

Conceptual Review Agenda

Schedule for 10/16/17 to 10/16/17

281 Conference Room A

Monday, October 16, 2017

Time	Project Name	Applicant Info	Project Description	Planner
9:30	Fossil Creek Storage and Drive Thru CDR170063	Ken Merritt (970) 305-6754 kmerritt@jrengineering.com	This is a request to construct two, three story self-storage buildings and a drive thru coffee-shop at 102 Fossil Creek Pkwy (parcel #9601335001). The proposed project would be accessed on the south off of Fossil Creek Pkwy and on the east off of Snead Dr. Parking is proposed internal to the site and pedestrian connections are provided within the site and to adjacent sites. The proposed project is within the General Commercial (CG) zone district and is subject to Planning and Zoning Board (Type 2) Review.	Clay Frickey
10:15	Light of the Rockies Counseling CDR170064	Chris Bassett (970) 690-9350 chris@lightoftherockies.com	This is a request to convert an existing place of worship into a counseling center at 2036 Strauss Cabin Rd (parcel #8603000913). No modifications to the building or site are proposed, Parking is currently accessed by two driveways off of Strauss Cabin Rd. The parcel is currently outside of city limits in Larimer County and is abutted on the east by Rural Lands (RUL) zoning and Urban Estate (UE) zoning to the west across Strauss Cabin Rd. Recommended Zoning will be Urban Estate, in which case the counseling center will be subject to Planning and Zoning Board (Type 2) Review as well as an addition of permitted use (APU).	Pete Wray

Monday, October 16, 2017

Time	Project Name	Applicant Info	Project Description	Planner
11:00	Cambria Suites Cellular CDR170065	John Dahl (303) 579-9866 j.dahl@sure-site.com	This is a request to install new cellular equipment on the roof of the Cambria Hotel at 2921 E Harmony Rd (parcel # 8605151001). The proposed equipment extends 9 feet above the existing parapet with a 6 foot tall screen. The proposed project is within the Harmony Corridor (HC) zone district and is subject to Administrative (Type 1) Review.	Ted Shepard

Fossil Creek Self Storage & Drive Thru Coffee



Aerial Site Map

Vicinity Map

1 inch = 16,667 feet

Zoning Map

1 inch = 833 feet

1 inch = 208 feet

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CONCEPTUAL REVIEW:

APPLICATION

General Information

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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. **The more info provided, the more detailed your comments from staff will be.**

Contact Name(s) and Role(s) (Please identify whether Consultant, Owner, etc.) Planner: Ken Merritt, Owner: Stan Scott		
Business Name (if applicable) Fossil Creek Self-Storage LLC		
Mailing Address 5013 Bluestem Court		
Phone 970-305-6754	Email Address kmerritt@jrengineering.com	
Site Address (parcel # if address in not available) 9601335001		
Description of Proposal (attach additional sheets if necessary) The subject property is part of the General Commercial District and proposed to be developed as a mixed use site. The majority of the site will be used for two self-storage buildings which will include both drive-up storage units and interior temperature controlled units. A smaller portion of the site will house a coffee shop which includes a drive-thru lane & window. Snead Drive will be constructed with these on-site improvements from where it dead ends today south to Fossil Creek Parkway. Vehicle access for his development will require changes to the median within Fossil Creek Pkwy. Primary access to this site will be from Snead Drive with right out only egress onto Fossil Creek Pkwy.		
Proposed Use Self-Storage & Drive-Thru Coffee Shop	Existing Use Vacant	
Total Building Square Footage 85,450	Number of Stories 3	Lot Dimensions See Conceptual Site Plan

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 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>.

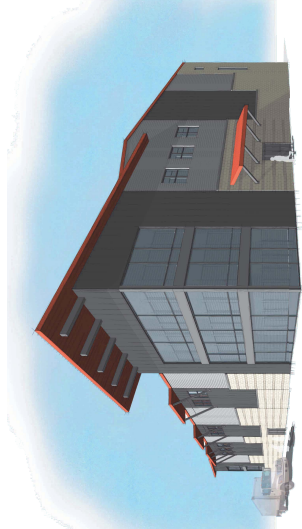
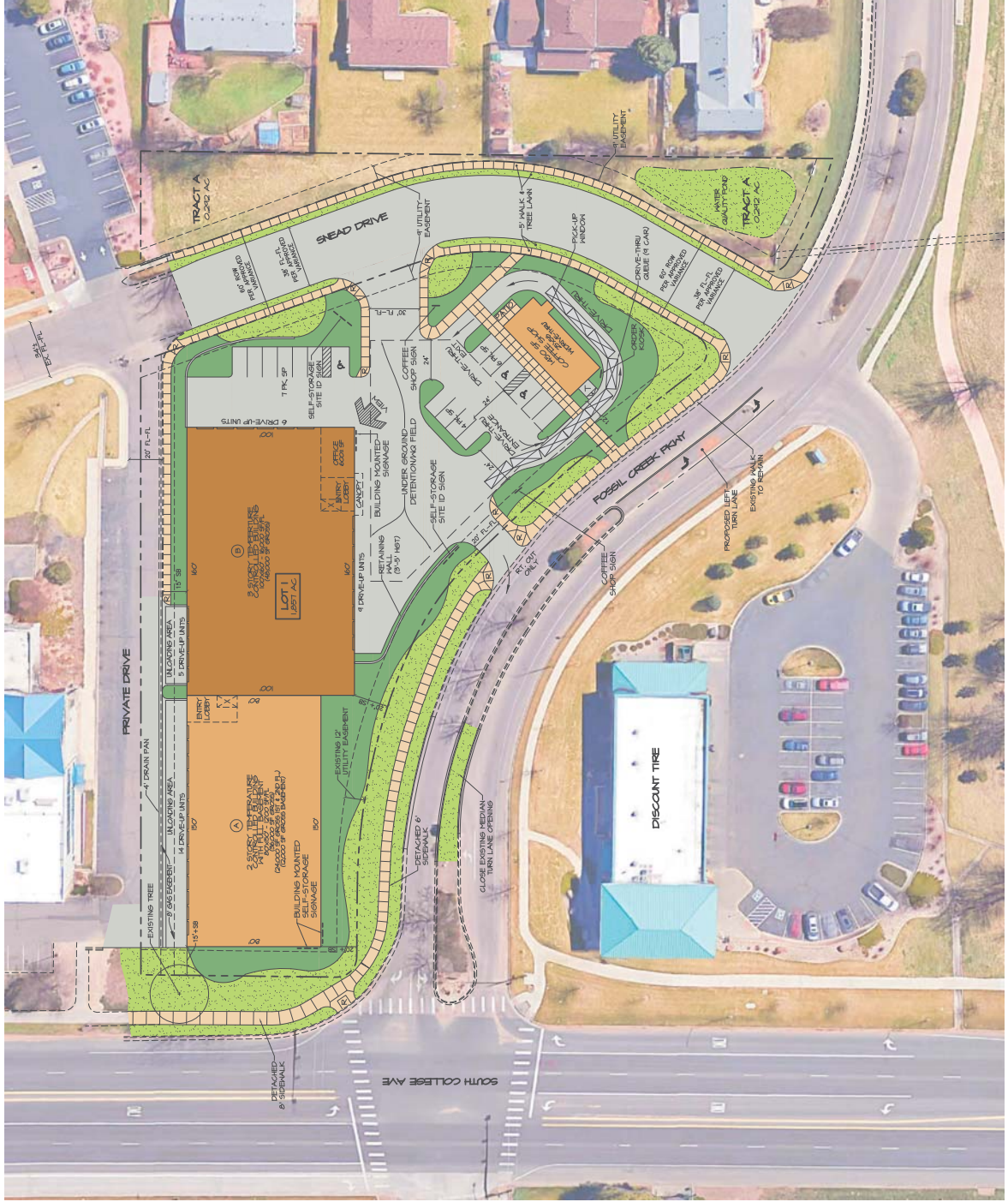
Increase in Impervious Area 53,892 _____ S.F.

