

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

5/8/2025 9:15 AM

Project Name

Vehicle Service Expansion at 5900 S College Ave
CDR250025

Applicant

Shelley LaMastra

970-484-8855

slamastra@rviplanning.com

Planner: Brandon Haynes

Engineer: Shawn Mellinger

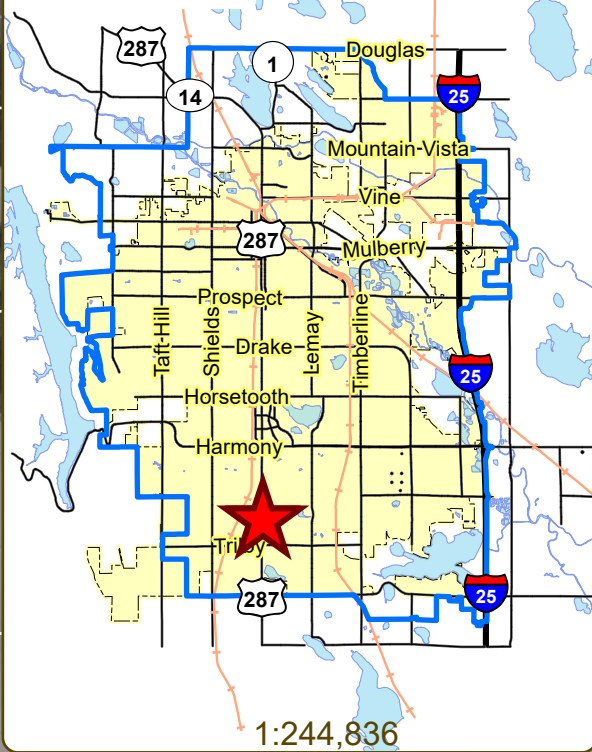
DRC: Todd Sullivan

Description

This is a request to expand the vehicle service office at 5900 S College Ave (parcel # 9612232001). The applicant is proposing a small expansion to the rear of building for sales and services. Access can be taken from E Saturn Dr and S College Ave. The site is located directly east of S College Ave and is approximately 0.63 mi north of E Trilby Rd. The property is located in the General Commercial District (C-G) Zone District and is subject to a Minor Amendment (MA).

