

# Conceptual Review Agenda

Schedule for 10/14/21

Meetings hosted via Zoom Web Conferencing

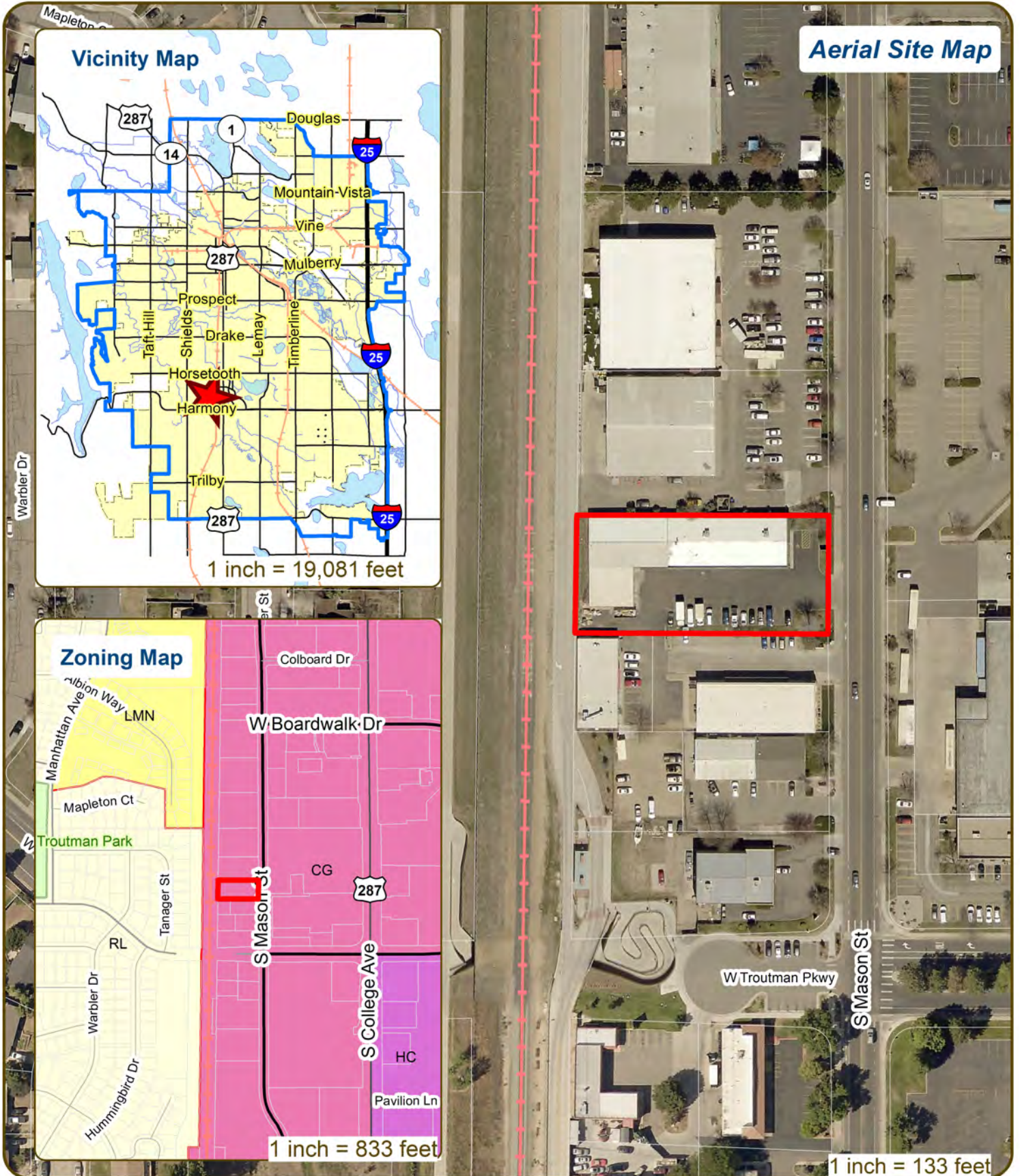
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## Thursday, October 14, 2021

