

Conceptual Review Agenda

Meetings hosted via Zoom Web Conferencing

Please use the URL and Meeting ID # listed below to join the Review Meeting

Review Date

12/5/2024 9:15 AM

Project Name

Dealership Expansion at 4455 S. College Ave
CDR240071

Applicant

Ryder Reddick

(970)852-6859

Ryder.Reddick@Kimley-Horn.com

Planner: Arlo Schumann

Engineer: Dave Betley

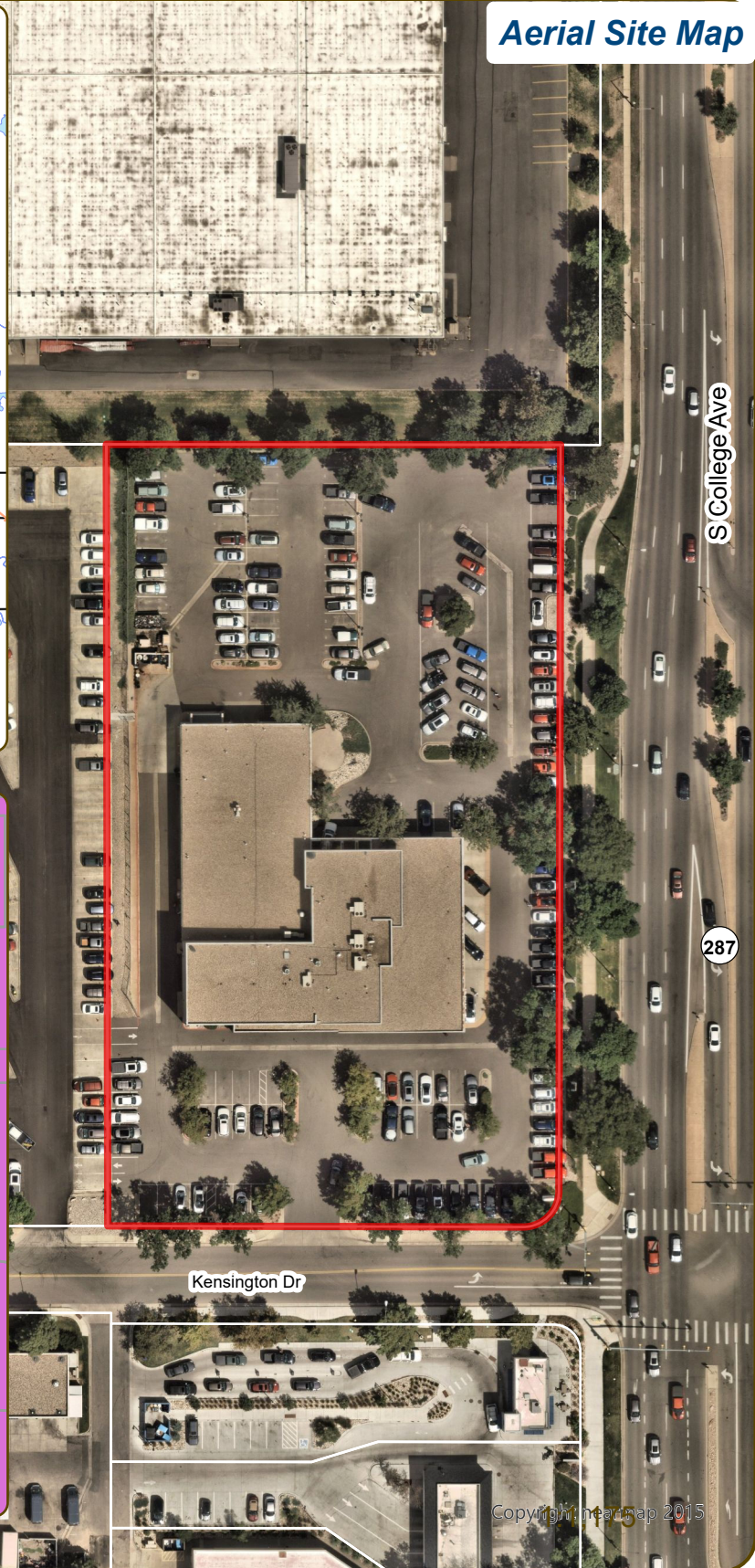
DRC: Marissa Pomerleau

Description

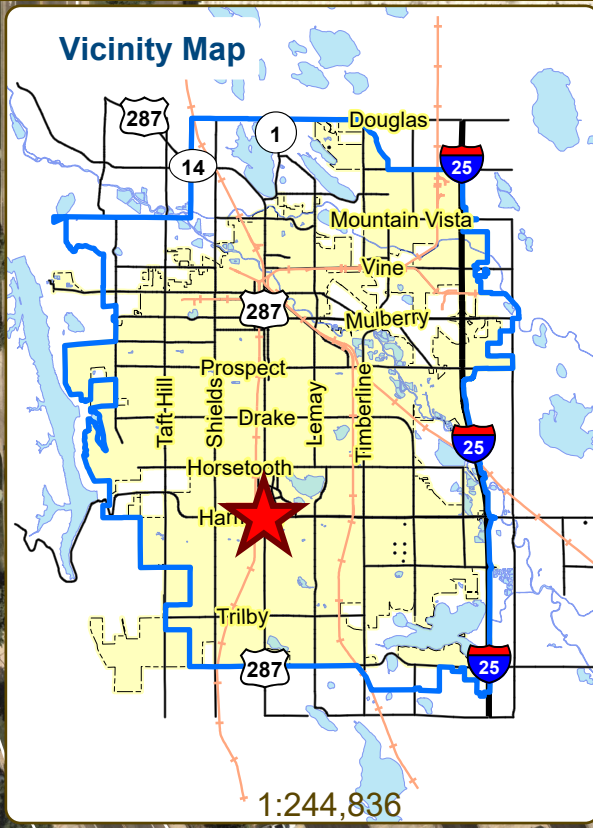
This is a request to expand the showroom and install new service bays at 4455 S College Ave (parcel #s 9735445001 & 9735431001). The applicant is proposing to partially demolish the showroom and expand the current building from 26,700 SF to 51,330 SF. Access can be taken from Kensington Dr to the south of the site. The site is directly west of S College Ave and approximately 0.14 mi north of W Harmony Rd. The property is located in the General Commercial District (C-G) and subject to a Type 2 Major Amendment (MJA).

