

ORDINANCE NO. 1340

**AN ORDINANCE AMENDING THE ZONING MAP OF THE TOWN OF BERTHOUD
TO REZONE THE WEIBEL INDUSTRIAL PARK PROPERTY PREVIOUSLY ZONED
T - TRANSITIONAL AND M2 - INDUSTRIAL TO M1- LIGHT INDUSTRIAL
DISTRICT**

WHEREAS, the property under consideration is known as the “Weibel Industrial Park” development and was zoned to T – Transitional by Ordinance No. 1094 on July 22, 2008, and to M2 – Industrial by Ordinance No. 2019-1274 on August 27, 2019, by the Town of Berthoud; and

WHEREAS, the applicant has reviewed the 2021 Comprehensive Plan and seeks to incorporate the Town’s new zoning classifications and conform to the land development vision outlined in the 2021 Comprehensive Plan at the request of staff; and

WHEREAS, the Planning Commission considered the request to rezone the property at their public hearing on May 9, 2024 and moved to forward their approval of the request to the Town Board of Trustees with the following condition:

1. The property owner shall be allowed to store passenger vehicles on the property as overflow parking for the property owner’s car dealership(s) for no more than 12 months following Town Board of Trustees approval of the Weibel Industrial Park Neighborhood Master Plan and Change of Zone; and

WHEREAS, notice was properly posted in the manner required by law and a public hearing was conducted on May 9, 2024, before the Berthoud Planning Commission and a public hearing was conducted on June 11, 2024, before the Board of Trustees as required by law; and

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 “Weibel Industrial Park” development as described in Exhibit A, shall be rezoned from T – Transitional and M2 – Industrial to M1 – Light Industrial as illustrated in Exhibit B.

Section 2. Interpretation: This Ordinance shall be so interpreted and construed to effectuate its general purpose.

Section 3. 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 4. 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 11th day of June 2024.

TOWN OF BERTHOUD

By 
William Karspeck, Mayor

ATTEST:

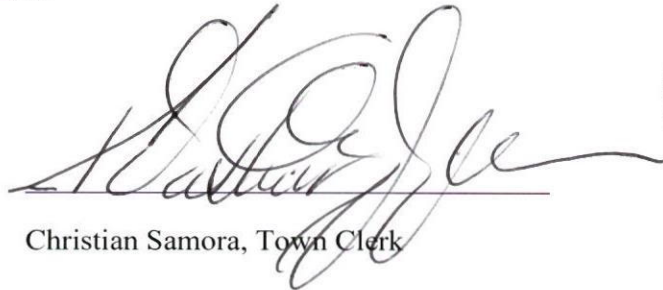
By: 
Christian Samora, Town Clerk



EXHIBIT A: LEGAL DESCRIPTION

PARCEL 1:

LOT 3, BLOCK 1, MEYERS FIRST SUBDIVISION SITUATE IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH P.M., TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO.

SAID PARCEL CONTAINS 3.362 ACRES MORE OR LESS, TOGETHER WITH AND SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY EXISTING AND/OR OF PUBLIC RECORD.

PARCEL 2:

ALL THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH P.M., LARIMER COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

