CES Consultants, LLC

January 20, 2008

Town of Frederick
401 Locust Street
Frederick, CO 80530

Re: Lot 1, Puritan Annexation and Zoning and Comprehensive Plan Amendment Application
Town of Frederick, Colorado

To the Town Board:

CES Consultants, LLC, (CES) on behalf of Nicolae Toderica and St. Dimitrie The New Church, is pleased to submit this application for the Annexation and Zoning, and Comprehensive Plan Amendment requesting annexation for Lot 1, Puritan Subdivision into the Town of Frederick. The proposed site is located in the Southwest 1/4 of Section 34, Township 2 North, Range 68 West, of the 6th Principal Meridian, County of Weld, Colorado. More specifically, the site is located at the northeast corner of Puritan Lane and Highway 52, which is approximately one-half mile west of the intersection Interstate 25 and Highway 52. The site contains approximately 4.979 acres and is vacant and covered by natural vegetation.

At this time, it is Mr. Toderica's and the Church's intent to annex the site into the Town of Frederick and establish the zoning on the site as C-H52 Mixed Use Commercial Highway 52 District. Later, the site will be split into two (2) lots with the western lot being donated to Saint Dimitrie the New Church and developed into a new church site. The eastern lot will be owned by Mr. Toderica and will remain undeveloped at this time, but could potentially be developed as a commercial site in the future.

Saint Dimitrie Mission started in 2007 with a small number of members, but very determined to create a sacred place to worship God in the spirit of the Orthodox tradition. The church presently is renting a building in Boulder where they have been able to perform their weekly services from inception. After almost a year and half of existence the church has only about twenty members. About 5 to 6 cars are in the parking lot on any given Sunday. For special times of the year (Easter and Christmas) they have as many as 40-50 people attend the service.

The Romanian community in Colorado, even with the continuous growth of the last decades is still a relatively small group of people. The majority of the members are very educated and are bilingual. The first generation coming from Romania still favors the

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Romanian language and the next generation is using the English language as their first language. Because of this characteristic, the religious services are performed in both languages.

At this moment, there are two Romanian Churches in Colorado, both Christian Orthodox, as this very old religion is the primary choice among the Romanian population.
The first church is in Denver gathering the population from the areas in southern, eastern and western Colorado.

The second Church, Saint Dimitrie, needs to be built in the northern part of the state to offer services to the population located in the areas north and west of Denver. From the geographic point of view, the intersection of I-25 and Highway 52 represents an ideal location so Romanians from as far as Fort Collins, Greeley, and Boulder can attend the Sunday services.

The church cannot estimate how dramatically the number of members will change based on two important factors: the new location at I-25 and Highway 52 and having their own building. Some Romanian people have promised to become members, as soon as we move to the new location and some went so far as to consider buying homes in the vicinity of the church. The future plans for development on the site have to be flexible enough to accommodate whatever growth and changes take place in our congregation.

It is the Church's intent to develop western portion of the site in phases as the congregation grows. The first phase will consist of the construction of a 5,300 sq ft. building for use as both a worship center and social hall with access off of Puritan Lane. This building will be large enough to accommodate 60 to 80 members. Depending when the church reaches these numbers, they can think about the second phase of development of the church site which would consist of the addition of a 6,000 sq. ft. church building along with additional parking, landscaping and other required site improvements.

Additional right-of-way will be dedicated to the Town along the western boundary of the site as Puritan Lane is shown as a future collector in the Town's Transportation Plan. Existing sanitary sewer, water, electric and gas utilities are located along Highway 52 and initial discussions have been held with each provider and at this time no problems in serving the site have been noted.

Due to the small size of the congregation at this time, the applicant would like to discuss with the Town Staff and Town Board the requirements and timing for the construction of the improvements for Puritan Lane, and the on-site parking lot and the on-site landscaping with the first phase of the development. It would be the Church's intent to complete development of the on-site improvements as the growth of the congregation warrants it.

The long range future development of the church site will consist of the addition of a 6,000 sq. ft. church building along with additional parking, landscaping and other required site improvements.

We believe the annexation of the Puritan site, and the development of the Saint Dimitrie the New Church site in the Town of Frederick will be a great addition to the Town.

Attached are the required copies and supporting materials for the submittal of the Annexation and Zoning, and Comprehensive Plan Amendment your review. If you have any questions or comments, please feel free to contact us at (970) 373-4480 or kurt@cesconsultantsllc.com or carrie@cesconsultantsllc.com.

Sincerely,

CES CONSULTANTS, LLC

Kurt Rollin, P.E.
Principal

Carrie da Silva

Carrie da Silva, E.I.T
Principal

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Attachments

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