| Time | Project Name   | Applicant Info   | Project Description   |  |
|------|--|--|---|--|
| 9:15 | 4217 S Mason St<br>Major Vehicle Repair<br><br>CDR210078 | Jay Weibel<br>928-514-4705<br>jtilzer@kaizenautocare.com | This is a change of use request for an existing retail space (approximately 11,800sf) to be converted to a major vehicle repair use at 4217 S Mason St (parcel #9735406008). The site is approximately .4 miles north of W Harmon Rd and .1 miles west of S College Ave. Access is taken from S Mason St directly to the east. The site is within the General Commercial (CG) zone district and the proposal will be subject to a Planning and Zoning Commission (Type 2) Review. | Planner: Will Lindsey<br>Engineer: Marc Virata<br>DRC: Todd Sullivan |

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# 4217 S Mason St Major Vehicle Repair



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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 currentplanning@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) \_\_\_\_\_

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 NOTES**

**SITE INFORMATION**

LEGAL DESCRIPTION:  
 PORTION OF TRACT A, FOSSIL CREEK COMMERCIAL PLAZA, FORT COLLINS, CO. BEG AT PT ON W LN OF SD TR A WH BEARS N 16° 24' E 311.07 FT FROM SW COR TR A, S 89° 46' 52" E 259.6 FT TO W LN S MASON ST, N 0° 13' 8" E 120 FT, N 89° 46' 52" W 257.74 FT, S

PARCEL NO.:  
 9735406008

SITE AREA:  
 31,152 SF

BUILDING AREA:  
 11,800 SF

SETBACKS:  
 FRONT: 6'  
 SIDE: 0'  
 REAR: 6'

**UTILITY INFORMATION**

GAS PROVIDER:  
 ENERGY PROVIDER:  
 WATER PROVIDER:

