




STAFF REPORT: FICKEL FARM 5TH FILING PRELIMINARY PLAT

DATE: January 8, 2026

GENERAL INFORMATION

Applicant:	Kurt Jones – TruMark Homes Kristin Turner – TB Group	Size: 14.52 acres
Site Location:	<p>Tract A: parcel #9424265001 and Tract B: parcel #9424265002. The two subject parcels are located south of Mountain Avenue at the intersection of Pyramid Peak Street.</p>  <p style="text-align: right;"><i>Subject property is outlined in red.</i></p>	
Applicant's Request:	The Applicant is requesting Preliminary Plat approval to create a residential development consisting of 104 townhome lots and 50 paired home (duplex) lots.	
Current Zoning:	UR – Urban Residential	

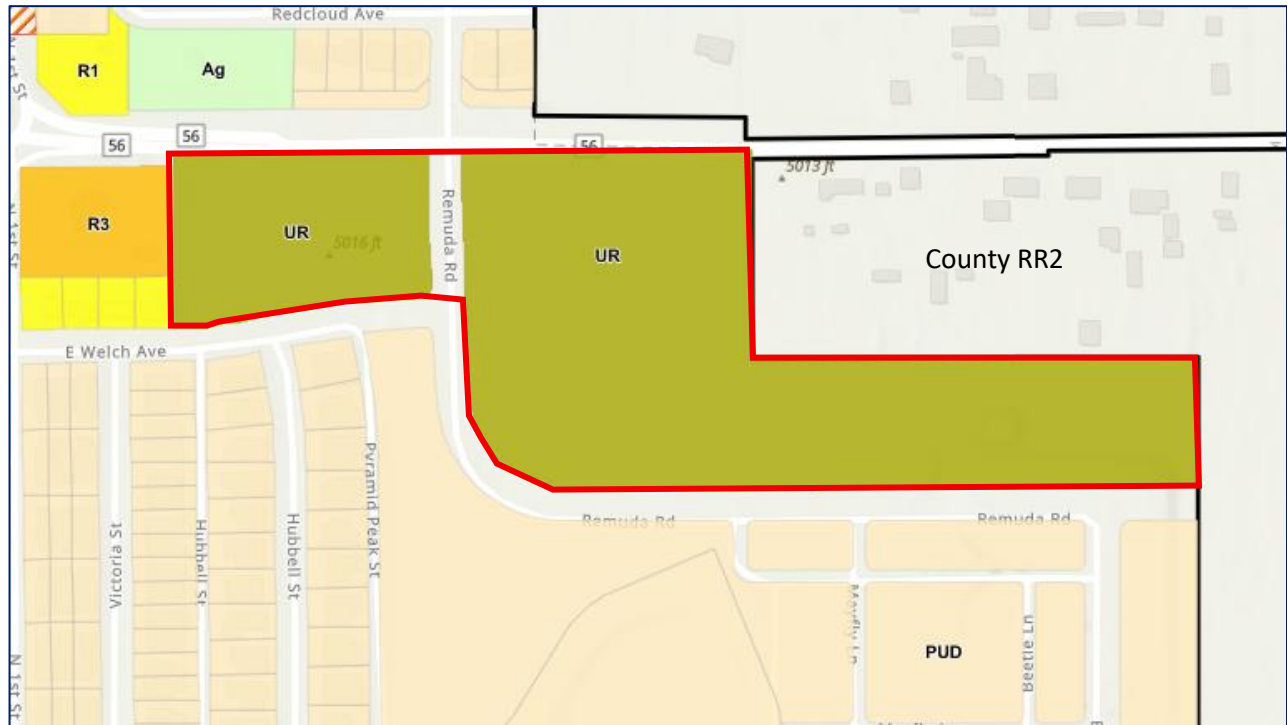
ZONING DISTRICT INFORMATION

	<u>UR (Townhome)</u>	<u>UR (Paired Home)</u>
Max Density	Defined by approved NMP	Defined by approved NMP
Min. Lot Width	16'	20'
Front Setback	8'-12'	8'-12'
Side Setback	5' / 10' corner side (0' attached)	5' / 10' corner side (0' attached)
Rear Setback	5' rear loaded garage	5' rear loaded garage
Max Building Height:	30'	30'

