

Conceptual Review Agenda

Schedule for 10/03/11 to 10/03/11

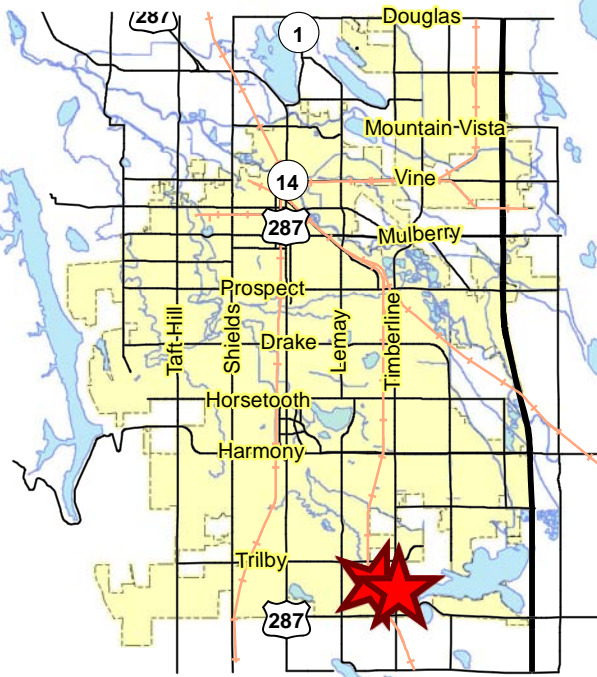
281 Conference Room A

Monday, October 3, 2011

Time	Project Name	Applicant Info	Project Description	Planner
9:30	Church of Jesus Christ of Latter Day Saints Temple	Ken Merritt 970-667-6286 merrittk@landmarkltd.com	This is a request for one residential lot and a new, 26,600 square foot Church of Jesus Christ of Latter Day Saints Temple located at the corner of E. Trilby Rd. and S. Timberline Ave. The applicant is proposing 274 parking spaces total and a one story building with a 100' tall temple steeple. The site is designated at U-E, Urban Estate zoning and the use (place of worship) is allowed subject to a Planning and Zoning Board public hearing.	Courtney Rippy

