

Berthoud Crossing Rezone Narrative

April 18, 2018

The Berthoud Crossing rezone request is for an 8.33-acre site located south of W WCR 8 and west of HWY 297. We are requesting a zoning change from PUD to C2 (General Commercial).

Written Statement Describing the Proposal and Addressing the Following Points:

I. Rationale for the proposed zoning:

The current zoning is PUD. The Town has requested a change to straight zoning to be consistent with the current land use code zoning designations, which does not include PUD zoning. The selected zoning is consistent with the land use designation on the 2014 Comprehensive Plan as well.

II. Present and future impacts on the existing adjacent zone districts, uses, and physical character of the surrounding area:

Impacts on existing adjacent properties are anticipated to be minimal. The land to the east of the property is US HWY 287. The land to the north, north east and west are each designated as commercial per the 2014 Comprehensive Plan. Directly south, is an existing natural preserve/open lands per the 2014 Comprehensive Plan. The proposed zoning is consistent with the Town's proposed land use map.

III. Impact of the proposed zone on area accesses and traffic patterns:

Traffic impacts of the Berthoud Crossing rezone will be minimal with the surrounding transportation system infrastructure already in place. A traffic study will be submitted with the preliminary plat, which will define what improvements need to be made to the surrounding roads. Access to the site will be provided at W WCR 8 as a right-in/right-out intersection. Several street stubs to the west are provided to allow for additional, future access points, at the time that adjacent parcels develop.

IV. Availability of utilities for any potential development:

Sanitary Service: Service for the project will be provided from the Town of Berthoud via the existing 12" main along the western property boundary. This existing 12" main connects to a 15" main located south of the Yeager Farm Subdivision.

Water Service: Domestic water service for the project will be provided by the Town of Berthoud. A connection will be made to the 12" waterline that crosses highway 287 to the north of HWY 56. A bored casing pipe will be provided across Hwy 56 (W WCR 8) and will allow 12" waterline service to the property per the Town's utility master plan. The waterline will be extended to the south end of the property for future connection for other development within the Yeager

Subdivision per the master plan. Ultimate looping to the existing system or other water sources will be provided with other development and updates to the Town's master plan as demands require.

Stormwater Service: Stormwater will be conveyed to the western road-side ditch of Hwy 287 and discharged per the Town of Berthoud master drainage plan at the 100-year historic rate. No passthrough stormwater is anticipated. A roadway along the western property line will maintain the existing offsite flow pattern to the south without encroaching on the property.

V: Present and future impacts on public facilities and services, including, but not limited to, fire, police, water, sanitation, roadways, parks, schools, and transit:

Impacts on public facilities and services are acknowledged. While there will be impacts on traffic, those impacts will be mitigated per the traffic impact study per code requirements. There may be an increase in service calls for law enforcement and fire protection.

