

## **Heron Lakes Rezoning, Amendment 5 Narrative January 25, 2019**

This application is for the Heron Lakes Rezoning, Amendment 5. The property is located west of Taft Avenue and north of HWY 287 within the Heron Lakes Subdivision property boundary. We are requesting a zoning change in three specific locations. These changes include:

- a. Area 1 from R1 to R4.
- b. Area 2 from R3 to R4.
- c. Area 3 from R3 to R4.

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

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

There are three specific areas where we are requesting a change in zoning. The changes to these areas are intended to make the zoning more consistent with the overall vision for the development. These changes are intended to provide better overall development resulting in a more positive impact on the Town of Berthoud.

#### **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. Each of the proposed areas of change are adjacent to either AG zoning (golf tracts) or R4 residential. The Heron Lakes development is consistent with the surrounding density 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 Heron Lakes rezone will be minimal with the surrounding transportation system infrastructure already in place. A traffic study was submitted with a previous filing which defines what improvements need to be made to the surrounding roads.

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

**Sanitary Service:** Sanitary Sewer service for the area will be provided by existing Town of Berthoud sewer mains located adjacent to the project. The existing mains have capacity to serve the project, and there are not any known offsite improvements needed.

Water Service: Domestic Water service for the area will be provided by existing Town of Berthoud sewer mains located adjacent to the project. The existing mains have capacity to serve the project, and there are not any known offsite improvements needed.

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

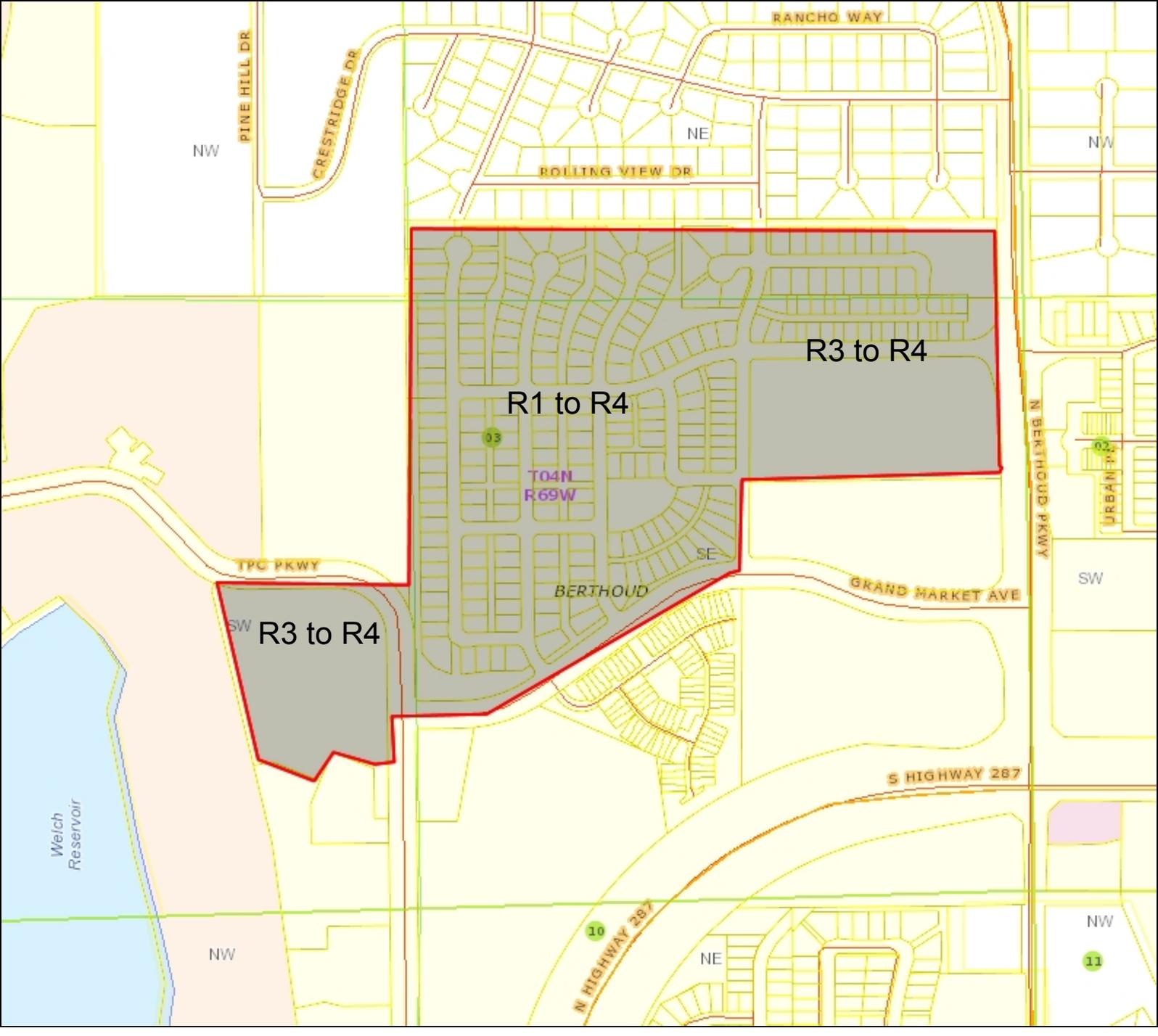
Impacts on public facilities and services are acknowledged. Although the exact number is not known, there will be an increase in students that will have an impact on the local schools but would not put an undue burden on the planned public school system as the schools are not currently at capacity. Due 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.



NW

PINE HILL DR

CRESTRIDGE DR

RANCHO WAY

NE

ROLLING VIEW DR

NW

R3 to R4

R1 to R4

03

T04N  
R69W

02

URBAN P

TPC PKWY

SW

R3 to R4

BERTHOUD

SE

GRAND MARKET AVE

N BERTHOUD PKWY

SW

Welch  
Reservoir

NW

S HIGHWAY 287

10

N HIGHWAY 287

NE

NW

11