SPECIAL REVIEW APPLICATION

FOR

REALITIES FOR CHILDREN CHARITIES

04/08/2016

308 East County Road 30 Fort Collins CO 80525

Parcel Number: 96243-00-912

Legal Description:

POR OF SW ¼ 24-6-69 BEG SW COR, TH ALG S LN E 1035.8 FT TPOB,N O O' 30'' E 608.88 FT,N 89 49' 30'' W 286.51 FT, TH ALG SD E LN S 0 0' 30'' W 608.88 FT M/L TO S LN OF SW 1/4, TH ALG SD S LN S 89 49' 30'' E 286.51 FT M/L TPOB

PROJECT DESCRIPTION

Realities For Children Charities is a community based 501c3 non-profit organization, which has been serving the needs of children who have been abused, neglected or are at-risk in Larimer County since 1995. We are a Larimer County organization that provides for children equally in Fort Collins and Loveland, and this central location is invaluable in our improved services to the youth and agencies we serve in the County. Currently, this property is zoned FA – Farming and has been used as a Church for many years, it is our intention to request a change of use for it to be utilized for our non-profits headquarters; providing item distributions, special activities and affiliate agency youth services.

Special Exception Review Criteria:

This project meets the Special Exception review criteria in that the proposed use would be compatible with the existing uses in the surrounding areas. The intent is to maintain the rural nature of this location that is consistent with the expectations of the County Master Plan. Other than addressing deferred maintenance issues of this property that are desperately needed we intend to change very little external design of the existing buildings or property. We will be proposing the building of a pole shed not to exceed 4,000 square feet that will be located on the North end of the property for the use of event storage and item distribution.

The proposed use will be in harmony with the neighborhood based on the unanimously positive response received at the neighborhood meeting. **Neighborhood Meeting Report:** A neighborhood meeting was held on location at 308 East County Road 30 on March 10th 2016 from 6:30-8:00pm. Eleven neighbors attended this even including the Bruns family that shares the road access and is the property in the closest proximity. After thorough conversation of the proposed use of the property all neighbors in attendance were in agreement that our uses would be welcome and in harmony with the neighborhood.

The proposed use will result in no adverse impact on other properties in the vicinity. It was discussed in the neighborhood meeting that adjoining properties may greatly benefit from an owner occupied building from shared responsibilities of road maintenance, improved communications and general building upkeep. Furthermore in fixing, repairing and replacing the significant deferred maintenance issues of this building there may have a positive impact that improves or benefits surrounding property values.

The reasonable justification for the use being at this location is that it offers a County central accessibility for the children and agencies this organization provides for. The land, playground and picnic areas allow a safe environment for youth activities and family meetings for the children we serve. And the building space and parking allows for a single location for Distribution programs for the children we serve in Larimer County, ensuring clarity, accessibility and a most efficient use of resources.

The very reason for this proposed use is that it will provide significant benefits to our community and public at-large at this location. In moving our headquarters and services to this property helps to provide efficient and accessible resource for children in Larimer County that have been abused, neglected or are at-risk. Locally the children served by 31 youth organizations benefit from Realities For Children services. In providing a location central to Larimer County Youth that offers a population specific environment that is safe and secure to host youth activities, therapeutic opportunities and agency programs will help achieve the highest potential in providing services that assist in the healing process of abused and at-risk children locally. This community benefit is clear and the there is a direct link between healthy children and families to overall benefit of the public at large.

Existing Conditions:

The land consists of 174,056 square feet (3.99 acres) and is being used for its existing playground for children, picnic and outdoor meeting area and recreational space for parishioners and families.

The existing buildings are currently being used as a Church facility providing office space for employees, regular church services and Sunday school classes include:

- A 4,184 square foot two story brick building used for services, Sunday school and office space
- A 1,129 square foot utility building currently being used as office and meeting space.

Operation:

Although Realities For Children Charities provides emergency funding support for the needs of children who have been abused or neglected in Larimer County 24 hours a day, these grant distributions do not require office staff as they are submitted and approved online. Hours of operation with 6 regular staff on site are from 9am – 5pm Monday through Friday. Of these 6 employees 4 are part time; working less than 25 hours a week so that 2-3 days a week there are generally as few as 2-3 staff members on site.

All major fundraising events and large youth activities are hosted at off site locations. General daily flow of Members, Donors and Clients we would expect on site vary but we do not expect this to average more than 3-5 people a day.

There will be no residential use of this property and in addition to the existing buildings being utilized for administration and scheduled direct services there is a proposed foot pole shed not to exceed 4,000 square feet on the north end of the property for storage and larger distribution needs.

Special events outside normal operations would include 4 distribution events annually and possibly 2 youth activities a year. Distributions include: Back to School Items, Toys and Warm Winter Clothing and Bikes For Tykes; these distributions are done ins a single day and generally completed in approximately 2-3 hours. As these distributions and activities that are the equivalent of the existing weekly church services in attendance, and only occur 4-6 times a year the building use and traffic flow is expected to be significantly reduced.

Although most youth activities are hosted at offsite locations, if we chose to offer Youth Activities on site they are fully supervised activities that could serve up to 80 children and could include such activities as an Easter Egg Hunt or Summer Picnic experience. Youth Activities are generally 90 – 120 minutes in duration.