SURROUNDING ZONING, LAND USE AND REQUIRED BUFFERS

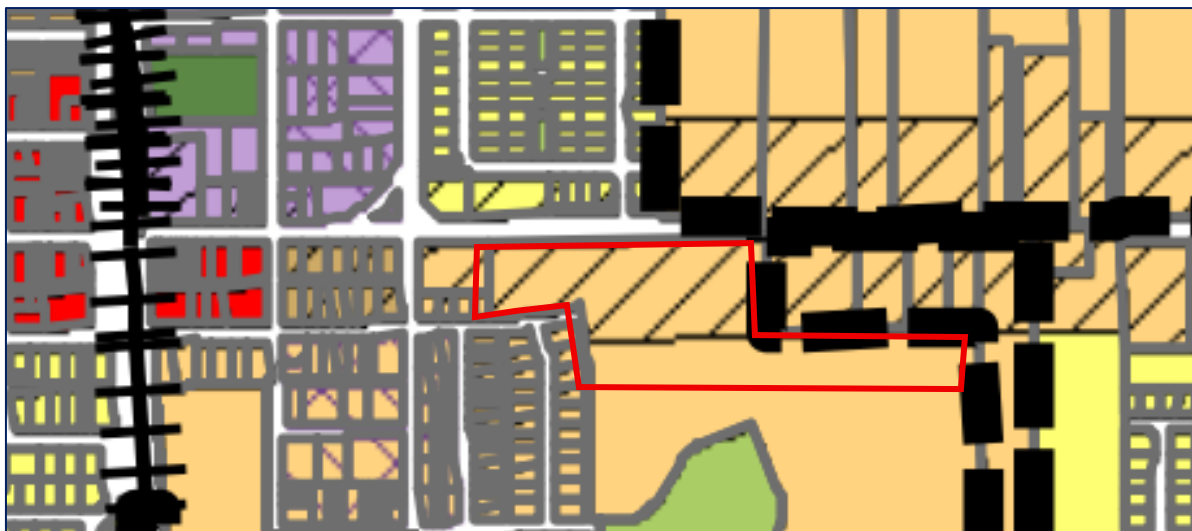
	<u>Adjacent Zoning</u>	<u>Adjacent Land Uses</u>	<u>Setbacks for Adjacent Zoning</u>
North	AG, PUD, County RR2	Single Family, Single Family/Ag	N/A
South	PUD	Single Family, Paired Homes (Duplex)	N/A
East	County RR2	Single Family/Ag	N/A
West	R3, R1, PUD	Single Family	N/A

Town Zoning Map:



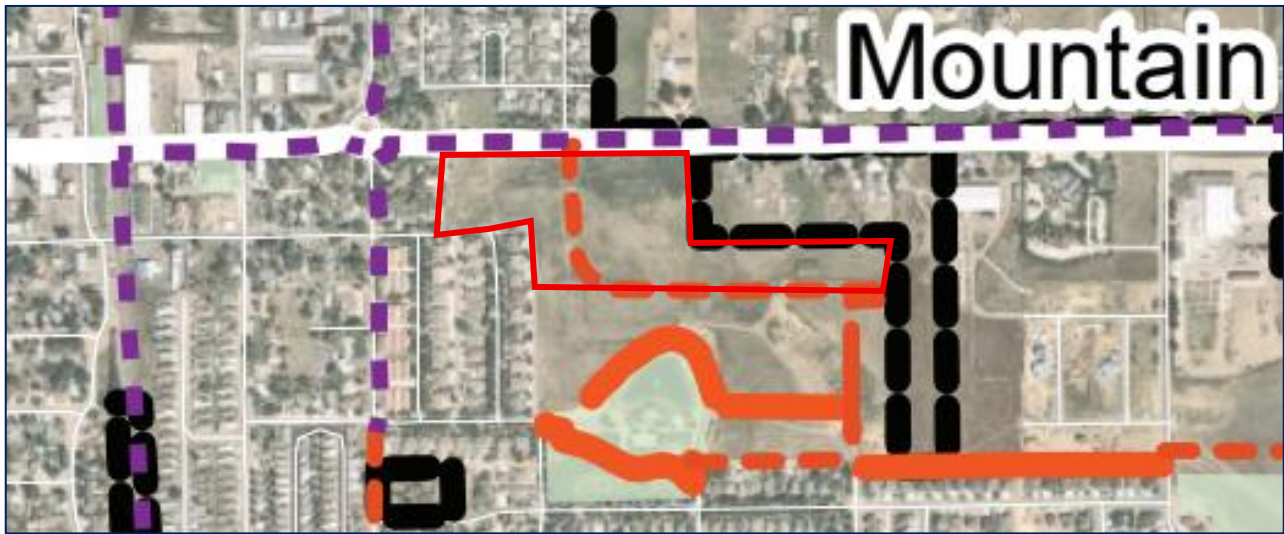
BERTHOUD COMPREHENSIVE PLAN AND MASTER PLANS

