

Conceptual Review Agenda

Meetings hosted via Zoom Web Conferencing

Review Date

6/15/2023 9:15 AM

Project Name

Total Automotive at 6024 S College
CDR230045

Applicant

Richard (Ross) Houk
970-482-5500
rosshouk@gmail.com

Planner: Katelyn Puga

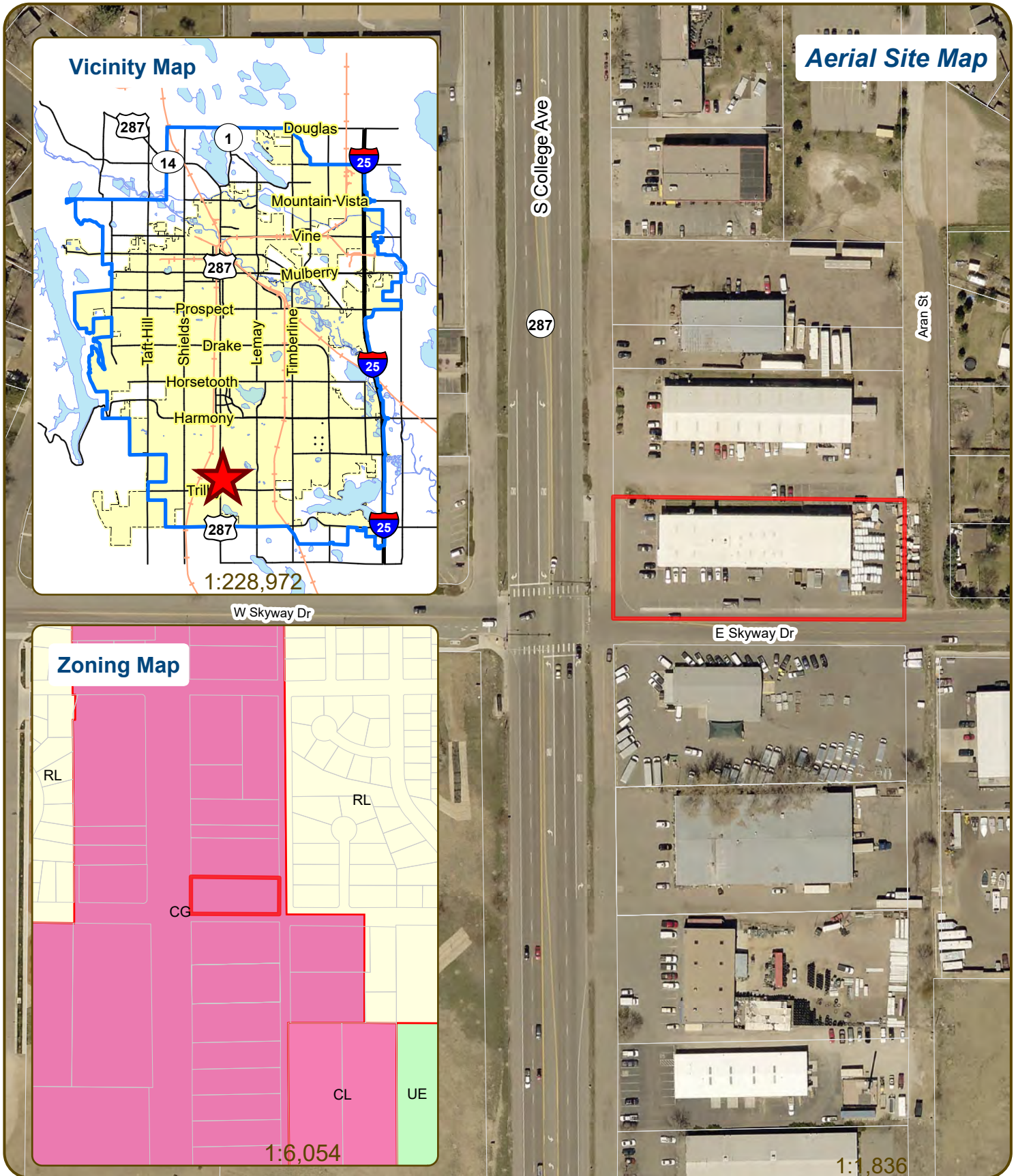
Engineer: Sophie Buckingham

DRC: Todd Sullivan

Description

This is a request to change the existing use to Vehicle Repair with Sales at 6024 S College Ave (parcel # 9612205022). The applicant proposed to change the use of the property from Commercial Retail and Warehouse to Vehicle Repair and Sales. Access is taken from S College Ave to the west and E Skyway Dr to the south. The site is approximately 0.50 miles north of E Trilby Rd and directly east of S College Ave. The property is within the General Commercial District (C-G) zone district and the project would be subject to Planning & Zoning Commission (Type 2) Review.

Total Automotive at 6024 S College Vehicle Repair and Sales



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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?

Total Automotive LLC dba Fort Collins 4x4 Center

Project address: 6024 S. College Ave

Request for Minor Amendment to change use from Storage Warehouse to Vehicle service, repair and limited sales.

