

Preliminary Design Review Agenda

Schedule for 06/02/21

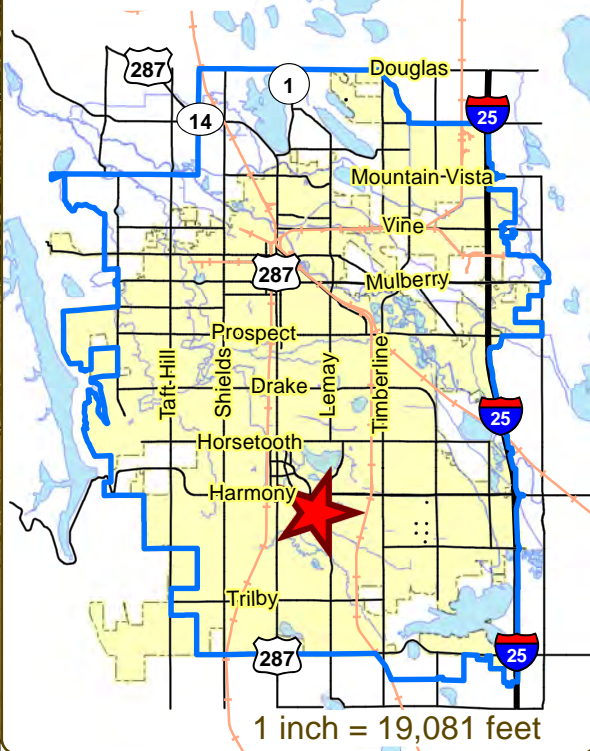
Preliminary Design Review meetings will be hosted via Zoom web conferencing.

Wednesday, June 2, 2021

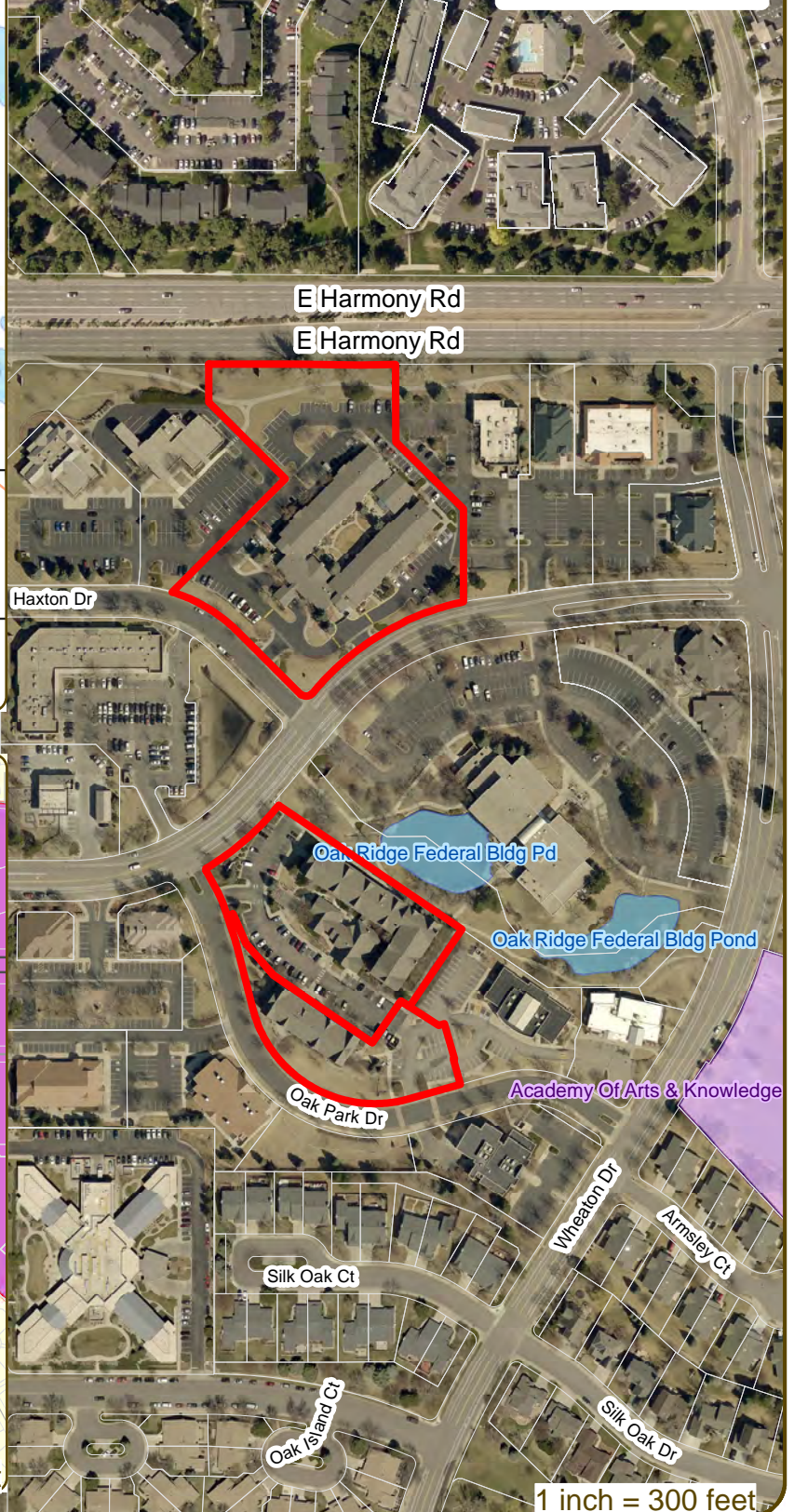
Time	Project Name	Applicant Info	Project Description	
8:30	1127 & 1200 Oakridge Dr Hotel to Multi-Family Conversion PDR210010	Eric Zweber 612-581-0504 ezweber@wsbeng.com	This is a request to convert two existing hotels at 1127 Oakridge Dr (parcel # 8606298001; 8606238004) and 1200 Oakridge Dr (parcel # 8606255001) into multi-family dwelling units. The existing buildings total approximately 80,678 sf / 113 guest rooms and 56,084 sf / 112 guest rooms respectively. The proposal is to convert the 113 unit hotel to 121 apartments and the 112 unit hotel to 118 apartments (see narrative attachment for more details). Access to each site is from Oakridge Dr. The sites are approximately 320-350 feet east of S Lemay Ave and 0-800 feet south of E Harmony Rd. The sites are within the Harmony Corridor (HC) zone district and the proposal is subject to Planning & Zoning Board (Type 2) Review.	Planner: Kai Kleer Engineer: TBD DRC: Tenae Beane