Dealership Expansion at 4455 S. College Ave- Vehicle Sales

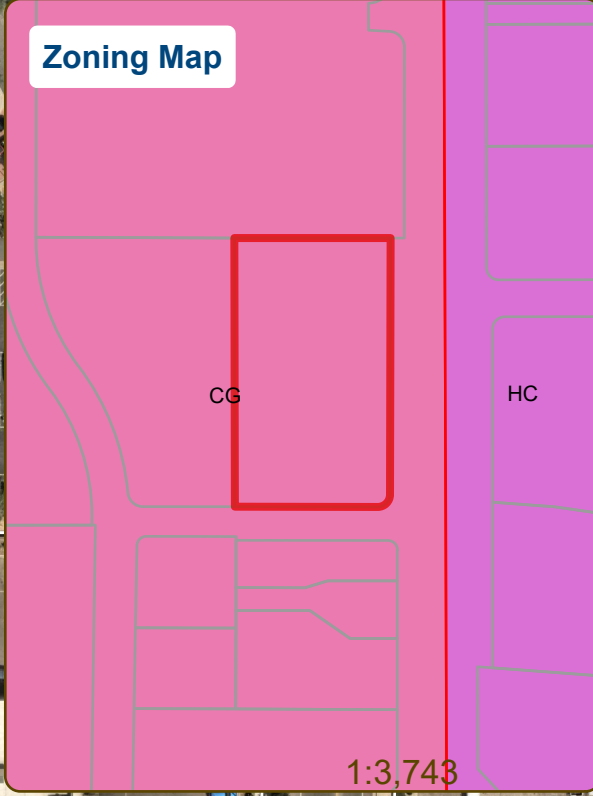
Aerial Site Map



Vicinity Map



Zoning Map



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CONCEPTUAL REVIEW: APPLICATION

General Information

All proposed development projects begin with Conceptual Review. Anyone with a development idea can schedule a Conceptual Review meeting to get feedback on prospective development ideas. At this stage, the development idea does not need to be finalized or professionally presented. However, a sketch plan and this application must be submitted to City Staff prior to the Conceptual Review meeting. The more information you are able to provide, the better feedback you are likely to get from the meeting. Please be aware that any information submitted may be considered a public record, available for review by anyone who requests it, including the media. The applicant acknowledges that they are acting with the owner's consent.