(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?

FOSSIL CREEK SELF-STORAGE & DRIVE-THRU COFFEE SHOP

CONCEPTUAL SITE PLAN



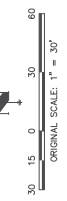
SELF-STORAGE CONCEPTUAL IMAGE
SOUTHEAST PERSPECTIVE

LANDUSE DATA

TOTAL SITE AREA	107K AC	94.8% OF TOTAL LOT SITE AREA
TRACT A	0.22K AC	0.2% OF TOTAL LOT SITE AREA
TOTAL BLDG AREA	98,160 SF	34.8% OF TOTAL LOT SITE AREA
BLDG A TEMPORARILY CONTROLLED (3 STORY WAREHOUSE)	48,000 SF	14.0% OF TOTAL LOT SITE AREA
BLDG B TEMPORARILY CONTROLLED (3 STORY WAREHOUSE)	50,160 SF	15.2% OF TOTAL LOT SITE AREA
COFFEE SHOP WAREHOUSE	14,000 SF	4.3% OF TOTAL LOT SITE AREA
TOTAL BLDG GROUND FLOOR AREA	29,450 SF	9.4% OF TOTAL LOT SITE AREA
TOTAL PAVEMENT AREA	28,192 SF	9.4% OF TOTAL LOT SITE AREA
PROPOSED CONC/ASPHALT/PAVEMENTS & PARKING AREAS	24,442 SF	7.4% OF TOTAL LOT SITE AREA
EXISTING PAVEMENT AREA	3,750 SF	1.1% OF TOTAL LOT SITE AREA
TOTAL LANDSCAPE AREA	24,217 SF	7.3% OF TOTAL LOT SITE AREA

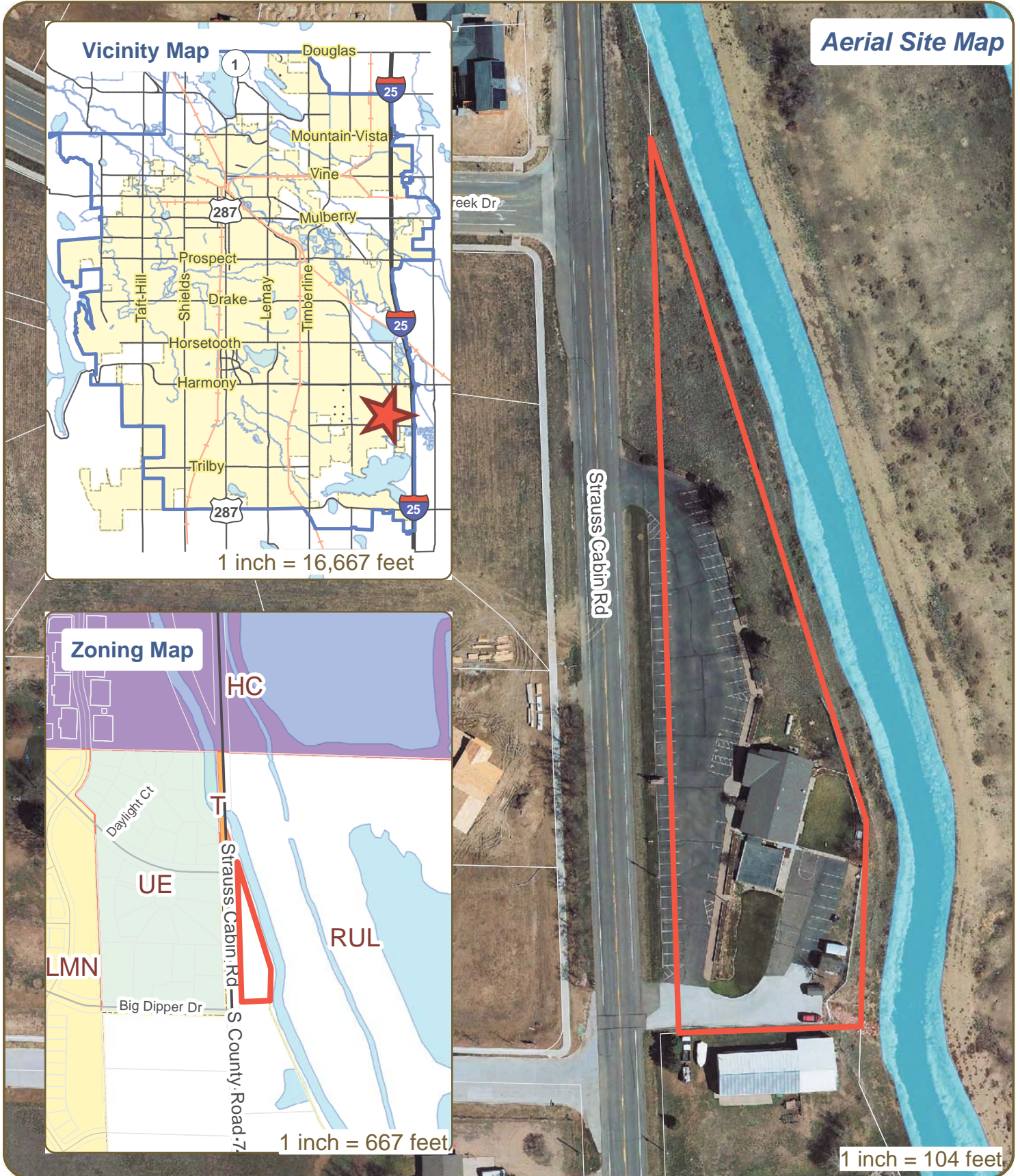


FOSSIL CREEK SELF-STORAGE &
DRIVE-THRU COFFEE SHOP
10/18/2017 SITE PLAN
JOB NO. TBD
SEP. 28, 2017
SHEET 1 OF 1

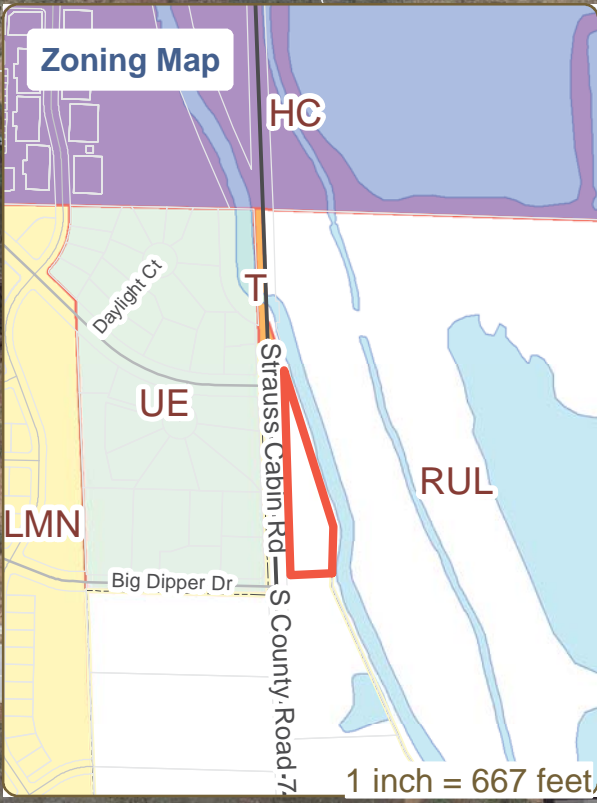
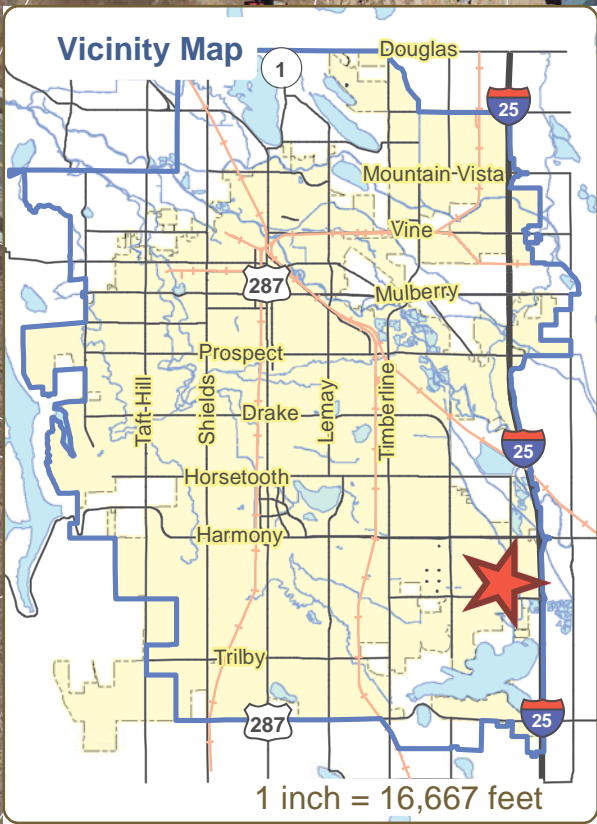


