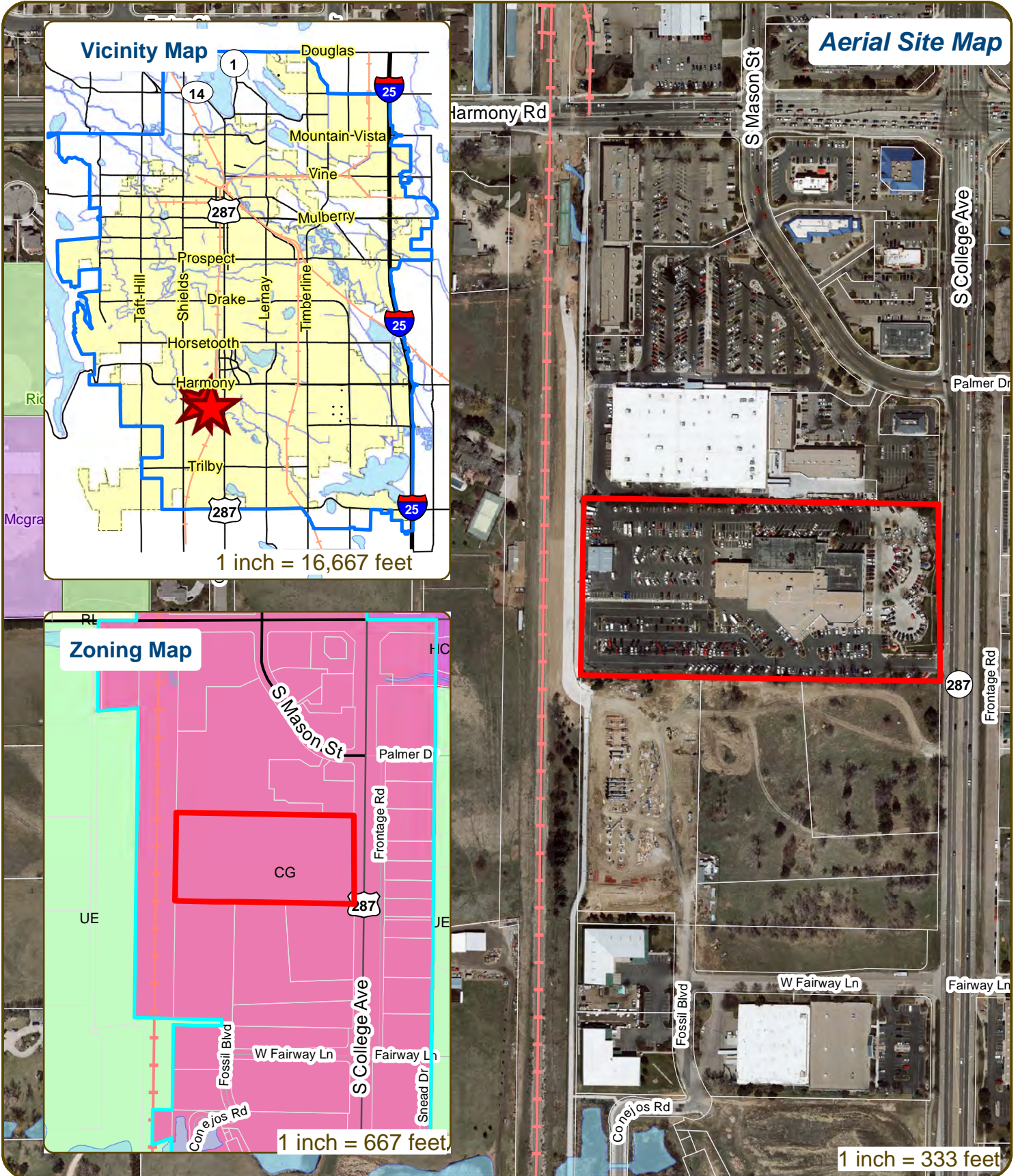


# 4809 S College Spradley Barr Ford



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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 5 pm, two weeks prior to the Wednesday meeting date. Application materials can be e-mailed to currentplanning@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 Spradley Barr Ford Body Shop

Project Address (parcel # if no address) 4809 S. College Ave.

Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) Kris Lee - Architect
Bill Wells - Owner Representative

Business Name (if applicable) Kenney Lee Architecture Group Inc

Applicant Mailing Address 209 East 4th Street, Loveland, CO 80537

Phone Number (970) 663-0548 E-mail Address kml@kenneyleearch.com

Basic Description of Proposal (a detailed narrative is also required) Extend existing north side of building for Body Shop use.

Zoning Gen. Comm. Proposed Use Auto Body Shop Existing Use Auto Sales / Service

Total Building Square Footage 71,500 S.F. Number of Stories One Lot Dimensions 925' x 445'

Age of any Existing Structures Built 1973, Remodel/Addition 1997

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.