Vehicle Service Expansion at 5900 S College Ave - Vehicle Service and Sales

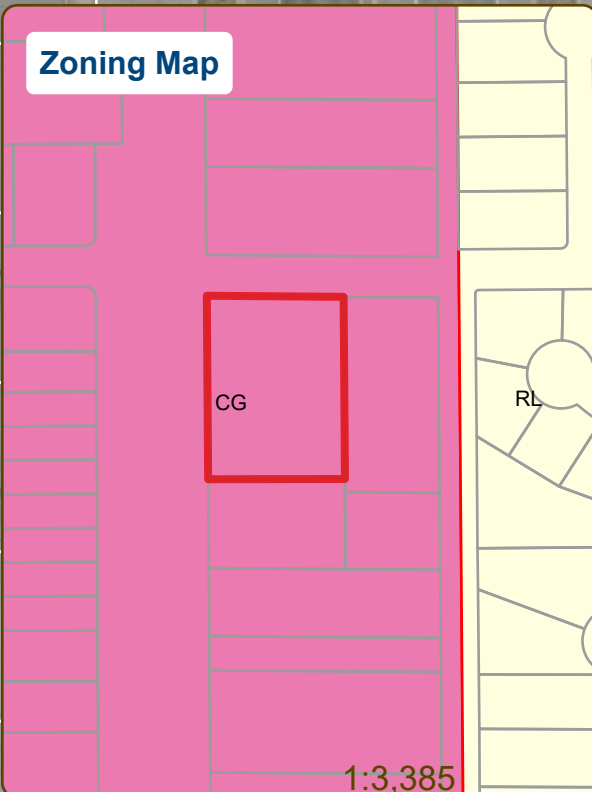
Vicinity Map



Aerial Site 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? _____