JR ENGINEERING
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CORPORATE: 305-746-2200 • COLLEGE STATION, TEXAS 77840-5501
FORT COLLINS: 970-491-9888 • WWW.JRENG.COM

5236 Strauss Cabin Rd Light of the Rockies Counseling



Aerial Site Map



1 inch = 104 feet

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Contact Name(s) and Role(s) (Please identify whether Consultant, Owner, etc.) Mrs. Chris Bassett, Director of Counseling Center, Light of the Rockies under contract to purchase property - close 11/21/2017		
Business Name (if applicable) Light of the Rockies Christian Counseling Center		
Mailing Address 921 E. Prospect Road, Ft. Collins, CO 80525		
Phone Office (970) 484-1735 Chris' Cell (970) 690-9350	Email Address Chris@LightoftheRockies.com	
Site Address (parcel # if address in not available) 5236 Strauss Cabin Road, Ft. Collins CO 80528 (also listed as 5236 So. County Road 7)		
Description of Proposal (attach additional sheets if necessary) Use existing structure, currently used as Mountain Life Church, as a counseling center. Minor internal remodeling and external changes only as required. If land use allows, the possibility exists for a future building expansion to either the north or the south of the main structure to create a Wellness Center with other health related businesses, all located under one roof. Businesses could include: Chiropractic, Nutritionist, Massage Therapy, etc,		
Proposed Use Counseling	Existing Use Church	
Total Building Square Footage 6583	Number of Stories 2	Lot Dimensions 1.82 acres

Age of any Existing Structures 41 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.

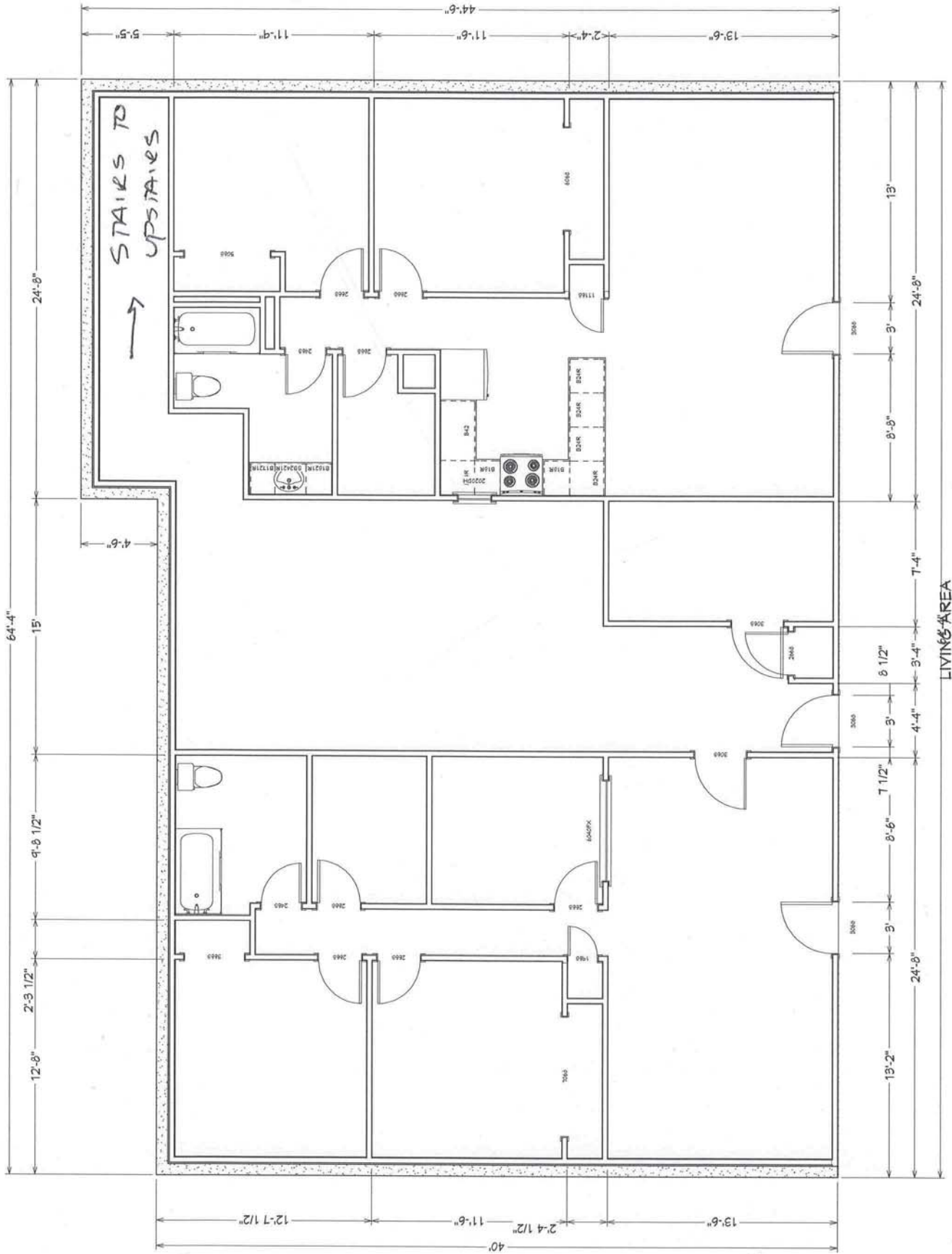
Is your property in a Flood Plain? Yes No If yes, then at what risk is it? _____

Info available on FC Maps: <http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains>.

Increase in Impervious Area 0 _____ S.F.