Conceptual Reviews are scheduled on three Thursday mornings per month on a "first come, first served" basis and are a free service. One 45 meeting is allocated per applicant and only three conceptual reviews are done each Thursday morning. A completed application must be submitted to reserve a Conceptual Review time slot. Complete applications and sketch plans must be submitted to City Staff on Thursday, no later than end of day, two weeks prior to the meeting date. Application materials must be e-mailed to preappmeeting@fcgov.com. If you do not have access to e-mail, other accommodations can be made upon request.

At Conceptual Review, you will meet with Staff from a number of City departments, such as Community Development and Neighborhood Services (Zoning, Current Planning, and Development Review Engineering), Light and Power, Stormwater, Water/Waste Water, Advance Planning (Long Range Planning and Transportation Planning) and Poudre Fire Authority. 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.

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) _____

Are you a small business? Yes No Business Name (if applicable) _____

Your Mailing Address _____

Phone Number _____ Email Address _____

Site Address or Description (parcel # if no address) _____

Description of Proposal (attach additional sheets if necessary) _____

Proposed Use _____ Existing Use _____

Total Building Square Footage _____ S.F. Number of Stories _____ Lot Dimensions _____

Age of any 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 for conceptual.

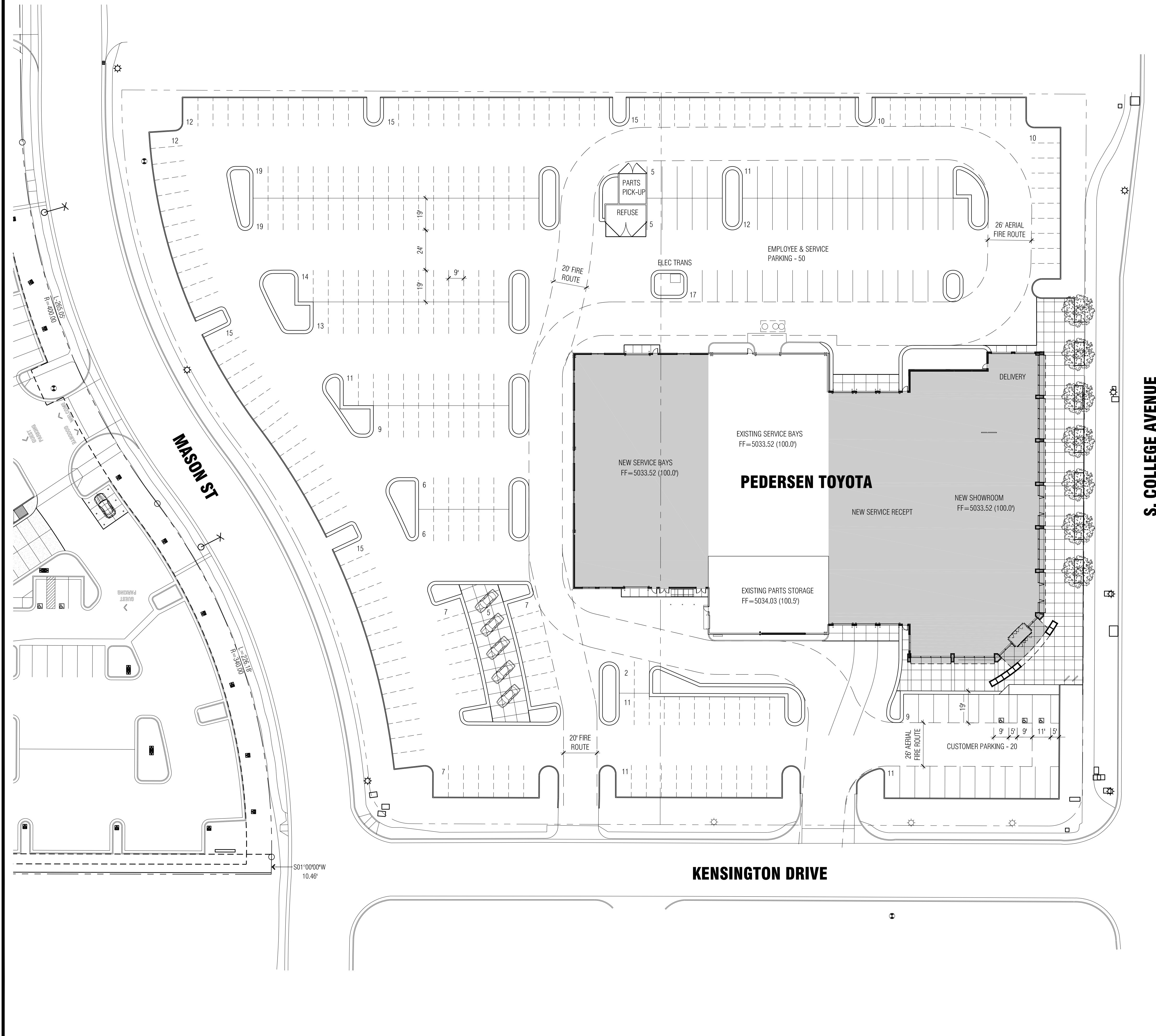
Is your property in a Flood Plain? Yes No If yes, then at what risk is it? _____

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

Increase in Impervious Area _____ 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?