EASEMENTS PER PLAN

**PARKING REQUIREMENTS**

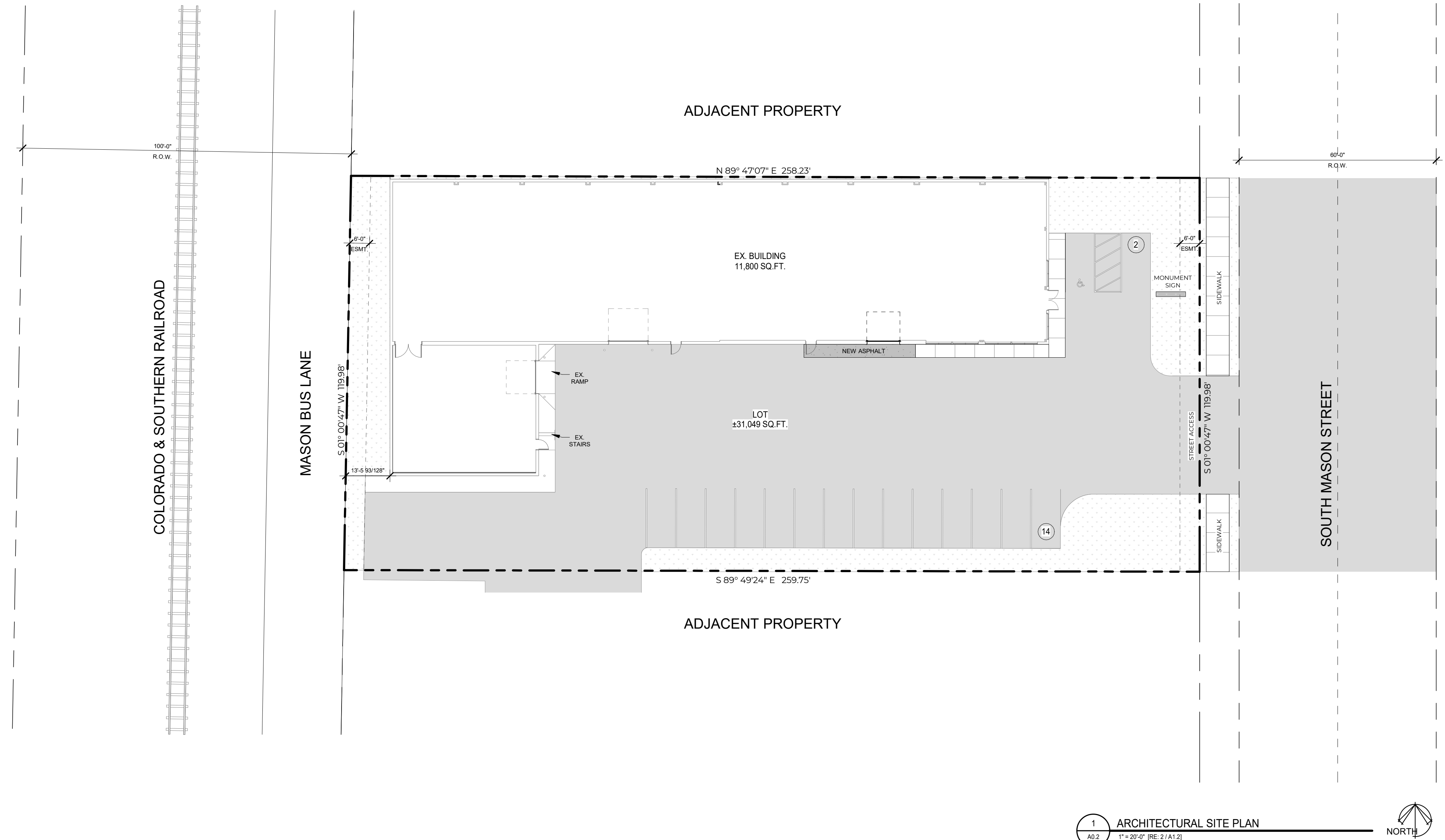
BIKE PARKING  
 MINIMUM REQUIRED: 4

LOW INTENSITY RETAIL / REPAIR MINIMUM REQUIRED: 1 PER 1,000 SQ.FT.

PARKING SHOWN:  
 16 SPACES (1 HANDICAP SPACES)

**LEGEND**

ELEVATION IDENTIFICATION



1 ARCHITECTURAL SITE PLAN  
 A0.2 1" = 20'-0" (RE: 2/A1.2) NORTH



**KAIZEN COLLISION CENTER**

4217 S. MASON ST.  
 FORT COLLINS, CO 80527

| PERMIT SET         | REVISIONS |
|--------------------|-----------|
| SD: 07.06.2021     |           |
| DD: 07.13.2021     |           |
| Permit: 08.06.2021 |           |
| Construction:      |           |

C2021.010

**ARCHITECTURAL SITE PLAN**

DRAWN BY: BKT CHECKED BY: JWL

**A0.2**

**SYSTEM NOTES**

**INTERIOR WALLS**

- P2 - 2 1/2" METAL STUD FRAMING AT 16" O.C.
- P3 - 3 5/8" METAL STUD FRAMING AT 16" O.C.
- P6 - 6" METAL STUD FRAMING AT 16" O.C.

**INTERIOR PARTITION SUFFIXES**

**A - STANDARD WALL** 1x LAYER 5/8" GYP. BD. ON EACH SIDE OF STUD FRAMING. TERMINATE FRAMING ABOVE HIGHEST ADJACENT FINISHED CEILING. LATERALLY BRACE FRAMING AT 4'-0" MIN. O.C. AND AT ENDS. PROVIDE SOUND BATT INSULATION FULL HEIGHT.

**B - 1-SIDE FINISHED** 1x LAYER 5/8" GYP. BD. ON ONE SIDE OF STUD FRAMING ONLY. TERMINATE FRAMING ABOVE HIGHEST ADJACENT FINISHED CEILING. LATERALLY BRACE FRAMING AT 4'-0" MIN. O.C. AND AT ENDS.

**D - DEMISING WALL** 1x LAYER 5/8" GYP. BD. EACH SIDE OF STUD FRAMING. TERMINATE GYP. BD. ON ONE SIDE 2' ABOVE HIGHEST ADJACENT FINISHED CEILING. EXTEND FRAMING FULL HEIGHT AND ATTACH TO DECK ABOVE W/ SLIP TRACK. EXTEND GYP. BD. ON OTHER SIDE TO BOTTOM OF DECK. PROVIDE SOUND BATT INSULATION FULL HEIGHT TO DECK.