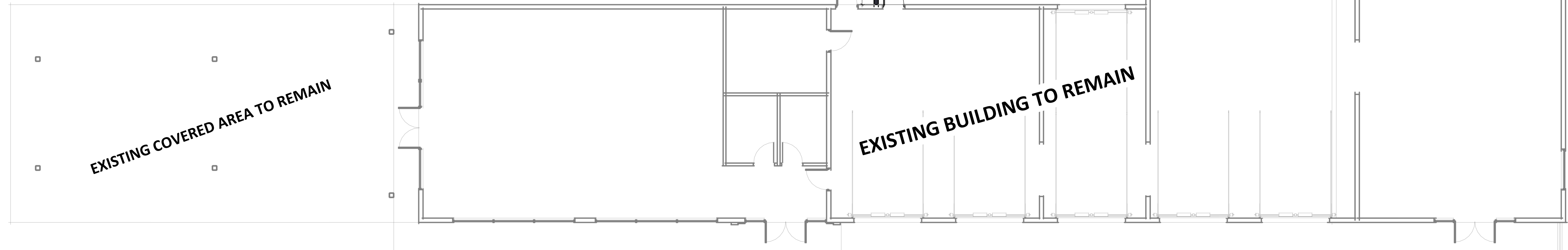
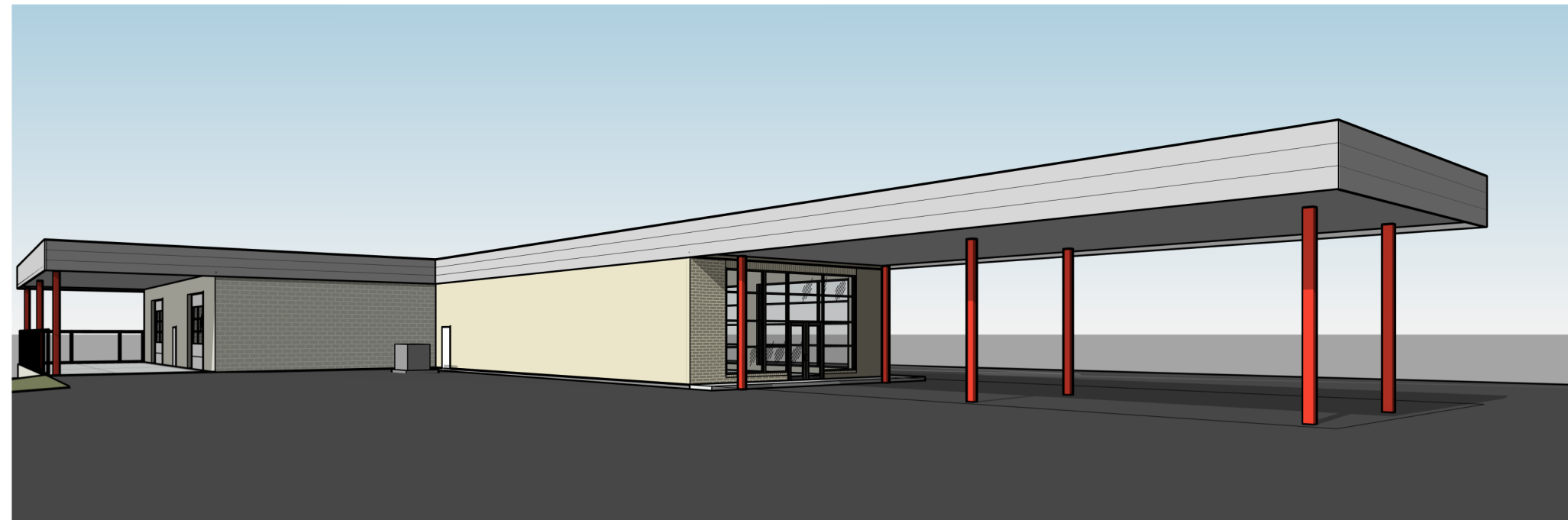
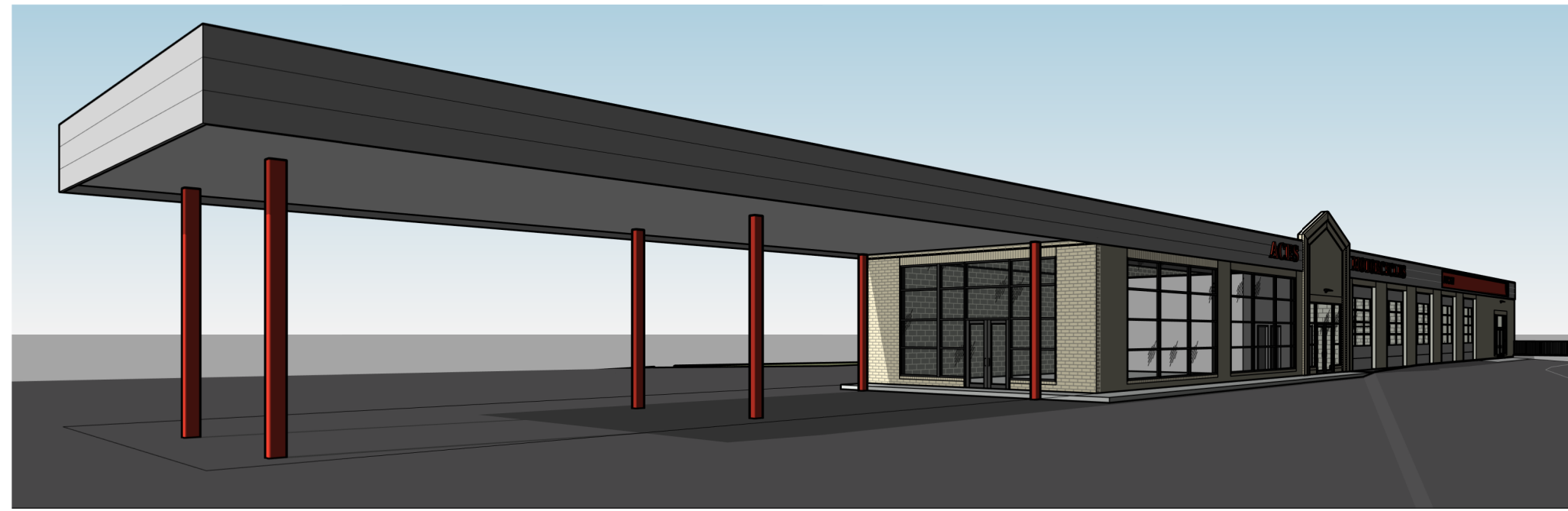
Info available on FC Maps: <http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains>.