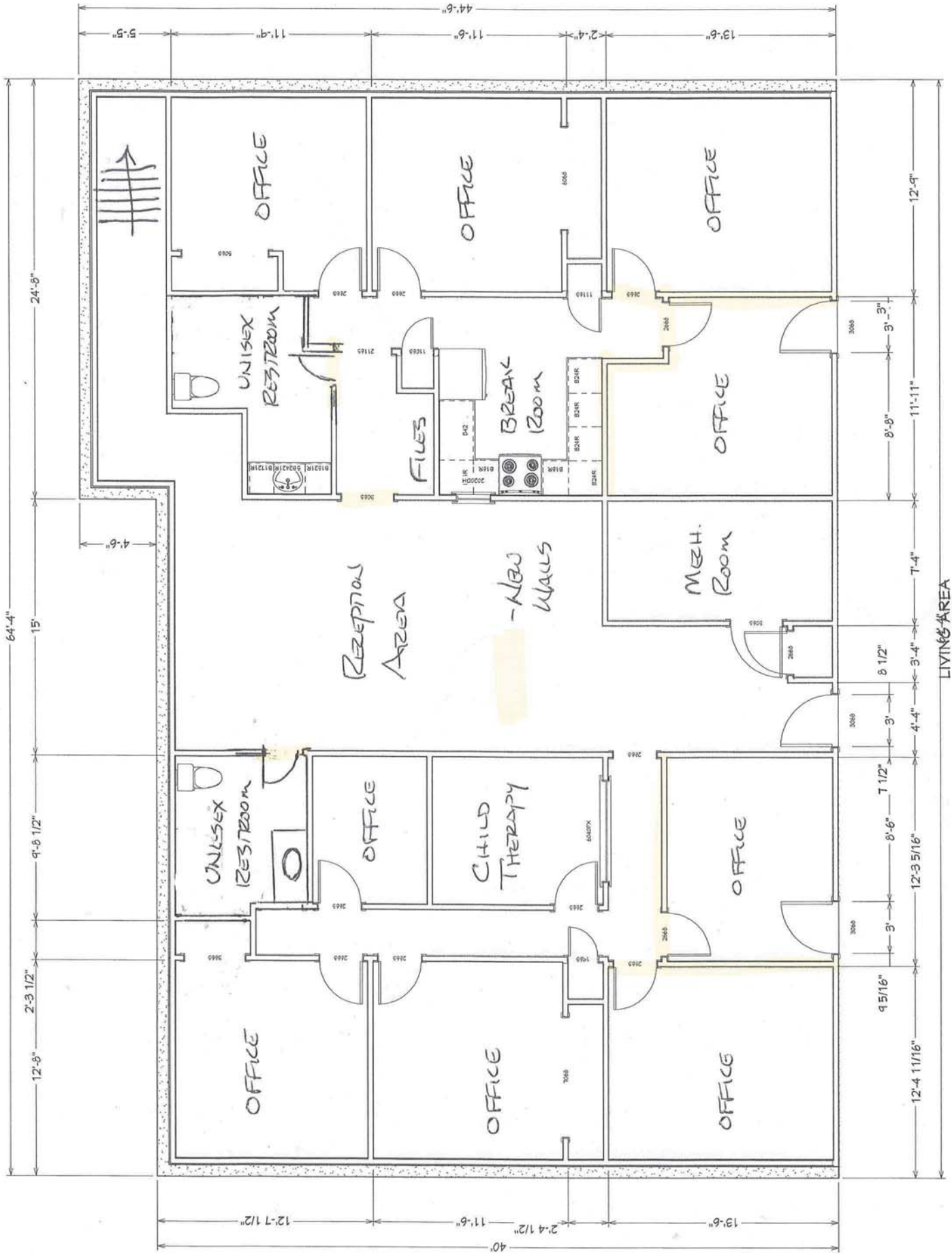
(Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

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?



LIVING AREA
2694 SQ FT

EXISTING LAYOUT



LIVING AREA
2684 SQ FT

Proposed New Layout

Proposal for 5236 Strauss Cabin Road, Fort Collins CO 80528

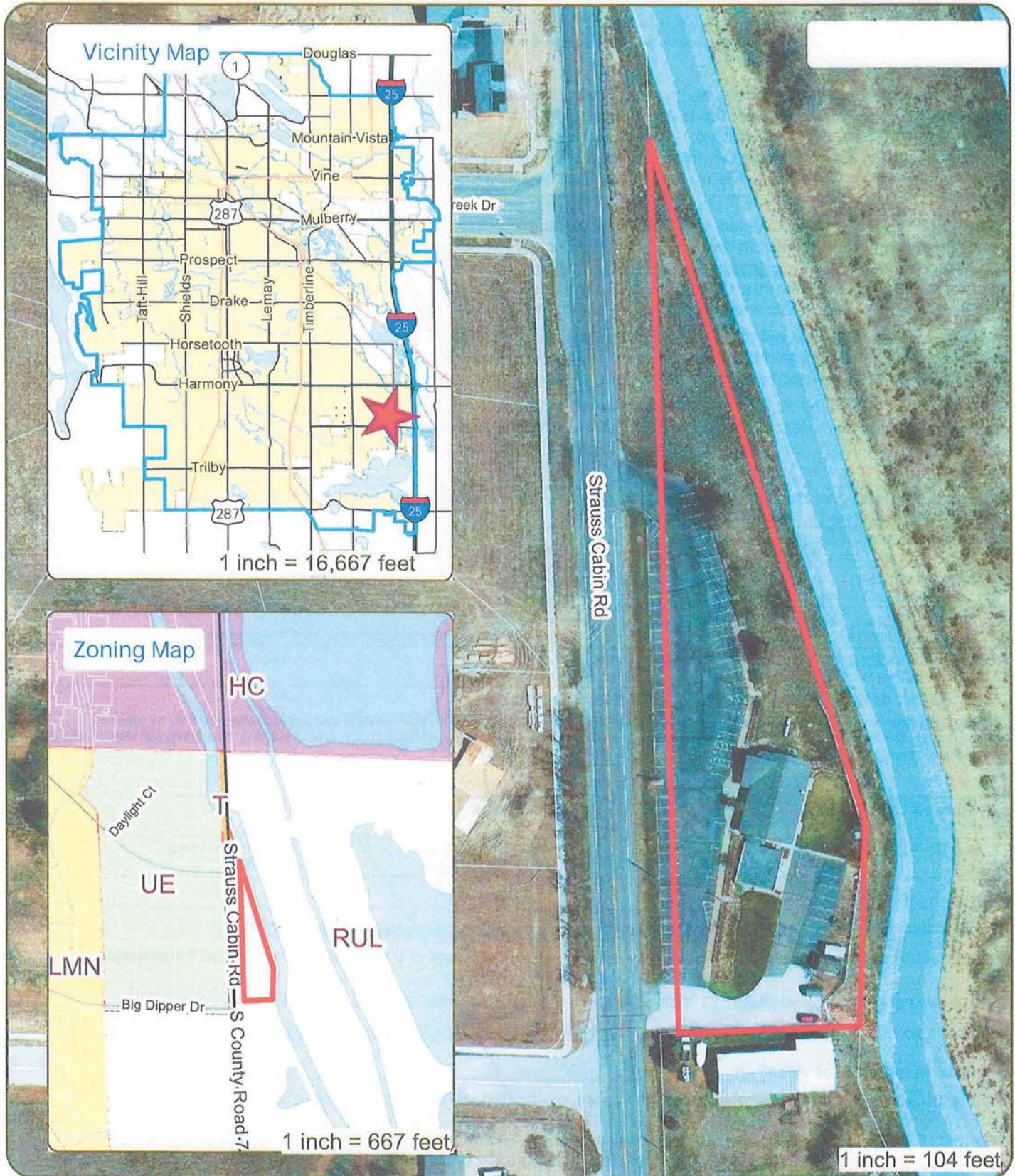
Property Location: Also known as 5236 S County Road 7 and occupied by Mountain Life Church, property is located on east side of CR7 between East Harmony Rd and Kechter Rd. Property is zoned FA-1 in unincorporated Larimer within Fort Collins future growth annexation area.

- **Boundaries:** Bounded to the east and north by NPIC irrigation ditch. Strauss Cabin Road is the western boundary and residential FA-1 acreage bounds the south border.
- **Surrounding Land Use:** Riverwalk Annexation wetlands area is to the east and north of property on other side of NPIC irrigation ditch. Old Oak Estates residential and future Sunrise Ridge patio homes are west of property in the Observatory Village vicinity.



5236 Strauss Cabin Rd

LIGHT OF THE ROCKIES CHRISTIAN COUNSELING



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Aerial View of Property: Main building, detached garage/studio, storage sheds and parking lot

- **Natural Features:** NPIC irrigation ditch with sloping right of way to east and north.
- **Parking/Drive Area:** No change proposed to existing parking area and landscaping.