SITE PLAN NOTES

1. DAMAGED CURB, GUTTER AND SIDEWALK EXISTING PRIOR TO CONSTRUCTION, AS WELL AS EXISTING FENCES, TREES, STREETS, SIDEWALKS, CURBS AND GUTTERS, LANDSCAPING, STRUCTURES, AND IMPROVEMENTS DESTROYED, DAMAGED OR REMOVED DUE TO CONSTRUCTION OF THIS PROJECT, SHALL BE REPLACED OR RESTORED IN LIKE KIND AT THE DEVELOPER'S EXPENSE, UNLESS OTHERWISE INDICATED ON THESE PLANS, PRIOR TO THE ACCEPTANCE OF COMPLETED IMPROVEMENTS AND/OR PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.

PROJECT INFO

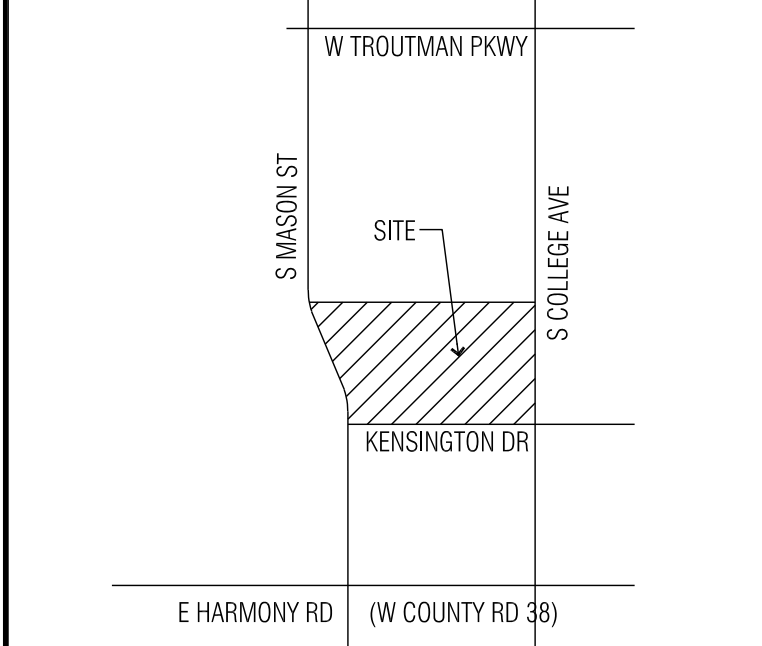
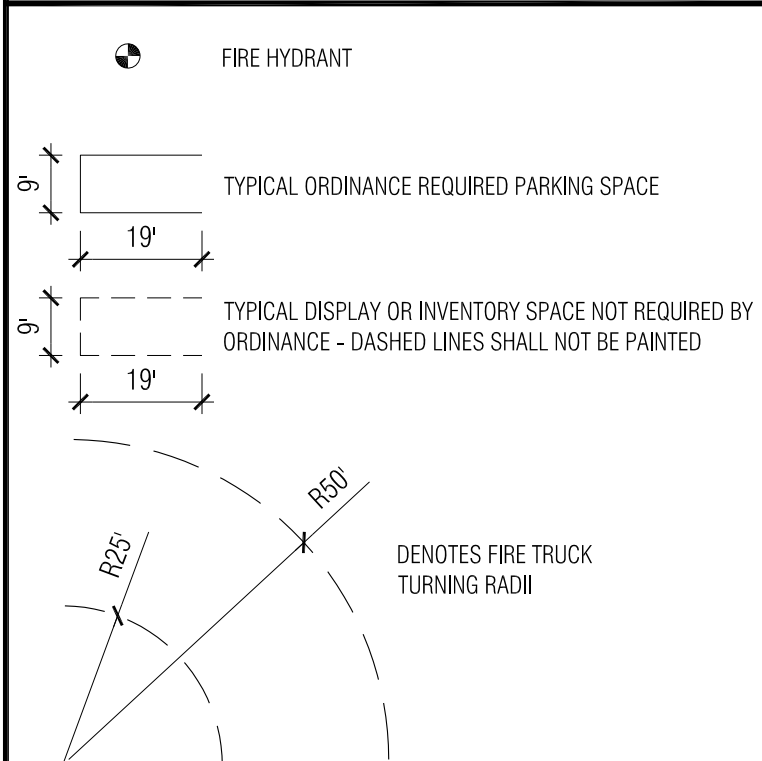
PROJECT NAME: PEDERSEN TOYOTA
 PROJECT ADDRESS: 4455 S. COLLEGE AVENUE
 ARCHITECT: JOHN MAHONEY ARCHITECT LLC
 ENGINEER: KIMLEY-HORN
 ZONING: PUD
 EXISTING BUILDING AREA:
 GROUND FLOOR: 19,650 SF
 SECOND FLOOR: 7,050 SF
 TOTAL EXISTING BUILDING AREA: 26,700 SF
 PROPOSED BUILDING AREA:
 GROUND FLOOR: 43,928 SF
 SECOND FLOOR: 7,402 SF
 TOTAL BUILDING AREA: 51,330 SF