VI. The relationship between the proposal and the Town Comprehensive Plan:

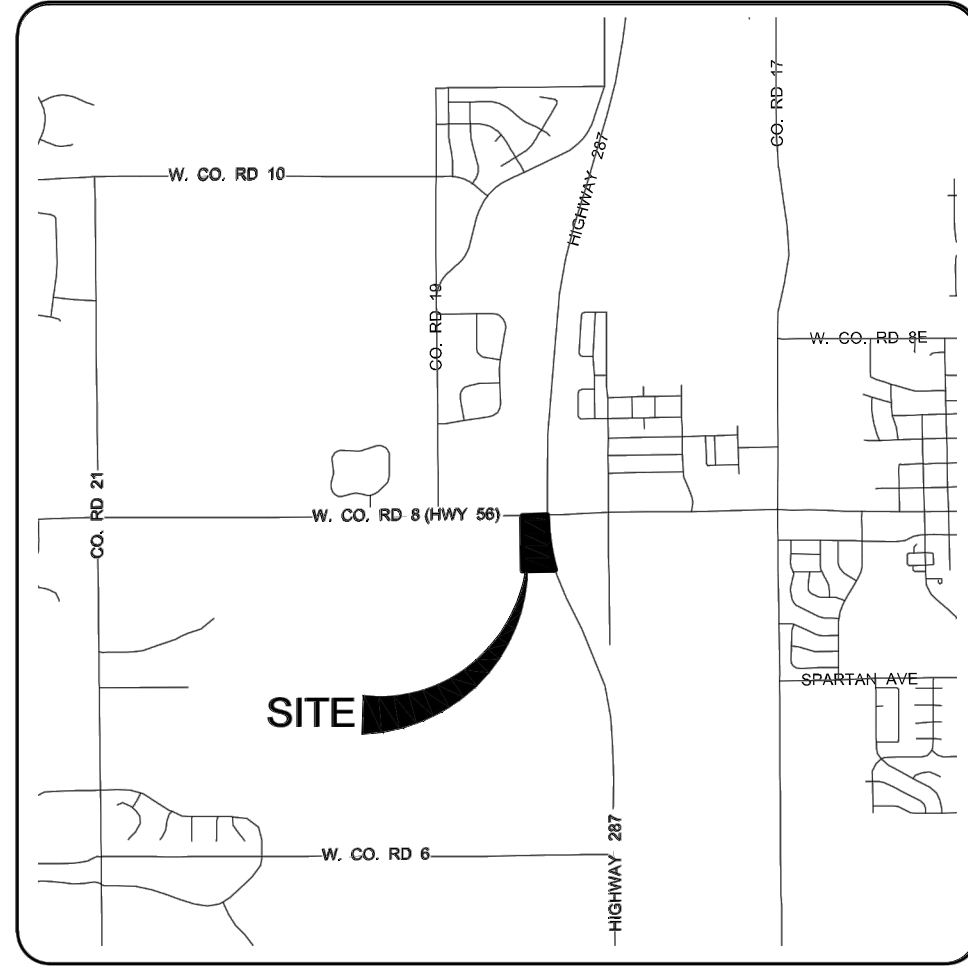
The rezoning is consistent with the Town's Comprehensive Plan 2014 Land Use Goals.

VII. Public benefits arising from the proposal:

The public benefits achieved by this proposed rezoning are from the property taxes that the Town will collect. The development will have impacts on the Town but will be offset by the increase in taxes and additional residents' spending money and increasing the Town's sales tax base.

BERTHOUD CROSSING

A REPLAT OF LOT 2, YEAGER MINOR SUBDIVISION
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 4 NORTH,
 RANGE 69 WEST OF THE 6TH P.M., TOWN OF BERTHOUD,
 COUNTY OF LARIMER, STATE OF COLORADO



STATEMENT OF OWNERSHIP AND SUBDIVISION:

Know all persons by these presents, that the undersigned owners of the following described land:

A parcel of land being Lot 2 of the Yeager Minor Subdivision recorded July 12, 2007 as Reception No. 20070053391 of the Records of Larimer County, situate in the Northeast Quarter of the Northwest Quarter (NE1/4,NW1/4) of Section Twenty-two (22), Township Four North (T.4N.), Range Sixty-nine West (R.69W.), Sixth Principal Meridian (6th P.M.), Town of Berthoud, County of Larimer, State of Colorado.

Said described parcel of land contains 244,518 sq. ft. or 5.61 acres, more or less.

OWNER:

BY: _____

STATE OF COLORADO)
)SS
 COUNTY OF LARIMER)

The foregoing instrument was acknowledged before me this _____ day of _____, 20____,
 by _____ as _____ of _____.

Witness my hand and official seal

My commission expires: _____

Notary Public

RIGHT TO FARM STATEMENT:

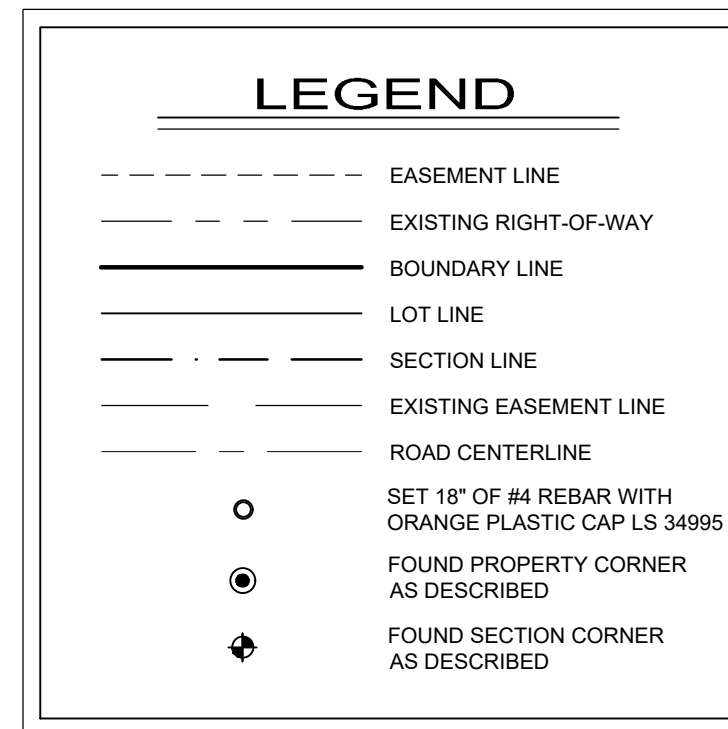
The Town of Berthoud has adopted a "Right to Farm" policy. All new and existing residents are expected to read and understand the policy. For a copy of the policy, please contact the Town of Berthoud.

