

Preliminary Design Review Agenda

Schedule for 12/15/21

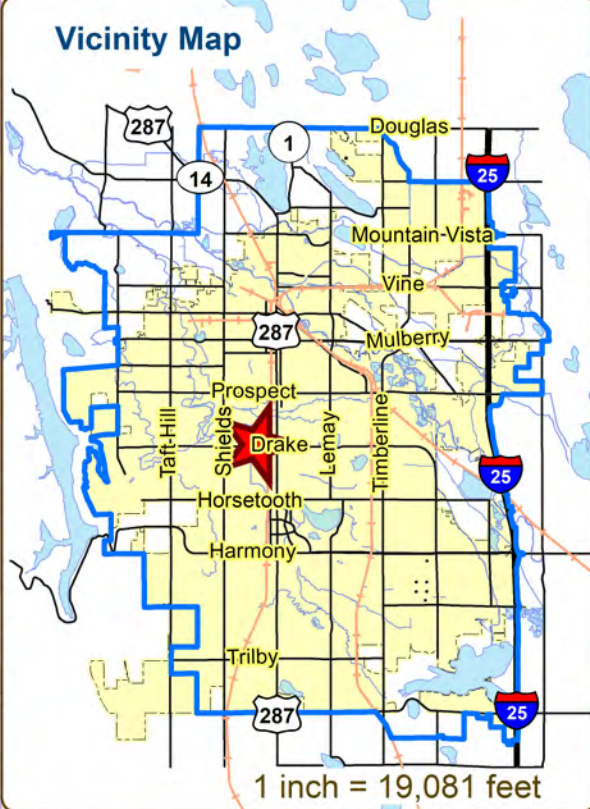
Preliminary Design Review meetings will be hosted via Zoom web conferencing.

Wednesday, December 15, 2021

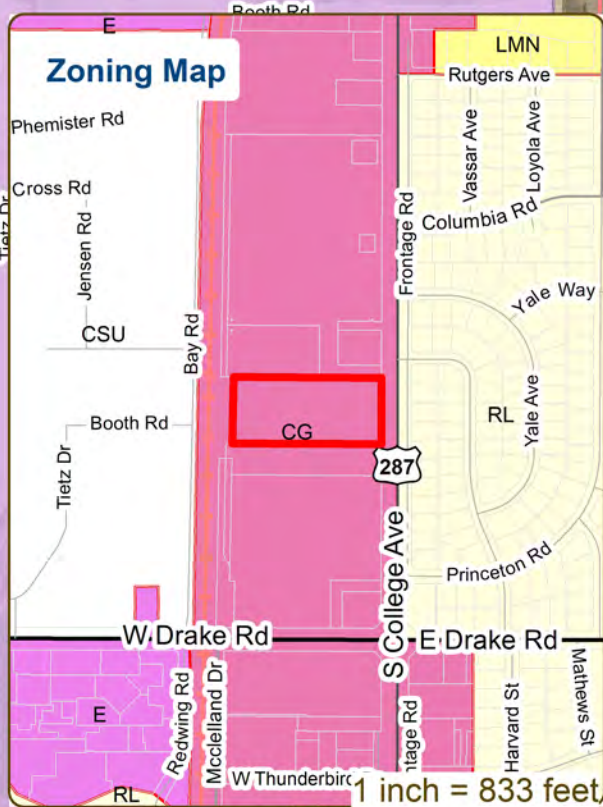
Time	Project Name	Applicant Info	Project Description	
8:30	2413 S College Ave Drive-Thru Bank PDR210023	Andy Reese 970-221-4158 andy@northernengineering.com	This is a request to demolish an existing building and construct a drive-thru bank (Bank of America) at 2413 S College Ave (parcel # 9723411001). The proposal includes a 4,145 sf building, 12 on-site parking spaces, a patio, and a drive-up ATM. Access is taken from S College Ave to the east and the existing access drives to the north and south. The site is directly west of S College Ave and .15 miles north of W Drake Rd. The property is within the General Commercial (CG) zone districts and is subject to Administrative (Type 1) Review.	Planner: Kai Kleer Engineer: Sophie Buckingham DRC: Todd Sullivan

2413 S College Ave Drive-Thru Bank

Vicinity Map



Zoning Map



Aerial Site Map





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 Wednesday at 5:00pm three weeks prior to the anticipated Wednesday meeting date.** Application materials can be e-mailed to planning@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 _____