**M - MOISTURE WALL** APPLY FIBER REINFORCED PANELS (FRP) FROM FLOOR TO 6'-0" A.F.F. OVER 5/8" MOISTURE RESISTANCE GYP. BD.

**INTERIOR NOTES**

- 1 - ALL WALLS ARE P3-A UNLESS NOTED OTHERWISE.
- 2 - ALL DIMENSIONS ARE TO GRID LINES, FACE OF STUD FRAMING OR NOMINAL FACE OF MASONRY WALLS UNLESS NOTED OTHERWISE.
- 3 - PROVIDE GYP. BOARD CONTROL JOINTS AT WALLS OVER 25'-0" IN LENGTH
- 4 - FRAME DOOR OPENINGS 5" FROM FACE OF PERPENDICULAR WALL ON HINGE SIDE AND 1'-7" FROM FACE OF PERP. WALL ON LATCH SIDE UNLESS NOTED OTHERWISE.
- 5 - ALL ANGLED WALLS ARE A MULTIPLE OF 45° U.N.O.
- 6 - PROVIDE WOOD BLOCK OR METAL STRAP BACKING IN PARTITIONS AS NEEDED TO PROVIDE FOR WALL MOUNTED EQUIPMENT, CABINETS, ACCESSORIES, ETC. IT SHALL BE THE RESPONSIBILITY OF THE GC TO COORDINATE THE REQUIRED LOCATIONS FOR BACKING.

**SYSTEM NOTES**

**CEILING**

- C1 - EXISTING 2x4' SUSPENDED ACOUSTICAL CEILING TILE SYSTEM
- C2 - EXISTING 5/8" GYP CEILING
- C3 - EXPOSED STRUCTURE (DECK) - UNPAINTED
- C4 - 2x2' SUSPENDED ACOUSTICAL CEILING TILE SYSTEM - NON-DIRECTIONAL FISSURED PANELS, WHITE, TEGULAR EDGE.
- C5 - 5/8" GYP CEILING
- S1 - EXISTING 9'-7" METAL SOFFIT

