

# CONCEPTUAL REVIEW STAFF COMMENTS

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MEETING DATE: January 9, 1984

ITEM: DRAKE CROSSING DAY CARE CENTER

APPLICANT: Wheeler Realty, C/O carr Bieker, ZVFK Architects, 218 West  
Mountain Avenue, Fort Collins, CO 80521

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## LAND USE DATA:

Day care center (Hampshire Road, south of Valley Forge Avenue)

## COMMENTS:

1. Meet Fire Department access requirements.
2. Provide on-site detention.
3. Meet playground and indoor play area requirements for day care centers.
4. Project must be on a subdivided lot and be processed as a PUD.
5. Parking to be setback 10 feet from property line.
6. Provide landscaping and fencing.
7. Redesign curb cuts, utilize joint curb cuts if possible.
8. Provide designated drop-off area.
9. Access, site design will have to be carefully planned on the remainder of the site.

# CONCEPTUAL REVIEW STAFF COMMENTS

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MEETING DATE: March 26, 1984

ITEM: Children's World PUD

APPLICANT: Anderson Investments, 3300 28th Street, Boulder, Colorado 80301

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## LAND USE DATA:

4950 square foot day care center on 1.5 acres

## COMMENTS:

1. All portions of exterior wall of building must be within 150 feet of fire accessway. If fire trucks need to get into parking, adequate turning radius must be provided.
2. Parking requirement is 2 spaces for each employee plus requisite guest, visitor and drop-off.
3. Interior landscaping of parking will be required.
4. Applicant should review City zoning requirements for day care centers.
5. Handicapped, motorcycle and bicycle parking should be provided.
6. Applicants should review access plan for approved PUD to the south known as First Methodist Church PUD in terms of access to this site.
7. The curb cut should be aligned with curb cuts across Hampshire. A minimum of 125 feet between curb cuts will be required.
8. The entrances should be designed as curb cuts rather than curb returns.
9. Sidewalk connections from building to street sidewalk should be provided.
10. Drop-off function should not interfere with parking.
11. Screening of parking with shrubs and trees in addition to plantings around foundation of building should be provided.
12. Stacking at entrances should be provided. A minimum of 40 feet setback between flow line and parking should be provided.

# CONCEPTUAL REVIEW STAFF COMMENTS

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MEETING DATE: May 29, 1984

ITEM: CHILDREN'S WORLD DAY CARE CENTER

APPLICANT: Ms. Pamela Webb, Anderson Investments, 3300 28th Street, Suite 200  
Boulder, CO 80306

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## LAND USE DATA:

4500 square feet of child care center

## COMMENTS:

1. Extension of water and sewer mains in access drive will be required.
2. 2,500 square feet of outdoor space for first 15 children and 75 square feet of outdoor space for each additional child.
3. Access road must be completed, or a temporary turn must be provided for fire access. Easements must be obtained for the access road.
4. On-site detention pond is required.
5. First parking stall setback minimum is 60 feet from flowline of Hampshire.
6. Hampshire sidewalk should be detached at intersections.
7. Increase landscaping around building.
8. Tie building elevations of daycare center with remainder of site.
9. Staff has concern with curb cut spacing on Hampshire Road and site plan design for surrounding property.
10. A neighborhood meeting is required for this project.

DATE 6-6-84

DEPARTMENT Engineering

ITEM: #40-84- CHILDREN'S WORLD P.U.D. - PRELIM.

## COMMENTS

1. STORM DRAINAGE HAS CONCERN FOR ~~THE~~ HANDLING OF OFFSITE RUNOFF.
2. NEED TO SEE EXISTING FIRE HYDRANTS LOCATIONS.
3. WATER & SEWER SERVICES WILL HAVE TO COME FROM MAINS INSTALLED IN THE ACCESS ROAD IN FRONT OF THE DAY CARE BLDG.
4. ISSUE OF CONNECTION FROM METHODIST CHURCH'S OFFICE BUILDINGS FROM SOUTH NEEDS TO BE ADDRESSED MORE CONCISELY.
5. DEFINE ACCESS FROM HAMPSHIRE RD. AS ACCESS AND UTILITY (& DRAINAGE?) EASEMENT.

ITEM:

Children's World II Day Care Center  
40-84A

COMMENTS

- site Plan
1. ~~Plan~~ needs to show easements
  2. show handicapped ramps
  3. ~~Sidewalks~~ Driveways are city std curbs  
curbs not curb returns - walk  
need not be attached.
  4. Dimension driveway, walk along Hampshire
  5. Access easement & turnaround req'd before  
P+Z approval. Acceptance later will  
take 4-6 wks.