CONSTRUCTION TYPE: II-B
 BUILDING HEIGHT: 32'-4"
 SIGNAGE FOR REFERENCE ONLY. ALL SIGNAGE BY SEPARATE REVIEW AND APPROVAL.

PARKING CALCULATIONS

BUILDING USE	MIN PARKING	PARKING REQUIRED
VEHICLE SERVICE	2/1000 SF	24,850 / 500 = 50 SPACES
GENERAL RETAIL	2/1000 SF	9,700 / 500 = 20 SPACES
TOTAL ORDINANCE REQUIRED PARKING:		70 SPACES REQ'D
ORDINANCE PROVIDED PARKING:		70 SPACES
DISPLAY & INVENTORY PARKING:		251 SPACES
TOTAL:		321 SPACES
ACCESSIBLE PARKING REQUIRED & PROVIDED:		3
BICYCLE PARKING PROVIDED:		4

SYMBOLS



VICINITY MAP

JOHN MAHONEY ARCHITECT
 850 W. ELLIOT ROAD #108
 TEMPE, ARIZONA 85284
 MAHONEYARCH.COM

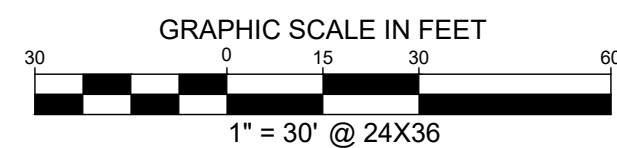
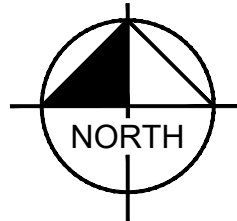
**PRELIMINARY ONLY
 NOT FOR CONSTRUCTION**

