

RESOLUTION NUMBER 14

(SERIES 2024)

A RESOLUTION OF THE TOWN OF BERTHOUD BOARD OF TRUSTEES APPROVING A NEIGHBORHOOD MASTER PLAN FOR A DEVELOPMENT KNOW AS THE “FICKLE FARM 5TH FILING” DEVELOPMENT” IN THE TOWN OF BERTHOUD.

WHEREAS, the property under consideration is known as the “Fickel Farm 5th Filing” development; and

WHEREAS, the Town of Berthoud (“Town”) approved Ordinances 747 on August 26, 1996, which approved the Zoning of the Fickel Farm 5th Filing property to Planned Unit Development; 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 Neighborhood Master Plan attached herein as Exhibit A has been reviewed by referral agencies to ensure the proposed development does not present a burden on service provision; and

WHEREAS, notice was properly posted in the manner required by law and a public hearing was conducted on October 24, 2024, before the Berthoud Planning Commission; and

WHEREAS, after the public hearing, the Berthoud Planning Commission made a unanimous recommendation to the Town Board of Trustees to approve the Neighborhood Master Plan as presented; and

WHEREAS, notice was properly posted in a manner required by law and a public hearing was conducted on November 12, 2024, before the Board of Trustees as required by law and which public hearing incorporated the testimony of citizens which were allowed to speak during “Citizen Participation” during the Board of Trustees meeting held November 12, 2024, and which testimony the applicant confirmed it had reviewed; and

WHEREAS, based on the testimony and evidence presented at the public hearing and that given November 12, 2024, the Board of Trustees determines and finds that compliance with the Neighborhood Master Plan review criteria as provided in Section 30-6-106.G of the Berthoud Municipal Code has been demonstrated.

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

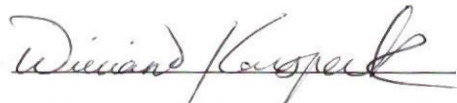
Section 1. NMP Approval. The Neighborhood Master Plan is hereby approved. The Preliminary Plat shall be submitted in accordance with the Neighborhood Master Plan and the processing shall follow the Land Use Code and all master plans affecting the property.

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

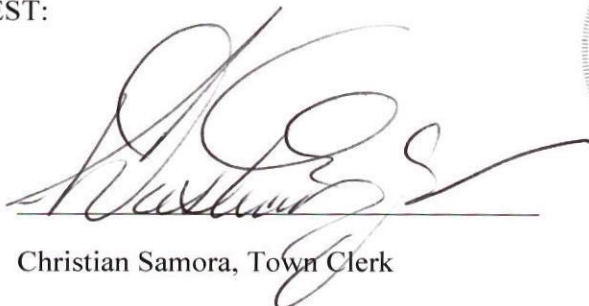
Section 3. Effective Date: The provisions of this Resolution shall take effect upon adoption.

APPROVED AND ADOPTED this 12th day of November 2024.

TOWN OF BERTHOUD

By 
William Karspeck, Mayor

ATTEST:

By: 
Christian Samora, Town Clerk



NEIGHBORHOOD MASTER PLAN

Exhibit A: _____

PROVAL CERTIFICATES

_____,
approved by the Town of Berland, Colorado this _____ day of
_____, 202____.

_____,
your _____

A foregoing map is approved for filing and accepted by the Town of Berland,
berland this _____ day of _____, 202____.

