

July 12, 2024

1602 W 9th Ave.
Longmont, CO 80501

RE: Zoning & Test Fit Analysis

Dear Mr. Nezar Aweida,

We are happy to present you with the findings of our Zoning and Test Fit analysis of your property located at **1602 W 9th Ave.** Please take a moment to review the information contained in this report and let us know if we can be of any further assistance. Please note that the contents of this report offer an interpretation of the City of Longmont Land Development Code that should be verified by City staff.

Warmest regards,



Arturo Fuentes
Founder
The FUGA Studio

SUMMARY

Property Details			
Property Address:	1602 W 9 th Ave. Longmont, CO 80501	Acreage:	1.23 AC
Existing Land Use:	Single-Family House with Special Purpose Improvements	Zoning:	Residential Multifamily (R-MF)
Jurisdiction City:	Longmont, CO	Jurisdiction County:	Boulder County
Parcel Information			
Parcel number:	120533438005	Subdivision:	Marshalls Subdivision
Recorded Date:	7/19/1966		

Per the City of Longmont zoning code and the Boulder County tax assessor, the property located at 1602 W 9th Ave., Longmont, CO 80501, is currently a **Single-Family House with Special Purpose Improvements**. The primary structure is a single-story ranch frame house located adjacent to what appears to be a worship purpose building. According to the tax assessor’s information, the structures were originally built in 1945, and have approximately a combined 20,097 square feet. The property is located just south of Longmont High School, and has a lot surface of approximately 53,700 square feet. The property is currently zoned **R-MF**.

ZONING DETAILS

Existing Zoning Information			
Maximum density:	35 DU/AC	Maximum height of main building:	55 ft
Street setback:	10-20 ft	Rear setback:	6 ft
Side interior setback:	5 ft		

Residential Multifamily(R-MF)

The purpose of the R-MF district is to establish and preserve residential districts that are appropriate for multifamily housing and group living facilities. The R-MF district is intended to be conveniently located near collector and arterial streets, with easy access to major employment and activity centers, and public amenities or complementary uses and activities such as schools, parks, open space, and public transit. The R-MF district is primarily intended for residential uses but may also include limited nonresidential uses that support the surrounding area pursuant to table 15.04.020, for example:

- Boardinghouse, group care/sober living home, independent living facility
- Day care (commercial & residential)
- Public open space, park, or playground
- Artist studio
- Bed and breakfast, short term rental
- Amateur radio facility, wireless telecommunication facility

RE-DEVELOPMENT OPORTUNITIES

In accordance with the standards outlined in the City of Longmont Land Development Code, the maximum density allowed on this site is **43 (forty-three)** dwelling units, with a potential 20% increase in density for affordable housing projects meeting the requirements of section 15.04.030.A.2. A **Multifamily building** would reach the maximum density allowed on this site. Parking requirements established in the Development Code dictate a minimum 1.75 parking stalls per one-bedroom apartment, 2 parking stalls for a two-bedroom apartment, and 2.25 parking stalls per three-bedroom apartment.

Multifamily

Typically, multifamily takes the form of apartments or condominiums that are two or more stories in height, in walk-up or elevator-access configurations. In addition to complying with other applicable residential design standards, multifamily dwellings must have at least one main entrance facing an adjacent street, plaza, courtyard, or common area that has direct and visible connection to an adjacent street; and the building entrances must be connected to a public sidewalk that is not routed through a parking lot.

Recommendation: if pursuing redevelopment of this parcel through the multifamily path, maximum density could be achieved by building a three-story walk-up apartment building with surface parking. A 24' drive lane would provide fire and emergency vehicle access, as well as access for the residents to the parking lot. The concept design pictured below assumes a unit mix of 21 one-bedroom apartments, and 22 two-bedroom apartments, and provides the minimum required parking of 81 parking stalls. It also considers a small amenity/office space at the front facing 9th Avenue.