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)

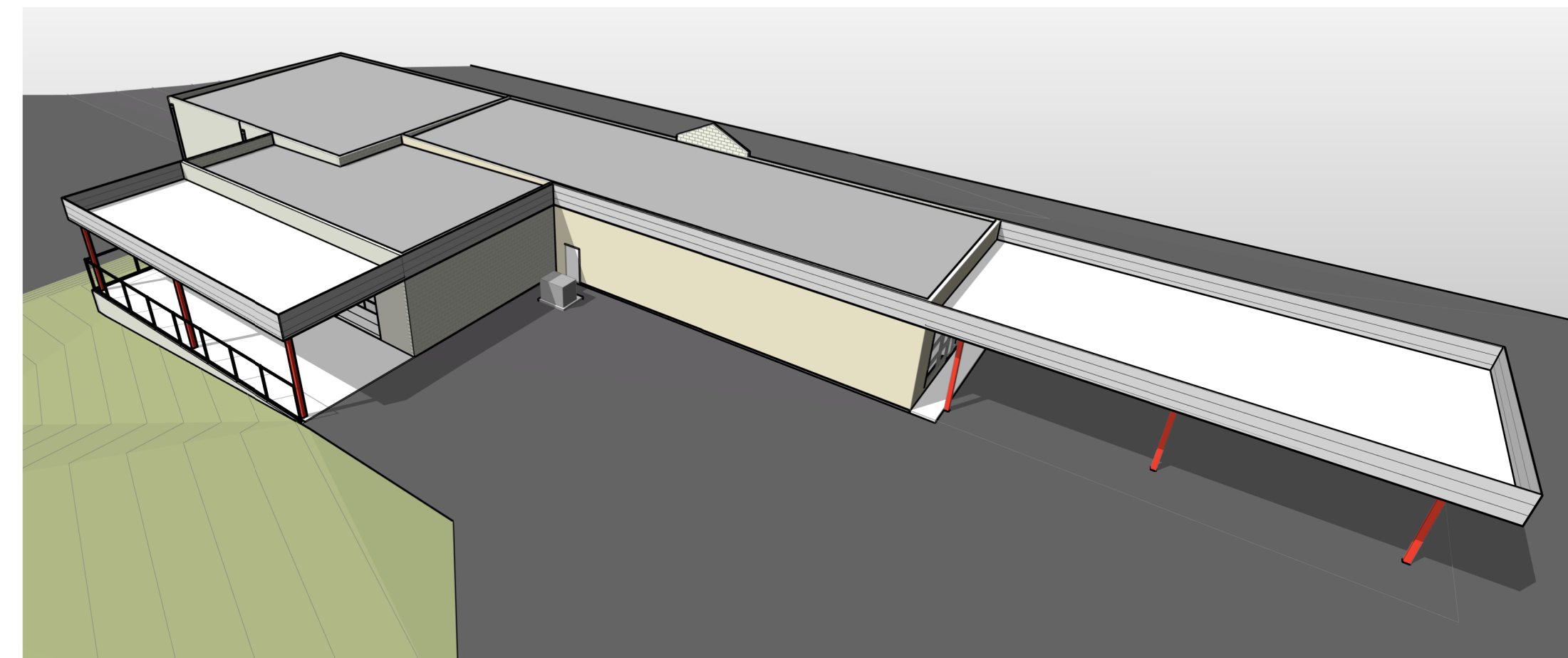
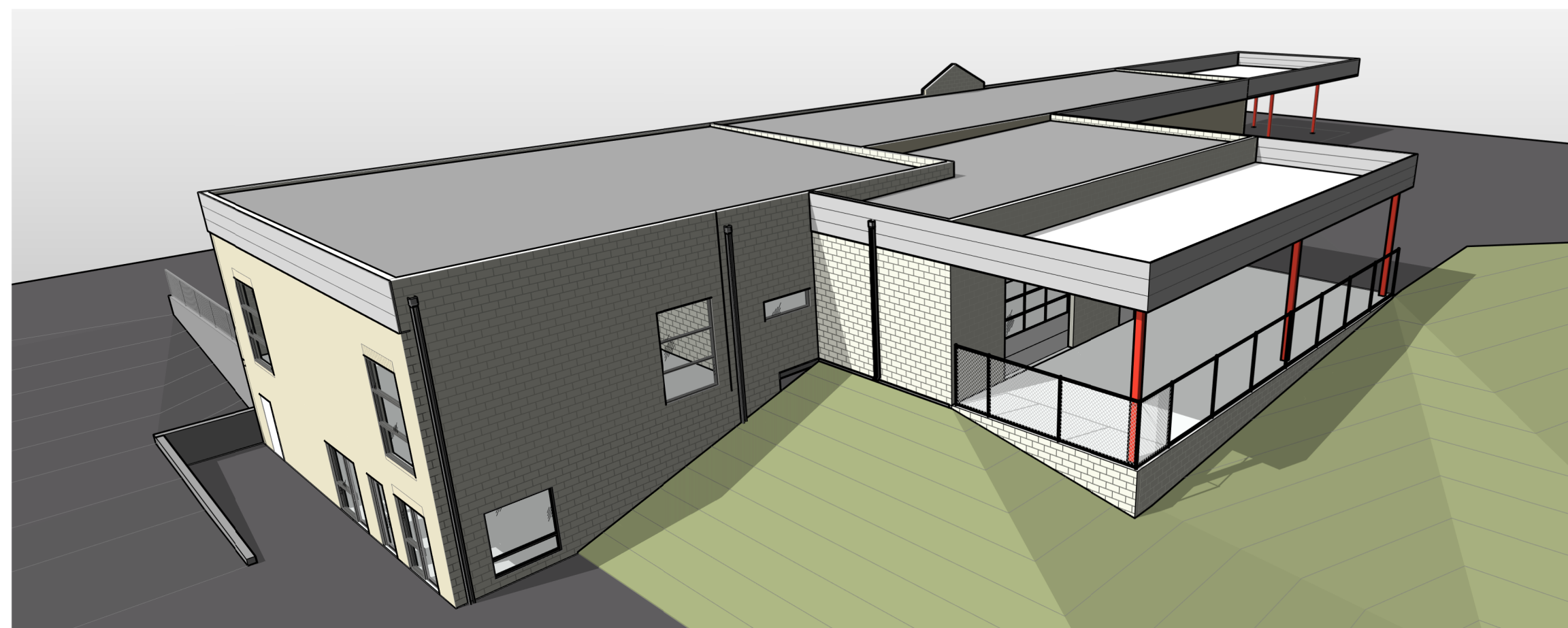
Suggested items for the Sketch Plan:

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?





