

Preliminary Design Review Agenda

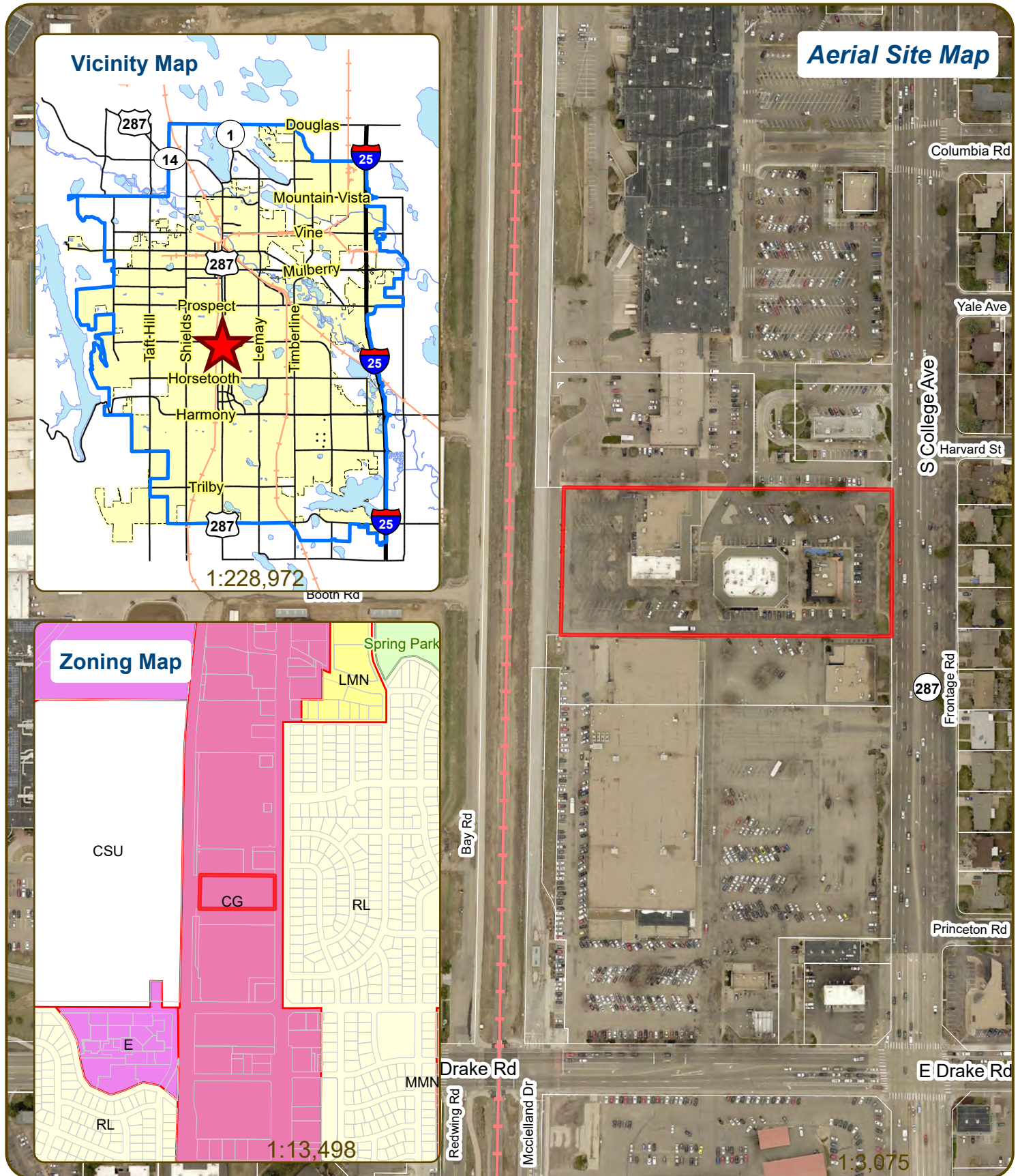
Schedule for 09/21/2022

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

Wednesday, September 21, 2022

Time	Project Name	Applicant Info	Project Description	
8:30	Chase Bank- Ft. Collins Relo PDR220010	Krista Moore 858-248-9420 kmoore@apmi.com	This is a request to develop a one-story bank building with ATM drive through at 2413 S. College Avenue. (parcel #9723411001). The proposal includes demolition of existing restaurant building and construction of a new single story financial services building. Access is taken directly from S College Ave to the east. The site is directly west of S College Ave. and approximately 0.16 miles north of E Drake Rd. The property is within the General Commercial District (C-G) zone district, and is subject to an Administrative (Type 1) Review.	Planner: Kai Kleer Engineer Tim Dinger DRC: Marissa Pomerleau