Exterior Changes:

Paint Building one uniform neutral color as approved by City.

Replace chain link fencing of rear storage yard with approved screening fence. Cedar 5' High fencing is proposed.

Install four above ground planters to add visual appeal.

Contain trash and recycling bins within fenced yard.

Building and Interior Changes:

ADA compliant front door entry.

Relocate one bathroom for ADA compliance.

Remove minor no load bearing wall.

No other changes required.

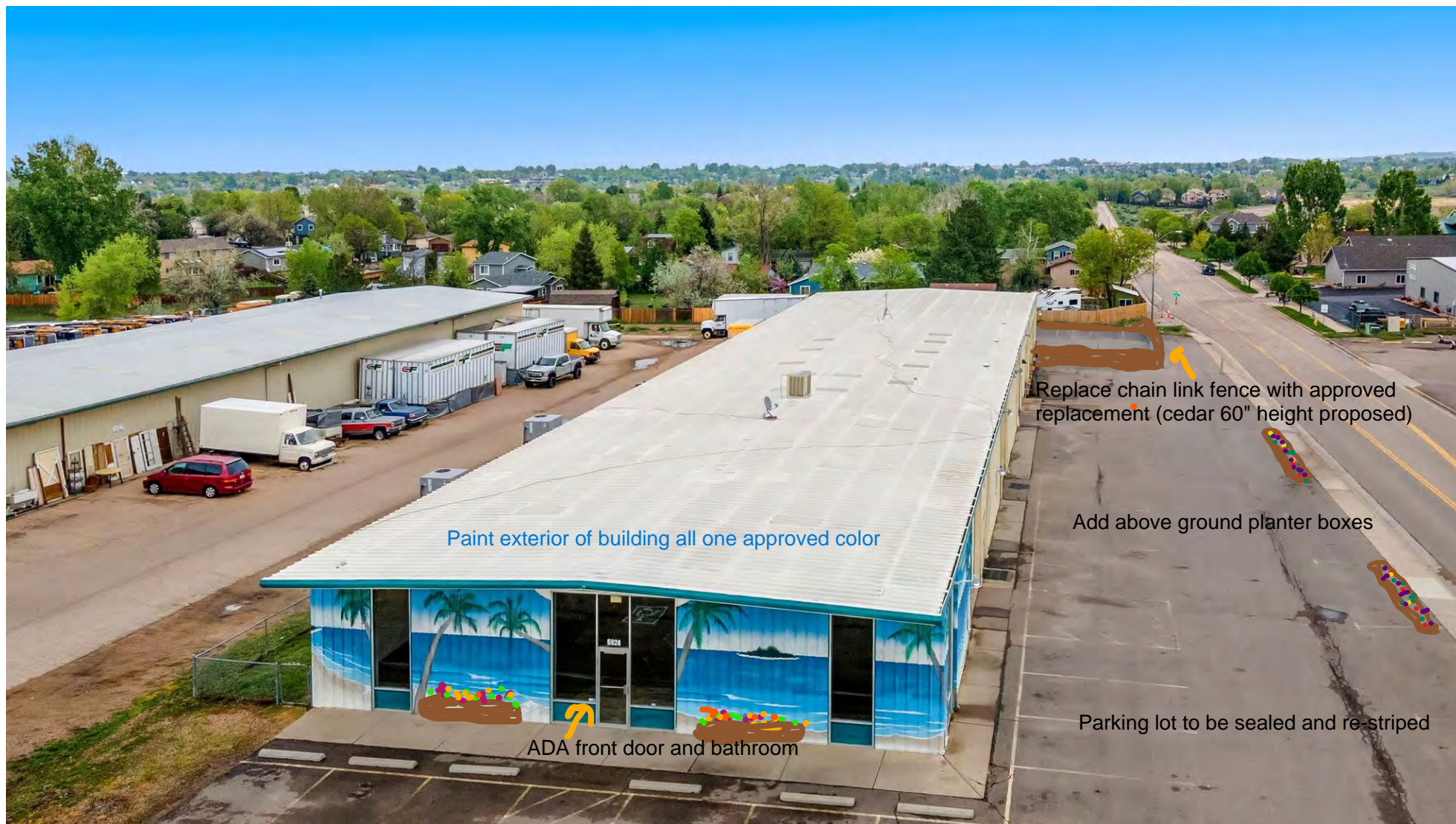
Fort Collins 4x4 Center will be the sole owner occupant. The scope of business includes retail automotive accessories, vehicle service minor and limited major, and limited vehicle sales.

Fort Collins 4x4 Center averages eight vehicles per day in service appointments.

Average of less than six vehicles per year in vehicle sales.

Seven full time employees.

Business Hours 8:00 AM to 5:00 PM Monday to Friday.



Paint exterior of building all one approved color

Replace chain link fence with approved replacement (cedar 60" height proposed)

Add above ground planter boxes

ADA front door and bathroom

Parking lot to be sealed and re-striped