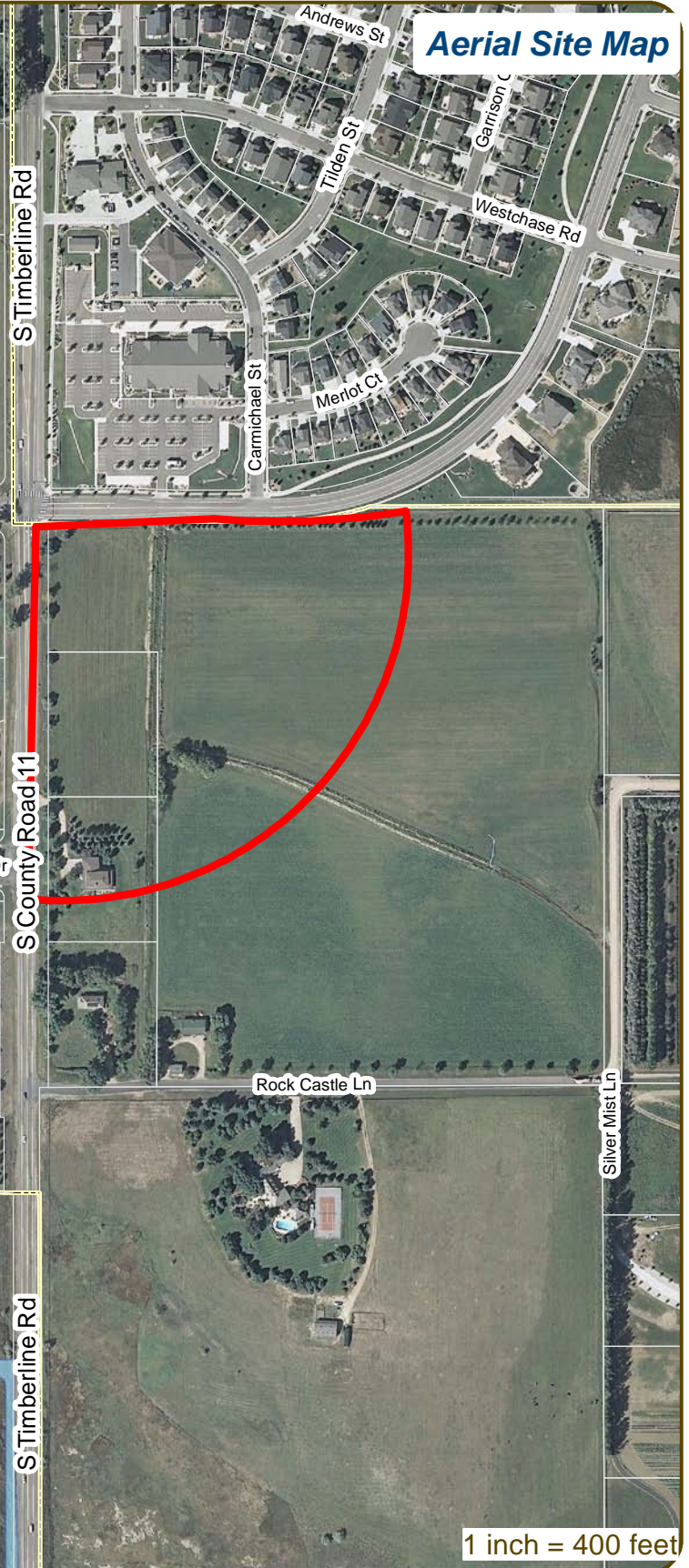
LDS Temple, PDP

Vicinity Map



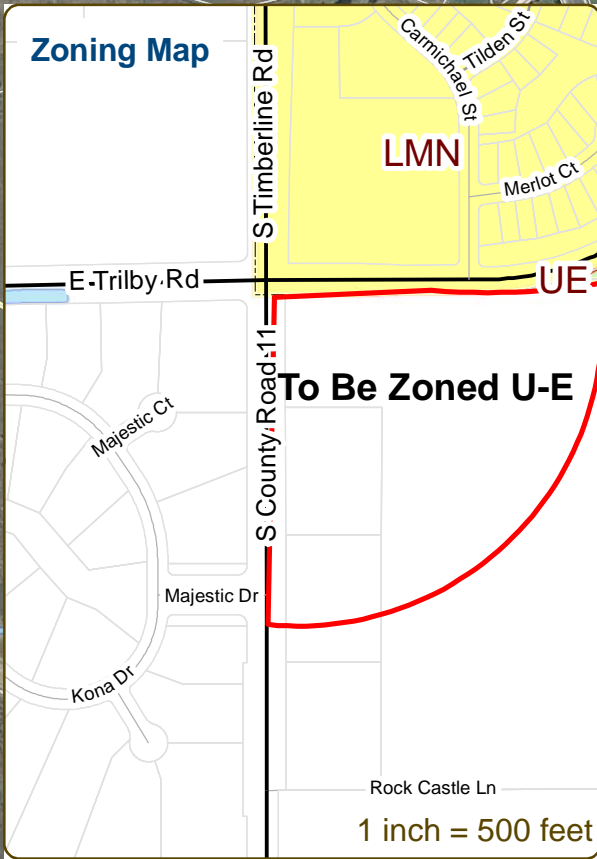
1 inch = 18,620 feet

Aerial Site Map



1 inch = 400 feet

Zoning Map



1 inch = 500 feet





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.**

Conceptual Reviews are scheduled on three Mondays per month. One half-hour meeting is allocated per applicant. Please call the Community Development and Neighborhood Services Office at 221-6750 to schedule a Conceptual Review meeting. Conceptual Review is a free service. **Applications and sketch plans must be submitted to City Staff no later than 5 pm, two Tuesdays prior to the meeting date.** Application materials can be dropped off in person to 281 N College Ave., emailed to Courtney Rippy at crippy@fcgov.com or faxed to (970)224-6134.

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) Ken Merritt, APA, RLA
(Planning Consultant)

Business Name (if applicable) Landmark Engineering, Ltd.

Phone Number 970.667.6286 ext. 217 **Fax Number** 970.667.6298

Mailing Address 3521 W. Eisenhower, Loveland **Email Address** merrittk@landmarkltd.com

Site Address or Description (parcel # if no address) Leistikow Annexation, amended plat of lots 1-4, Leistikow M.R.D, S-21-92, situated in Sect. 17, T6N, R68W, 6th P.M., Larimer County, Colorado

Description of Proposal (attach additional sheets if necessary) Site Plan Attached, Application is for L.D.S. Temple, one residential lot and two (2) open space tracts on the SE corner of Timberline and Trilby.

Proposed Use Commercial/Religious **Existing Use** Residential/Field

Total Building Square Footage 26,600 **S.F. Number of Stories** 1 **Lot Dimensions** 11.54 Ac.

Age of any Existing Structures One (1) existing residence to be removed, 19-years old.

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 at what risk is it? _____

Info available on FC Maps: <http://gis.fcgov.com/fcmaps/fcmap.aspx> Click Floodplains tab and zoom to property.

Increase in Impervious Area 26,600 (Building), 4.07 Acres (177,289 s.f.) of parking _____ 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?

Sketch Plan Provided**

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