Chase Bank- Ft. Collins Relo Financial Services with ATM Drive Thru



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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 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 (\$1,000)** _____

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

Date: 31 August 2022

To:

City of Ft. Collins-
Community Development
281 North College Ave
Ft. Collins, CO 80522

Re:

Chase Bank
2413 S. College Ave
Ft. Collins, CO 80525

To whom it may concern:

As part of the required information for the Preliminary Design Review for the Proposed Chase Bank located at 2413 S. 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 be provided to the West of the building and shared parking will remain to the South. Circulation for the drive thru is provided at the north end the property. The parking and circulation system within our development will accommodate the movement of vehicles, bicycles, pedestrians, and transit, throughout the proposed development and to and from surrounding areas, safely and conveniently, and will contribute to the attractiveness of the development. A pedestrian pathway has been incorporated to the existing building behind our proposed site.
- d. Design/architecture per attached pdf.
- e. The proposed bank fits into the existing commercial area.
- f. There is opportunity for water detention at the north end of the property in the landscaping island used for drive thru circulation.
- g. Existing stormwater facilities and drainage patterns are expected to remain unchanged.
- h. Please see "g" above.
- i. The proposed bank will not impact natural features as it is replacing another building.
- j. The existing building has fire sprinklers. The proposed new building will have fire sprinklers if required by code or ordinance.
- k. There are no unusual factors or characteristics.
- l. Chase bank has not previously submitted an application to the City.
- m. Specific Questions:
 - a. Ensure proposed plan meets the needs of Ft. Collins Mid Town in Motion Plan
 - b. Ensure landscaping meets Ft. Collins requirements.
 - c. Confirm the proposed parking count is acceptable.
 - d. Review lot division process if necessary.