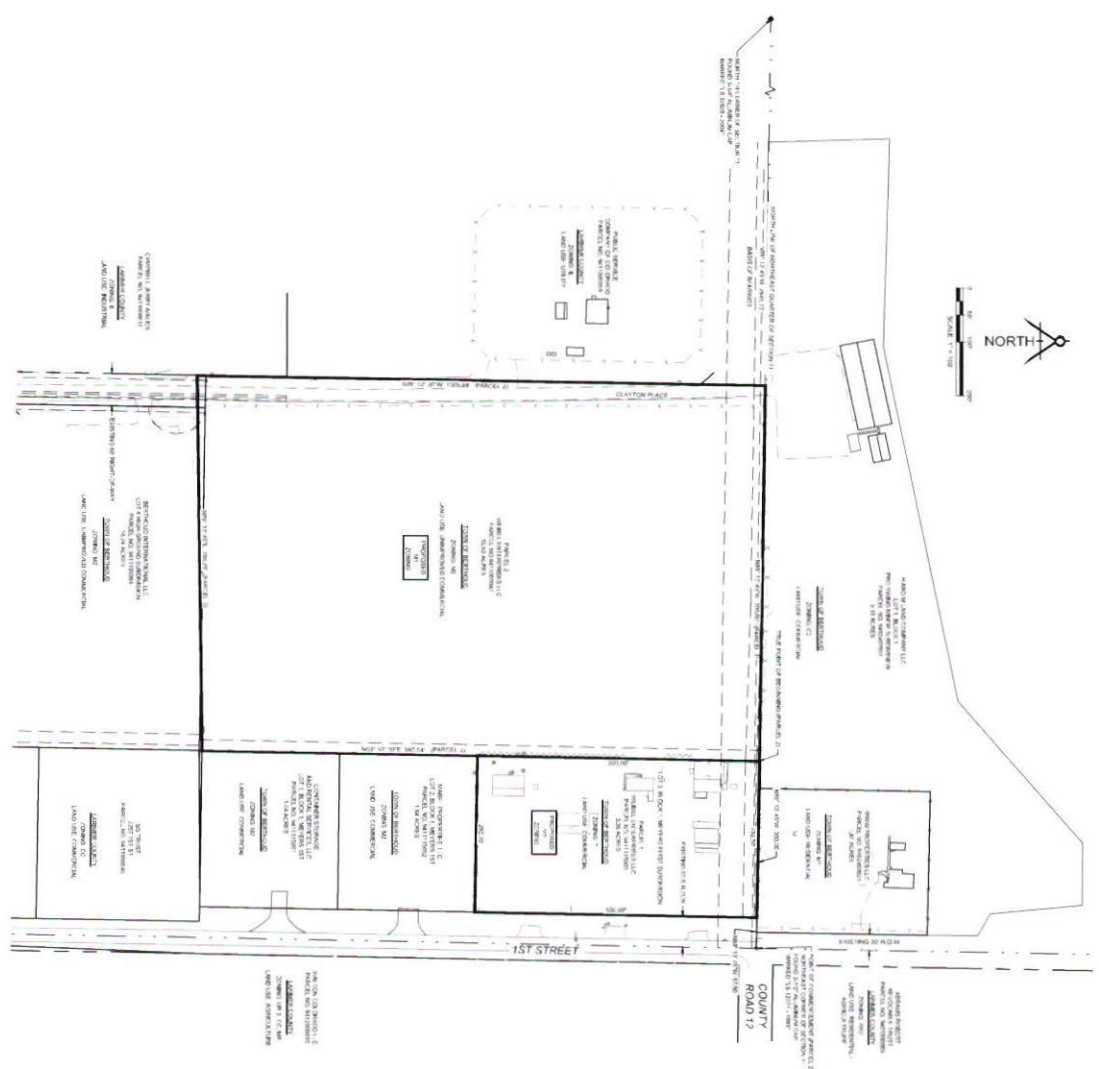
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 11; THENCE ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF SAID SECTION 11 NORTH 89°13'45" WEST 350.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 11 NORTH 89°13'45" WEST 700.00 FEET; THENCE PARALLEL WITH THE EAST LINE OF SAID NORTHEAST QUARTER OF SECTION 11 SOUTH 00°52'30" WEST 1005.88 FEET; THENCE NORTH 89°13'45" EAST 700.29 FEET; THENCE AGAIN PARALLEL WITH THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 11 NORTH 00°52'30" EAST 987.04 FEET TO THE TRUE POINT OF BEGINNING

COUNTY OF LARIMER, STATE OF COLORADO.

SAID PARCEL CONTAINS 16.013 ACRES MORE OR LESS, TOGETHER WITH AND SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY EXISTING AND/OR PUBLIC RECORD.

EXHIBIT B: Zoning Map

WEIBEL INDUSTRIAL PARK ZONING AMENDMENT MAP SITUATE IN THE NORTHEAST QUARTER OF SECTION 11 AND THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH P.M. TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO



DECLARATION OF ZONING

I, the undersigned, being the owner of the property described in the accompanying map, do hereby declare that the property is situated in the northeast quarter of section 11 and the southeast quarter of section 2, township 4 north, range 69 west of the 6th p.m., town of Berthoud, county of Larimer, state of Colorado, and that the property is zoned as follows:

IND-1 (Industrial Medium Density)

IND-2 (Industrial Light Density)

IND-3 (Industrial Heavy Density)

IND-4 (Industrial Very Heavy Density)

IND-5 (Industrial General)

IND-6 (Industrial Very General)

IND-7 (Industrial Very General)

IND-8 (Industrial Very General)

IND-9 (Industrial Very General)

IND-10 (Industrial Very General)

IND-11 (Industrial Very General)

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IND-100 (Industrial Very General)