01 - FIRST LEVEL FLOOR PLAN - PROPOSED
 SCALE: 1/8" = 1'-0"

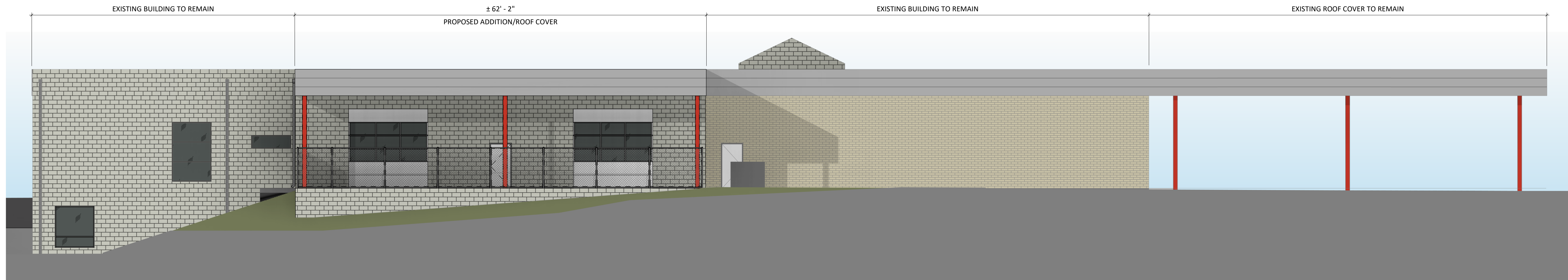


ACES MOTORCYCLES ADDITION

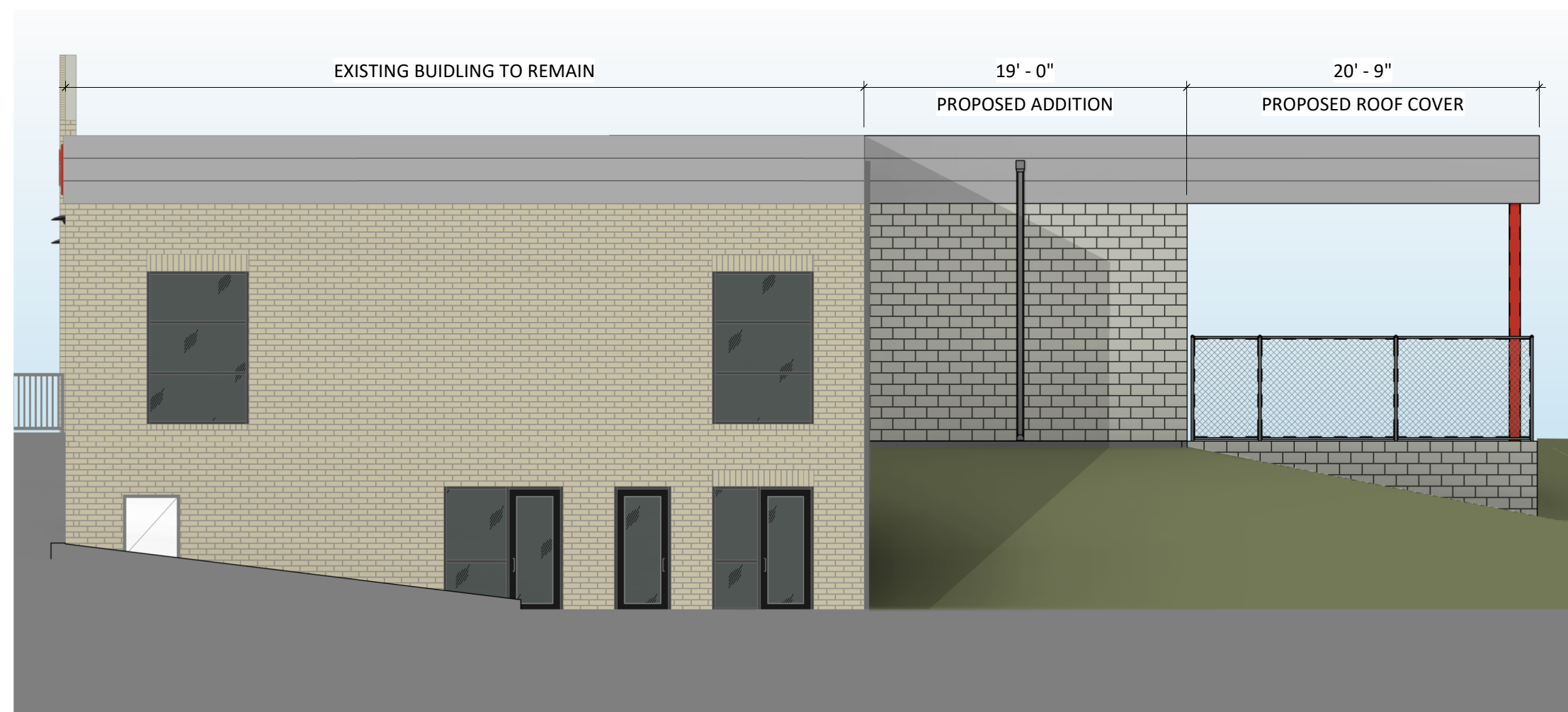
