIVERSITY AVE. | FORT COLLINS, CO | 80521

ISSUE	DATE
CONCEPT REVIEW	21 DEC 2017

A2

SITE SECTIONS

PROJECT: XXXX  
 ST. JOHN XXIII CATHOLIC CHURCH





**JVA Incorporated**  
 213 Linden Street Suite 200  
 Fort Collins, CO 80524  
 Ph: 970.225.9099  
 Fax: 970.225.6923

Job Name: St John 23rd University Parish -  
 Conceptual Design  
 Job Number: 2571c  
 Date: 12/21/17  
 By: KRB

## St John 23rd University Parish - Conceptual Design

### Composite Runoff Coefficient Calculations

Location: Fort Collins  
 Minor Design Storm: 5  
 Major Design Storm: 100  
 Soil Type: C/D

$$CA = KA + (1.31i^3 - 1.44i^2 + 1.135i + 0.12)$$

$$CCD = KCD + (0.858i^3 - 0.786i^2 + 0.774i + 0.04)$$

$$CB = (CA + CCD)/2$$

Basin Design Data																
	I (%) =	100%	90%	90%	40%	10%	70%	2%	2%			I (%)	Runoff Coeff's			
Basin Name	Design Point	A <sub>paved streets</sub> (sf)	A <sub>drives/conc</sub> (sf)	A <sub>roof</sub> (sf)	A <sub>gravel</sub> (sf)	A <sub>plygnd</sub> (sf)	A <sub>green roof</sub> (sf)	A <sub>lscape (B soil)</sub> (sf)	A <sub>lscape (C/D soil)</sub> (sf)	A <sub>Total</sub> (sf)	A <sub>Total</sub> (ac)	Imp (%)	C2	C5	C10	C100
Historic	1		79,632	4,802					36,593	121,027	2.78	63.4%	0.43	0.48	0.53	0.65
Developed	1		35,629	62,944					22,454	121,027	2.78	73.7%	0.53	0.56	0.60	0.70