

# Preliminary Design Review Agenda

Schedule for 05/26/21

Preliminary Design Review meetings will be hosted via Zoom web conferencing.

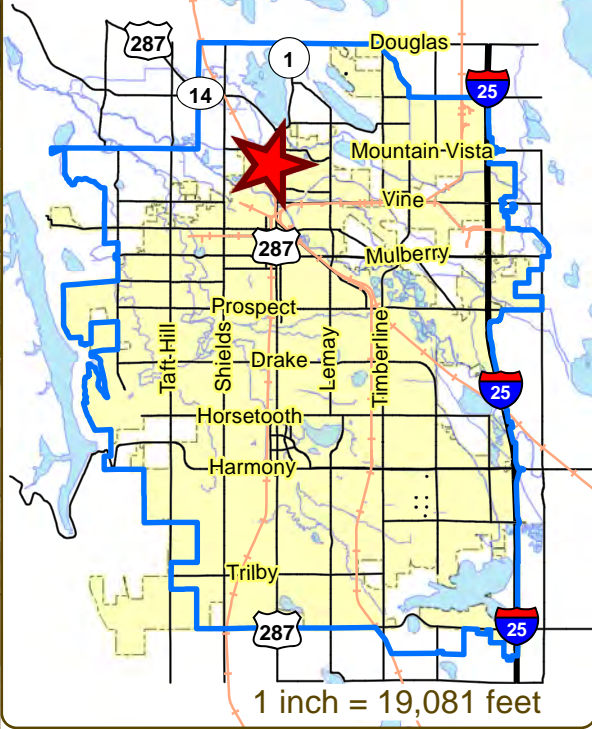
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## Wednesday, May 26, 2021

Time	Project Name	Applicant Info	Project Description	
8:30	1524 N College Ave Dog Day-Care & Bar  PDR210009	Russell Lee 970-224-5828 russ.lee@ripleydesigninc.com	This is a request to develop a Dog Day-Care facility and Bar at 1524 N College Ave (parcel # 9701275003). The site plan will include an outdoor and indoor dog park, bar/restaurant space, and a dog-day care with kennel space. The proposal includes 85 vehicle parking spaces. Access to the site is via a private drive accessed from Bristlecone Dr to the south. The site is approximately 200 feet north of Bristlecone Dr and approximately 600 feet east of N College Ave. The property is within the Service Commercial (CS) zone district and the proposal is subject to Administrative (Type 1) Review.	<b>Planner:</b> Clark Mapes <b>Engineer:</b> TBD <b>DRC:</b> Tenae Beane

# 1524 N College Ave Dog Day-Care & Bar

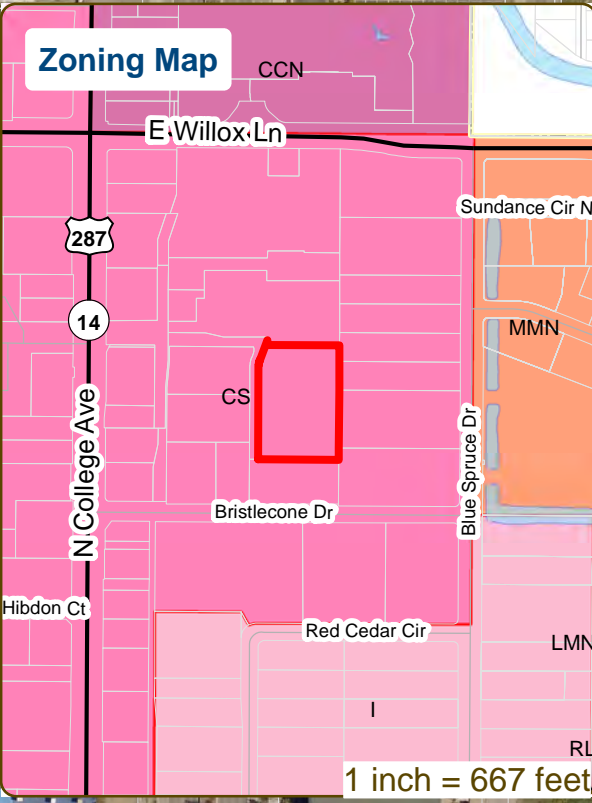
Vicinity Map



Aerial Site Map



Zoning Map



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PRELIMINARY DESIGN REVIEW: APPLICATION

General Information

Preliminary design review is an opportunity for an applicant to discuss the requirements, standards, procedure, and potential modifications of standards or variances that may be necessary for a project and to generally consider the development proposal design which has been evaluated as a part of the conceptual review process. While the conceptual review process is a general consideration of the development proposal, a Preliminary Design Review considers the development proposal in greater detail. Problems of both a major and minor nature can be identified and solved during the preliminary design review before a formal application is made.