SITE SPECIFIC DEVELOPMENT PLAN:

This plan constitutes a site specific development plan as defined in Article 68 of Title 24, C.R.S., as amended, and Chapter 30 of the Berthoud Development Code available at the Berthoud Town Hall, 328 Massachusetts Avenue, Berthoud, Colorado 80513.

NOTES:

- The lineal unit of measurement for this survey is U. S. Survey Feet.
- The Basis of Bearings is the North line of the Northeast Quarter of the Northwest Quarter of Section 22 as bearing North 89°47'04" East, and monumented as shown on drawing.



SITE ENGINEER

Ryan Banning, PE
 Northern Engineering Services, Inc.
 301 North Howes St. Suite 100
 Fort Collins, CO 80521
 (970) 221-4158

SURVEYOR

Steven A. Lund, PLS
 Northern Engineering Services, Inc.
 820 8th Street
 Greeley, CO 80631
 (970) 221-4158

APPROVAL CERTIFICATE:

Approved by the Planning Commission, Town of Berthoud, Colorado, this _____ day of _____, 20____.

PLANNING COMMISSION

Approved by the Board, Town of Berthoud, Colorado, this _____ day of _____, 20____.

Board

Approved by the Town of Berthoud, Colorado, this _____ day of _____, 20____.

Mayor

The foregoing plat is approved for filing and accepted by the Town of Berthoud, Colorado, this _____ day of _____, 20____.