Increase in Impervious Area 250 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)*

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- 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



**New Addition/Remodel  
for:**

# Spradley Barr Ford Body Shop PDR

**4809 South College Avenue  
Fort Collins, CO 80525**

**Fort Collins**  
TOWN SIGNATURE BLOCKS

**Colorado**

**Kenney Lee**  
*architecture group, inc.*  
L o v e l a n d • C o l o r a d o  
( 9 7 0 ) 6 6 3 - 0 5 4 8

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## PROJECT NARRATIVE

2a. We are proposing to make an addition to the north side of the existing building for use as an auto body shop. The proposed new building area will be in place of existing new vehicle storage.

2b. The current site is fully developed as an auto sales and service facility. One building for vehicle sales, service, detail, parts storage and office and complete site for vehicle sales display, client parking, service parking and vehicle storage.

2c. Site circulation for both vehicles and pedestrians will remain unchanged. No new proposed drive accesses are requested.

2d. Site design is already in place and consists of vehicle sales display, client parking, service parking and vehicle storage. There is a properly sized detention area on the east side of the property and mature landscaping throughout the parking and display areas. The current building is a mix of glazing and aluminum composite panels as well as masonry block.

2e. The proposed addition is consistent with the current use and character of the site. The new body shop area will be on the back side of the building facing away from major public streets.

2f. There currently is water detention on site and the proposed addition is increased by a negligible amount so the current area will be sufficient.

2g. The site currently drains via internal surface carriers (sheet and swale) to the onsite detention pond.

2h. Run off treatment will remain the same.

2i. The addition will remove two tree's in an existing landscape island.

2j. The existing structure currently has fire sprinklers and the addition will too.

2k. We are planning on adding on to an existing structure that has some restrictive structural members to work around.

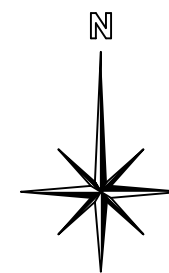
2l. We have not previously submitted.

2m. What approval process do we need to go through both with Planning and Building.

What alterations to the Plat do we need to make.

## VICINITY MAP

Project location:  
4809 South College Ave.  
Fort Collins, CO 80525



**NOTICE: DUTY OF COOPERATION** - Release of these plans contemplates further cooperation among the owner, his contractor, and the architect. Design and construction are complex. Although the architect and his consultants have performed their services with due care and diligence, they cannot guarantee perfection. Communication is imperfect, and every contingency cannot be anticipated. Any ambiguity or discrepancy discovered by the use of these plans shall be reported immediately to the architect. Failure to notify the architect compounds misunderstanding and increases construction costs. A failure to cooperate by a simple notice to the architect shall relieve the architect from responsibility for all consequences. Changes made from the plans without the consent of the architect are unauthorized, and shall relieve the architect of responsibility for all consequences arising out of such changes.

## SHEET INDEX

A1.0 **ARCHITECTURAL**  
COVER SHEET  
A2.1 SITE PLAN

## CONSULTANTS

**ARCHITECT**  
KENNEY LEE ARCHITECTURE GROUP, INC.  
209 EAST FOURTH STREET  
LOVELAND, COLORADO 80531  
(970) 663-0548

**OWNER**  
SPRADLEY BARR FORD  
4809 SOUTH COLLEGE AVENUE  
FORT COLLINS, COLORADO 80525

**DEVELOPER**  
BRINKMAN  
3528 PRECISION DRIVE, SUITE 100  
FORT COLLINS, COLORADO 80528

## CODE COMPLIANCE

**THIS PROJECT SHALL COMPLY WITH THE FOLLOWING CODES AS REQUIRED BY THE TOWN OF MEAD, COLORADO:**

2012 INTERNATIONAL BUILDING CODE (IBC)  
2012 INTERNATIONAL MECHANICAL CODE (IMC)  
2014 NATIONAL ELECTRICAL CODE (NEC)  
2012 INTERNATIONAL PLUMBING CODE (IPC)  
2012 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)  
2012 MEAD AMENDMENTS TO THE ICC CODES