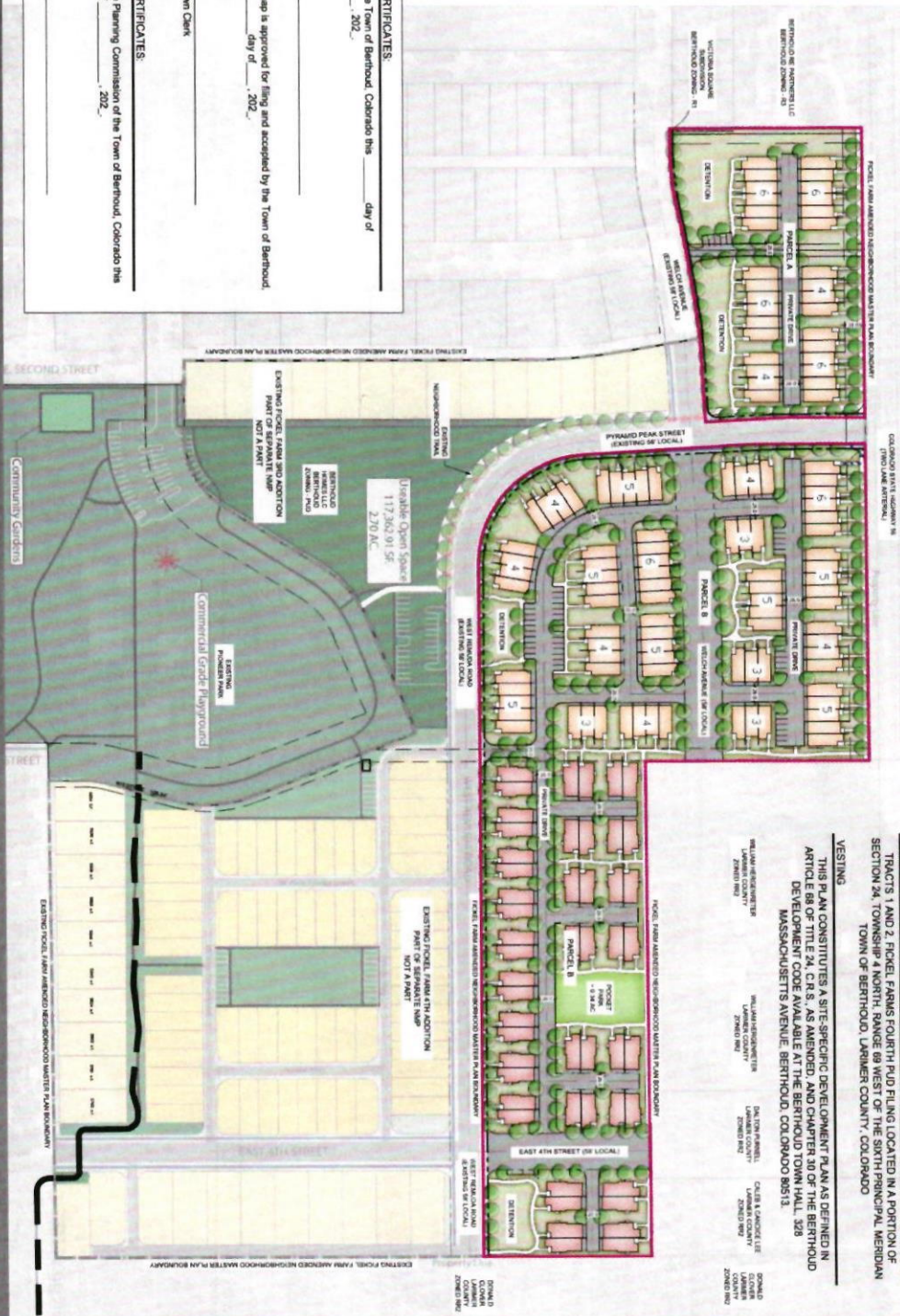
ATTEST: _____

_____,
Town Clerk

APPROVAL CERTIFICATES

_____,
Approved by the Planning Commission of the Town of Berland, Colorado this
day of _____, 202____.

_____,
Chairman



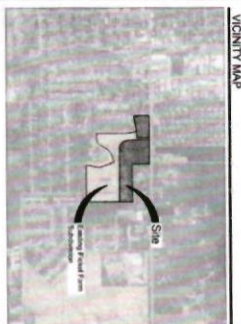
WILLIAM HICKSON TIER
LAWREN COUNTY
ZONE D 1992