Berthoud Comprehensive Plan - Future Land Use Map:



Urban Residential Character District (area in orange) and Mountain Avenue Corridor (area in hatch)

Berthoud Trails Master Plan:



Proposed Regional Trail (purple line) and Planned Neighborhood (orange line)

Berthoud Open Space Plan:



Proposal

The applicant proposes Preliminary Plat approval to create 104 paired home (duplex) lots and 50 townhome lots. The proposed Preliminary Plat is in substantial compliance with the approved Neighborhood Master Plan approved in November 2024. The Preliminary Plat, if approved, would allow the applicant to apply for a Final Plat that would formally subdivide the lots.

Background

The currently undeveloped property is approximately 14.52 acres and is currently zoned Urban Residential. Fickel Farm 5th Filing received Neighborhood Master Plan and Rezone approval in November 2024. The approved Neighborhood Master Plan includes 115 townhome lots and 50 paired home (duplex) lots.

The proposed Preliminary Plat is consistent with the approved Neighborhood Master Plan with two minor modifications:

1. The first minor modification is the size of the stormwater detention area located at the curve of Pyramid Peak Street and Remuda Road. This detention area was expanded as result of the Preliminary Drainage Study to accommodate stormwater flows.
2. The second minor modification is a reduction in the overall density of the development. The approved Neighborhood Master Plan proposed 115 townhome lots and 50 paired home lots, while this Preliminary Plat request proposes 104 townhome lots and 50 paired home lots. The overall density has been reduced from 165 total lots to 154 total lots.

These modifications do not change the overall layout of the development, road network, or lot configuration. And while the density has changed, a reduction in density is not considered a substantial change. Therefore, the Preliminary Plat is considered to be consistent with the approved Neighborhood Master Plan.

This is the applicant's second application for the Fickel Farm 5th Filing Preliminary Plat. The first application was withdrawn by the Applicant following the November 13, 2025, Planning Commission meeting and prior to the Board of Trustees hearing.

Preliminary Plat Review Criteria (Intent Statements)

In addition to all provisions of this Code, the Town shall use the following Intent Statements to evaluate the applicant's request:

30-5-101 Intent	Finding	Rationale
A. Complement the Town's historic development patterns and fit into the context of the existing and planned development on surrounding properties.	Meets the Intent	<p>The preliminary plat is a functional system of land use. The road network, lot configuration, density, and proposed open space areas are aligned with the previously approved Neighborhood Master Plan, and thereby the historic development patterns of the existing and planned development on surrounding properties.</p> <p>Those residential lots being created with this plat meet the standards of the UR – Urban Residential zone district and are consistent with the lots developed in the Fickel Farm 4th Filing.</p>
B. Adhere to the vision established in the Comprehensive Plan, Land Development Code, Overlay Districts and Master Plans covering the property.	Meets the Intent	<p>The plan is consistent with the approved Neighborhood Master Plan (2024) which was found to be in alignment with the Comprehensive Plan, Land Development Code, Overlay Districts and Master Plans.</p> <p>The Future Land Use Map envisions this area as Urban Residential. The approved Neighborhood Master Plan is consistent with the Future Land Use Map, and the Preliminary Plat is consistent with the approved Neighborhood Master Plan.</p>