Infrastructure:

Easements: There are several easements and right of ways on this property. The west side of the property has a 60' right of way easement used as access for the current property, the Bruns family and Resthaven visitors. A 20' access easement that overlays the 60' easement. In addition to this right of way easement the survey shows the additional easements.

- 30' right of way easement to the adjacent property owner Dennis and Joyce Lynch that is used as a roadway to their property,
- 30' easement for utility lines
- Specific Easements/Right of ways for The Louden Irrigation Canal and Reservoir Company

Utilities: Electricity and natural gas are used at this property. There is an electrical service rating of 200 amps for the main building and 90 amps for the smaller building. There is no natural gas supply to the secondary building.

Sewage Disposal Report *:* In consulting with Doug Ryan at the Health Department he was able to confirm that the existing on site sewer system – consisting of a septic tank and leach field - was installed in 1987 and has a capacity of 700 gallons a day. The use of this facility as the Realities For Children Charities headquarters will provide for 6 staff throughout the week – Monday Thru Friday. Only 2 staff members are full time and the remaining staff are only in the office 3 days a week. With the expected water use of 15 gallons per day per employee on days we are fully staffed we will use 90 gallons per day well under the capacity of the system. Members, Donors and Clients that qualify as visitors with an estimated 5 gallon per person per day average generally do not exceed 3-5 people ad day would utilize another 25 gallons per day.

Proposed Changes:

Other than the aesthetic improvements and addressing deferred maintenance needs the only new proposed building would be a pole shed build on the North end of the property near the existing auxiliary building . The proposed outer dimensions of this pole shed would not exceed 45 feet by 88 feet and would be designed to match existing pole barns in the area. This fits with the expectation to maintain the rural nature of the area and neighborhood compatibility as it would be like but smaller than the pole barns on neighboring properties. The use of this pole barn would be for general agency storage and as a the annual distribution area for the Bikes For Tykes program.

- There will be no storage of hazardous materials in any of the buildings or grounds.

The lower level of the main building will be used for Realities For Children administrative offices and the upper level of that is currently the sanctuary will be utilized for a meeting room or for item distributions when needed. The smaller building will be used for storage and/or additional meeting space.

Landscape Plan: Although there are no plans to change the landscape or grounds in any significant way, we do intend to address general beautification with the addition of shrubs around the building, improved grass yard space for outdoor activities and possibly additional trees for privacy.

Traffic Access:

The current driveway is accessed of East County Road 30. The access road to the property off County Road 30 is a gravel road. With six employees utilizing access 5 days a week and larger traffic use only 4-6 times a year, the ***traffic impact to this area will be significantly lessened from its current usage***. This is based on the understanding that these distributions and larger activities that only occur 4-6 times a year would be the equivalent of attendees at the existing church services on a weekly basis in addition to increased special services and programs on the holidays.

Appeals Request:

In an effort to maintain the rural feel of the area, Realities For Children Charities would request an appeal to section 8.6.3.C.1 .of the land use code to allow the driveway and parking lots to remain a gravel, all-weather surface instead of concrete or asphalt.

ADDITIONAL SPECIAL EXCEPTION SUBMITTAL REQUIREMENTS

Drainage and Erosion Control Report:

In consulting with Clint Jones with the Larimer County Engineering Department in a phone conversation regarding the proposed use of this building and grounds, it was determined that with no significant grade change or impervious area there were no concerns with drainage on this property.

Irrigation Facilities Plan

Realities For Children Charities is aware that The Louden Irrigation Canal and Reservoir Company has an existing easement for its ditch system across the property and aware that they have authority to cut and remove trees within its easement and right of way. Additionally no fencing within this ditch easement or right of way will be installed without written approval of the Ditch Company. With no changes proposed to the land itself, historic irrigation and drainage patterns will be maintained on the property so there will be no changes in the operation of the Ditch Company's facilities. Furthermore Realities For Children Charities acknowledges that no dumping of refuse of any kind is allowed and that the use of the ditch/water is not permitted. The ditch easement will not be utilized for structured activities including hiking, horseback riding or off road vehicles and that no pumps for lawn irrigation will be allowed without the written approval of The Louden Irrigation Canal and Reservoir Company

Water Supply Report:

In consulting with Mr. Terry W. Farrill of the Fort Collins Loveland Water District, he was able to confirm that the general water pressure in that area is 55psi. They are willing and able to provide service by an existing 12 inch waterline located along the south side of County Road 30 and a 6 inch water line generally located along the north side of County Road 30. The district's existing facilities are capable of providing domestic water service in accordance with Section 8.1.2 of the Larimer County land use Code.

- Please see the attached letters from the Fort Collins Loveland Water District

Fire Protection Plan:

This property is in the Loveland Rural Fire Protection District. In accordance with the Larimer County Land use code the existing road and request for appeals to pave this road meets the Rural Area Road Standards as a gravel all weather surface that is over 20 feet wide and able to support fire apparatus of 80,000 pounds. Water standards state that the property shall be served by a public water system designed to supply flows at 20 psi minimum. *Please see the attached letter from the Fort Collins Loveland Water district and the stated 55psi in that area that far exceeds these minimum expectations.*

Thank you for your consideration and review of this Special Exception submittal and please do not hesitate to contact me directly with any further needs or direction.

Sincerely, Craig A Secher – President – Realities For Children Charities

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