PEDERSEN TOYOTA
 4455 S. COLLEGE AVE
 FORT COLLINS, CO 80525

PROJECT NO.: 2302
 ISSUE DATE: 10/31/24

SITE PLAN

A100

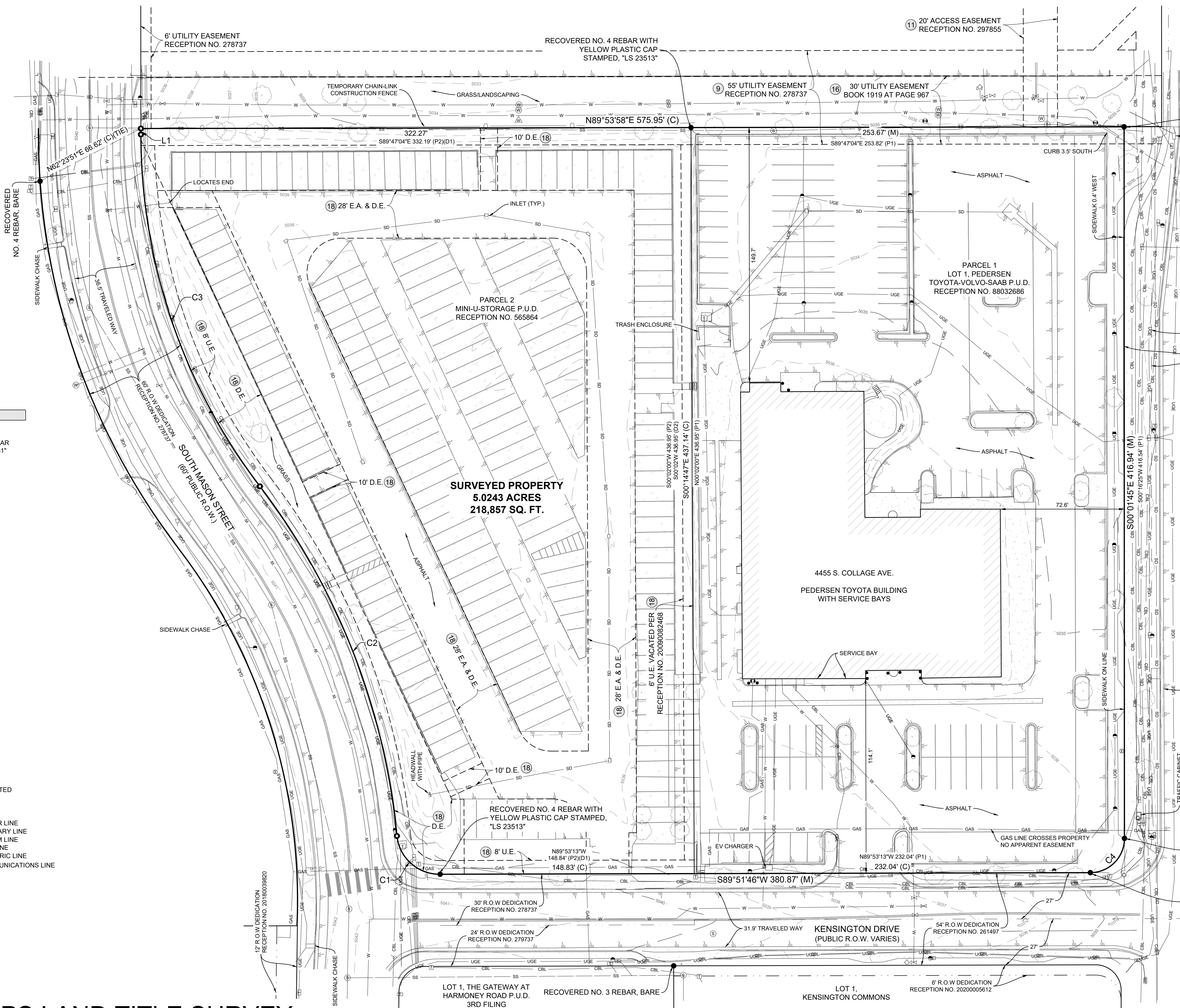


LEGEND

- ▲ RECOVERED SECTION CORNER AS NOTED
- RECOVERED PROPERTY MONUMENT AS NOTED
- SET PROPERTY MONUMENT - SET 18" LONG NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "PLS 38281"
- (C) CALCULATED DIMENSION
- (M) MEASURED DIMENSION
- (D1) DIMENSION PER SPECIAL WARRANTY DEED RECEPTION NO. 20080053159
- (P1) DIMENSION PER PEDERSEN TOYOTA-VOLVO-SAAB P.U.D.
- (P2) DIMENSION PER MINI-U-STORAGE P.U.D.
- E.A. & D.E. EMERGENCY ACCESS & DRAINAGE EASEMENT RECEPTION NO. 565864
- U.E. UTILITY EASEMENT RECEPTION NO. 565864
- D.E. DRAINAGE EASEMENT RECEPTION NO. 565864
- (X) B-2 EXCEPTION
- ☐ TRANSFORMER
- ⊞ ELECTRIC VAULT
- LIGHT POLE
- ⊞ TRAFFIC SIGNAL POLE
- ⊞ FIRE HYDRANT
- ⊞ WATER VALVE
- ⊞ WATER METER
- ⊞ IRRIGATION CONTROL VALVE
- ⊞ WATER MARKER
- ⊞ WATER MANHOLE
- ☐ TELEPHONE BOX
- ☐ TELEPHONE VAULT
- ⊞ GAS METER
- ⊞ STORM MANHOLE
- ⊞ SANITARY MANHOLE
- ⊞ STORM DRAIN
- ▲ SIGN
- BOLLARD
- TREE
- REFLECTOR POST
- HANDICAP PARKING
- BOUNDARY LINE
- - - EASEMENT LINE AS NOTED
- - - SECTION LINE
- - - RIGHT-OF-WAY LINE
- - - LOT LINE
- - - UNDERGROUND WATER LINE
- - - UNDERGROUND SANITARY LINE
- - - UNDERGROUND STORM LINE
- - - UNDERGROUND GAS LINE
- - - UNDERGROUND ELECTRIC LINE
- - - UNDERGROUND COMMUNICATIONS LINE
- - - CHAIN-LINK FENCE
- - - EDGE OF ASPHALT
- ▨ CONCRETE SURFACE
- ▨ BUILDING OUTLINE