ATTEST: _____
 Town Clerk

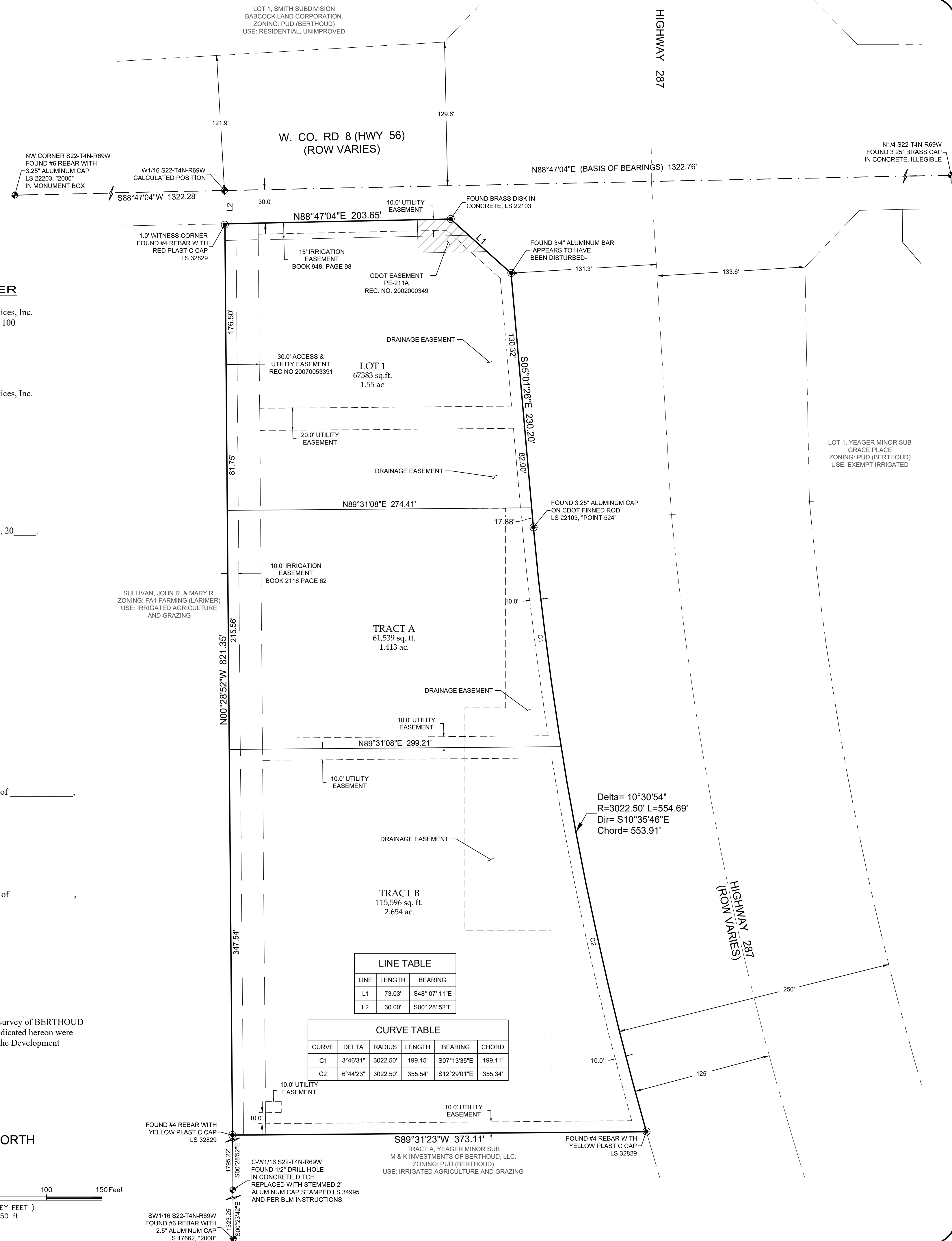
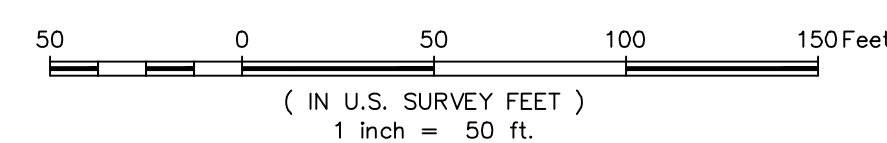
The foregoing plat is approved for filing and accepted by the County of Larimer, Colorado, this _____ day of _____, 20____.

ATTEST: _____
 County Clerk

SURVEYOR'S CERTIFICATE:

I, Steven A. Lund, a Registered Professional Land Surveyor in the State of Colorado, do hereby state that the survey of BERTHOUD CROSSING was prepared from an actual survey under my personal supervision, that the monumentation as indicated herein were found or set as shown, that the foregoing plat is an accurate representation thereof, and is in compliance with the Department Regulations of the Town of Berthoud, all this to the best of my knowledge, information and belief.

For and on Behalf of Northern Engineering Services, Inc.
 Steven A. Lund
 Colorado Registered Professional
 Land Surveyor No. 34995



LINE	LENGTH	BEARING
L1	73.03'	S48°07'11"E
L2	30.00'	S00°28'52"E

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	3°46'31"	3022.50'	199.15'	S07°13'35"E	199.11'
C2	6°44'23"	3022.50'	355.54'	S12°29'01"E	355.34'

Delta= 10°30'54"
 R=3022.50' L=554.69'
 Dir= S10°35'46"E
 Chord= 553.91'

NOTICE:
 According to Colorado law you must commence any legal action based on a defect in this survey within three years after the date of such defect. In no event may any action based on any defect in this survey be commenced more than ten years after the date of the certificate shown herein.

SECTION: 22
 TOWNSHIP: 4 N
 RANGE: 69 W of the 6th PM

NORTHERN ENGINEERING
 870 5th St. Suite 100, Greeley, CO 80631
 northerneng.com

PROJECT: 1501-601
 DATE: 04/09/2018
 DESIGNED BY: S. Lund
 SCALE: 1" = 50'
 DRAWN BY: A. Lund
 REVIEWED BY: S. Lund

BERTHOUD CROSSING
 REPLAT LOT 2, YEAGER MINOR SUBDIVISION
 TOWN OF BERTHOUD, COLORADO

Sheet
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 Of 1 Sheets