

## **Berthoud 160 Rezone Narrative** **February 21, 2019**

The Berthoud 160 Rezone is a 12.04-acre site is located east of Berthoud Parkway, south of Dry Creek and north of County Road 4E. The existing zoning is PUD and we are requesting a change to 'straight' zoning at the request of Town Staff to convert all sites to the most current zone districts. These changes include:

1. Area 1: PUD to R1 zoning
2. Area 2: PUD to R2 zoning

### **Written Statement Describing the Proposal and Addressing the Following Points:**

#### I. Rationale for the proposed zoning:

The zone changes to these are intended switch from PUD zoning to straight zoning. Multiple housing types are now required per the Land Use Code. The R1 and R2 zone districts will allow us to achieve this requirement.

#### 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 and south of the property is currently zoned FA-1 Farming (Larimer County). The property is bordered by Berthoud Parkway to the west. The site is bordered by both FA-1 Farming (Larimer County) and R2 (Town of Berthoud) to the north. The Berthoud 160 development is consistent with the adjacent development within Berthoud's GMA and will establish the pattern of a high-quality residential neighborhood for the area.

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

Traffic impacts of the Berthoud 160 rezone will be minimal with the surrounding transportation system infrastructure already in place. A traffic study will be submitted with the preliminary plat package which defines what improvements need to be made to the surrounding roads. County Road 4E will be paved along the length of the property. Access to the site will be provided at several locations to help spread out the traffic impacts. These access points include multiple connections to Berthoud Parkway and a connection to CR 4E.

#### IV. Availability of utilities for any potential development:

Sanitary Sewer Service: Sanitary Sewer Service will be provided by the Town of Berthoud. The sewer for the site will connect to the Dry Creek Interceptor located along the north side of the property that runs to the Town of Berthoud Wastewater Treatment Plant.

Water Service will be provided by the Town of Berthoud. A water main, likely 12" in diameter, will be extended down Berthoud Parkway to the project site. An 8" connection will be made from the project to the Heritage Ridge I project, likely to the existing 8" line in Kansas.

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. Due to the increase in residential units and traffic, there will be an increase in service calls for law enforcement and fire protection. Parks, open space, and trails are all planned components of this development. The developer believes that by providing these facilities within the development, there will be minimal impact on existing Town facilities. Similar to all of the other development in the area, the residents will utilize the Town's parks and trail facilities.

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

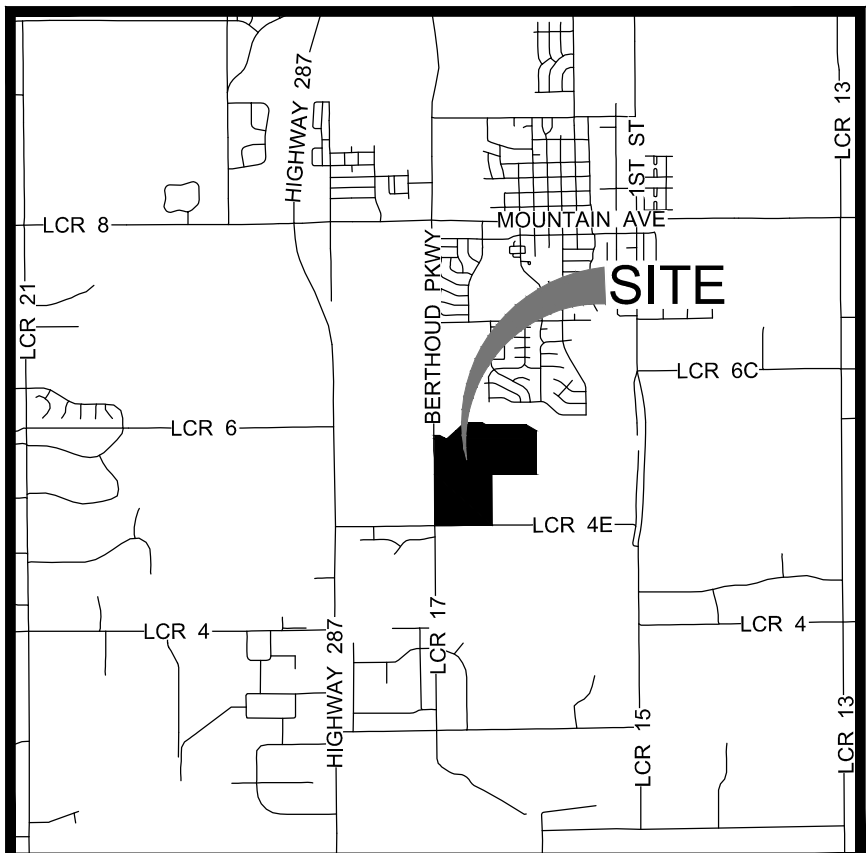
The rezoning is consistent with the Town's Comprehensive Plan 2014 Land Use Goals.