FLOOR PLANS AND 3D VIEWS

04/23/2025

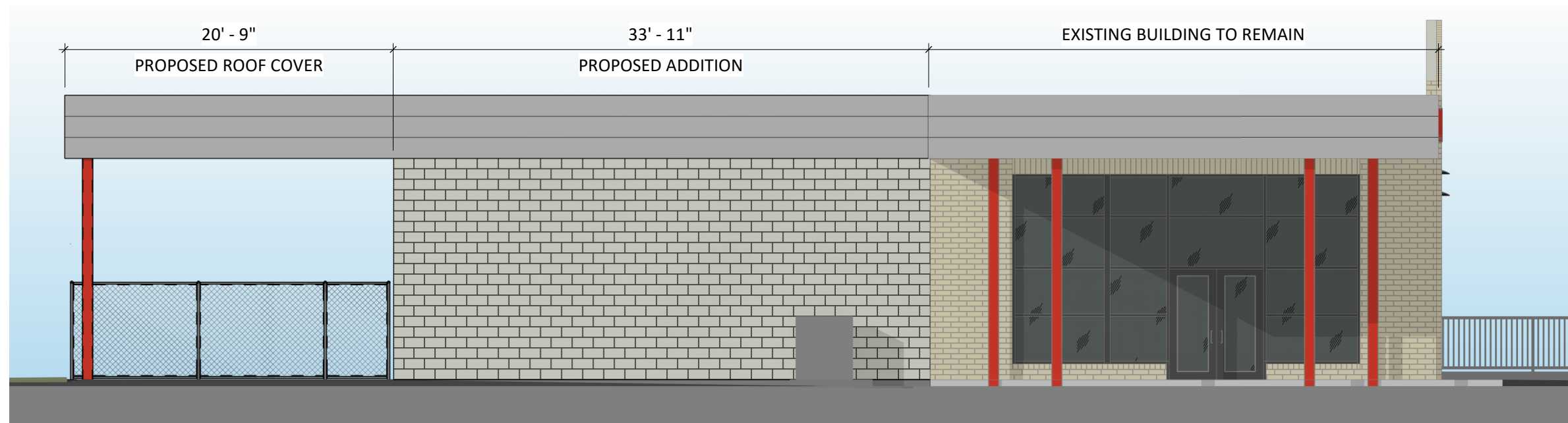
2515



4
A201 EAST ELEVATION
SCALE: 1/8" = 1'-0"



2
A201 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