ALTA/NSPS LAND TITLE SURVEY

LOT 1, PEDERSEN TOYOTA-VOLVO-SAAB P.U.D. AND MINI-U-STORAGE P.U.D.
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 7 NORTH,
 RANGE 69 WEST OF THE 6TH P.M.
 CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO



EAST QUARTER CORNER SECTION 35
 T.7N., R.69W.
 RECOVERED 3" BRASS CAP
 STAMPED "LS 17497"
 FLUSH WITH CONCRETE

RECOVERED NO. 4 REBAR WITH
 BLUE PLASTIC CAP
 STAMPED "LS 38209"

16' RIGHT-OF-WAY
 RECEPTION NO. 88032686
 VARIABLE WIDTH R.O.W.
 STATE HIGHWAY 287

EAST LINE
 SOUTHEAST QUARTER SECTION 35
 S00°12'00"W 76.45' AT (M)
 (BASIS OF BEARINGS)
 N00°07'14"E 2644.97' (P1)

RECOVERED CONCRETE NAIL
 WITH BRASS TAG STAMPED,
 "LS 38209"

RECOVERED NO. 4 REBAR WITH
 BLUE PLASTIC CAP STAMPED,
 "LS 38209"

SOUTHEAST CORNER SECTION 35
 T.7N., R.69W.
 RECOVERED NO. 6 REBAR WITH
 2.5" ALUMINUM CAP STAMPED,
 "CITY OF FORT COLLINS, 2010, PLS 17497"
 IN MONUMENT BOX

PRELIMINARY
 THIS DOCUMENT SHALL
 NOT BE RECORDED FOR
 ANY PURPOSE AND
 SHALL NOT BE USED OR
 VIEWED OR RELIED UPON
 AS A FINAL SURVEY DOCUMENT