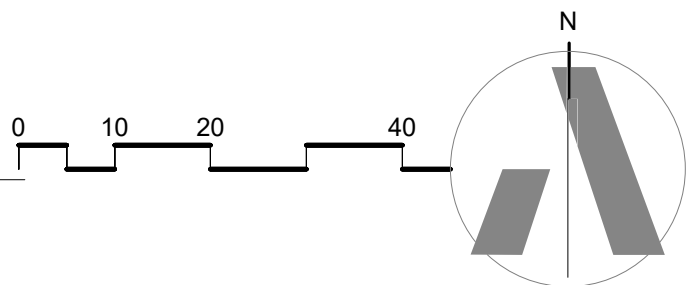
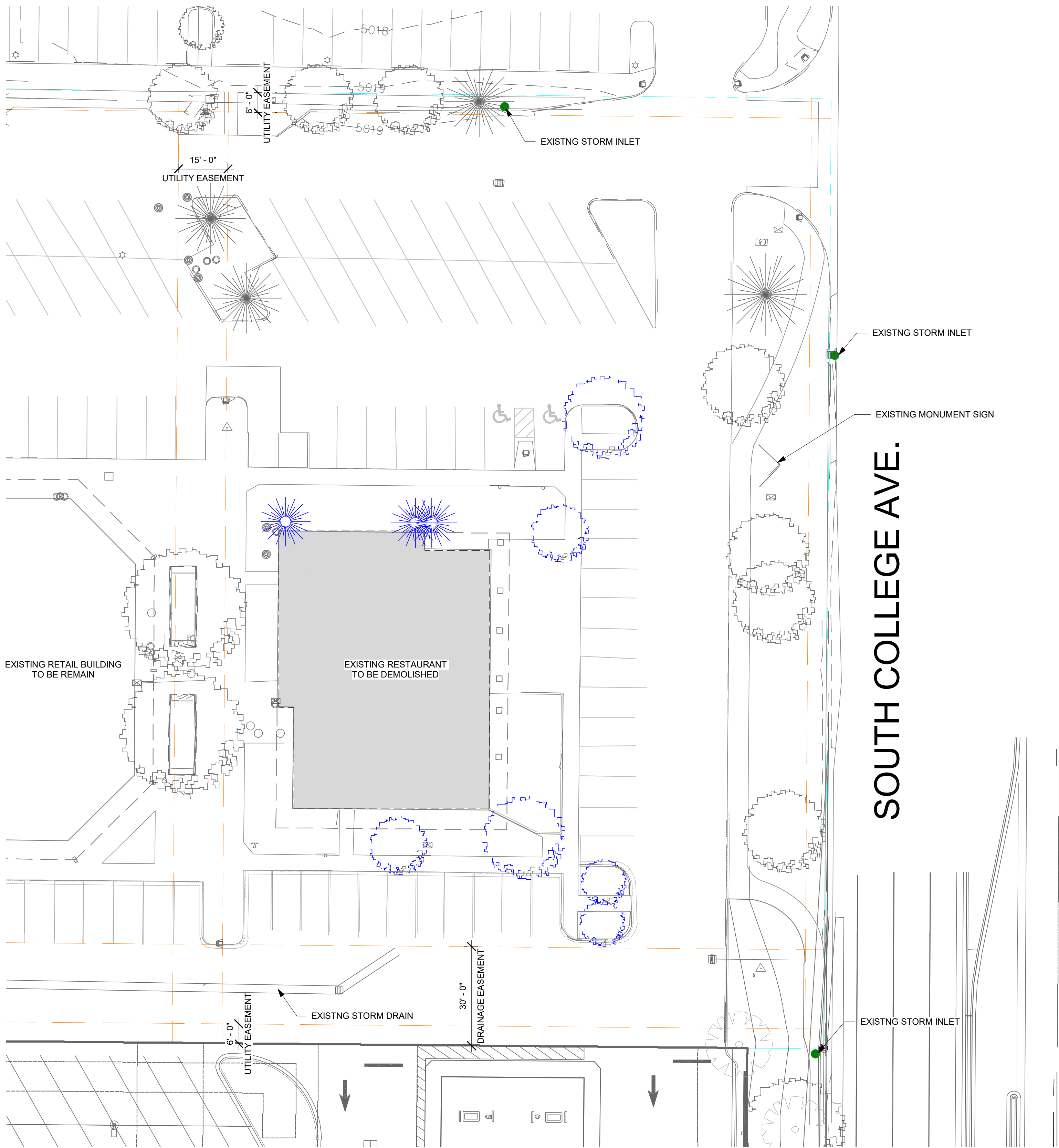
If you have questions, please do not hesitate to contact me.

Sincerely,

Krista Moore
Project Manager

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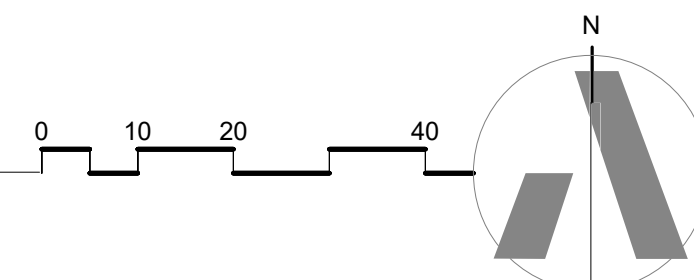
EXISTING SITE PLAN
SCALE: 1" = 20'-0"



