



Douglas Coates & Associates
P.O. Box 2653
Cheyenne, Wyoming 82003

August 13, 2002

City of Fort Collins
Community Planning and Environmental Services
281 N. College Ave.
Fort Collins, CO 80522-0580

RE: Response to Conceptual Review

Dear Sir or Madam:

Listed below is our response to the conceptual review comments for the Church of Jesus Christ of Later Day Saints at 630 South Meldrum, Fort Collins Colorado.

Zoning:

1. Application for major amendment.
2. The site will be brought into compliance.
3. Amount of existing parking exceeds the required number of parking spaces for the church/class use.
4. Site landscaping will comply.

Light and Power:

1. The Power Company will install a pad mounted transformer. (3 phase)
2. Utilities are shown on the plans.
3. 3 phase power is being brought to the building.
4. A service lateral and weatherhead shall be run overhead from the nearest single phase, pole mounted transformer.

Poudre Fire Authority:

1. Building will be fire sprinkled.
2. Fire alarm system will be provided.

Water/Wastewater:

1. No changes.
2. Water meter is in an existing exterior meter pit.
3. Landscape irrigation will comply with standards.

Engineering:

1. Street oversize fee = $3,744 \times \$1.61 = \$6,027.84$

2. Larimer County street over size fee = $3,744 \times \$0.10 = \374.40
3. Any damage to curb, gutter, and sidewalk shall be replaced.
4. A traffic impact study will not be required.
5. Street and alleys are paved.
6. Utility plans will be submitted.

Storm Drainage:

1. New development fee = $\$.95/\text{s.f.} \times 3744 \text{ square foot addition} = \356.67
- 2.-5. Park Engineering has submitted the Drainage Study.

Transportation Planning:

1. ADA accessible parking is existing.
2. Bicycle parking rack is existing.

Natural Resources:

1. One significant tree will be removed. Trees will be planted at 1400 Lynwood to replace this tree, as there is no room on site for more trees.
2. Adequate space is available.
3. Dust Control Permit will be filed.
4. Native plantings will be utilized where applicable.

Current Planning:

1. NCB zoning district standards will be followed.
2. Land Use Code standards will be followed.

Advanced Planning:

1. Landmark Preservation Commission will be contacted. The building was built in 1963 with the addition being built in 1965.

Please let me know if any of my replies are not acceptable. Please feel free to contact me at:

Phone: 307-635-4922
Fax: 307-433-8931
E-mail: doug@douglascoates.com

Sincerely,

Douglas L. Coates, AIA

CC: William Mikkelsen
file



City of Fort Collins

CONCEPTUAL REVIEW STAFF COMMENTS

MEETING DATE: May 6, 2002

ITEM: Church of Jesus Christ of Later Day Saints

APPLICANT: William C. Mikkelsen
3263 Fraser Street, Suite 1
Aurora, CO 80011

LAND USE DATA: A request to add a 3,000 sq.ft. building addition to the existing church at 630 South Meldrum. The property is within the City of Fort Collins and is currently zoned NCB – Neighborhood Conservation Buffer District. The following departmental agencies have offered comments for this proposal.

COMMENTS:**Zoning:**

1. The use is permitted within the NCB Zoning District. The addition may be reviewed as a major amendment.
2. Any addition greater than 25 percent of the existing building area will require the site to be brought into compliance with the current development standards in Articles 3 and 4 of the Land Use Code.
3. The number of off-street parking spaces will be subject to the uses proposed within the project. Residential uses will have a minimum number of off-street parking spaces, subject to the standards Section 3.2.2(K)(1) of the Land Use Code. Non-residential uses will have a maximum number of off-street parking spaces, subject to the requirements in Section 3.2.2(K)(2) of the Land Use Code. All parking lots will be subject to the design standards in Section 3.2.2(C) of the Land Use Code.
4. Site landscaping will be subject to the landscaping and tree protection standards in Section 3.2.1 of the Land Use Code.

Light and Power:

1. If there is an increase in power load, the applicant will need to complete a commercial service form. The applicant will need to pay for the difference in power supply.
2. The applicant will need to show the location of utility boxes, meters and service lines on the utility drawings and site plan.
3. Three phase power is located in the alley, will need a transformer location to accommodate.
4. Power can be supplied to temporary buildings from the existing source.