VII. Public benefits arising from the proposal:

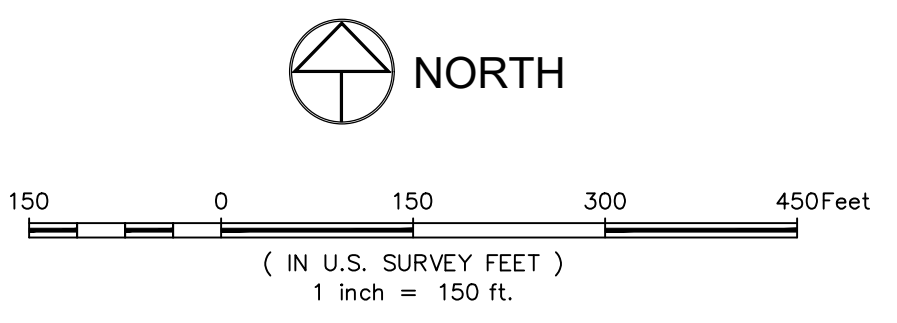
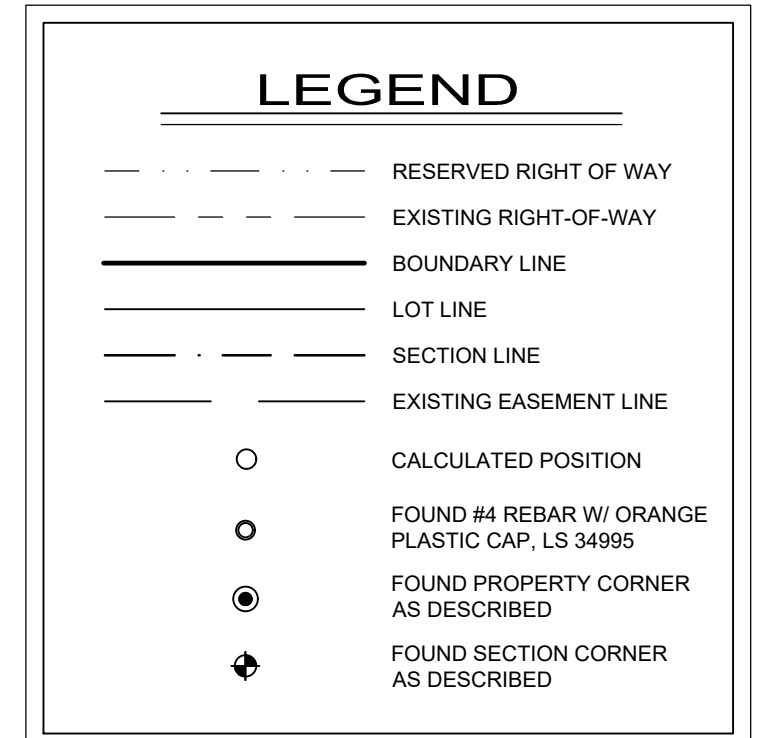
The public benefits achieved by this proposed rezoning are from the property taxes that the Town will collect. The development will have impacts on the Town, but will be offset by the increase in property taxes and additional residents' spending money and increasing the Town's sales tax base.

