

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

8/8/2024 10:15 AM

Project Name

Motel to Multi-Unit at 4333 E Mulberry
CDR240047

Applicant

Jeff Farrell
707-483-0073
jeff@sageinvestment.group

Planner: Megan Keith, Jill Baty

Engineer: Sophie Buckingham

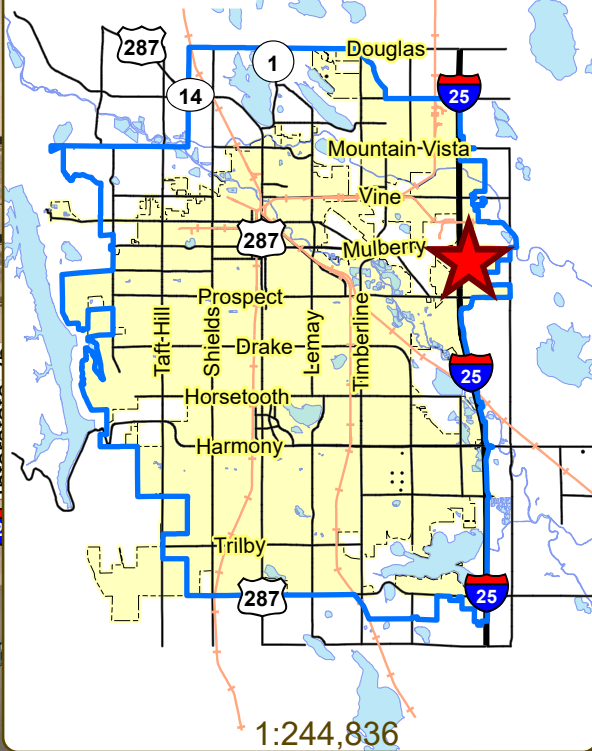
DRC: Seth Goldstein

Description

This is a request to convert a motel to multi-unit dwellings at 4333 E Mulberry Ave. (parcel # 8715000012). The applicant is requesting to convert existing motel rooms to studio apartments with kitchenettes in each room. No expansion of the footprint and no proposed changes to the site infrastructure. Affordable housing proposed. Access can be taken from E Mulberry Ave to the north. The site is directly south of E Mulberry Ave and is approximately 0.15 mi east of I-25. The property is located in an enclave outside of the City and the project will be subject to a Basic Development Review (BDR) and Annexation and Zoning process.

Motel to Multi-Unit at 4333 E Mulberry - Multi-Unit

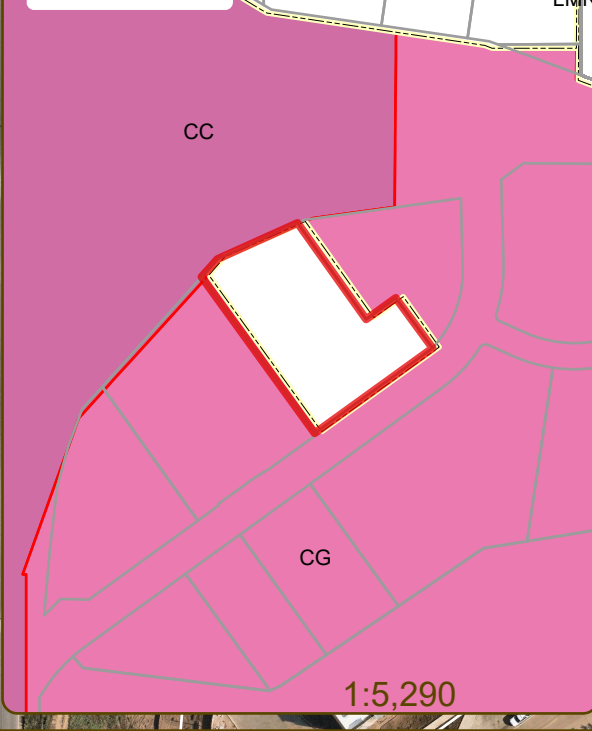
Vicinity Map



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.