**NOTES**

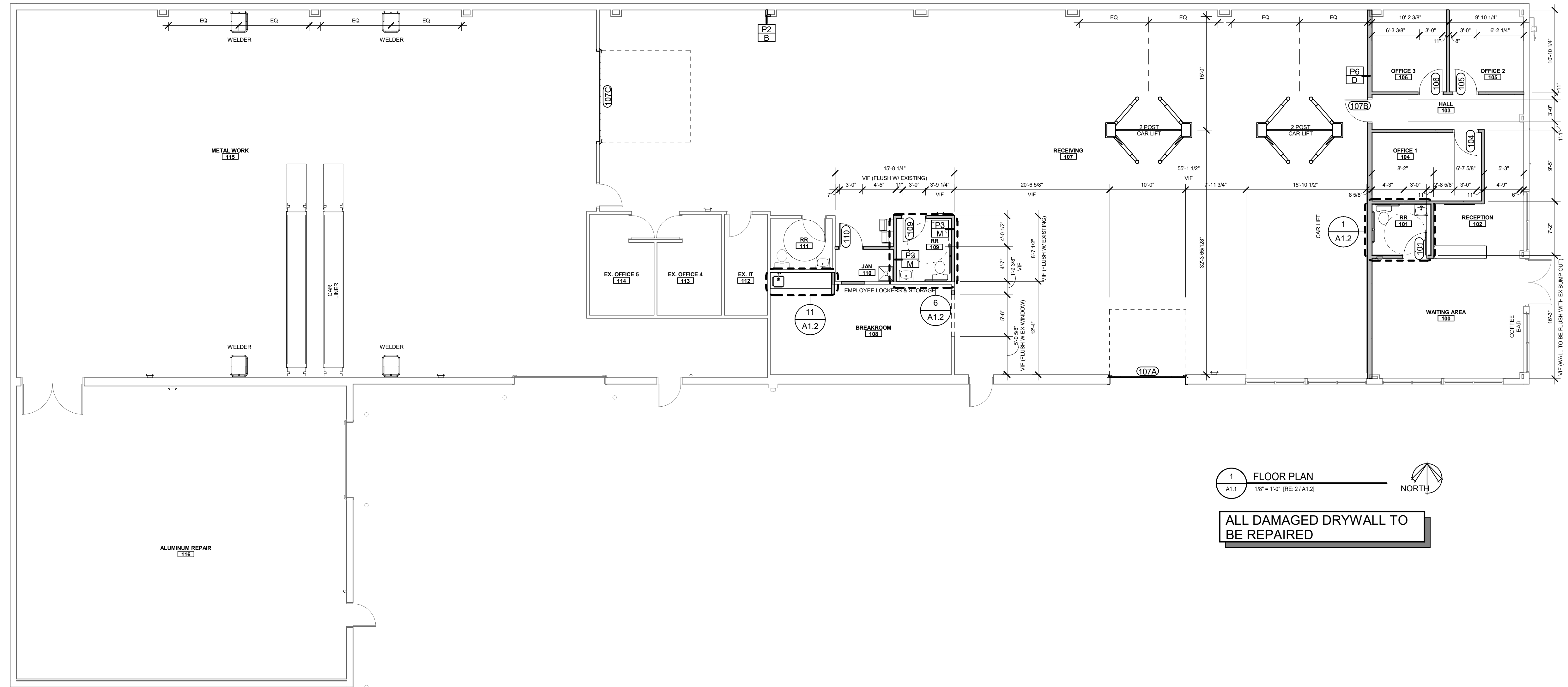
- 1 - S.A.T. CEILINGS TO BE STANDARD 15/16" WHITE METAL TEE GRID. U.N.O.
- 2 - S.A.T. CEILINGS TO BE 9'-10" A.F.F. U.N.O.
- 3 - PROVIDE 3 1/2" SOUND BATTS OVER CEILING IN ENTIRE ROOM AND 2'-0" BEYOND OUTSIDE WALL AT ALL EXAM, TOILETS, CONF. ROOMS WITH SOUND WALLS.
- 4 - ALL GYP. BD. CEILINGS TO BE 9'-8" A.F.F. UNLESS NOTED OTHERWISE.
- 5 - AT S.A.T. CEILINGS, EXTEND GYPSUM BOARD TO ABOVE CEILING. AT GYP. BD. CEILINGS, TERMINATE GYP. BD. AT CEILING UNLESS OTHERWISE NOTED.
- 6 - REFERENCE INTERIOR ELEVATIONS FOR GYPSUM BOARD SOFFITS ABOVE CABINETS.
- 7 - ALL CEILINGS TO BE C2 U.N.O.
- 8 - SEE INTERIOR ELEVATION AND OR SECTIONS FOR MOUNTING HEIGHTS OF ALL WALL MOUNTED FIXTURE.

**LEGEND**

- ELEVATION IDENTIFICATION
- 2x4' LAY-IN FIXTURE (REUSED FROM DEMO)
- 2x2' LAY-IN FIXTURE
- LED HIGH BAY LIGHT FIXTURE
- PENDANT LIGHT FIXTURE
- EXIT LIGHT
- EMERGENCY LIGHT FIXTURE
- SUPPLY DIFFUSER
- RETURN DIFFUSER
- EXHAUST FAN GRILL
- 2x2' SUSPENDED ACOUSTICAL CEILING
- GYPSUM BOARD CEILING