Project Address (parcel # if no address) _____

Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) _____

Business Name (if applicable) _____

Applicant Mailing Address _____

Phone Number _____ **E-mail Address** _____

Basic Description of Proposal (a detailed narrative is also required) _____

Zoning _____ **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.**

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 _____ **S.F.**

(Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)



SUBMITTAL INFORMATION:
PRELIMINARY DESIGN REVIEW (PDR)

- 1) Preliminary Design Review Application form and filing fee (\$500).
- 2) **Project Narrative** – Please include the following information:
 - (a) What are you proposing/use?
 - (b) What improvements and uses currently exist on the site?
 - (c) Describe the site circulation (auto and pedestrian), parking and how it coordinates with the existing neighborhood.
 - (d) Describe site design and architecture.
 - (e) How is your proposal compatible with the surrounding area?
 - (f) Is water detention provided? If so, where? (show on site plan)
 - (g) How does the site drain now (on and off site)? Will it change? If so, what will change?
 - (h) What is being proposed to treat run-off?
 - (i) How does the proposal impact natural features?
 - (j) Do any existing structures have automatic fire sprinklers? Will the new structures have fire sprinklers?
 - (k) Are there any unusual factors and/or characteristics are present that may restrict or affect your proposal?
 - (l) Have you previously submitted an application?
 - (m) What specific questions, if any, do you want addressed?
- 3) **Site Plan** – Please consider including the following:
 - (a) Project site boundary and adjacent property uses
 - (b) Proposed circulation system, and how it ties into existing infrastructure (pedestrian and auto)
 - (c) Existing and proposed landscaping (Will trees be removed?)
 - (d) Existing and proposed buildings (Will they remain? If they will change, how?)
 - (e) Existing natural features (Will these be impacted by the proposal?)
 - (f) On and off site improvements
 - (g) Location of detention, drainage and water quality features
 - (h) Emergency vehicle access and fire hydrant locations

Dear Staff,

As part of the required information for the Preliminary Design Review of South College Shops located at 2413 South College Avenue, we offer the following Project Narrative responses:

- a) The proposed use is a one-story bank building with ATM drive thru.
- b) The proposed site is currently a restaurant.
- c) The proposed building will utilize the current pedestrian and traffic circulation patterns. Parking will remain on the north and east sides of the building. The south side parking will be removed to accommodate the ATM drive-thru, and a drive will be added on the west side of the building for vehicles exiting the ATM drive-thru.
- d) Design/architecture per the attached pdf.
- e) The proposed bank fits into the existing commercial area.
- f) Existing stormwater facilities and drainage patterns are expected to remain unchanged. We are aware of the LID requirements within Fort Collins, and look forward to hearing how this site will be affected by them, particularly since just a single pad is redeveloping, as opposed to the larger parcel.
- g) See “f” above.
- h) See “f” above
- i) The proposed bank will not impact natural features as it is replacing another building.
- j) The existing building has fire sprinklers. The new building will have fire sprinklers.
- k) There are no unusual factors or characteristics outside of what is found with infill redevelopment projects.
- l) There has been no previous application submitted to the City.
- m) Specific questions:
 - 1. Please provide any information you have regarding how the site will be viewed from a stormwater detention/treatment/LID perspective. We believe that detention will not be needed, but are unsure about the WQ/LID requirements.
 - 2. Please provide information on existing water/sewer services and how they will affect impact fees.
 - 3. We are interested to understand what, if any, site improvements beyond those needed to add the drive-thru.

Please contact me if you have any questions or require additional information.

Sincerely,

NORTHERN ENGINEERING SERVICES, INC.



ANDY REESE

Director of Engineering/Vice-President

DESIGN CRITERIA		
ATTRIBUTE	REQUESTED	PROPOSED
Office	6	6
CSR	1	1
Seating	8	8
Calling Cubes	3	3
SD Vault - L/M/S	N/A	N/A
Conference RM	N/A	N/A
Specialty Center	N/A	N/A
WU ATM		
-Day One	2	2
-Free std	0	0
-Future	0	0
DU ATM		
-Day One	1	1
-Future	0	0
PARKING	28	28