West Side of Building (Front): No change proposed



East Side of Property (Back): No change proposed



South Side of Building (including 2 storage sheds): No change proposed



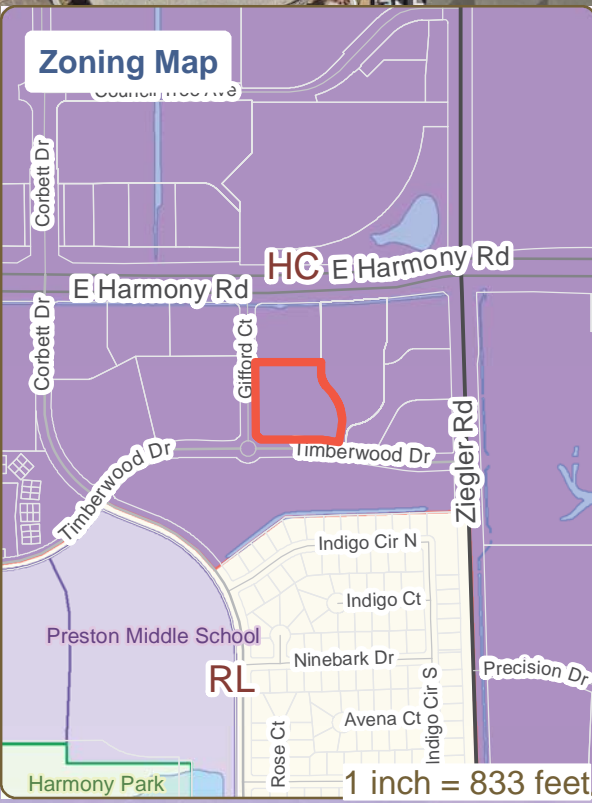
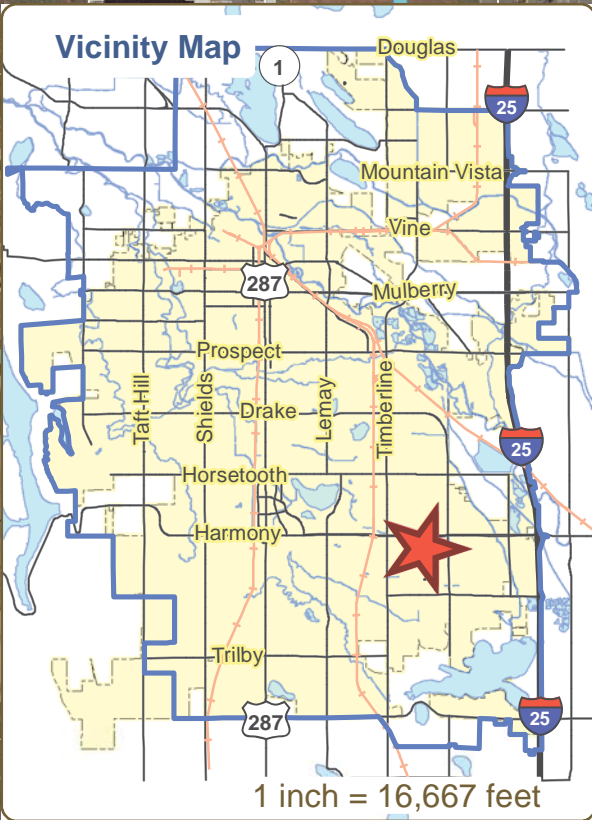
Existing Natural Features: No change proposed.

Utility, Drainage, Lighting & Signage: Requesting details on any required annexation changes

- **Utility Lines:** Existing utility line and poles along Strauss Cabin Road easement
- **Electric:** PV REA, meter on pole along frontage
- **Sewer:** Septic on site, request to understand city change requirements if any
- **Gas:** Propane tank on site, request to understand options upon annexation
- **Water:** Existing Fort Collins Loveland Water District tap in place
- **Property Drainage:** Storm water drainage to NPIC irrigation ditch
- **Road Drainage:** Graded road drainage easement with driveway culvert along CR7
- **Lighting:** Parking lot lighting with 3 poles along east side of lot
- **Signage:** Planned re-use of existing sign



2921 E Harmony Cellular Antennas & Equipment



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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) Johan A. Daw

Consultant for T-Mobile

Business Name (if applicable) Sure Site

Your Mailing Address 10617 W 31st Pl. Lakewood, CO 80215

Phone Number 303-579-9866 Email Address j.daw@sure-site.com

Site Address or Description (parcel # if no address) 2921 E. Harmony Road, Fort Collins Parcel # 8605151001

Description of Proposal (attach additional sheets if necessary) Instal new cellular Antennas and Equipment on roof of Cambria Hotel

Proposed Use Antenna Location Existing Use Hotel

Total Building Square Footage 64,730 S.F. Number of Stories 3 Lot Dimensions 113,455 sq Ft

Age of any Existing Structures 2007

Info available on Larimer County's Website: <http://www.co.larimer.co.us/assessor/query/search.cfm>

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DN01710B

APPROVALS SIGNATURE BLOCK

THE FOLLOWING PARTIES HAVE REFERENCED THESE DRAWINGS:

ALL DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL ZONING / BUILDING DEPARTMENTS, AND MAY IMPOSE CHANGES OR NOTIFICATIONS.

Scott Tomlinson PROJECT MANAGER 9/28/17 DATE
 APPROVED
 REJECTED

Robbie Carlson PROJECT MANAGER 9/28/17 DATE
 APPROVED
 REJECTED

Robbie Carlson RF ENGINEER 9/28/17 DATE
 APPROVED
 REJECTED

SITE ACQUISITION (PRINT) DATE
 APPROVED
 REJECTED

TMO QUALITY ASSURANCE (PRINT) TMO QUALITY ASSURANCE DATE
 APPROVED
 REJECTED

T-Mobile®

CAMBRIA

DN01710B

2921 E HARMONY RD,
FORT COLLINS, CO 80528



DRAWN BY: CWM
CHECKED BY: TH

DATE	REVISIONS
08/25/21	ISSUED FOR CD REVIEW

CAMBRIA
DN01710B
2921 E HARMONY RD,
FORT COLLINS, CO 80528

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NOT FOR
CONSTRUCTION

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RESPONSIBLE FOR THE INFORMATION
CONTAINED HEREIN.

SHEET TITLE
TITLE SHEET

SHEET NUMBER
T-1

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THE INFORMATION CONTAINED IN THIS SET OF
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ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES
TO CARRIER SERVICES IS STRICTLY PROHIBITED.

PLOT PLAN NUMBER:



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DIAL 811 FOR THE LOCAL
"ONE CALL CENTER" -
IT'S THE LAW

THE USER SHALL BE RESPONSIBLE FOR THE CONTRACTOR'S
CONVICTION ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN
ON THESE PLANS. THE USER SHALL BE RESPONSIBLE FOR
OBTAINING ALL NECESSARY PERMITS AND SHALL BE
RESPONSIBLE FOR THE LOCATION AND DEPTH OF ALL UTILITIES.
THE USER SHALL BE RESPONSIBLE TO VERIFY ALL UTILITIES
LOCATED BY THE CONTRACTOR SHALL BE THE SOLE
RESPONSIBILITY OF THE CONTRACTOR.