# ZONING AMENDMENT MAP

## A PORTION OF LOT 2, HICKS MRD S9-89, SITUATE IN THE SOUTHWEST QUARTER OF SECTION 23 AND THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH P.M., TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO



VICINITY MAP  
1" = 5000'



### STATEMENT OF OWNERSHIP AND SUBDIVISION:

Know all persons by these presents, that the undersigned owners of the following described land:  
Lot 2, Hicks MRD S9-89 as recorded July 31, 1989 as Reception No. 89033670 of the Records of Larimer County, situate within the Southwest Quarter (SW 1/4) of Section Twenty-three (S23) and the Northwest Quarter (NW 1/4) of Section Twenty-six (S26), Township Four North (T.4N), Range Sixty-nine West (R.69W) of the Sixth Principal Meridian (6th P.M.), County of Larimer, State of Colorado.

### Excepting Therefrom:

A portion of Lot 2, Hicks MRD S9-89 situate within the Southwest Quarter (SW 1/4) of Section Twenty-six (S26), Township Four North (T.4N), Range Sixty-nine West (R.69W) of the Sixth Principal Meridian (6th P.M.), County of Larimer, State of Colorado and being more particularly described as follows.

BEGINNING at the Center Quarter Corner (C1/4) of said Section 26 and assuming the West line of the Northwest Quarter of said Section 26 as bearing North 00°08'17" West and monumented on the South by a #6 rebar with a 2.5" aluminum cap, L.S. No. 12374 and monumented on the North by a #6 rebar with a 2.5" aluminum cap, L.S. No. 12374 a distance of 2653.02 feet.  
THENCE North 00°10'02" West along East line of said Lot 2 a distance of 1321.44 feet to the Northeast Corner of the Southeast Quarter of the Northwest Quarter of said Section 26, said corner monumented by a #6 rebar with a 2.5" aluminum cap, L.S. 23500.  
THENCE South 89°42'05" West along the North line of the Southeast Quarter of the Northwest Quarter of said Section 26 a distance of 1153.75 feet;  
THENCE South 00°10'02" East a distance of 1323.65 feet to the South line of said Lot 2;  
THENCE North 89°35'30" East along the South line of the Northwest Quarter of Section 26 a distance of 1153.76 feet to the POINT OF BEGINNING.  
Said parcel contains 5,244,739 Sq. Ft or 120.40 acres, more or less.

### PROPOSED R1 ZONING

A portion of Lot 2, Hicks MRD S9-89 as recorded July 31, 1989 as Reception No. 89033670 of the Records of Larimer County, situate within the Southwest Quarter (SW 1/4) of Section Twenty-three (S23) and the Northwest Quarter (NW 1/4) of Section Twenty-six (S26), Township Four North (T.4N), Range Sixty-nine West (R.69W) of the Sixth Principal Meridian (6th P.M.), County of Larimer, State of Colorado and being more particularly described as follows.

COMMENCING at the West Quarter Corner (W1/4) of said Section 26 and assuming the West line of the Northwest Quarter of said Section 26 as bearing North 00°08'17" West and monumented on the South by a #6 rebar with a 2.5" aluminum cap, L.S. No. 12374 and monumented on the North by a #6 rebar with a 2.5" aluminum cap, L.S. No. 12374 a distance of 2653.02 feet.

THENCE North 00°08'17" West along the West line of said Northwest Quarter of Section 26 a distance of 1177.96 feet to the POINT OF BEGINNING.  
THENCE North 00°08'17" West continuing along said West line of the Northwest Quarter of Section 26 a distance of 1170.09 feet;  
THENCE North 89°09'06" East along the Westerly prolongation of a Southerly line of Lot 1, Hicks MRD S9-89 a distance of 133.32 feet;  
THENCE South 61°59'46" East along a Southerly line of said Lot 1 a distance of 199.76 feet;  
THENCE North 47°39'15" East along the Southerly line of said Lot 1 a distance of 654.08 feet;  
The following five (5) courses are along the Northerly, Northeasterly, and Easterly lines of Lot 2, Hicks MRD S9-89.  
THENCE North 89°52'02" East a distance of 460.00 feet;  
THENCE South 61°33'39" East a distance of 122.71 feet;  
THENCE South 89°52'02" East a distance of 1045.83 feet;  
THENCE South 69°08'25" East a distance of 293.89 feet to the East line of the Northwest Quarter of said Section 29;  
THENCE South 00°10'02" East along said East line of the Northwest Quarter of Section 29 a distance of 1137.14 feet;  
THENCE South 89°42'05" West a distance of 1153.75 feet;  
THENCE North 00°10'02" West a distance of 125.00 feet;  
THENCE North 29°46'44" West a distance of 200.00 feet;  
THENCE North 42°29'45" West a distance of 100.00 feet;  
THENCE South 47°39'15" West a distance of 351.69 feet to a Point of Curvature;  
THENCE along the arc of a curve concave to the Northwest a distance of 822.12 feet, said curve has a Radius of 1116.00 feet, a Delta of 42°12'28" and is subtended by a chord bearing South 68°45'29" West a distance of 803.65 feet to a Point of Tangency;  
THENCE South 89°51'43" West a distance of 317.64 feet to the POINT OF BEGINNING.