		<p>The creation of townhome and paired home lots conforms to Berthoud's Development Code for the UR – Urban Residential district.</p> <p>The project provides adequate public sidewalks, trails, and pedestrian connections to allow walkability within the project area and well beyond. Once developed, the project will be well connected to the neighboring residential areas.</p>
30-5-101 Intent	Finding	Rationale
C. Ensure there is sufficient provision for public utilities, services and facilities. The development shall be designed with consideration of the future needs as well as adequately managing the impact of the proposed development on the surrounding area and Town in general. Hazardous conditions on- and off-site shall not be created by the proposal.	Meets the Intent	<p>As part of the Preliminary Plat application, the applicant provided a Preliminary Traffic Impact Study (TIS), Preliminary Utility Report, and Preliminary Construction Documents. Additionally, the required dry utility easement locations are included on the Plat. The plans were reviewed by Town Staff as well as outside referral agencies. Staff and referral agencies find that the applicant has provided adequate plans for utilities and transportation designs for Preliminary Plat. Final versions of these reports/plans, at 100% completeness, will be required at Final Plat submittal.</p> <p>The proposed project does not appear to create hazardous conditions on- or off-site.</p>
D. Mitigate negative impacts of the development on the surrounding property.	Meets the Intent	<p>The applicant provided the following required preliminary plans and reports which were reviewed by Town Staff and referral agencies specializing in specific areas of study:</p> <ul style="list-style-type: none"> - Preliminary Drainage Plan - Preliminary Utility Report - Soils Report (Geotechnical Report) - Preliminary Landscape Plan - Preliminary Traffic Impact Study (TIS) <p>Staff and referral agencies found that the reports and plans identify and satisfactorily mitigate impacts to surrounding property.</p>
E. Addresses a need or desirability within Berthoud and the development proposal will help achieve a balance of land use, create a specific sense of place through place-making in each distinct neighborhood, provide a variety of housing types, meet architectural diversity standards, and integrate meaningful neighborhood identity features into the development according to Town goals.	Meets the Intent	<p>The Future Land Use Map envisions this area as Urban Residential. Additionally, the portion of the property located adjacent to Mountain Avenue is in the Mountain Avenue Overlay District, specifically Berthoud East Character District.</p> <p>The Comprehensive Plan states that the dominant land use in the Urban Residential Character District will be a mix of residential housing types with non-residential uses to support the neighborhoods. Housing types should include single-family detached homes, single-family attached homes (paired homes), townhomes, and multi-family options. Urban Residential areas should generally maintain moderate to high density.</p> <p>The proposed Fickel Farm 5th Filing Preliminary Plat proposes alley loaded Townhomes along Mountain Avenue transitioning to Paired Homes (duplexes) further</p>

		<p>into the development along Pyramid Peak Street, adjacent to the recently constructed paired homes in Fickel Farm 4th Filing. The proposed product type (townhomes and paired homes) address changes in the housing market including a desire for smaller homes at different price points. The proposed project meets the housing diversity standards intended for the Urban Residential Character District while also potentially providing more attainable housing options. The proposed density would be consistent with the intent of the Urban Residential Character District.</p> <p>The Mountain Avenue Overlay District envisions this area as Berthoud East Character District with the primary use being residential with mix-use commercial as the secondary use. The plan states that mixed-use commercial should be located near County Line Road 1, away from existing residential neighborhoods; appropriate transitions from existing residential neighborhoods are critical. The Fickel Farm 5th Filing NMP does not include a commercial component, which supports the concept plan for the Berthoud East Character District.</p>
30-5-101 Intent	Finding	Rationale
F. Meet all applicable local, state and federal permits have been or will be obtained.	NA	Local, state and federal permits are not required at the Preliminary Plat phase. The Applicant/Developer will be required to obtain all required permits following Final Plat.
G. Address such other matters as the Town may deem necessary in order to protect the best interest of the public.	NA	The approved Neighborhood Master Plan did not contain conditions that needed to be addressed with the Preliminary Plat.

PUBLIC NOTICE AND COMMENT

Notice of the Planning Commission Public Hearing and Town Board of Trustees hearing has been mailed to property owners within 500 feet of the subject property on December 22, 2025, a legal ad published on December 21, 2025, and the property was posted as required by the Development Code on December 22, 2025.

As of the drafting of this report (December 30, 2025), Staff have received zero (0) public comment emails regarding the proposed request.

The Fickel Farm 5th Filing Preliminary Plat application completed one (1) round of referral agency and staff review in the following sequence:

Submittal Number	Review documents submitted by Applicant on:	Staff and Referral Agency comments provided to Applicant on:
1st and final	December 15, 2025	December 29, 2025

FINDINGS AND RECOMMENDATIONS

Staff find that the proposed Fickel Farm 5th Preliminary Plat meets the intent statements as provided in Section 30-5-101 of the Berthoud Development Code. Therefore, Staff recommends Planning Commission make a motion to recommend approval of the Fickel Farm 5th Filing Preliminary Plat to the Town Board of Trustees.

Attachments

1. Application form
2. Preliminary Plat
3. Preliminary Landscape Plan
4. Approved Neighborhood Master Plan (for reference only)
5. Preliminary Traffic Analysis