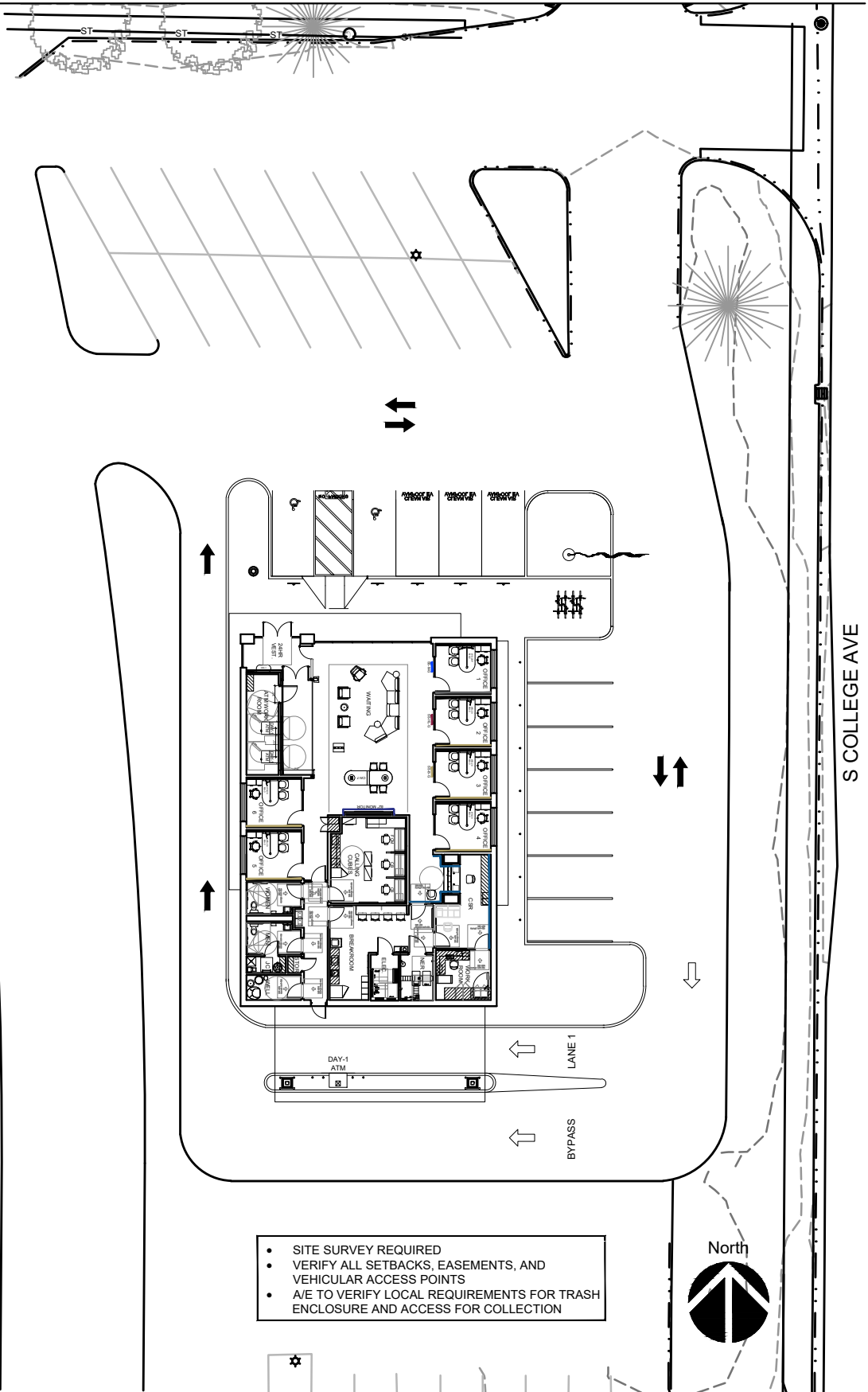