Preliminary design review applications must be submitted to City Staff no later than Thursday at 5:00pm three weeks prior to the anticipated Wednesday meeting date. Application materials can be e-mailed to currentplanning@fcgov.com or sent to/dropped off at 281 North College Avenue.

Representatives of Community Development and Neighborhood Services (Zoning, Environmental Planning, Current Planning, and Development Review Engineering), Light and Power, Stormwater, Water/Waste Water, Advance Planning (Long Range Planning and Transportation Planning), Historic Preservation and Poudre Fire Authority regularly attend preliminary design review meetings. Additionally, other public or quasi-public agencies which may be impacted by the development project are invited and encouraged to attend the preliminary design review. These agencies may include the gas utility, water and/or wastewater utility districts, ditch companies, railroads, cable television service providers and other similar agencies.

Upon receipt of a preliminary development proposal for review, and after review of such proposal with the applicant, the staff shall furnish the applicant with written comments and recommendations regarding such proposal in order to inform and assist the applicant prior to preparing components of the development application. The staff shall provide the applicant with a "critical issues" list, which will identify those critical issues that have surfaced in the preliminary design review as issues that must be resolved during the review process of the formal development application. To the extent that there is a misunderstanding or a misrepresentation of facts, the opinion of the staff may change during the course of development review.

Section to be filled out by City Staff
Date of Meeting Project Planner
Submittal Date Fee Paid (\$500)

\*BOLDED ITEMS ARE REQUIRED\* \*The more info provided, the more detailed your comments from staff will be.\*

Project Name Dog Park and Bar

Project Address (parcel # if no address) 1524 N. College Avenue Parcel # 9701275003

Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) Patrick Duncan- Developer
Russell Lee Ripley Design-Consultant

Business Name (if applicable) Ripley Design, Inc

Applicant Mailing Address 419 Canyon Suite 200

Phone Number 970-224-5828 E-mail Address russ.lee@ripleydesigninc.com

Basic Description of Proposal (a detailed narrative is also required) Dog care facility, dog park and bar/restaurant

Zoning CS Proposed Use Restaurants, bars, clubs, dog day care and indoor kennels Existing Use Vacant

Total Building Square Footage 16000 S.F. Number of Stories 1 Lot Dimensions approx. 400'x310'

Age of any Existing Structures no existing structures

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.

Is your property in a Flood Plain? Yes No If yes, then what risk level?

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

Increase in Impervious Area +/- 50,000 s.f. S.F.
(Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

April 29, 2021

# Fort Collins Dog Park and Bar PDR

## Project Narrative

(a) What are you proposing/use?

*A dog day kennel and bar. This is intended to be like the Bar K facility in Kansas City where members can bring their dog for short term stays or set them free in a controlled dog park area while the owners can enjoy services from a bar and possible restaurant (TBD).*

(b) What improvements and uses currently exist on the site?

*The area is currently undeveloped.*

(c) Describe the site circulation (auto and pedestrian), parking and how it coordinates with the existing neighborhood.

*Primary vehicular access is from the entrance to the commercial development between Burger King and First National bank off of North College. Visitors may also come in off of Bristlecone Drive. The site has two private drives on its east and west boundary. Pedestrian access will come from the same locations as vehicular access. Walks will be planned along the private drive.*

(d) Describe site design and architecture.

*Architecture is being developed. The building is intended to be raised up for visibility.*

*The building will be divided into a restaurant and dog day care. The dog park will face southwest so the restaurant can capture views of the foothills.*

*Parking will be south of the facility as well as along the private drive.*

(e) How is your proposal compatible with the surrounding area?

*The surrounding area is a mix of office buildings, retail and restaurants.*

*The site is currently zoned CS. Restaurants, bars, clubs, dog day care and indoor kennels are allowed uses in the CS zone district.*

*The site is buffered by a private drive to the east and west, and a parking lot to the south. The orientation of the activity is to the southwest and a landscape buffer is proposed along the northern property.*

(f) Is water detention provided? If so, where?

*Yes. We believe storm water is handled in the regional pond to the west.*

(g) How does the site drain now (on and off site)? Will it change? If so, what will change?

*Unknown at this point.*

(h) What is being proposed to treat run-off?

*Ideally, water quality and LID will occur within the landscape areas. No analysis of water quality has been done yet.*

(i) How does the proposal impact natural features?

*Goose Hollow Natural area is over 1000' away from the site and separated by several commercial facilities.*

(j) Do any existing structures have automatic fire sprinklers? Will the new structures have fire sprinklers?

*There are no existing structures. New structures will be sprinklered per code.*

(k) Are there any unusual factors and/or characteristics are present that may restrict or affect your proposal?

*None are known at this time*