LEGAL DESCRIPTION

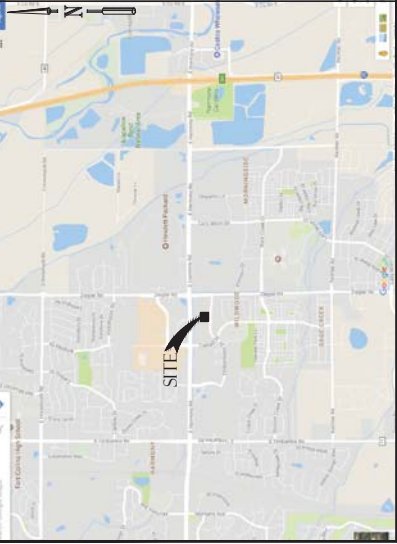
TO BE PROVIDED BY TITLE

DRAWING INDEX

SHEET DESCRIPTION

TITLE SHEET
T-1
A-1
A-2
A-3
A-4

VICINITY MAP



DRIVING DIRECTIONS

- FROM T-MOBILE OFFICE (18400 EAST 22ND AVENUE, AURORA, CO 80011)
- DEPART 22ND AVE TOWARDS TOWER RD
 - AT JUNCTION 256, TAKE SUIPWAY LEFT TO US-36 W / US-36 W / TUSKEGEE ARMY MEMORIAL HWY
 - AT JUNCTION 285, TAKE SUIPWAY RIGHT TO AIRPORT BLVD NORTH TOWARDS AIRPORT
 - AT JUNCTION 36, TAKE SUIPWAY RIGHT TO E-470 TOLLMAY NORTH TOWARDS FORT COLLINS TOLL ROAD
 - AT JUNCTION 245, TAKE SUIPWAY RIGHT AND FOLLOW SIGNS TO HARMONY ROAD
 - AT JUNCTION 255, TAKE SUIPWAY RIGHT AND FOLLOW SIGNS TO HARMONY ROAD
 - TURN LEFT ON TO COUNTY ROAD 38E / E HARMONY RD / CH-38E W
 - TURN RIGHT ON TO TOWERWOOD DR - 9 S
 - TURN RIGHT ON TO TOWERWOOD DR - 9 S
 - ARRIVE AT 2921 E HARMONY RD, FORT COLLINS, CO 80528, USA
- 246 FT
1.5 M
0.2 M
0.2 M
0.5 M
19.2 M
0.2 M
0.2 M
0.1 M
0.1 M

RF INFORMATION

PROJECT INFORMATION

PROJECT DESCRIPTION:
T-MOBILE PROPOSES TO ADD A NEW WIRELESS TELECOMMUNICATIONS FACILITY ON THE ROOF OF AN EXISTING BUILDING
CONSISTING OF THE FOLLOWING:

- INSTALL (12) NEW PANEL ANTENNAS (4 PER SECTOR)
- INSTALL (4) NEW WIRELESS CARRIER SECTOR CABINETS
- INSTALL (4) NEW WIRELESS CARRIER SECTOR CABINETS
- INSTALL (1) NEW ALPHA EQUIPMENT CABINET
- INSTALL (1) NEW ALPHA EQUIPMENT CABINET
- INSTALL (1) NEW WIRELESS CARRIER SECTOR CABINET
- INSTALL (1) NEW WIRELESS CARRIER SECTOR CABINET
- INSTALL (1) NEW RASSED STEEL PLATFORM ON THE EXISTING ROOFTOP

APPLICANT:
SURESITE CONSULTING GROUP, LLC
18400 E. 22ND AVENUE
AURORA, CO 80011
CONTACT: GARY HOFFMAN-OLLS
PHONE: 720.286.0461
gcollins@sure-site.com

PROPERTY OWNER:
SURESITE CONSULTING GROUP, LLC
18400 E. 22ND AVENUE
AURORA, CO 80011
CONTACT: GARY HOFFMAN-OLLS
PHONE: 720.286.0461
gcollins@sure-site.com

CODE INFORMATION:
BUILDING CODE: 2016
ZONING CLASSIFICATION: CC
CONSTRUCTION TYPE: II-B
OCCUPANCY: U
JURISDICTION: CITY OF FORT COLLINS
CURRENT USE: WIRELESS TELECOMMUNICATIONS FACILITY
PROPOSED USE: WIRELESS TELECOMMUNICATIONS FACILITY

TELCO COMPANY:
UTILITIES WILL BE DRAWN FROM EXISTING PEDESTAL
POWER COMPANY:
XCEL ENERGY - NEW METER SERVICE FOR SITE

SITE LOCATION: (BASED ON NAD 83):
LATITUDE: 40° 31' 06.11" N (40.5183639° N)
LONGITUDE: 105° 05' 45.07" W (-105.0958611° W)
TOP OF STRUCTURE ANGL: 4540' ±
BASE OF STRUCTURE ANGL: 4880.0' ± (NAD 83)

PARCEL NUMBER(S):
8605151001

PROJECT TEAM

SITE AG/PROJECT MANAGER
SURESITE CONSULTING GROUP, LLC
18400 E. 22ND AVENUE, #400
AURORA, CO 80011
PHONE: 720.286.0461
PH: 400-286-8568
EMAIL: gcollins@sure-site.com

APPROVAL	DATE	SIGNATURE
LANDLORD:		
CONS:		
S/A:		
R/F:		
ZONING:		
AME:		

REVIEWERS SHALL CLEARLY PLACE INITIALS ADJACENT TO EACH REDLINE NOTE AS DRAWINGS ARE BEING REVIEWED.

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CHECKED BY: TH

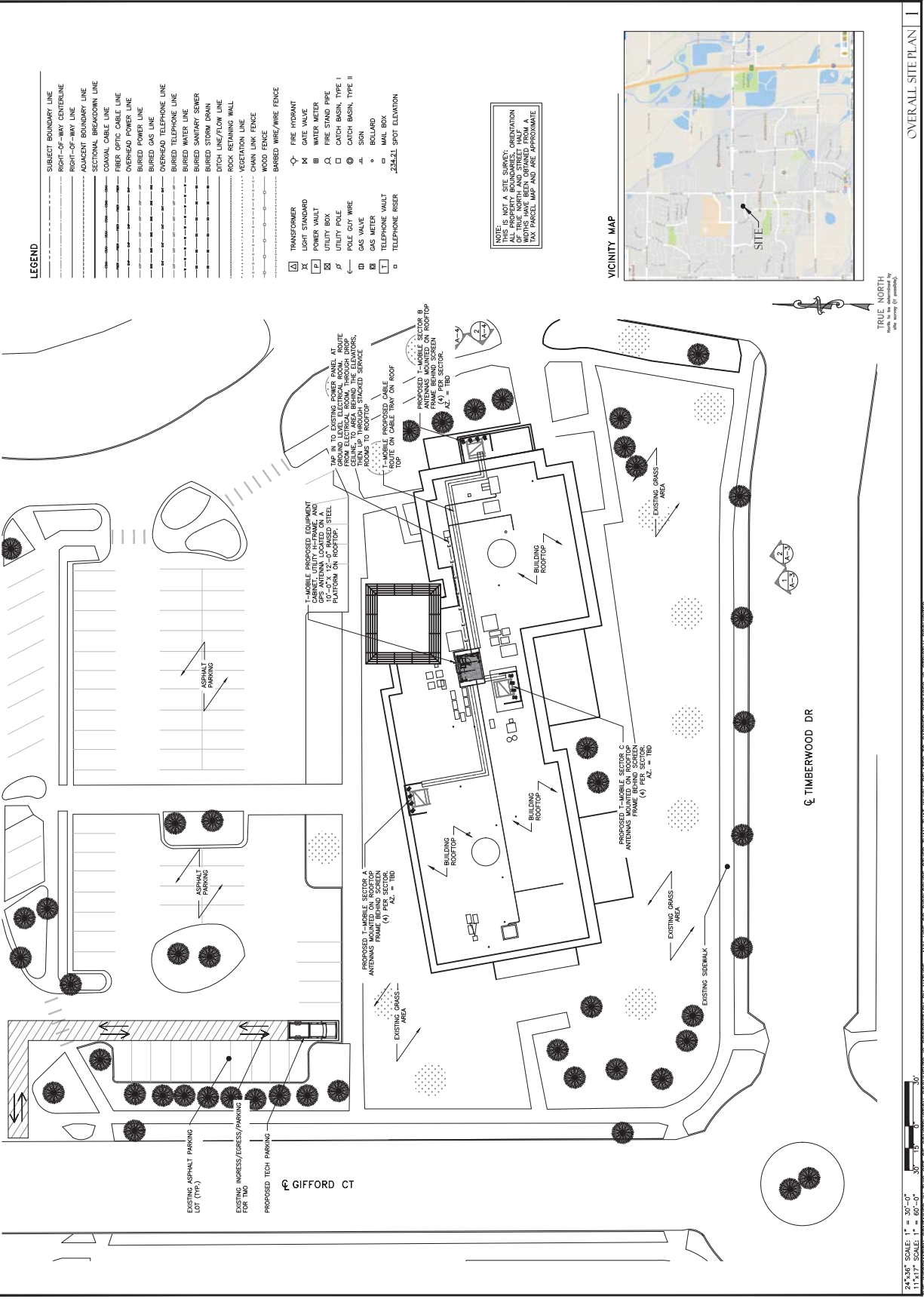
DATE	REVISIONS
08/25/17	ISSUED FOR 2D REVIEW
08/25/17	ISSUED FOR 2D REVIEW