1127 & 1200 Oakridge Dr Hotel to Multi-Family Conversion

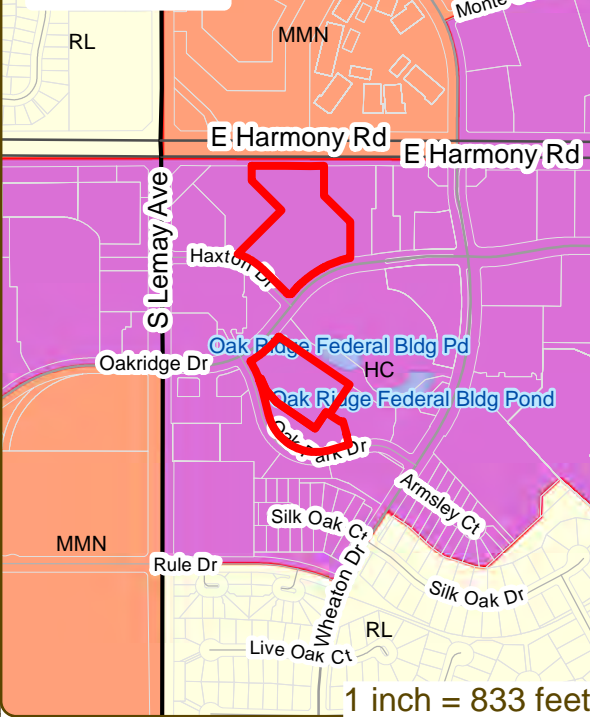
Vicinity Map



Aerial Site Map



Zoning Map



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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 Wednesday at 5:00pm three weeks prior to the anticipated 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 _____

Project Address (parcel # if no address) _____

Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) _____

Business Name (if applicable) _____

Applicant Mailing Address _____

Phone Number _____ **E-mail Address** _____

Basic Description of Proposal (a detailed narrative is also required) _____

Zoning _____ **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.**

Is your property in a Flood Plain? ☐ Yes ☐ No If yes, then what risk level? _____

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)

Memorandum

To: City of Fort Collins
Attn. Will Lindsey, Associate Planner
281 N. College Avenue
Fort Collins, CO 80524

From: Eric Zweber, AICP, WSB
Cary Krier, Firmus Equity Partners

Date: 05/12/2021

Re: Conversion of Courtyard Inn and Residence Inn into Multiple Family Dwellings
WSB Project No. 018081-000

PROJECT NARRATIVE:

(a) What are you proposing/use?

Firmus Equity Partners (FEP) has a purchase agreement on two hotels located south of E Harmony Rd and east of S Lemay Ave; the Residence Inn at 1127 Oakridge Dr and the Courtyard Inn at 1200 Oakridge Dr. The Residence Inn currently has 113 units and is proposed to be converted into 121 apartments (56 studios, 45 one-bedroom, and 20 two-bedroom). The Courtyard Inn currently has 112 units and is proposed to be converted into 118 apartments (118 studios). The existing landscaping, greenspace, and parking will remain substantially the same as it exists today.

