

September 7, 2015

Public Hearing Review - Project Description

Children's House Montessori - Special Review

6664 CR 13

Larimer County, Colorado

Project Objective:

To preserve this heritage farm site, to create a successful Montessori farm school and to receive Larimer County approval for this early childhood center and private school.

Summary

Overview

The Children's House Montessori Farm School will be a small, year-round primary and elementary Montessori school that preserves the look and feel of this heritage farm site, featuring integrated farm programming and dual English and Spanish curricula.

Farm Programming & Location

Farm schools are traditionally integrated closely with real working farms, fully immersing the children in the daily operations and caretaking activities required. The farm is a co-curricular, rather than extra-curricular activity, and animal care is an integrated part of the curriculum.

Year-Round Schooling

Research shows that year-round schooling helps with retention of concepts learned in the previous academic year preventing "summer loss." In a Montessori setting, it is even more important that children stay "normalized." In addition, having a year-round school fits perfectly with farm school programming. Many farm activities occur during the summer months, allowing children to take full advantage of the farm and all that it has to offer.

Bilingual Education – English and Spanish

Speaking more than one language is a necessary skill in the 21st century. Spanish is of particular importance in the United States and many parts of the world so bilingual fluency will be a priority as part of our programming.

Certifications and Associations

Association Montessori Internationale (AMI) certification is the most rigorous type of training and certification you can receive both as an individual guide and as a Montessori school. It is the original Montessori association and is highly respected in the field of education. AMI school standards: <http://amiusa.org/school-standards/>

State Licensing and County Health Department

The Children's House Montessori Farm School will be licensed through the Colorado Department of Education and Early Childhood development departments will comply with the Larimer County Health Department and State Health regulations related to early childhood centers and schools.

Review Criteria

The proposed Special Review we believe is compatible with the existing uses surrounding this property which is further supported in letters from both the City of Loveland and Larimer County. Due to the character of the Montessori and the proposed uses, this facility it is not anticipated to have a negative impact on the surrounding properties.

1. The project is located within Loveland's GMA district and is consistent with the county master plan's Land Use. The site design and location of the proposed buildings are consistent with existing building locations and with the County's vision of maintaining the character of rural areas.
2. The project will comply with all applicable requirements of the code.
3. The project will not result in a substantial adverse impact on other property in the vicinity of the proposed Special Review.
4. The project will comply with the recommendations of referral agencies, as applicable.
5. The project meets the criteria listed in the use descriptions for agricultural and residential uses.

Existing Conditions

The property is currently zoned FA. It is a 10.0 acre working farm predominantly of pastures and livestock areas with an existing house, barn, metal shop and multiple outbuildings. There is an existing unpaved driveway providing access to the house and another unpaved access point further south leading to the barn and other outbuildings. Surrounding properties consist of other farmland to the east and south, and estate residential on the north and west sides. The topography is relatively flat with a general slope towards the South-East.

The Preliminary Site Plan and Character Study of the buildings indicate the proposed locations, character of the new structures and associated land uses. It is the intent of the site layout to locate the new buildings and add landscape to locations that do not negatively impact adjacent properties or improves the frontage of CR 13. The intent is that the elevations along the Public-Right of Ways will only be improved through additional screening and architecture.

It is understood that the project will be processed as a Special Review and the Montessori would be considered and reviewed as a Value-Added educational facility. The site is currently located within Larimer County and inside the City of Loveland's Growth Management Area (GMA). It is bordered by County Road 13 on the west, County Road 30 on the North and open farmland to the east and south.

Operation

Project name: The Children's House - A Bilingual Montessori Farm School
Manager: Michelle L. Rugel, M.Ed

Property address:
6664 N COUNTY ROAD 13
LOVELAND, CO 80538
Subdivision #: /300668 - S30 T06 R68
Neighborhood #: 28506
Land Acres: 10.0
Zoning: FA – Farming
Parcel Number: 86302-00-002
Schedule Number: R0510203

Legal Description:

That portion of the NW 1/4 of Section 30, Township 6 North, Range 68 West of the 6th P.M., County of Larimer, State of Colorado, described as follows:

Considering the west line of said NW 1/4 as bearing North and South and with all bearings contained herein relative thereto:

Beginning at the W 1/4 corner of said Section 30;
Thence along the south line of said NW 1/4, N89°44'48"E, 219.91 feet;
Thence along an existing fence line the following (7) courses and distances:
1) N02°03'12"W, 424.47 feet;
2) N50°42'50"E, 12.43 feet;
3) N07°07'31"E, 214.45 feet;
4) N07°32'11"E, 116.58 feet;
5) N18°49'20"E, 54.27 feet;
6) N33°55'23"E, 23.19 feet;
7) N89°09'48"E, 193.79 feet;
Thence North 556.62 feet to the centerline of County Road #30;
Thence along said centerline, S79°43'39"W, 488.26 feet to the west line of said NW 1/4;
Thence along said west line, South 1304.39 feet, to the point of beginning. County of Larimer, State of Colorado.

