

ORDINANCE NO. 1295

AN ORDINANCE AMENDING THE ZONING MAP OF THE TOWN OF BERTHOUD TO REZONE A PORTION OF PROPERTY PREVIOUSLY KNOWN AS THE O'MALLEY GLEN PUD AND BEBO MRD, FROM PLANNED UNIT DEVELOPMENT, SINGLE FAMILY RESIDENTIAL AND GENERAL COMMERCIAL TO NEIGHBORHOOD COMMERCIAL DISTRICT

WHEREAS, certain property previously known as the "O'Malley Glen PUD, and Bebo MRD" has heretofore been zoned by the Town of Berthoud as Planned Unit Development for 2.70 acres; and General Commercial for 2.97 acres, and Single Family Residential for 1.06 acres;

WHEREAS, the Planning Commission, has considered the rezoning request of the current owners and, after proper notice and hearing, has recommended that such property be rezoned from Planned Unit Development (PUD), Single Family Residential (R-1) and General Commercial (C-2) to Neighborhood Commercial (C-1);

WHEREAS, notice was properly posted in the manner required by law and a public hearing was conducted on October 14, 2021, before the Berthoud Planning Commission and a public hearing was conducted on October 26, 2021 before the Board of Trustees as required by law; and

WHEREAS, after the public hearing, the Berthoud Planning Commission, on a six to zero vote, recommended approval of the zoning change sought by the applicant from Planned Unit Development (PUD), Single Family District (R-1), and General Commercial to Neighborhood Commercial (C-1);

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF BERTHOUD, COLORADO:

Section 1. Map Revision: The official zoning map of the Town of Berthoud shall be amended hereinafter and which property is commonly known as the "Bebo MRD" as described in Exhibit A, Lot 1 shall be rezoned from General Commercial (C-2) and Single Family Residential (R-1) to Neighborhood Commercial (C-1), for an area of 4.03 acres more or less.

Section 2. Map Revision: The official zoning map of the Town of Berthoud shall be amended hereinafter and which property is commonly known as the "O'Malley Glen PUD" as described in Exhibit A, Lot 2, shall be rezoned from Planned Unit Development (PUD) to Neighborhood Commercial (C-1) for an area of 0.48 acres more or less;

Section 3. Map Revision: The official zoning map of the Town of Berthoud shall be amended hereinafter and which property is commonly known as the "O'Malley Glen PUD" as described in Exhibit A, Lot 3 shall be rezoned from Planned Unit Development (PUD), and Single Family (R-1) to Neighborhood Commercial (C-1) for an area of 2.22 acres more or less;

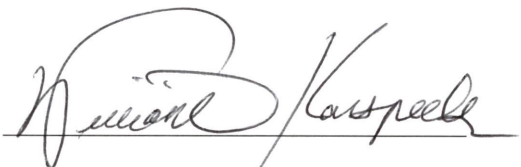
Section 4. Interpretation: This Ordinance shall be so interpreted and construed to effectuate its general purpose.

Section 5. Publication: The Town Clerk shall certify to the passage of this Ordinance and cause its contents to be published and shall cause the appropriate change to be made to the official Berthoud Zoning District Map.

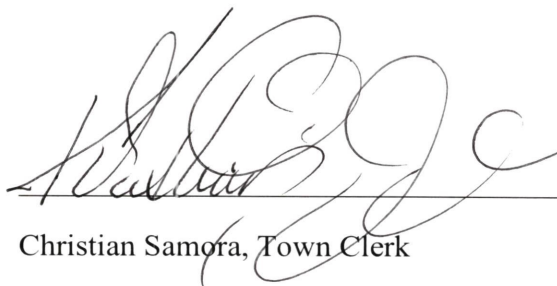
Section 6. Effective Date: The provisions of this Ordinance shall take effect thirty days after publication as required by law.

INTRODUCED, READ, ADOPTED, APPROVED, AND ORDERED PUBLISHED IN FULL on this 26th day of October, 2021.

TOWN OF BERTHOUD

By 
William Karspeck, Mayor

ATTEST:

By: 
Christian Samora, Town Clerk