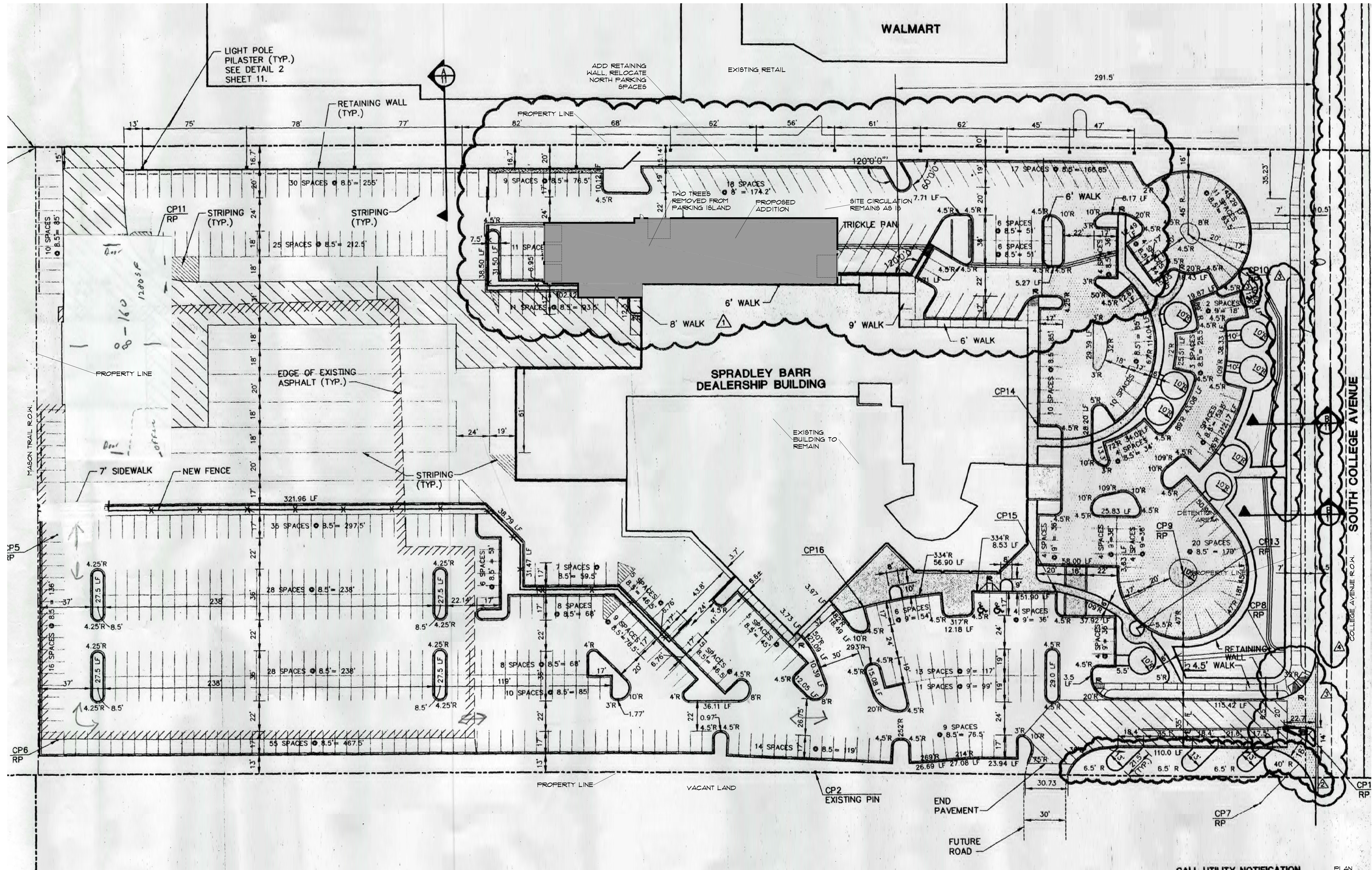
ACCESSIBILITY REQUIREMENTS SHALL BE IN ACCORDANCE WITH:  
• 2010 ADA STANDARDS  
• STATE LAW CRS 9-5  
• ICC / ANSI A117.1-2009

New Addition / Remodel  
for: **Spradley Barr Ford  
Body Shop**  
4809 South College Ave.  
FORT COLLINS COLORADO

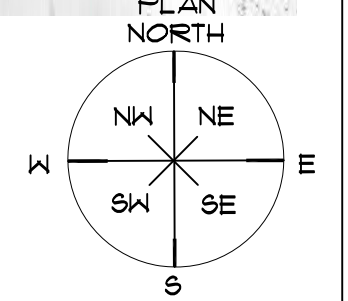
1/24/2018  
PLAN RELEASE HISTORY  
ISSUED FOR PRELIMINARY DESIGN REVIEW  
ISSUED FOR SITE PLAN REVIEW  
ISSUED FOR PERMIT  
CITY COMMENTS



sheet  
**A1.0**



**1 SITE PLAN**  
1/32" = 1'-0"



NOTICE: CITY OF COLOREDON - Because of issues pertaining to the owner's attorney and the architect, design and construction are complete. Although the architect and its consultants have performed their services in accordance with the contract documents, the architect shall not be held responsible for any errors or omissions in the contract documents or for any consequences arising out of such errors or omissions. Changes made from the plans without the consent of the architect are unauthorized and shall relieve the architect of responsibility for all consequences. Changes made from the plans without the consent of the architect are unauthorized and shall relieve the architect of responsibility for all consequences. THIS SET IS NULL & VOID SHOULD SHEET A1 OR THE COVER SHEET BE OMITTED FROM THIS SET.

date 1/24/2018  
 drawn KML  
 checked JDD  
 job no.

**REVISIONS**  
 1  
 2  
 3  
 4  
 5

Kenney Lee  
 architecture group, inc.

New Body Shop  
 for: **SPRADLEY-BARR FORD**  
 FT. COLLINS COLORADO (970) 663-0548