Land Acres: 10.0
Zoning: FA – Farming

Project Description:

Montessori Farm School for primary and elementary children integrated with gardening and small animal care for primary age children and integrated with farming and livestock care for elementary age children.

Number of Employees: 10
Maximum number of classrooms: 3
Students: 15 to 24 (max) per classroom

Primary School Building: 50'x75'

Elementary / Admin School Building: 45'x50'

Hours of Operation: Approximately 7am – 4pm – Start times will be staggered between primary and elementary schools.

Special Events: Annual continuation ceremony and monthly parent teacher meetings. Times will be staggered between primary and elementary schools.

Infrastructure

Roadway – The site is bound on the north by County Road (CR) 30 and on the west by CR 13. Both roadways are currently 2-lane rural sections with no curb and gutter. CR30 and CR13 are denoted on the Master Transportation Plans as Major Collectors with a full right of way width of 80 feet. The existing right of way / property lines are located 30 feet from the section lines; therefore, an additional 10 feet of right of way will be dedicated with this development. One new driveway entrance will be provided and one existing entrance will be closed off of CR 13. Auxiliary turn lanes and mainline pavement widening are not anticipated.

Water – The property is served by the Fort Collins Loveland Water District (FCLWD). There is an existing 6 inch AC waterline located within CR 30 and an existing 3 inch AC waterline located within CR 13. One domestic service line will remain intact to serve the onsite residence and a new water system will be provided to serve the two proposed school buildings. At this time it is anticipated that a fire suppression sprinkler system will be provided for each structure in lieu of an onsite fire hydrant due to the low flows and pressures that are available with the existing water system. The final configuration and sizing of the system will be further evaluated with the subsequent engineering plans for the site.

Sanitary Sewer – There are no existing public sanitary sewer systems readily available to serve the development and supporting letters have been provided from the South Fort Collins Sanitation District (SFCSD) and City of Loveland Utility Department to this effect. The existing residence is served by a private onsite septic system which will remain to serve the residence. The two new school buildings will be served by a new private septic system as generally shown on the Infrastructure Plan. The system will be limited to a maximum of 2,000 gallons per day. Detailed calculations associated with the design and sizing of the new system will be provided with subsequent engineering plans.

Drainage – The property is currently a working farm with a number of structures and site improvements. The majority of these structures will remain in place or will be replaced by the new school buildings. Therefore, the proposed development is anticipated to result in a marginal increase in impervious area. The development will provide an onsite storm water management and water quality pond to treat any increased runoff such that the release rate from the site will be equal to or less than the historic runoff rate from the existing farmstead.

Proposed Changes and Improvements

The total area of the project is 10.0 acres. The proposed uses of the new buildings will be a primary school building, elementary school building with administrative support. The buildings being removed are numerous pens, lean to sheds and the metal shop building. There will still be a few existing pens, silos, lean-to sheds that will remain along the barn and single family residence and is our intent to reuse as many structures and materials as possible.

Traffic & Access

The property will be accessed in one location, which is proposed off of access CR 13 south. Although not 175' from the nearest driveway, we are more than 175' from the nearest intersection of CR 13 and CR 30. That said, we believe the proposed location does provide enough separation from the other private drives to not negatively affect the adjacent property owners.

The 24' wide internal drive will be in alignment of the existing buildings and barn and will culminate in a loop. There will be parking spaces near the front of to the Barn. The access driveway and parking areas will be asphalt or concrete.

The developer also believes in being proactive in traffic control and hopes to work with the County to provide adequate traffic control devices to help alleviate the neighbor's traffic concerns. Possible devices considered are flashing school zone signs, flashing stop sign ahead signs or rumble strips to alert drivers of upcoming stop sign at the intersection of CR 13 and CR 30.

Please see attached Traffic Study for further information

Fire Protection

The property will be accessed in one location, which is proposed off of access CR 13 south. The 24' wide asphalt or concrete private drive will be in alignment of the existing buildings and barn and will culminate in a loop drive that will have proper radii for fire truck access (25'r inside and 50'r outside). An emergency access easement will also be dedicated along this drive.

Attached is a hydrant flow test that indicates adequate pressure and flow is available for a fire sprinkler system for both buildings. This system will be built as a part of these improvements as requested by the fire district.

Manure and Pasture Management

The stocking rate for the farm school will be less than three animals per acre using three acres for pasture. This small amount of any manure will easily be composted and used for fertilizer. Pasture management will include mowing during the growing season and dragging during the winter to minimize weeds and maximize native grasses and forage production for the farm animals.

Irrigation

An irrigation pond and pump house will be built as part of these improvements to irrigate the property. 1 share of Loudon ditch water is dedicated for this project and will be used for the irrigation water.

The irrigation and pump system will be designed and verified to meet the available P.S.I. and GPM requirement the proposed irrigation system. This system will have a rain sensor will be adjusted to a low water requirement, based on the needs of each selected plant material.

Sod grass areas are to be irrigated by a permanent underground automatic irrigation system. Turf areas less than 25 feet in width are to be irrigated with pop-up spray heads and areas greater than 25 feet shall use a rotor pop-up spray system. All trees, shrubs and perennials outside of irrigated sod areas, are to be irrigated with a permanent drip irrigation system. The pasture areas will also be irrigated as a part of this system with large Rainbird type rotor heads.