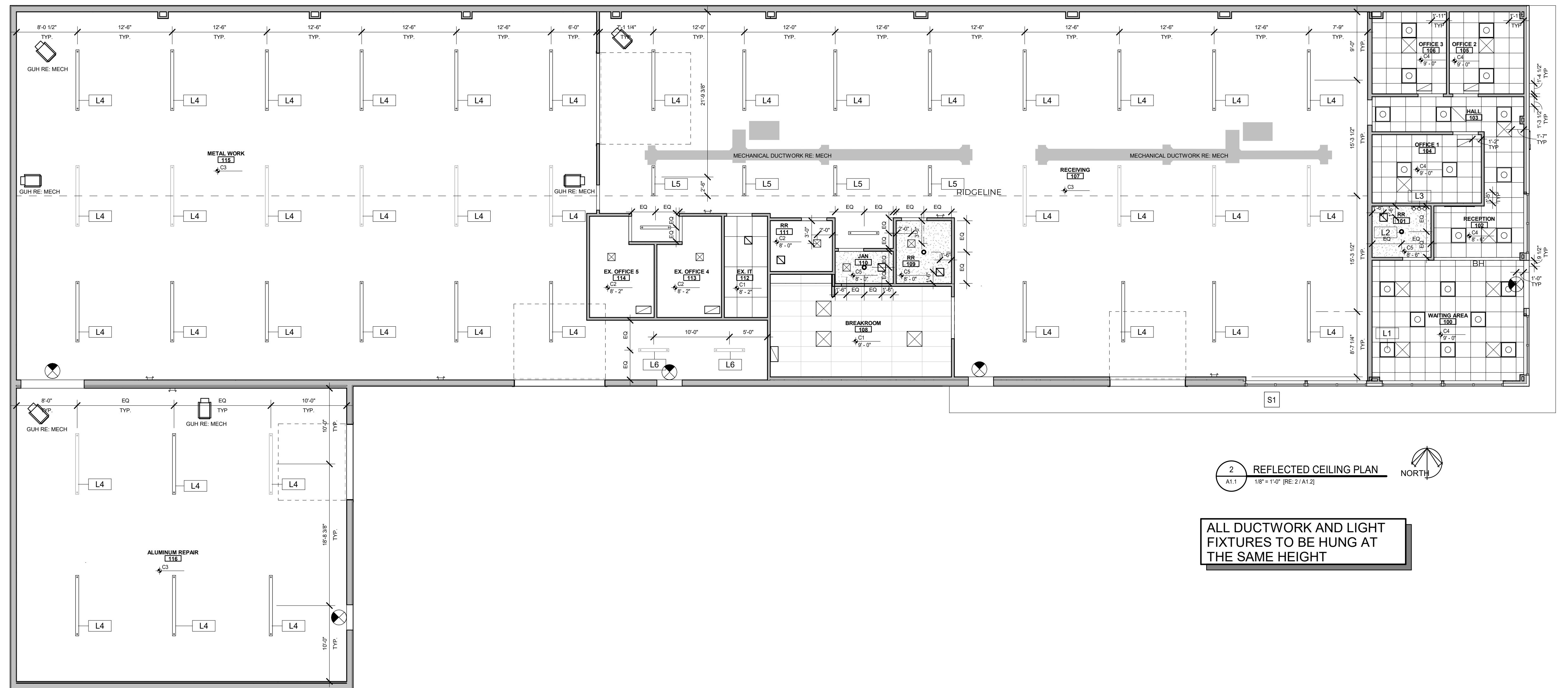
**LIGHTING FIXTURE**

| Type Mark | Type              | Model             | Manufacturer  | Colour | Comments |
|-----------|-------------------|-------------------|---------------|--------|----------|
| L1        | Parabolic 2x2     |                   |               |        |          |
| L2        | 6"                |                   |               |        |          |
| L3        | 700BCOBL3R-LED930 | 700BCOBL3R-LED930 | Tech Lighting |        |          |
| L4        | 96" - 277V        |                   |               |        |          |
| L5        | 48" - 277V        |                   |               |        |          |
| L6        | 48" - 277V        |                   |               |        |          |



**1 FLOOR PLAN**  
A1.1 18" x 11" (RE: 2/A1.2) NORTH

**ALL DAMAGED DRYWALL TO BE REPAIRED**



**2 REFLECTED CEILING PLAN**  
A1.1 18" x 11" (RE: 2/A1.2) NORTH

**ALL DUCTWORK AND LIGHT FIXTURES TO BE HUNG AT THE SAME HEIGHT**



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**FLOOR PLAN & REFLECTED CEILING PLAN**

DRAWN BY: BKT CHECKED BY: JWL

**A1.1**