CAMBRIA
DN0170B
2921 E HARMONY RD,
FORT COLLINS, CO 80528

PRELIMINARY
NOT FOR
CONSTRUCTION

SHEET TITLE
SITE PLAN

SHEET NUMBER
A-1





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NO.	DATE	REVISIONS
0	08/25/17	ISSUED FOR 2D REVIEW
1		
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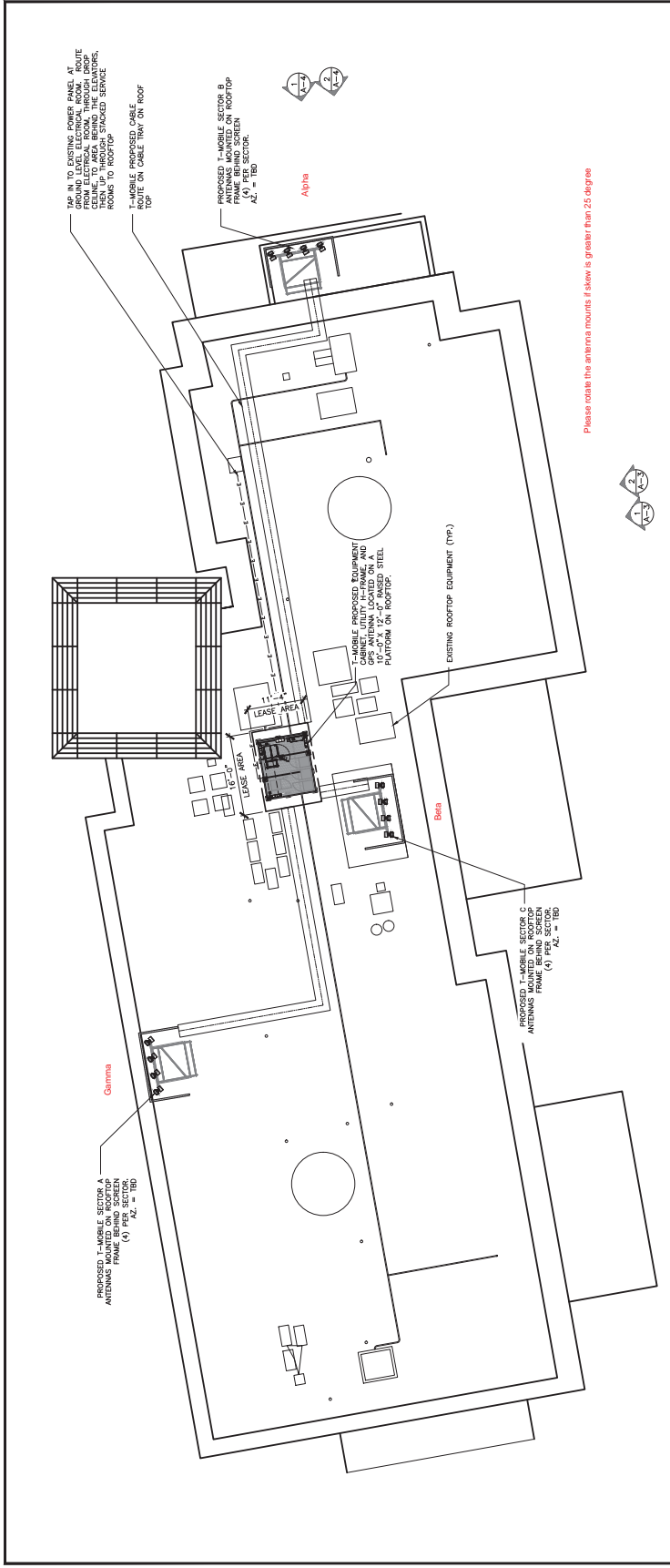
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SHEET TITLE
ROOF PLAN & EQUIPMENT PLAN

SHEET NUMBER
A-2



24"x36" SCALE: 3/32" = 1'-0"
11"x17" SCALE: 3/64" = 1'-0"

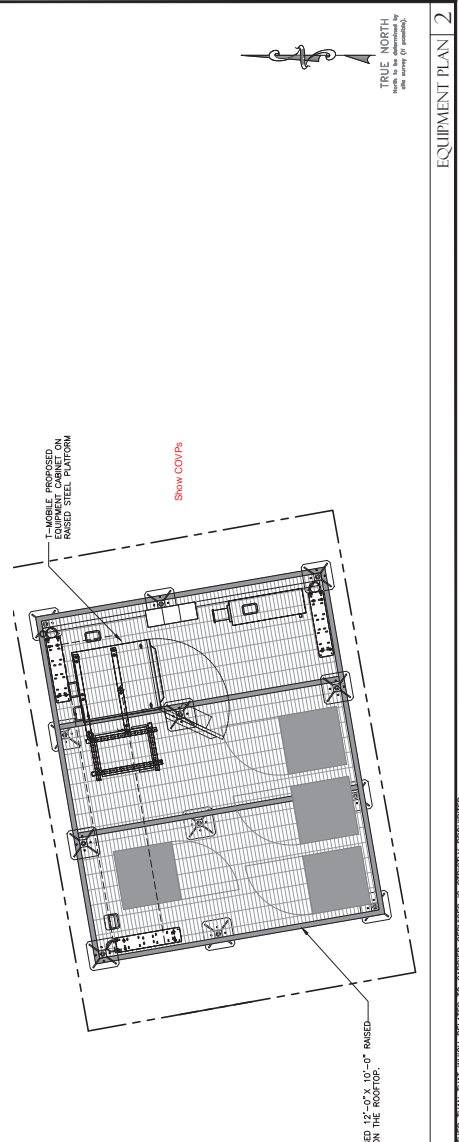
ROOF PLAN |

PROPOSED RF & COAX CHART

SECTOR	AZIMUTH	RAD CENTER	# OF ANTENNAS	ANTENNA MODEL	TMA	HYBRID CABLE	COAX	CABLE LENGTH
ALPHA	TBD	50'-8"	1	NUMBER 888-601700-01	N/A	1	N/A	80'±
BETA	TBD	47'-8"	2	NUMBER 888-601700-02	N/A	1	N/A	100'±
GAMMA	TBD	50'-8"	1	NUMBER 888-601700-03	N/A	1	N/A	30'±

NOTE: VERIFY WITH FINAL RF DESIGN.