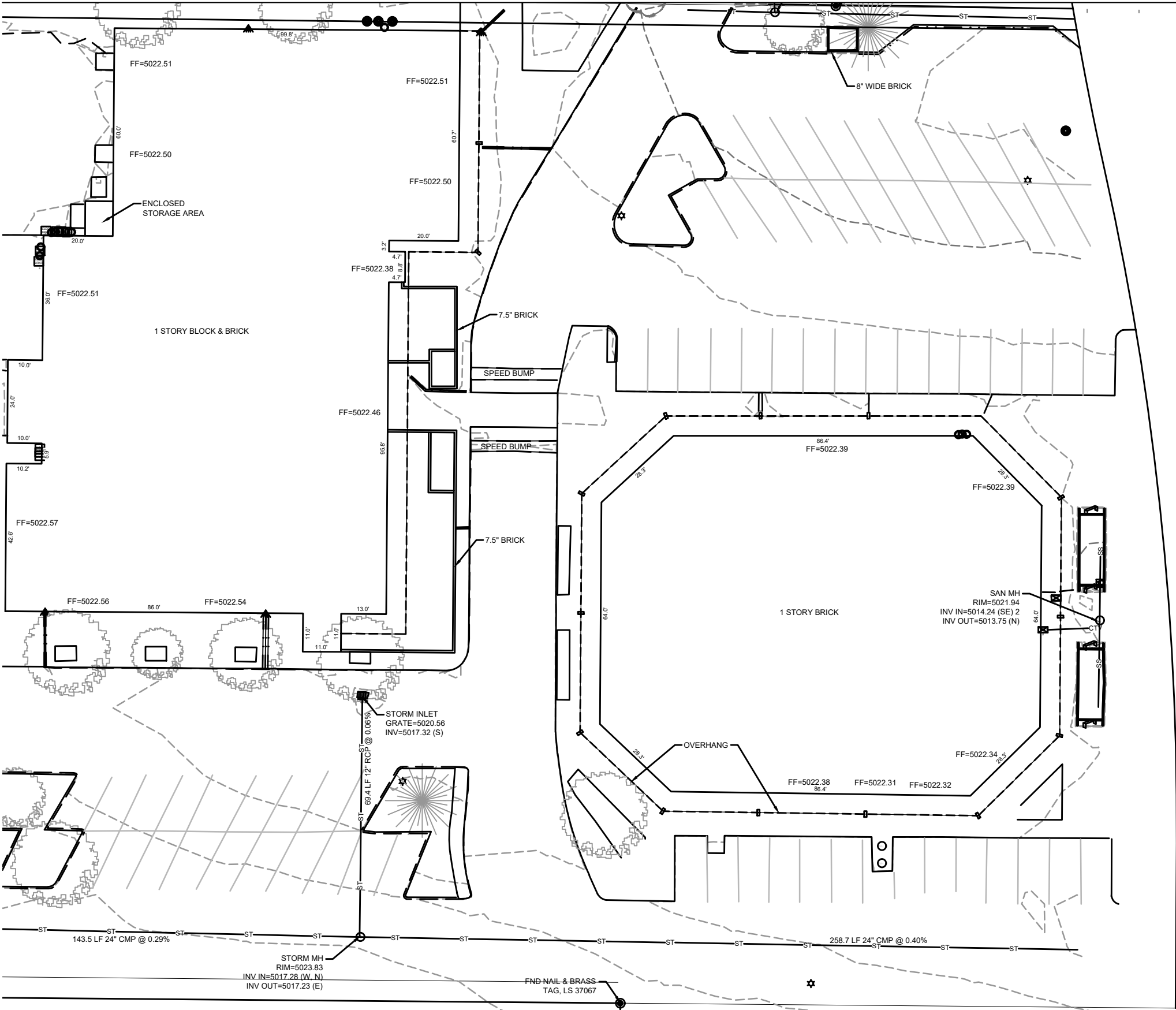
MILESTONE	DATE	NOTES
Pre-TF	07.27.21	