Natural Resources:

1. Any existing trees that are proposed to be removed will need to be reviewed by the City Forester (Tim Buchanan – (970) 221-6361). Significant trees that must be removed will need to be mitigated.
2. The City requests that the applicant provide adequate room within the trash enclosure for recycling and use a single trash hauler to minimize trips.
3. A Fugitive Dust Control Permit will need to be filed with Larimer County.
4. The Natural Resources Department requests that the applicant pursue and use native plants and grasses as much as possible within the project.

Current Planning:

1. The property will be subject to the design and land use standards within the NCB zoning district.
2. The project will be subject to the design standards in Section 3.5.3 of the Land Use Code.

Advanced Planning:

1. The proposed development includes buildings which may be eligible for local landmark designation. Any alteration, demolition, or addition to the structure must first be reviewed by the Landmark Preservation Commission.

Poudre Fire Authority:

1. Buildings with greater than 5,000 sq.ft. of floor area will need to be fire sprinklered, or be compartmented into smaller units with firewalls.
2. A fire alarm may need to be provided.

Water/Wastewater:

1. The applicant is not proposing any changes to the existing service.
2. The water meter may need to be moved if it is within the building.
3. The water conservation standards for landscape and irrigation will apply.

Engineering:

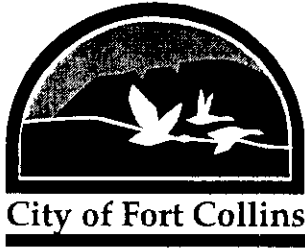
1. Street Oversizing Fee for Fort Collins of \$1.52/sq.ft. for the addition will apply. The applicant may contact Matt Baker at (970) 224-6108 for an estimate of the fees.
2. Larimer County Street oversizing fees will apply as well.
3. The applicant will need to replace or repair any damaged curb, gutter and sidewalk along their portion of street frontage.
4. A Traffic Impact Study may need to be submitted for this project. The applicant will need to contact Eric Bracke at (970) 224-6062 for a scoping meeting.
5. Adjacent street frontages and the alley will need to be improved or built to the Larimer County Urban Area Street Standards.
6. Utility plans, development agreement and a development construction permit will need to be prepared for this project.

Storm Drainage:

1. This site is in the Old Town drainage basin where the new development fees are \$4,150/acre which is subject to the runoff coefficient reduction. This is if there is an increase in imperviousness greater than 350 square feet.
2. The site is in Stormwater Inventory map #71. A copy can be obtained from the Utilities office at 700 Wood Street.
3. The Old Town masterplan used a 60% imperviousness so as long as the site does not exceed that, including 1/2 the street and 1/2 the alley, onsite detention is not required for water quantity. However, water quality extended detention is required to treat the runoff.
4. Existing imperviousness is grandfathered so it can be counted to offset the new building imperviousness.
5. The standard drainage and erosion control reports and construction plans are required if there is an increase in imperviousness greater than 350 square feet and they must be prepared by a professional engineer registered in Colorado.

Transportation Planning:

1. Handicap parking spaces will need to be provided and meet ADD accessibility requirements.
2. Bicycle parking will need to be provided in a convenient location adjacent to the residential units, unless garages are provided.



BUILDING PERMIT REVIEW COMMENT SHEET

Engineering

DATE: 8.20.02

DEPT: Engineering

PROJECT: Fort Collins Institute Addition (LDS Church)

Please return comments to: Katie Moore, Engineering Dept.

All comments must be received by: 9.11.02

No Problems

Problems or Concerns (see below or attached)

Comments:

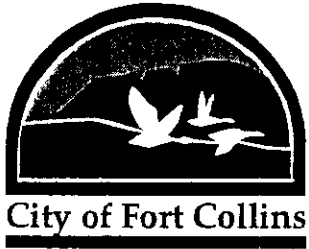
- Please use applicable General Notes from LCUASS. The notes shown are old.
- Please differentiate existing items vs. proposed items by using an alternative / grey line weight for the existing items.
- Please dimension parking stalls, sidewalks & ROW, as well as existing width of alley paving along frontage.
- Please use the LCUASS detail for the under-walk drain.
- All existing/proposed utilities need to be shown on the landscape plan to verify adequate separations.
- Please see redlines for any additional comments.