Alpha 60
Beta 180
Gamma 300



24"x36" SCALE: 1/32" = 1'-0"
11"x17" SCALE: 1/4" = 1'-0"

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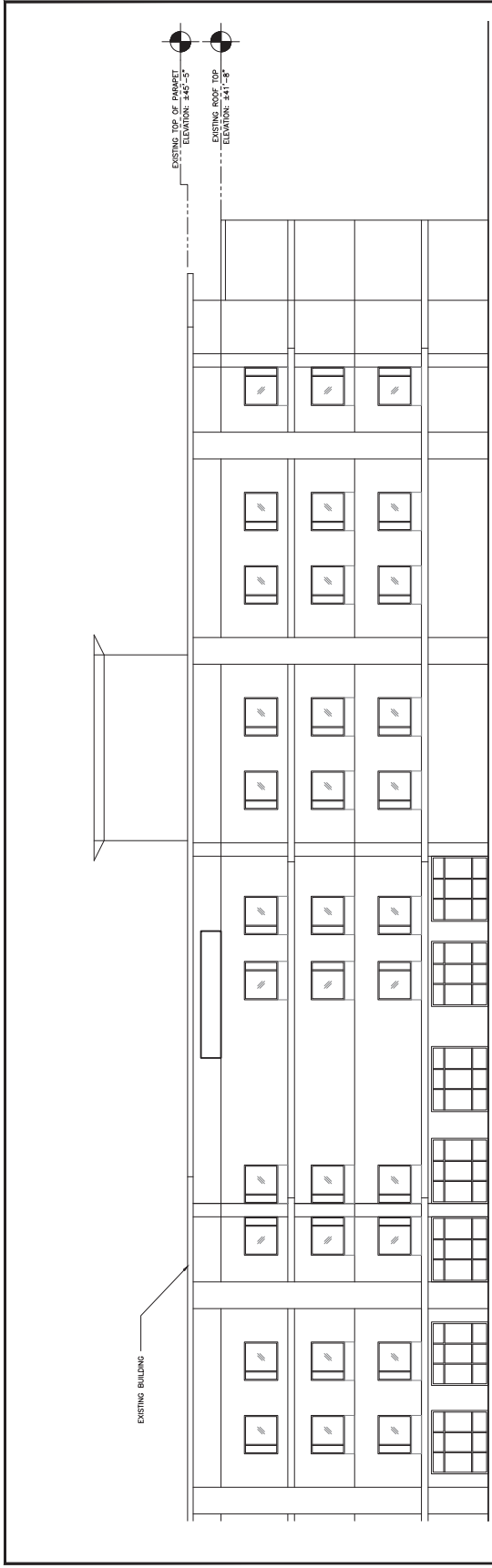
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SHEET TITLE
SOUTH ELEVATIONS

SHEET NUMBER
A-3



EXISTING SOUTH ELEVATION 2



PROPOSED SOUTH ELEVATION 1



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NO.	DATE	REVISIONS	DATE
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REFER TO CONSTRUCTION SET

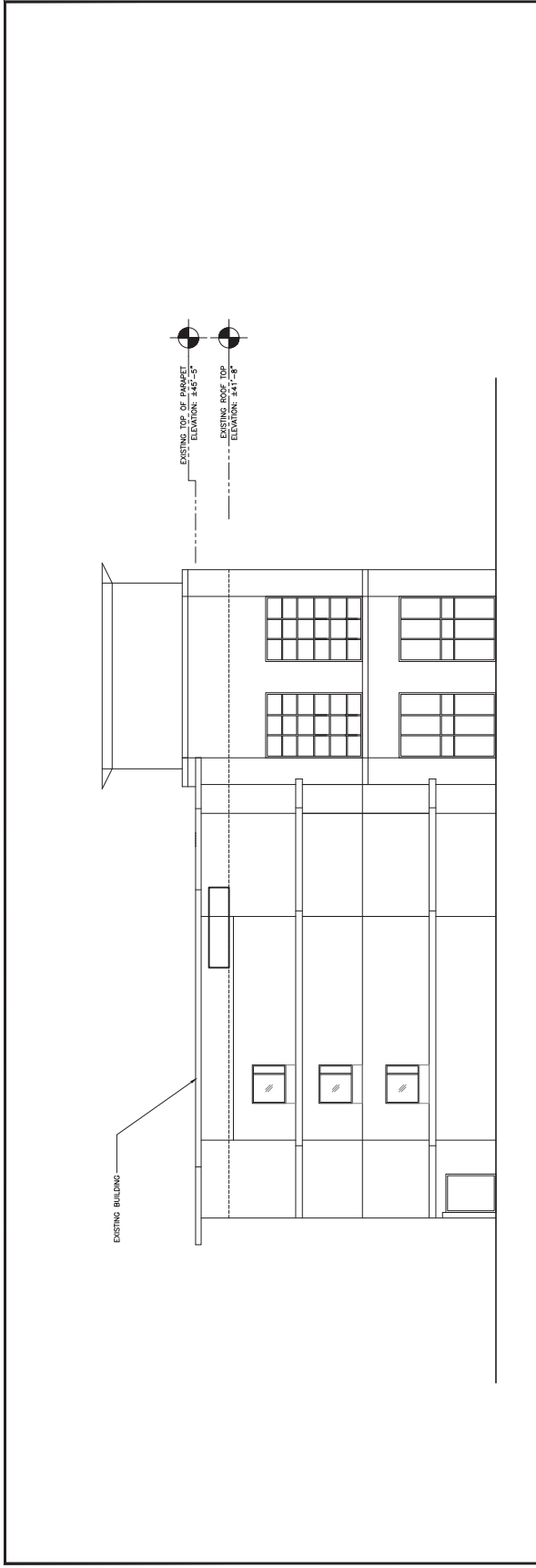
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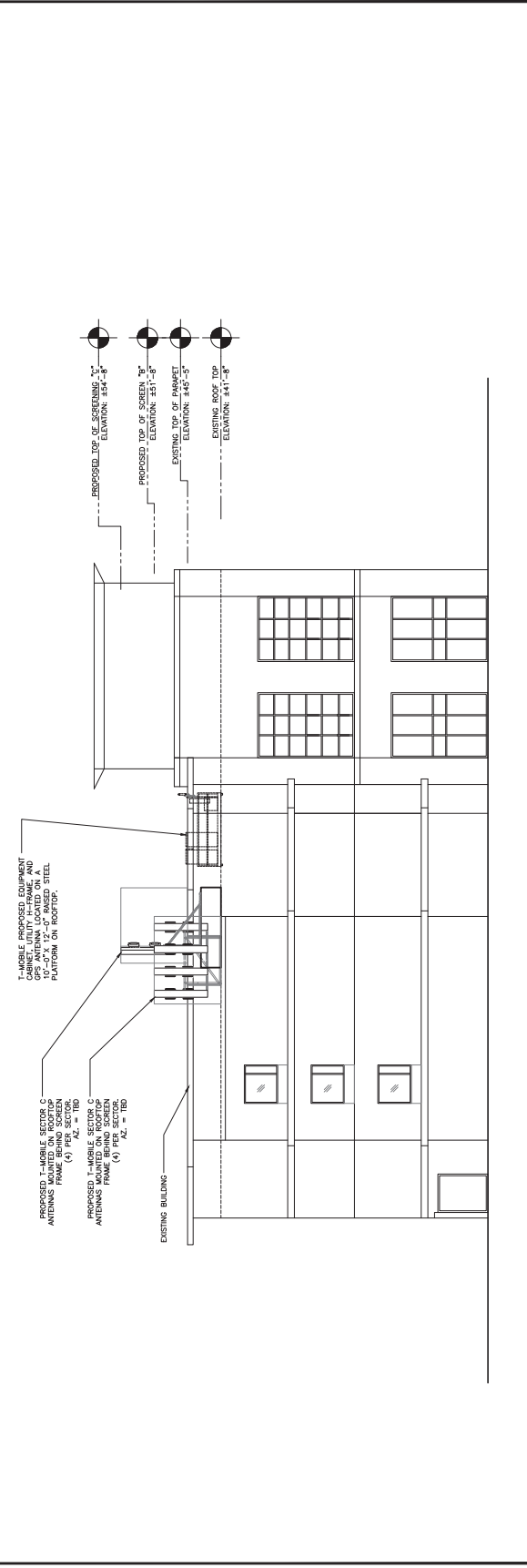
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SHEET TITLE
EAST ELEVATIONS

SHEET NUMBER
A-4



EXITING EAST ELEVATION 2



PROPOSED EAST ELEVATION 1



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