Store Designer: **Anita.Mueller@cbre.com**



Site Plan

FC 2.0



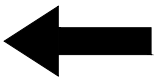
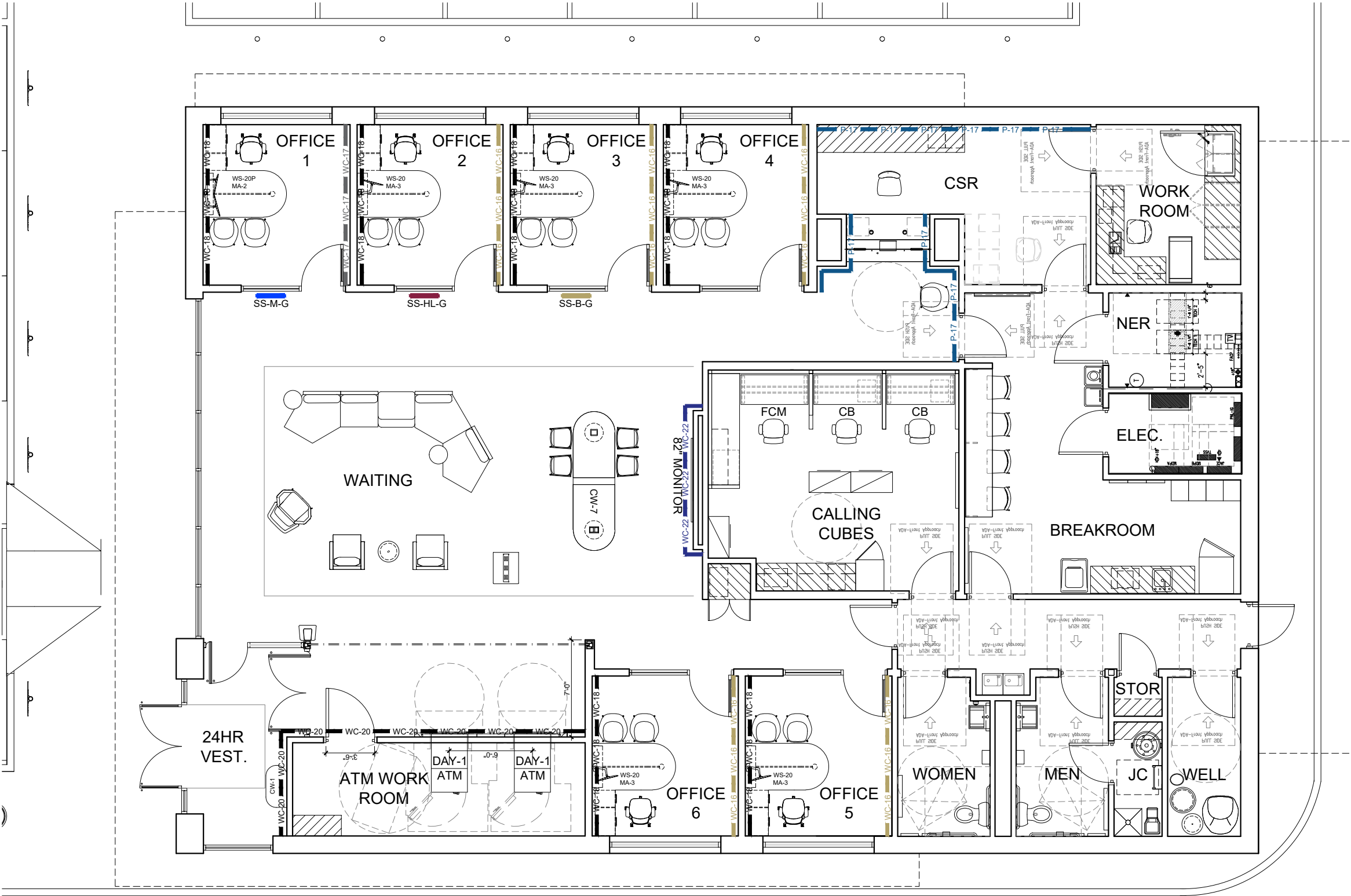
Floor Plan

FC 2.0



Project Size: 4145 SQ. FT.

CSR: Exception Window
Office: 6
WU ATM: 2
DU ATM: 1






BANK OF AMERICA

Do Not Enter

Now open 24 hours

RESERVED PARKING
ONLY

RESERVED PARKING
ONLY

RESERVED PARKING
ONLY

RESERVED PARKING
ONLY

RESERVED PARKING
ONLY



FINISH | PF-01

MFR: Pure + Freeform
Color: Clear Satin Anodized
Finish: Satin

FINISH | PF-02

MFR: Benjamin Moore,
Color: Benjamin Moore,
HC-178 ON-8 Charcoal Slate
Finish: Satin