Said parcel contains 3,246,456 Sq. Ft or 74.53 acres, more or less.

### PROPOSED R2 ZONING

A portion of Lot 2, Hicks MRD S9-89 as recorded July 31, 1989 as Reception No. 89033670 of the Records of Larimer County, situate within the Southwest Quarter (SW 1/4) of Section Twenty-three (S23) and the Northwest Quarter (NW 1/4) of Section Twenty-six (S26), Township Four North (T.4N), Range Sixty-nine West (R.69W) of the Sixth Principal Meridian (6th P.M.), County of Larimer, State of Colorado and being more particularly described as follows.

BEGINNING at the West Quarter Corner (W1/4) of said Section 26 and assuming the West line of the Northwest Quarter of said Section 26 as bearing North 00°08'17" West and monumented on the South by a #6 rebar with a 2.5" aluminum cap, L.S. No. 12374 and monumented on the North by a #6 rebar with a 2.5" aluminum cap, L.S. No. 12374 a distance of 2653.02 feet.  
THENCE North 00°08'17" West a distance of 1177.96 feet;  
THENCE North 89°51'43" East a distance of 317.64 feet to a Point of Curvature;  
THENCE along the arc of a curve concave to the Northwest a distance of 822.12 feet, said curve has a Radius of 1116.00 feet, a Delta of 42°12'28" and is subtended by a chord bearing North 68°45'29" East a distance of 803.65 feet to a Point of Tangency;  
THENCE North 47°39'15" East a distance of 351.69 feet;  
THENCE South 42°29'45" East a distance of 100.00 feet;  
THENCE South 29°46'44" East a distance of 200.00 feet;  
THENCE South 00°10'02" East a distance of 125.00 feet;  
THENCE South 00°10'02" East a distance of 1323.65 feet;  
THENCE South 89°35'30" West a distance of 1494.75 feet.  
Said parcel contains 1,998,283 Sq. Ft or 45.87 acres, more or less.

### 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:

- 1) The lineal unit of measurement for this survey is U.S. Survey Feet.
- 2) The Basis of Bearings is the West line of the Northwest Quarter of Section 26 as bearing North 00°08'17" West, and monumented as shown on drawing.