No.	DATE	REVISION DESCRIPTION

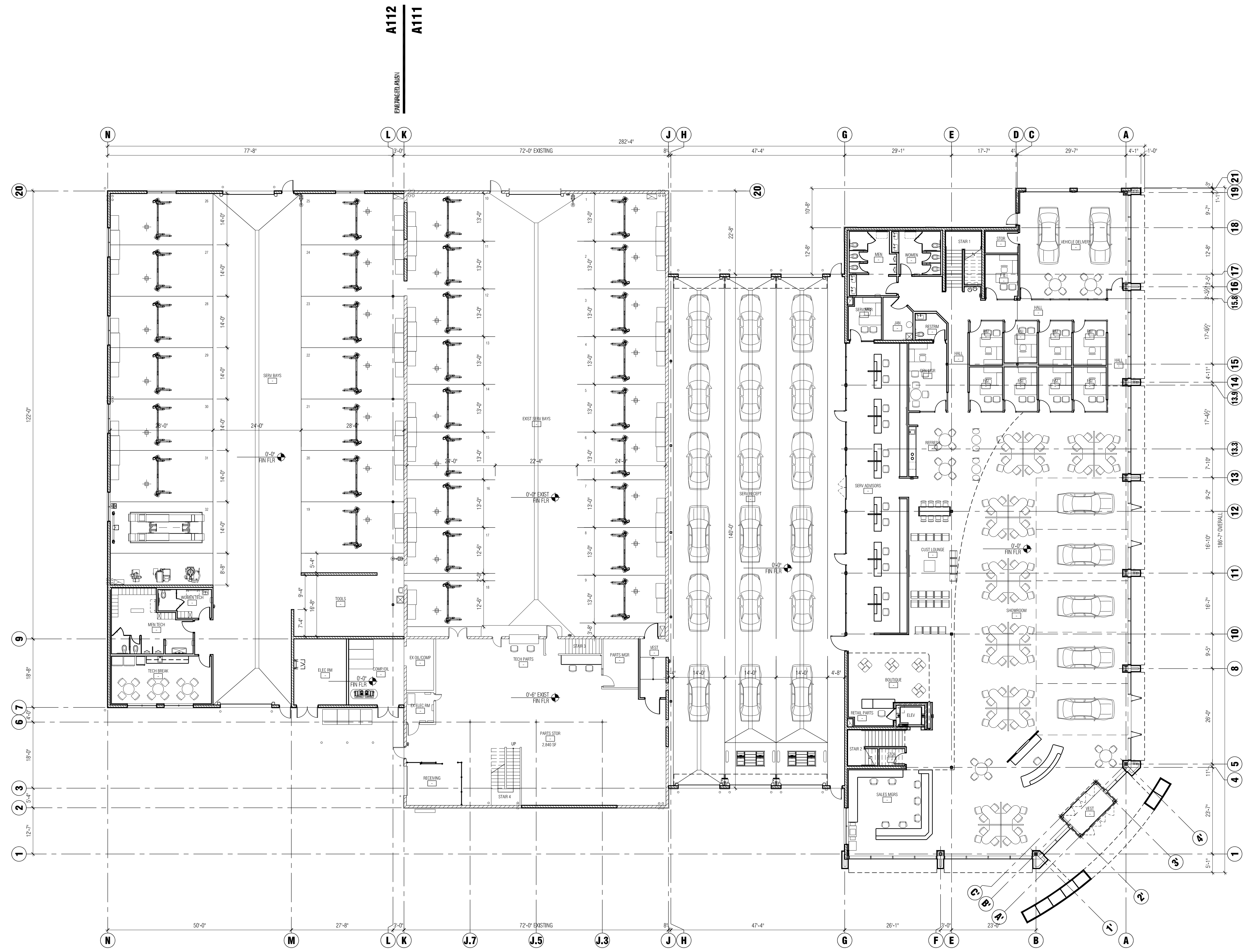
Kimley»Horn

6200 S. SYRACUSE WAY, # 300
 GREENWOOD VILLAGE, CO 80111

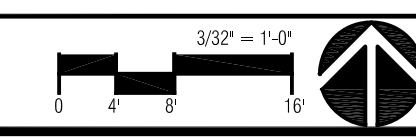
Tel. No. (303) 228-2300
 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 30'	JAF	DRW	2024-10-29	296073000	2 OF 2

DWS NAME: UNKCD, DATE: 10/29/2024, TIME: 10:29:00, PROJECT: ALTA/NSPS SURVEY FOR LOT 1, PEDERSEN TOYOTA-VOLVO-SAAB P.U.D. AND MINI-U-STORAGE P.U.D., SHEET 2 OF 2, DRAWN BY: FELDER, GREGORY, CHECKED BY: FELDER, GREGORY, DATE: 10/29/2024, TIME: 11:58:AM



PROPOSED FLOOR AREA:
 GROUND FLOOR: 43,928 SF
 SECOND FLOOR: 7,462 SF
 TOTAL: 51,390 SF



A112
 A111

ENGINEER/ARCH

A112
 A111
 PARTIAL PLANS

OVERALL GROUND FLOOR PLAN

Pedersen Toyota Project Description

4455 S. College Ave, Fort Collins, CO

Pedersen Toyota is looking to expand its main dealership showroom and service bay area on their approximately 5-acre site generally located off the northwest corner of the Kensington Drive and S. College Avenue Intersection. The existing Peterson Toyota dealership will be partially demolished and rebuilt per this project proposal. The current Showroom will be expanded on the eastside of the current building and additional service bays will be added to the west side of the building adjacent to and west of the existing service area which will remain and be expanded. In total the current building (26,700SF) will be expanded to include a total area of approximately 51,330SF which will include a new showroom, service center and additional service bay space within the building.

Additionally the 5-Acre development area covers two parcels of land. The eastern Parcel (#9735445001) is where the main dealership is currently located under approved subdivision 1724, Lot 1, Pedersen Toyota-Volvo-Saab PUD, the western parcel (#9735445001) has been bought by the Client and encompasses all the approved subdivision 1524, Mini-U-Storage PUD. The proposed building expansion is planned to encroach over the Lot 1, Pedersen Toyota-Volvo-Saab PUD parcel onto the Mini-U-Storage PUD parcel boundary. Additionally the existing parking around the site for both customers, employees and vehicle inventory storage will be redeveloped and new landscaping and parking and pavement over this area is proposed in this plan (See attached Conceptual Site Plan and elevation drawings for reference). With this plan traffic flow ingress/egress is proposed to remain the same with no new access locations proposed.

The existing site currently has a sanitary sewer tap, commercial water tap, underground stormwater lines, Gas, electric and communication lines servicing the property (See Draft ALTA survey for details). Our proposal plans to use these existing services on site to continue servicing the development with modifications to those utilities as required by the City and/or the service providers.