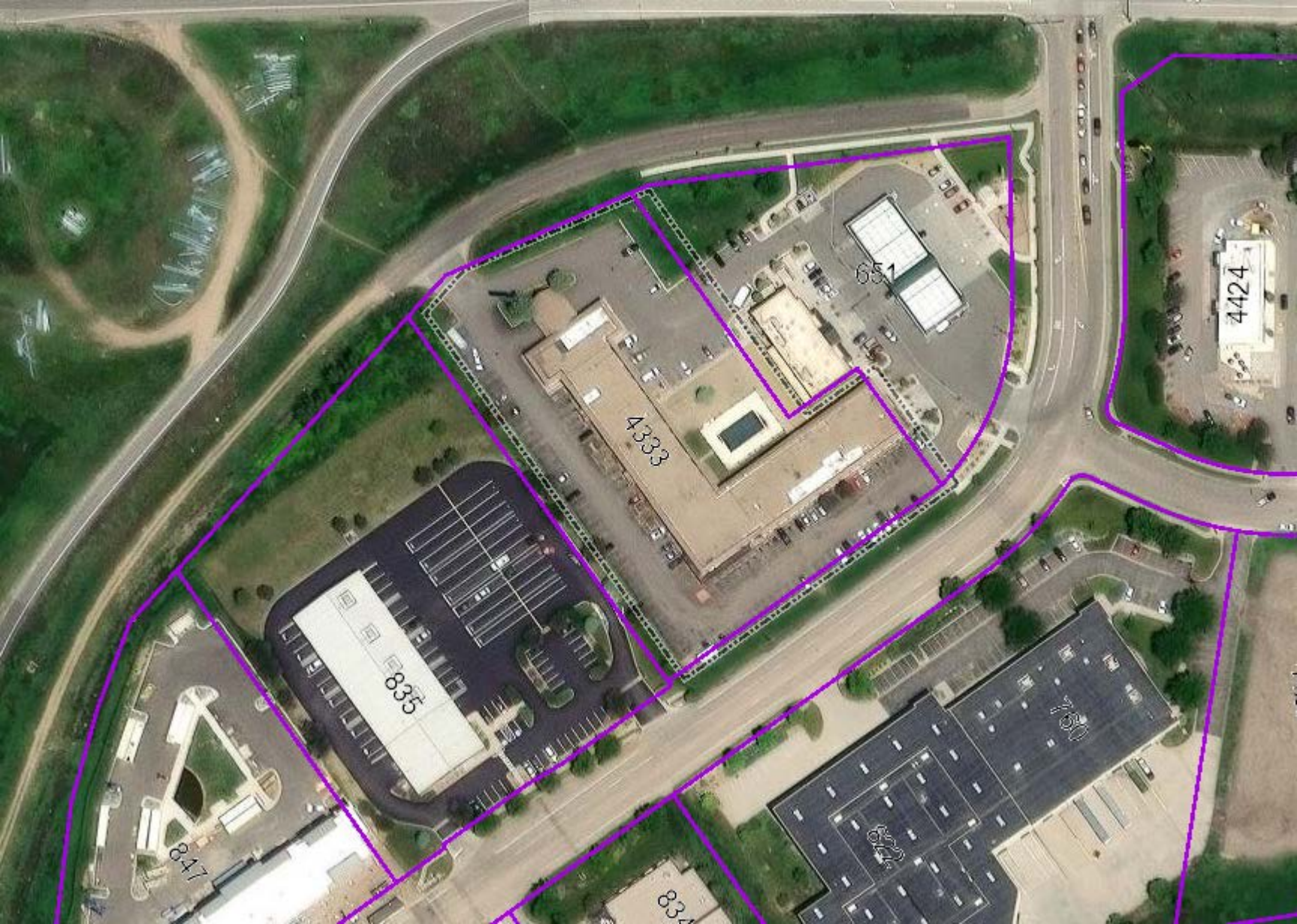
Is your property in a Flood Plain? Yes No If yes, then at what risk is it? _____

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?



4333

651

835

847

834

4424

July 23, 2024

Re: 4333 E Mulberry Street Motel To Multi-Family Conversion

To Whom it May Concern:

Location and Zoning

This project proposes conversion of the existing America's Best Value Inn to multifamily studio apartments. The existing property is approximately 4.09 acres and is located at the SE quadrant of Highway 25 and E Mulberry Street. The property shares roadway access to E Interstate 25 Frontage Road with a gas station and convenience store (Maverik 520). We understand this project is eligible for annexation into the city of Fort Collins and will adopt the same CG zoning as surrounding parcels. Apartments are an allowed use in the CG zoning.



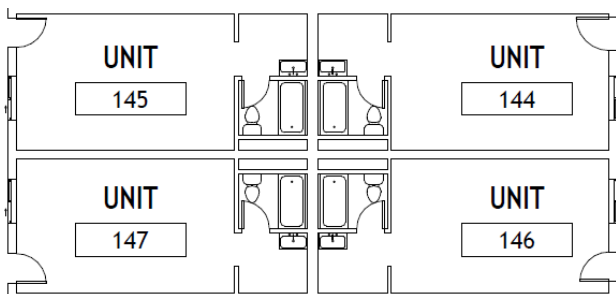
Building Overview

The existing building is a 2-story wood framed structure that was built in 1985. The total building area is approximately 53,255 square feet. The lower floor exterior is clad in brick and the upper floor is stucco. The roof is flat tile with a mansard roof along the perimeter.