Site Lighting

At this time site lighting is anticipated for this development. The lighting system will meet or exceed the County's photometric and fixture requirements. As the site develops through the site planning phase a photometric plan and associated details will be provided to ensure the county and the surrounding neighbors are not improperly impacted by these improvements.

Fugitive Dust Control

Pursuant to Land Use Code 8.11.4.B, a Fugitive Dust Control Plan is required for development that involves clearing between five (5) and twenty five (25) acres of land or if the land disturbance creates a nuisance. This project anticipates a disturbed area of approximately 3 acres and will provide a Dust Control Plan should the land disturbance be deemed a nuisance while under construction. An Erosion and Sediment Control Plan will be prepared for the development and a Storm water Management Plan (SWMP) will be required as part of the Colorado Storm water Discharge Permit for land disturbance greater than 1 acre.

Water and Air Quality

Water quality standards will be met during and after site construction. During construction the contractor will install necessary erosion control measures to ensure that sediment is contained onsite and prevented from entering the irrigation or drainage systems around the property. All proposed measures will be reflected on the final Erosion and Sediment Control Plan. Post construction measures will include the installation of a Grass Swale along the eastern boundary of the property that will intercept the runoff from the portion of the site that is to be redeveloped and treat the runoff prior to it

being released downstream. The Grass Swale will comply with Urban Drainage and Flood Control District design criteria as a functional Best Management Practice (BMP).

An air quality mitigation plan is required for developments involving more than 200 dwelling units or more than 2,000 projected vehicle trips per day. This project will be well below these thresholds and is not anticipated to produce air quality impacts.

Appeals

The applicant is requesting an appeal per section 22.2.1.A.3 and proposes to deviate from a standard requirement imposed by the Larimer County Land Use Code. The appeal is a request to deviate from the requirement that the developed property will be served by a sanitation district or municipal sewer system per 8.1.1.B.1. A development in a growth management area that includes a proposal to use on-site sewage treatment systems must submit an appeal as part of their application. This appeal includes justification for this appeal and required information for the following items:

- A. A technical/economic analysis demonstrating that public sewer is not feasible;
- B. A letter from the applicable city utility or sanitation district indicating concurrence that it is not feasible to connect to public sewer;
- C. A letter from the applicable municipality indicating their concurrence that the development as proposed will achieve the land use pattern envisioned for this part of the growth management area.
- D. A letter from the applicable municipality that indicates their willingness to annex the property when it becomes eligible for annexation; and
- E. Information demonstrating that on-site sewage treatment systems can be safely provided as anticipated in subsections 8.1.1.B.2.d and e of the Land Use Code.

Traffic Study

IV. CONCLUSIONS/RECOMMENDATIONS

This study assessed the transportation impacts associated with the development of The Children's House Montessori School in Larimer County, Colorado. This study analyzed the transportation impacts in the short range (2018) future. As a result of these analyses, the following is concluded:

- Full development of The Children's House Montessori School is feasible from a traffic engineering standpoint. The trip generation for The Children's House Montessori School site resulted in 316 daily trip ends, 58 morning peak hour trip ends, and 60 afternoon peak hour trip ends.
- Current operation at the LCR13/LCR30-Driveway and LCR13-Koldeway/E. 57th Street intersections is acceptable based upon City of Loveland evaluation criteria.
- It is unlikely that peak hour signal warrants will be met at any of the stop sign controlled intersections. It is important to note that at the LCR13-Koldeway/E. 57th Street intersection, an eastbound left-turn lane is warranted using the morning peak hour with the existing traffic. However, it is not likely that this left-turn lane would be built unless a safety concern exists. In addition to this, a northbound right-turn lane is warranted at the LCR13/LCR30-Driveway intersection using the morning peak hour with the existing traffic. Since the accompanying northbound through traffic is less than 20 vehicles, it is not likely that this right-turn lane would be built unless a safety concern exists. The accident analysis indicates that these intersections are not high accident locations.
- Using the background traffic in the short range (2018) future, the LCR13/LCR30-Driveway and LCR13-Koldeway/E. 57th Street intersections operate at acceptable levels of service.
- With short range (2018) development of The Children's House Montessori School and background traffic, the LCR13/LCR30-Driveway, LCR13-Koldeway/E. 57th Street, and LCR13/Site Access intersections will operate acceptably. All street links meet the ACF criteria.
- Pedestrian and bicycle facilities do not exist in this area. As streets are improved, sidewalks and bicycle lanes will be incorporated to the standard cross sections.
- Table 6 shows a summary of the recommended improvements and the responsibility for that improvement. The short range (2018) geometry is shown schematically in Figure 9.
- No environmental or special studies are required with this development.

| TABLE 6 Recommended Improvements Summary | | | |
|---|--------------------------|-------------------|-----------------------|
| Improvement Description and Location | Responsible Party | | |
| | Applicant | Background | Master Planned |
| SHORT RANGE (2018) | | | |
| On-site infrastructure | X | | |