LEGEND	
	EXISTING BUILDING TO BE DEMOLISHED
	SITE PROPERTY LINE
	EASEMENT
	EXISTING STORM INLET
	TREE TO BE REMOVED

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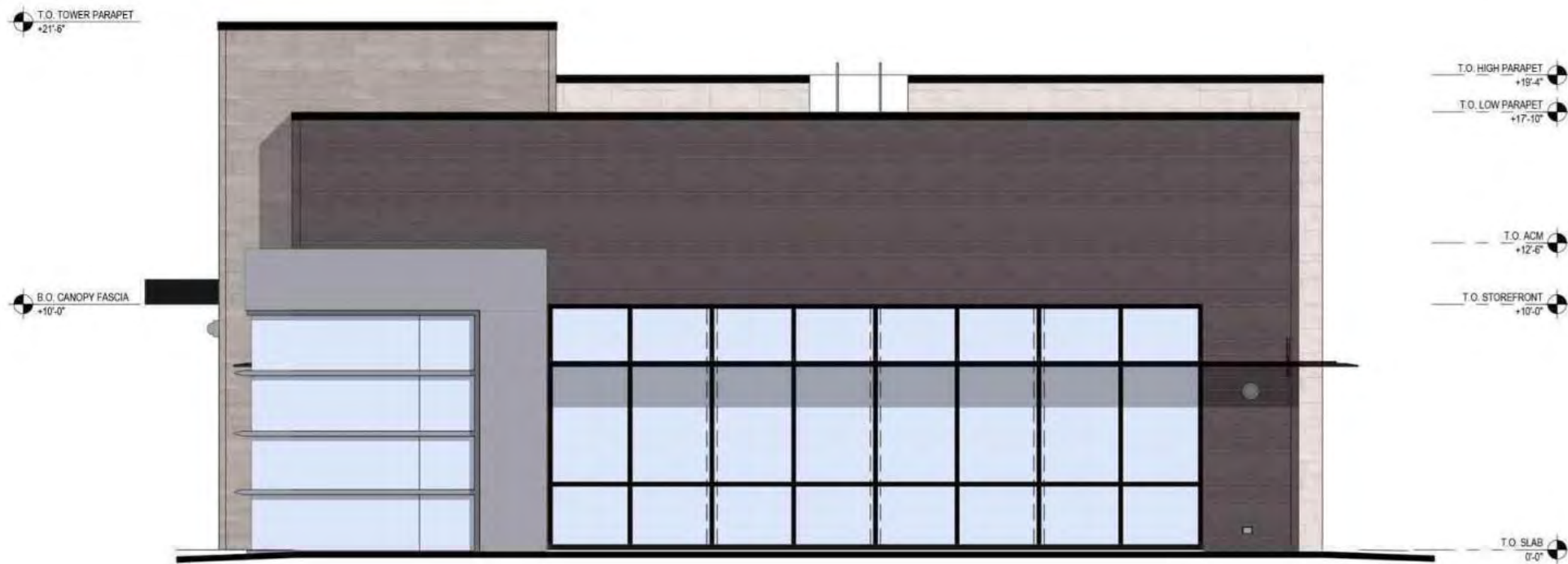
SCALE: 1" = 20'-0"



SCALE: 1" = 160'-0"

PDR-1

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SIDE ELEVATION



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION


STOREFRONT
APPLICATION: EXTERIOR
COLOR: CLEAR ANODIZED


STOREFRONT/CANOPY
APPLICATION: EXTERIOR
COLOR: BLACK ANODIZED


PAINT
APPLICATION: EXTERIOR
COLOR: TO MATCH SHERWIN WILLIAMS
SW-7045 INTELLECTUAL GRAY


CORONADO STONE
APPLICATION: EXTERIOR
COLOR: CHISELED LIMESTONE - CREAM


ALUMINUM COMPOSITE MATERIAL (ACM)
APPLICATION: CANOPY
COLOR: "CHASE SILVER"


NICHIIHA
APPLICATION: EXTERIOR
COLOR: VINTAGEWOOD - BARK


NICHIIHA
APPLICATION: EXTERIOR
COLOR: VINTAGEWOOD - ASH


PAC-CLAD COPING
APPLICATION: EXTERIOR/COPING
COLOR: BLACK

DRAWN KLM
DATE 31.AUG.2022
PROJECT 22141.00

PROPOSED
EXTERIOR
ELEVATIONS

PDR-2

APRI
architecture
3033 NORTH CENTRAL AVENUE, SUITE 1100
PHOENIX, ARIZONA 85016
480.998.0100
apri.com

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NOR RECORDING

CHASE- FT. COLLINS RELO

2413 S. COLLEGE AVE. FT. COLLINS, CO 80525

CHASE

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RENDERING - SIDE VIEW
SCALE: 1/4" = 1'-0"



RENDERING - FRONT VIEW
SCALE: 1/4" = 1'-0"

CHASE- FT. COLLINS RELO

2413 S. COLLEGE AVE. FT. COLLINS, CO 80525



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PHOENIX, ARIZONA 85012
480.998.0709
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DATE 31.AUG.2022
PROJECT 22141.00

PROPOSED
RENDERINGS

PDR-3