WILLIAM HICKSON TIER
LAWREN COUNTY
ZONE D 1992

DALTON FARRALL
LAWREN COUNTY
ZONE D 1992

CHARLES A. CHANCE LEE
LAWREN COUNTY
ZONE D 1992

DONALD
CLAYTON
LAWREN COUNTY
ZONE D 1992



LAND USE SUMMARY	
LAND USE	DENSITY
 DUPLEX	50 LOTS
 TOWNHOMES	116 LOTS

LAND USE STATISTICS	
TOTAL ACREAGE =	14.52 ACRES
ROW/PRIVATE DRIVE ACREAGE =	3.01 ACRES
% OF SITE AS ROW	= 20.8%

1. REFER TO PLAN FOR PROPOSED STREET NETWORK AND EXISTING ROAD NETWORK INCLUDING ALL ACCESS POINTS.

2. UNLESS OTHERWISE NOTED ON THE PLAN, ALL STREETS ARE LOCAL STREETS AND/OR ALLEYS.

OVERALL LAYOUT MAY SHIFT DURING DESIGN, SO LONG AS OVERALL DENSITY, AS DEPICTED IN THIS NEIGHBORHOOD MASTER PLAN, IS NOT EXCEEDED. DENSITY WITHIN A DEVELOPMENT AREA MAY NOT EXCEED THE MAXIMUM PERMITTED PER THE UNDERLYING ZONE DISTRICT. DENSITY SHIFTS MUST ADHERE TO THE NEIGHBORHOOD MASTER PLAN REQUIREMENTS PER SECTION 30-6-106-C.5 OF THE BERTHOOD MUNICIPAL CODE.

- ZONING IS PROPOSED URBAN RESIDENTIAL (UR).

SHEET INDEX

SHEET 1 - NEIGHBORHOOD MASTER PLAN

SHEET 2 - OPEN SPACE, CIRCULATION, & PARKS EXHIBIT

0' 10' 20' 30'

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FICKEL FARM PROPERTY | SEPTEMBER 2024



SUBDIVISION IDENTITY & RESIDENTIAL STANDARDS

THE SUBDIVISION IDENTITY ELEMENTS LISTED INCLUDE ELEMENTS AT THE EXISTING FICKEL FARM DEVELOPMENTS, IN ADDITION TO NEW AMENITIES TO BE PROVIDED. SPECIFIC AMENITIES AND LOCATIONS WERE DESIGNED AS PART OF THE MASTER PLANNING FOR THE COMMUNITY, WITH THE INTENTION OF SATISFYING TOWN REQUIREMENTS FOR THE OVERALL FICKEL FARM DEVELOPMENT.

SUBDIVISION LOT UNIT COUNTS:

• PREVIOUSLY APPROVED NMP UNITS (A/B ONLY):	70
• PROPOSED NMP UNITS (A/B ONLY):	165
• PREVIOUSLY APPROVED NMP UNITS (A-N):	171
• PROPOSED AMENDED NMP UNITS (A-N):	266
• TOTAL CHANGE IN UNITS	+95

SUBDIVISION IDENTITY ELEMENT

• PREVIOUSLY APPROVED SUBDIVISION IDENTITY ELEMENTS REQUIRED:	6
• AMENDED SUBDIVISION IDENTITY ELEMENTS REQUIRED:	1

TOTAL:

7

THE FOLLOWING IS A LIST OF ELEMENTS THAT IS BEING EVALUATED FOR THIS SITE, BUT IS SUBJECT TO CHANGE, SO LONG AS THE REQUIRED ELEMENT POINTS ARE ACHIEVED AT THE TIME OF PLAT:

SUBDIVISION IDENTITY ELEMENTS PROVIDED PER EXISTING/APPROVED
NEIGHBORHOOD MASTER PLAN:

1. COMMUNITY GARDENS	1
2. USABLE OPEN SPACE	2
3. PLAYGROUND	1
4. ENHANCED ENTRYWAY	1
5. ALLEY-LOADED STREETS, MAINTAINED BY TOWN	1

SUBTOTAL:	6
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PROPOSED SUBDIVISION IDENTITY ELEMENT PER AMENDED NEIGHBORHOOD
MASTER PLAN:

1. POCKET PARK	1
FICKEL FARM DEVELOPMENT TOTAL :	7

OPEN SPACE ELEMENTS

PARK AND OPEN SPACE REQUIREMENTS APPROVED AND SATISFIED PER THE FICKEL FARM PUD.

TRAILS AND WALKS

DETACHED CONCRETE SIDEWALK (6") - 7,734 feet

10' REGIONAL TRAIL W/ PARALLEL 3' SOFT SURFACE TRAIL - 1.271 feet

NEIGHBORHOOD TRAIL - 237 feet



OPEN SPACE, CIRCULATION, & PARKS EXHIBIT