There are 123 sleeping rooms which comprise most of the interior space. There are other areas dedicated to hotel amenities such as check-in, laundry, housekeeping and storage. There is a small amount of community space that was formerly a breakfast area that will be converted. The property has approximately 147 parking spaces.

The typical units are approximately 324 square feet and have 1 bathroom. Our proposal is to maintain the same number of units and add a full, all electric kitchen to each space. The kitchen's contain a sink, 30" electric range, OTR microwave, and a full size refrigerator with freezer space.



Project Phasing and Timing

The project is proposed to be completed in one phase. Our typical construction schedule from permit issuance is 10 months.

Affordable Housing

Our unit profile creates attainable housing that is affordable by design. We are open to working with Fort Collins and the Larimer County community to dedicate units as affordable housing (80% AMI).

City of Fort Collins: AMI by Household Size

Search:

Household Size:	1	2	3	4	5	6	7	8
100% AMI	83,200	95,100	107,000	118,800	128,400	137,900	147,400	156,900
80% of AMI*	66,550	76,050	85,550	95,050	102,700	110,300	117,900	125,500
60% of AMI	49,920	57,060	64,200	71,280	77,040	82,740	88,440	94,140
50% of AMI	41,600	47,550	53,500	59,400	64,200	68,950	73,700	78,450
30% of AMI	25,000	28,550	32,100	35,650	38,550	41,400	44,250	47,100

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Proposed Utility Program

All our properties utilize a Ratio Utility Billing System (RUBS). We have found this to be successful as it simplifies the tenant's experience and increases the likelihood of online payments. We build in a fixed, proportional utility rate to the tenant's rent to cover electricity, water, garbage, and internet. These rates are evaluated quarterly to ensure Tenant's are paying the lowest possible amount. By including utilities as part of the rent, the tenant does not need to have separate accounts with various utility providers. They don't need to worry about starting/stopping service, coordinating multiple payments, or negotiating to get the best value.

Proposed Scope of Work

- Addition of bike parking per Article 5, 1 space per bedroom
- Repaint exterior of building
- Installation of kitchens to each residential unit
- Rewire to current electrical code and change to all LED lighting
- Interior cosmetic updates as necessary including flooring, paint, door/trim replacement.
- Add fire sprinklers and alarms per local code
- Convert hotel common space to functional tenant amenity areas
- Beautify and enhance exterior common space for tenant use

Discussions for Staff

- 2021 IEBC 306.5 Change of Occupancy, Type B units are exempt from being added if the demonstrated work area is less than 50% of the aggregate building area. Please confirm this is your understanding.
- Ordinance 024, 2022 replaces 708.1 with specific text regarding the energy compliance on change of use projects. What are the expectations for energy upgrades on this project? Our typical would include insulating any walls that we open, additional insulation in the attic.

- 11. **Section 708.1 Minimum requirements** is hereby deleted in its entirety and replaced with the following:

708.1 Minimum requirements. The scope of work in Level 1 *alterations* shall conform to the energy requirements of the *International Energy Conservation Code*, as amended. *Existing building* area not affected by the alteration is not required to comply with the energy requirements of the *International Energy Conservation Code* except where the space undergoes a change of occupancy that would result in an increase in demand for either fossil fuel or electrical energy per *International Energy Conservation Code* Sections C505 or R505.

- Article 5, parking requirements, please confirm 1 space per unit.

Number of Bedrooms/Dwelling Unit	Parking Spaces Per Dwelling Unit^{*, **}	Affordable Housing (Section 5.2) Parking Spaces Per Dwelling Unit^{*, **, ***}
One or less	1	.75
Two	1.5	1
Three	2.0	1.25
Four and above	3.0	1.5

* Spaces that are located in detached residential garages (but not including parking

- EV Charging, 3604.6 Existing buildings are not required to provide EV charging unless the scope of work includes 50% or more of the total building area. If so, 1 EVSE-installed space is required. Please confirm
- Is there a minimum common/yard space requirement per unit?
- What traffic/engineering requirements will be requested as part of the project?
- What, if any, onsite requirements will Fire require?
- What is the process for Solid Waste/recycling assessment?