FINISH | PF-03

MFR: Pure + Freeform
Color: Whiteout #Y89
Finish: Satin

FINISH | PF-05

MFR: Pure + Freeform
Color: Roma Noce #SN043
Finish: Satin





Now
earn 2%
cash
back

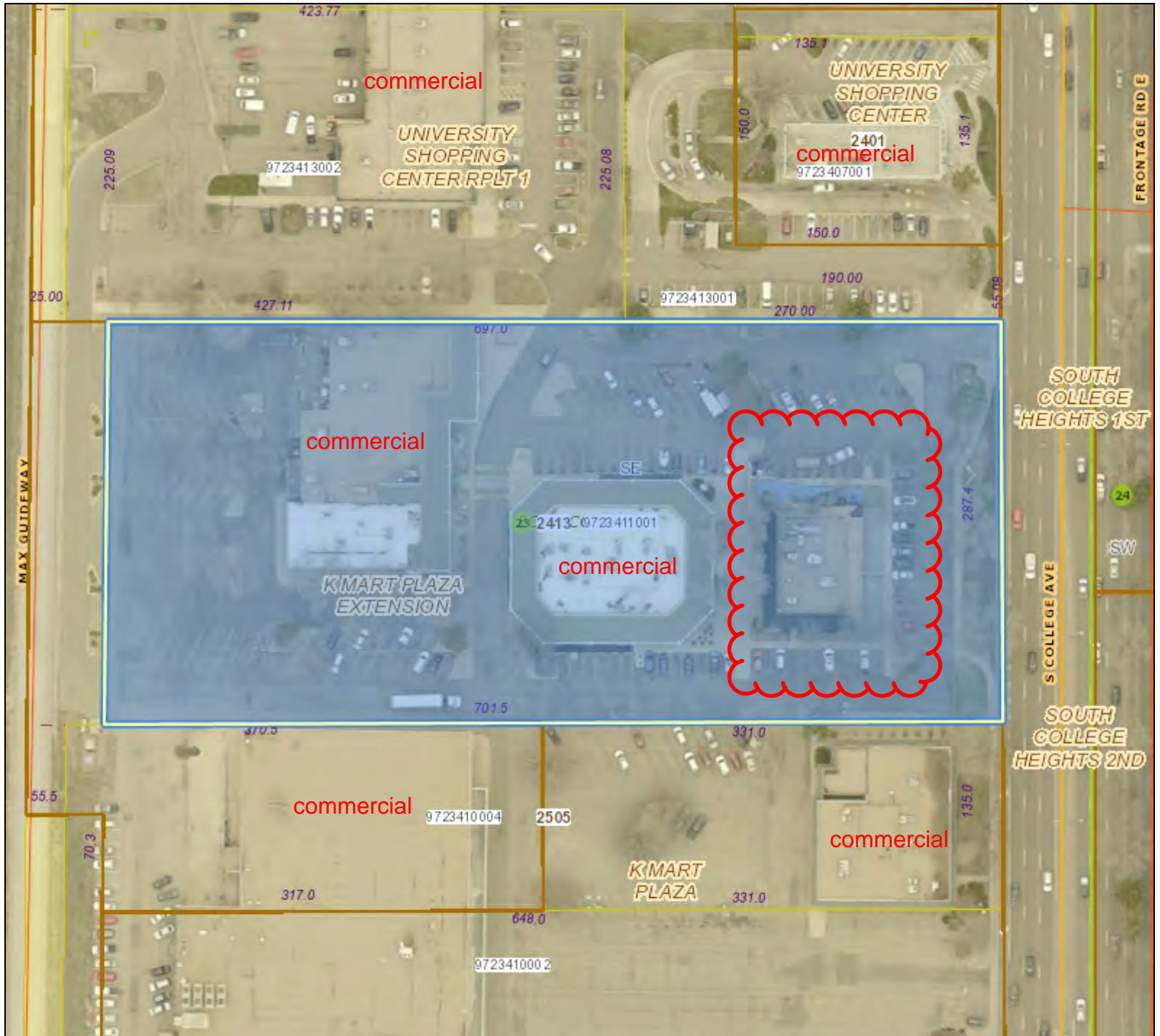
at wholesale clubs



Talk with us today

BANK OF AMERICA

2413 S. College Avenue



Legend

Addresses	Railroads	City or Town
Subdivisions	Major Road System	County
Tax Parcels	Road System	State
Platted Lots	Lakes and Ponds	Federal
Home Owners Assoc & Severed Mine Rights	Major Rivers and Streams	Other

Notes

0.0 0 0.0 Miles

Scale
1: 1,200



Date Prepared: 11/2/2021 8:22:12 AM

This map was created by Larimer County GIS using data from multiple sources for informal purposes only. This map may not reflect recent updates prior to the date of printing. Larimer County makes no warranty or guarantee concerning the completeness, accuracy, or reliability of the content represented.