3
A201 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



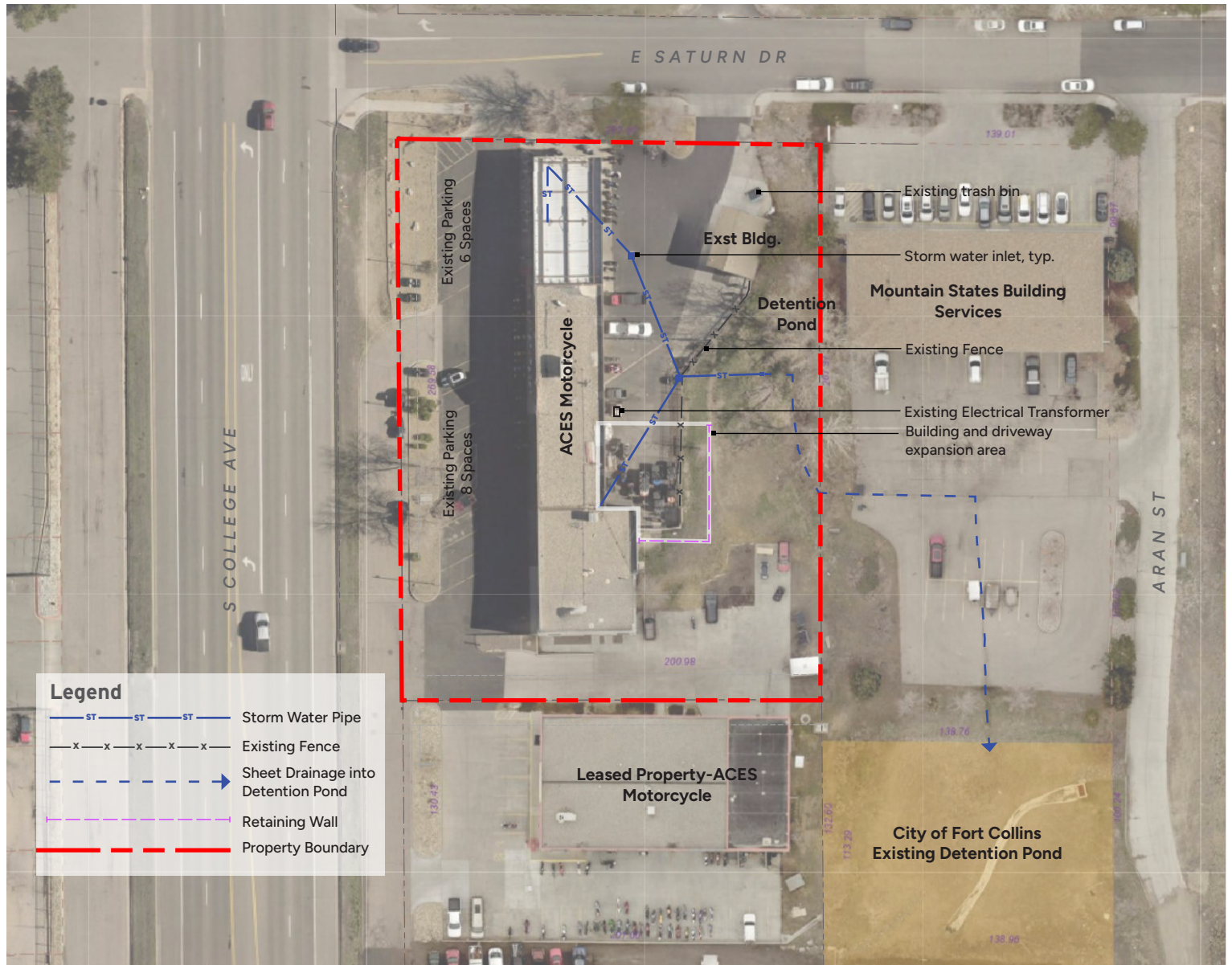
1
A201 WEST ELEVATION
SCALE: 1/8" = 1'-0"



