Berthoud 160 Rezone Narrative
February 21, 2019

The Berthoud 160 Rezone is a 12.0.4-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.
Said parcel contains 1,998,283 Sq. Ft or 45.87 acres, more or less.

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 shown on drawing.

THENCE South 00°10'02" East a distance of 1323.65 feet;

THENCE North 47°39'15" East a distance of 351.69 feet;

THENCE North 42°20'45" West a distance of 100.00 feet;

THENCE North 00°10'02" West a distance of 125.00 feet;

THENCE South 89°52'02" East a distance of 1045.83 feet;

THENCE South 61°33'39" East a distance of 122.71 feet;

THENCE North 89°50'23" East a distance of 460.00 feet;

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.

NOTES:

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 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.

ATTEST:

Approved by the Planning Commission, Town of Berthoud, County of Larimer, State of Colorado and Panel.

OWNER: WILSON, JERRY A

OWNER: HICKS, PAUL DEAN

OWNER: TIMAN, WILLIAM JR.

OWNER: HICKS FAMILY FARM, LLC

OWNER: LEMPKA, LAWRENCE & KENNETH J

PARCEL NO. 9423300005

PARCEL NO. 9426300016

PARCEL NO. 9426105701

PARCEL NO. 9426300010

PARCEL NO. 9426300007

PARCEL NO. 9426300014

PARCEL NO. 9426105703

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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