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## Neighbors not sold on dealer move

By KEVIN VAUGHAN  
The Coloradoan

More than 50 people came out Wednesday night in an effort to put the brakes on Spradley-Barr Ford's move into their neighborhood.

At issue is a proposal by the dealership's owners to buy the building that houses Poudre Valley Rural Electric Association at 4809 S. College Ave.

"We all know there's going to be development, but this is a huge leap from what we have now," said Gwen Bell, a nearby resident.

Residents raised several fears:

- Increased traffic on South College Avenue and in their neighborhoods.

### What's next

The Fort Collins Planning and Zoning Board is holding a public hearing Monday on the proposal to annex land occupied by the Poudre Valley Rural Electric Association.

The meeting is at 6:30 p.m. at City Hall, 300 LaPorte Ave. In addition, the panel is tentatively slated to meet Dec. 13 to discuss a plan to convert the building to a car dealership.

- Damage to Fossil Creek by runoff from the site.
- Pollution from bright lights and

noisy loudspeakers.

A preliminary site plan at Wednesday night's meeting showed Spradley-Barr renovating and expanding the building and tearing out much of the grassy area along College Avenue.

"We came here tonight and we fully expected to not have many people support us," said the dealership's Chris Spradley. "But we also came here to listen to your concerns."

Poudre Valley REA general manager Ron Carey said the power cooperative has been planning a move for several years and already has acquired land near the Ptarmigan Golf Course southeast of Fort Collins. The existing prop-

erty is about one-third larger than Spradley-Barr's current lot at College Avenue and Drake Road.

The REA already has applied to annex the land into the city.

Additionally, the dealership is embarking on a seven-week process of obtaining a land-use plan for the site.

A second neighborhood meeting is expected in the coming weeks. Neighbors, however, weren't placated by assurances that outside lighting would be scaled back and that a pager system could replace loudspeakers.

"It's a neighborhood compatibility issue," Fairway Estates resident Mark Thomas said. "We were here first."