Date: 9.11.02

Signature: Katie Moore

PLEASE SEND COPIES OF MARKED REVISIONS

Plat Site Utility Landscape Drainage Report NO COMMENTS-SUBMIT MYLARS



BUILDING PERMIT REVIEW COMMENT SHEET

Engineering

DATE: 8.20.02

DEPT: XCEL, Attn: James Dewilde

PROJECT: Fort Collins Institute Addition (LDS Church)

Please return comments to: Katie Moore, Engineering Dept.

All comments must be received by: 9.11.02

No Problems

Problems or Concerns (see below or attached)

Comments:

- WILL NEED ADDRESS ✓ TO CHECK SIZE OF GAS SERVICE AND SIZE OF GAS METER TO HANDLE ADDED LOAD
- WILL NEED EXISTING & FUTURE GAS LOADS.
- ANY RELOCATION OF EXISTING FACILITIES WILL BE AT OWNERS EXPENSE.
UPGRADES OR

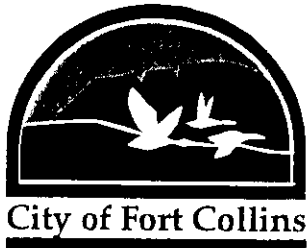
RECEIVED
SEP 11 2002
CURRENT PLANNING

Date: 8-6-02

Signature: *Ken H. [unclear]*

PLEASE SEND COPIES OF MARKED REVISIONS

Plat Site Utility Landscape Drainage Report NO COMMENTS-SUBMIT MYLARS



BUILDING PERMIT REVIEW COMMENT SHEET

Engineering

DATE: 8.20.02

Att. Dennis Greenwalt
DEPT: AT + T Floodboard

PROJECT: Fort Collins Institute Addition (LDS Church)

Please return comments to: Katie Moore, Engineering Dept.

All comments must be received by: 9.11.02

No Problems

Problems or Concerns (see below or attached)

Comments:

RECEIVED
AUG 20 2002
CURRENT PLANNING

Date: 8/26/02 Signature: Dennis Greenwalt

PLEASE SEND COPIES OF MARKED REVISIONS

Plat Site Utility Landscape Drainage Report NO COMMENTS-SUBMIT MYLARS



November 20, 2002

City of Fort Collins
Design Review Team
Fort Collins, CO 80525

RE: Fort Collins Institute

Ladies & Gentlemen,

The following are our responses to your comments regarding the aforementioned project dated August 20, 2002.

ENGINEERING:

1. Acknowledged. Please see the updated Notes from the LCUASS. Please see the revised plan.
2. Acknowledged. Line types and shading have been incorporated into the plan. Please see the revised plan.
3. Acknowledged. Dimensions of existing improvements have been added to the plan. Please see the revised plan.
4. Acknowledged. The Sidewalk Chase Detail has been revised. Please see the revised plan.
5. See Landscape Plan.
6. Acknowledged

WATER/WASTEWATER:

1. See Landscape Plan.
2. Acknowledged. 4"x4"x4" Tapping Saddle has been added to the plan. Please see the revised plan.
3. Acknowledged. The proposed fire line has been labeled and dimensioned. Please see the revised plan.
4. Acknowledged. Existing improvements have been labeled on the plan. Please see the revised plan.
5. Acknowledged. Thrust block detail has been added to the plan. Please see the revised plan.
6. Acknowledged. The general note has been added to the plan. Please see the revised plan.
7. The proposed 4" fire line does not have to be increased for flows.
8. Acknowledged.

STORMWATER UTILITY:

1. Acknowledged. The drainage report has been submitted and reviewed with staff. The attached report is the outcome of said discussions and revisions. Please see the attached plan and report.
2. Acknowledged. Please see the attached legal description for the Drainage Easement for recordation.