### 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\_\_.

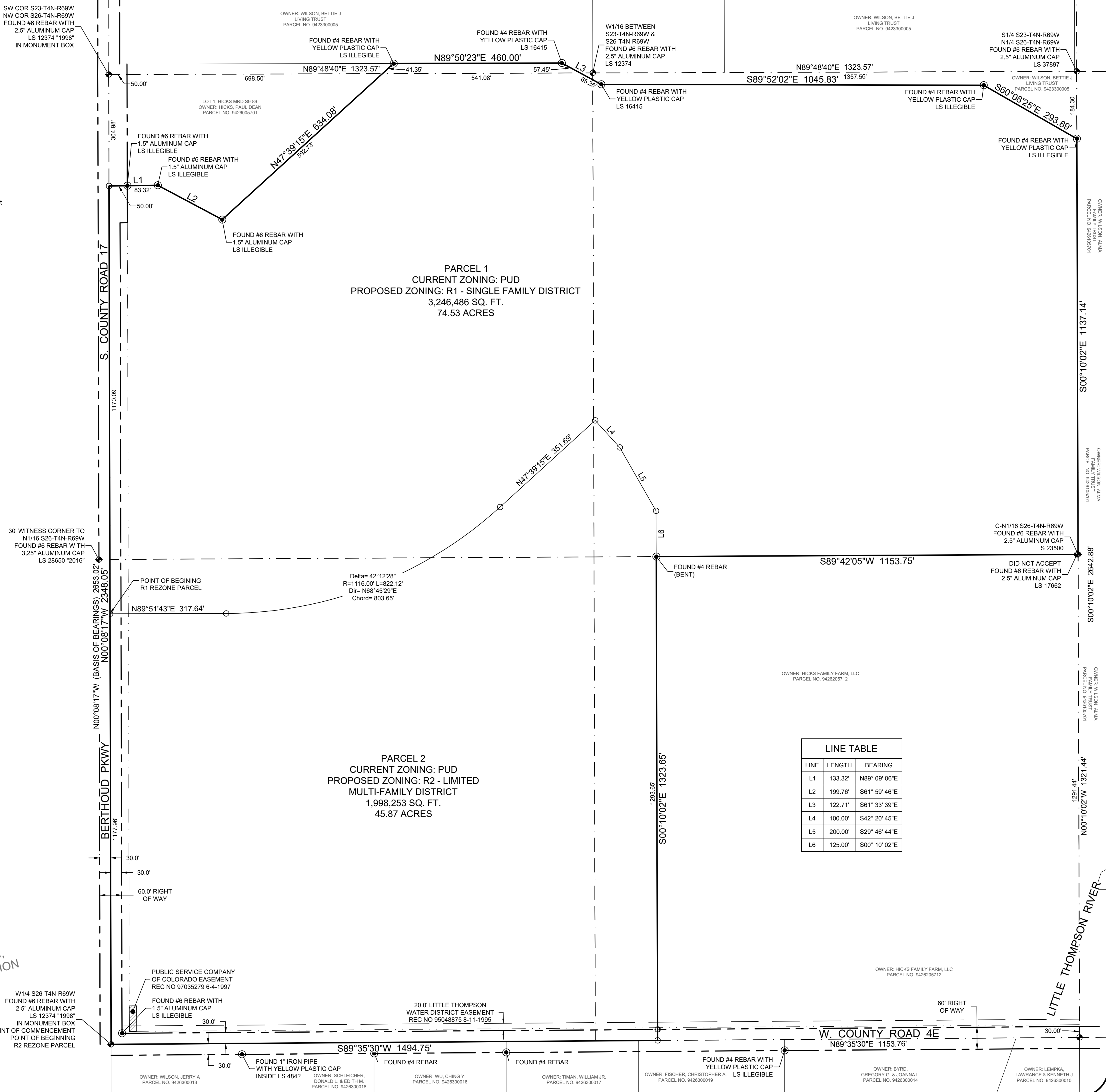
### ATTEST:

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 for this Zoning Amendment Map was prepared from an actual survey under my personal supervision, that the monumentation as indicated hereon were found or set as shown, that the foregoing plat is an accurate representation thereof, and is in compliance with the Development Regulations of the Town of Berthoud, all this to the best of my knowledge, information and belief.

**DRAFT**  
2-25-19  
PRELIMINARY - NOT FOR CONSTRUCTION,  
RECORDING PURPOSES OR IMPLEMENTATION  
Prepared on Behalf of Northern Engineering Services, Inc.  
Steven A. Lund  
Colorado Registered Professional  
Land Surveyor No. 34995



LINE TABLE		
LINE	LENGTH	BEARING
L1	133.32'	N89°09'06"E
L2	199.76'	S61°59'46"E
L3	122.71'	S61°33'39"E
L4	100.00'	S42°20'45"E
L5	200.00'	S29°46'44"E
L6	125.00'	S00°10'02"E

Date: \_\_\_\_\_  
By: \_\_\_\_\_  
Revisions:

SECTION: 23 & 26  
TOWNSHIP: 4 N  
RANGE: 69 W of the 6th PM

**NORTHERN ENGINEERING**  
FORB COLINS 301 North Innes Street, Suite 100, 80521  
Greeley, CO 80631  
970.233.4158  
northerneng.com

PROJECT: 987-009  
DATE: 02/21/2019  
SCALE: 1" = 150'  
DESIGNED BY:  
DRAWN BY: A. Lund  
REVIEWED BY: S. Lund

ZONING AMENDMENT MAP  
PORTION OF LOT 2, HICKS MRD S9-89  
TOWN OF BERTHOUD, COLORADO