ACES MOTORCYCLES ADDITION

BUILDING ELEVATIONS

ACES MOTORCYCLES Conceptual Review Narrative



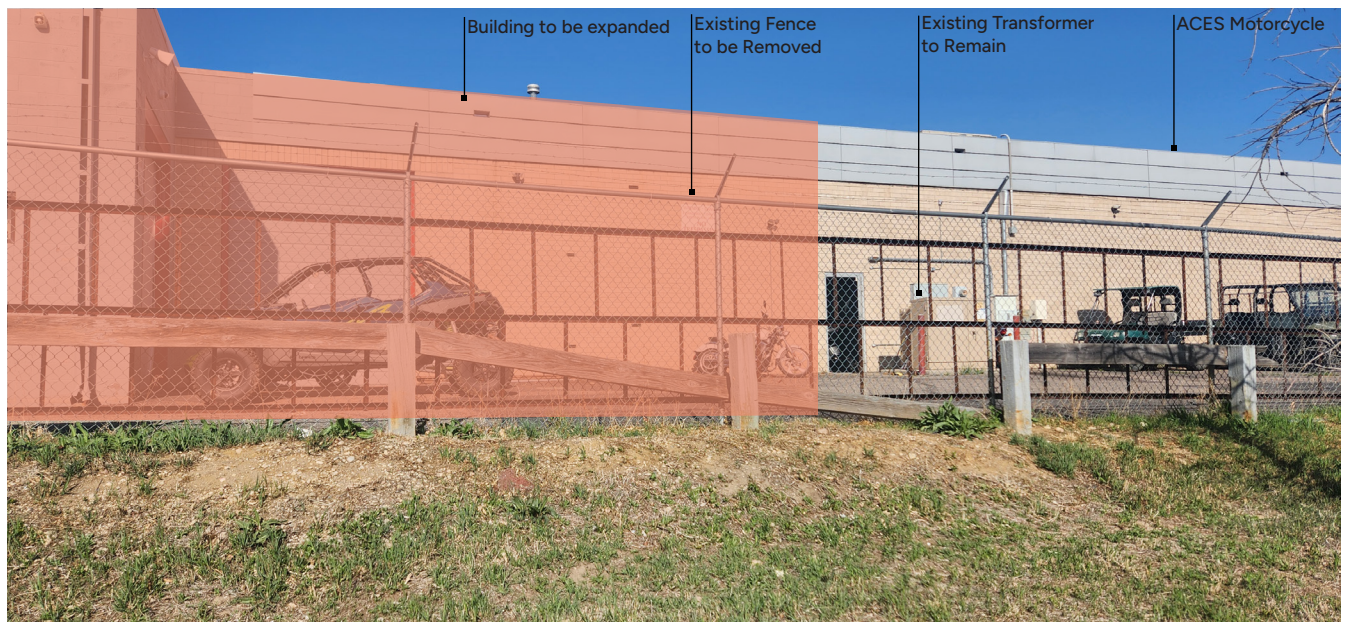
Project Location

GENERAL INFORMATION:

Project Location: ACES Motorcycle 5900 S College Ave, Fort Collins, CO 80525
Project Area Size: ~53,941 SF (~1.2 AC)
Existing zoning: General Commercial District
Proposed zoning: General Commercial District



View from East Saturn Drive - Looking South



View from rear building loading dock - Looking West



View towards detention pond - Looking South



View towards loading dock - Looking South West

PREVIOUS APPLICATIONS

Previous development plans were submitted in 2013 for sidewalk improvements along E Saturn drive.

SITE PLAN

Proposed Use

Continue to operate as ACES Motorcycle, to promote the retail and sales through expansion of leased site - 5924 B S College Ave.

Overall Design Intent

It is the intent of the proposed conceptual plan to expand the rear east side of the building, including an expansion of the adjacent loading dock, for increased retail and sales from leased property 5924 B S College Ave.

Current Use

Currently the site is commercial use operating as sales and services under the name of ACES Motorcycle.

Access & Circulation

It is the intent of the proposed conceptual plan to utilize as much of the existing infrastructure as possible while providing additional access in loading dock.

Parking

Parking shall remain as currently shown. There is a total of 13 spaces, no changes are proposed

Landscape

All existing landscape is to remain in place.

Compatibility with Surrounding Area

The proposed architecture is compatible with the existing buildings within the site boundary. Compatibility will remain as it is now.

Natural Features

No natural features are part of this site. The site is ~ 270 ft from non-native grasslands.

Lighting

All lighting was installed previously. All parking lot lights are LED and cut off.

Trash and Recycling Service:

The existing trash receptacle will be stored and moved to proposed trash enclosure location.

ENGINEERING

Storm water Detention

Stormwater for the property will continue to function as it is currently. The building expansion will require a new tie in for the roof drain that is currently tying into the corner of the building. The building has piped storm drains and surface inlets on the east end of the site. These tie into another inlet that is piped out to the existing detention area located between the smaller detailing garage and the Mountain States building to the east. As volumes increase water discharge after meandering along the bottom of the detention are to surface flow across the parking lot south of Mountain States and into the City of Fort Collins detention area.

Water System

Potable water will not change. No increase in water demand with expanded garage area will be required.

Sanitary Sewer System

Sanitary Sewer will not change. No increase in sewer needs will be required with expanded garage area.

Lighting and Power

Existing electrical service and gear will likely be adequate for the minimal additional electrical needs of the proposed addition. No improvements to the electrical service is anticipated.

ARCHITECTURE

Design

The Owner of Aces Motorcycles purchased the property located at 5900 S College Avenue in 2018. The property includes a 1-story approximately 6,300 S.F. building with showroom, sales and office space in the partial, approximately 1,600 S.F. basement on the south side of the side. This structure was formally a convenience store with a gas station and automotive repair facility, and the former gas pump area, with covered canopy, is now be utilized as a covered exterior showroom. There is also an existing, detached 700 SF building located on the northeast side of the site that is used for motorcycle detailing.

The Owner currently rents the building just to the south of this property at 5924 B S. College Avenue. They utilize this space for motorcycle retail parts and accessories sales, and a repair shop and storage. The intent of the addition would be to eliminate the need to rent this adjacent building and move these functions and services to the building they own at 5900 S College Avenue.

The proposed addition would be located on the east side of the existing main building and be built to a similar height and exterior finish of the existing building. The proposed size of the addition is approximately 1,850 S.F. which equates to a 23.4% increase in size to the existing 7,900 S.F. building. The addition will also include a small area for outdoor motorcycle storage that will include fencing and a gate for security.