3. See Landscape Plan.

Since we have received the verbal 'ok' to submit mylars for approval, please find attached 2 sets of mylars for your signatures and three drainage reports for your records. Once the signatures are on the mylars, please let us know when we can pick up a set of mylars for our records. If you have any questions concerning these issues, please call us as soon as possible. Thank you for working with us on this project.

Respectfully Submitted,

David Mayeda

cc: Mr. Douglas Coates, Architect
file, 3583rsp1.wpd



Douglas Coates & Associates
P.O. Box 2653
Cheyenne, Wyoming 82003

December 6, 2002

City of Fort Collins
281 N. College Dr.
Fort Collins, CO 80522

RE: Fort Collins Institute
630 S. Meldrum
Fort Collins, CO

Dear Reviewers:

I am enclosing revised plans and comments for this project. Please note that the site plan and utility plan are the same sheet.

Your comments have been incorporated into the plan unless noted herein or on the letter from Park Engineering.

Engineering:

1. There will not be a temporary modular in the parking lot.

Storm Water:

1. The shrubs selected will not interfere with the water flow.

Please let me know if you need anything further.

Sincerely,

A handwritten signature in black ink that reads "Douglas L. Coates".

Douglas L. Coates, AIA

Enclosure: Park Engineering letter



City of Fort Collins
ENGINEERING

BUILDING PERMIT REVIEW REVISION SHEET

DATE: 12.16.02

TO: ENGINEERING

**PROJECT: Fort Collins Institute (LDS Church) Building
Permit Review**

PLANNER: Katie Moore

City comments must be received in Engineering Department by:
January 3, 2002

No Problems

Problems or Concerns (see below or attached)

Comments:

Utility Plans

- Please include the PE statement & indemnification statement (attached)
- Please include a City Signature block (attached)
- Several pertinent general notes were left out - see attachment. (#'s 3, 22, 34, 35, 46)
- The details on the left side of the page have been shrunk too far. They are illegible & will not be reproducible - please enlarge.

Date: 12.16.02

Signature: Katie Moore

Check here if you wish to receive copies of revisions:

Plat

Site

Drainage Report

Other

Utility

Redline Utility

Landscape

January 22, 2003

City of Fort Collins
Design Review Team
Fort Collins, CO 80525

RE: Fort Collins Institute

Ladies & Gentlemen,

The following are our responses to your comments regarding the aforementioned project dated December 12, 2002.

ENGINEERING:

1. Acknowledged. The PE and Indemnification statements have been added to the plans. Please see the revised plans.
2. Acknowledged. The City's Signature Block has been added to the plans. Please see the revised plans.
3. Acknowledged. The highlighted notes have been added to the plans. Please see the revised plans.
4. Acknowledged. The Details have been enlarged to be legible. Please see the revised plans.

STORMWATER UTILITY:

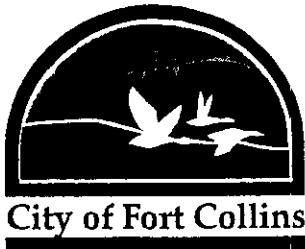
1. Acknowledged. Please see the attached plans.

Please see attached 3 sets of mylars for your signatures (1 for your records, 1 for our records, 1 for the Architect). Once the signatures are on the mylars, please let us know when we can pick up the additional sets for our records, and to make copies for Sealed plans. If you have any questions concerning these issues, please call us as soon as possible. Thank you for working with us on this project.

Respectfully Submitted


David Mayeda

cc: Mr. Douglas Coates, Architect
file, 3583rsp2.wpd



BUILDING PERMIT REVIEW COMMENT SHEET

Engineering

DATE: 1.22.03

DEPT: Engineering

PROJECT: Fort Collins Institute Addition (LDS Church)

Please return comments to: Katie Moore, Engineering Dept.

All comments must be received by: 1.29.03

No Problems

Problems or Concerns (see below or attached)

Comments:

Note ① is missing a sentence

Note ② of the General notes is incomplete/missing

Date: _____

Signature: _____

PLEASE SEND COPIES OF MARKED REVISIONS

Plat Site Utility Landscape Drainage Report NO COMMENTS-SUBMIT MYLARS