(b) What improvements and uses currently exist on the site?

The Residence Inn complex is comprised of two buildings which are each three stories in height. The on-site parking lot consists of 107 parking stalls and has two access onto Oak Park Dr. The site has a total 10,377 square feet of gathering/greenspace comprised of 4,321 square feet with a sport court and patio space and 5,996 square feet of passive gather space located north of Oak Park Dr.

The Courtyard Inn is comprised of a single building that is two stories in height. The on-site parking lot consists of 110 parking stalls and has direct access to Haxton Dr and Oakridge Dr along with shared accesses with the surrounding properties to Haxton Dr, Oakridge Dr, and Wheaton Dr. The site has a total 28,073 square feet of gathering/greenspace comprised of a 5,222 square feet courtyard in the middle of the building and 22,851 square feet of open space along the south side of Harmony Rd which includes a multi-purpose trail.

(c) Describe the site circulation (auto and pedestrian), parking and how it coordinates with the existing neighborhood.

The Residence Inn has a parking area that shares accesses with the office development to the east which provides three accesses onto Oak Park Dr. The Residence Inn has 107 on-site parking stalls and is adjacent to 42 on-street parking spaces along Oak Park Dr. There are no single-family residences adjacent to the on-street parking located along Oak Park Dr. There are existing sidewalks along both Oak Park Dr and Oakridge Dr for pedestrian access and the Residence Inn has seven connections to these existing sidewalks. The Residence Inn located about 1,200 feet from a Bus Route 16 stop.

The Courtyard Inn has a parking area that directly accesses and shares accesses with the office, restaurant, and retail developments to the east and west which provides five accesses onto Haxton Dr, Oakridge Dr, and Wheaton Dr. The Courtyard Inn has 110 on-site parking stalls and is adjacent to 17 on-street parking spaces along Haxton Dr. The existing porte cochere is proposed to be removed and replaced with 8 additional parking spaces. There are no single-family residences adjacent to the on-street parking located along Haxton Dr. There are existing sidewalks along both Haxton Dr and Oakridge Dr for pedestrian access and a multi-purpose trail along Harmony Rd. The Courtyard Inn has four connections to these existing sidewalks and one connection to the existing multi-purpose trail. The Courtyard Inn located about 600 feet from a Bus Route 16 stop.

(d) Describe site design and architecture.

The Residence Inn consist of an architecture common for multiple family dwellings including a brick clad first floor, maintenance-free siding on the second and third floors, and pitched gable roof of asphalt shingle with a number of dormers/pediments.

The Courtyard Inn also consist of an architecture common for multiple family dwellings including EIFS exteriors and a pitched gable roof with asphalt shingles.

(e) How is your proposal compatible with the surrounding area?

The sites are located within the mixed-use Harmony Corridor. Multiple-family townhomes are located to the north across Harmony Rd; restaurant, retail, and offices are located to the east and the west along the south side of Harmony Rd, and multiple-family apartments and townhomes are located to the south. The closest single-family dwelling is located about 550 feet southeast of the Residence Inn along Silk Oak Dr.

The proposed conversion to apartment would complement the mixed-use Harmony Corridor, specifically providing an attractive workforce housing option for the restaurant and retail employees.

(f) Is water detention provided? If so, where? (show on site plan)

No changes are proposed to the impervious surfaces on the site nor the water detention off-site. There are existing stormwater ponds located north and east of the Residence Inn site and the same stormwater ponds are located south and east of the Courtyard Inn site.

(g) How does the site drain now (on and off site)? Will it change? If so, what will change?

No changes are proposed to the existing site drainage.

(h) What is being proposed to treat run-off?

No changes are proposed to the methods that the existing stormwater run-off treatments.

(i) How does the proposal impact natural features?

The conversion of the hotel rooms into multiple family dwelling will have no impact to the natural features within the Harmony Corridor.

(j) Do any existing structures have automatic fire sprinklers? Will the new structures have fire sprinklers?

Yes, the existing structures have automatic fire sprinklers and the conversion into multiple family dwellings will update the automatic fire sprinklers to the current Fire Code requirements.

(k) Are there any unusual factors and/or characteristics are present that may restrict or affect your proposal?

The unusual factor is the difference between the parking standard for hotels as compared to the parking standard for multiple family dwellings. We plan on implementing a number of the parking demand mitigation strategies listed in the City Code to request an appropriate parking requirement reduction.

(l) Have you previously submitted an application?

No.

(m) What specific questions, if any, do you want addressed?

Master electrical meter variance, parking demand strategies, enclosed bicycle parking standards/options, and possible parking variances.