# CITY OF FORT COLLINS

OFFICE OF PLANNING AND DEVELOPMENT

June 19, 1984

Ms. Pamela Webb  
ANDERSON INVESTMENTS  
1639 28th Street  
Boulder, Colorado 80301

Dear Ms. Webb:

Staff has reviewed the Childrens World PUD, preliminary, and has the following comments:

1. Project must be renamed since it is a duplication of an existing project.
2. Water and sewer services will have to be taken from mains installed in the access road in front of the building.
3. Issue of connection from the proposed development to the south need to be addressed from a fire protection standpoint.
4. Define access from Hampshire Road as "access and utility (and drainage?) easement.
5. Dimension parking stalls.
6. Handicapped stall must be 12 feet wide.
7. Subdivision plat required at time of final submittal.
8. Dimension area from building envelopes to property lines.
9. Fence adjacent to residential area should be 6 foot solid wood.
10. Sign to comply with City of Fort Collins sign code.
11. Indicate fence location on site plan.

Revised plans addressing the above comments are to be submitted to the Planning and Development Department on July 2, 1984. On Monday, July 16, 1984,



OFFICE OF PLANNING  
AND DEVELOPMENT

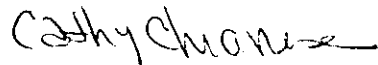
300 LaPorte Ave. • P.O. Box 580 • Fort Collins, Colorado 80522 • (303) 221-6750

Ms. Pamela Webb  
From: Cathy Chianese  
June 19, 1984  
Page Two

8½"x11" reductions, 10 copies of site and landscape plans, and colored renderings are to be submitted.

Please do not hesitate to contact me.

Sincerely,



Cathy Chianese  
Senior City Planner

CC:ro  
cc: Bonnie Tripoli, Development Coordinator



# COLUMBINE

Engineering Management Group, Inc.  
Consulting Civil Engineers

8704 Yates Drive, Suite 220  
Westminster, Colorado 80030  
(303) 430-1921

Anderson Investments  
Children's World at Drake Landing

136.24  
October 10, 1984

Ms. Bonnie Tripilie  
Planning Department  
City of Fort Collins  
300 La Porte Avenue  
Fort Collins, CO 80522

Dear Bonnie:

Transmitted herewith please find our revised submittal for the above referenced project. This submittal includes the Plat, Drainage and Grading Plan, Drainage Report and a Utilities Plan. All other submittal items are being prepared by others and will be submitted under separate cover, by Anderson Investments.

There are a few comments which you made which are covered in submittal items being prepared by others or which are beyond the control of Columbine. These are as follows:

## PLAT

1. Delta angle on the short radius at the northwest corner of the proposed lot. The angle shown is the same as the title policy and the legal description provided by the seller, (also the developer of the Drake Landing P.U.D.).
2. An access easement is not being provided on this plat. Access will be via a temporary cul-de-sac and then a permanent street all being contained entirely on the Drake Landing P.U.D. Anderson Investments will provide supporting agreements.

## DRAINING AND GRADING PLAN

No comments were made on the Drainage and Grading Plan. Drainage and grading comments were made on the Utilities Plan.

## UTILITIES PLAN

1. All offsite utilities are under design by others in connection with the Drake Landing P.U.D. Agreements and additional detail will be provided by Anderson Investments.
2. All site dimensions, sidewalks and other site details have been prepared by Anderson Investments and will be submitted under separate cover.



Ms. Bonnie Tripilie  
October 10, 1984  
Page 2



Should you have any questions or require additional information please do not hesitate to call me.

Sincerely,

A handwritten signature in cursive script that reads "Timothy L. McClung".

Timothy L. McClung, C.E.T.  
Vice President

TLM/dw

cc: Pamela Webb, Anderson Investments  
Bruce Akins, Anderson Investments

Enc: Redline Comments  
(2) Drainage Report  
(2) Drainage & Grading Plan  
(2) Utilities Plan  
(2) Plat



Children's World  
LEARNING CENTERS®

June 1, 1994  
Certified Mail  
& FAX (303) 221-6378

June 1, 1994

Certified Mail  
& FAX (303) 221-6378

Ron Phillips  
Interim Planning Director  
281 N. College Ave.  
Ft. Collins, CO 80524

Re: 2551 Hampshire Street  
All of Children's World at Drake Landing PUD  
Outlet A of Hampshire Square PUD

Dear Mr. Phillips:

Children's World Learning Centers, Inc. is under contract to purchase the above referenced real estate from our current landlord, Richard L. Leonard with a closing date scheduled for June 15, 1994. In order for Children's World to close this sale we must obtain the assurance from the City of Ft. Collins, that the requirements of the Development Agreements recorded November 29, 1984 in Book 2300 at page 930 and recorded January 13, 1987 at reception #87002338 have been satisfied and that there are no obligations or encumbrances asserted against the property arising out of or in connection with such agreements.

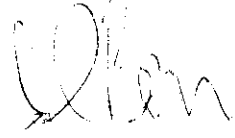
It would be greatly appreciated if you could provide me with such written assurance at your earliest possible convenience. If there are any outstanding issues, please provide me with a detailed explanation.

JR\jkl1102

01/14/2025 14:52:14

Thank you in advance for your assistance in this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "John Rosen", written in a cursive style.

**John Rosen**  
**Vice President**  
**Real Estate Services**

Enclosure

JR\jvk1102