

Hammond Fifth Filing Preliminary General Development Narrative January 31, 2019

General Description

The development proposed at Hammond (Fifth Filing) Final includes 37 single-family detached housing, 104 single-family attached (townhomes) and open space. The site has R4 zoning. The submittal is for preliminary plat for the fifth filing which is approximately 33.21 acres.

Land Use Area

The property is approximately 33.21 acres with existing R4 zoning. We anticipate one phase for the development of this filing. The commercial development will be planned and platted at a future date. The project has densities that are consistent with the approved ODP and the Land Use Map of the Comprehensive Plan 2014, which is designated as Moderate Density Residential and the approved zoning for the site. The 33.21 -acre site is located west of Taft Avenue and south of US HWY 287.

Compliance with Section 30-2-116

The lot area sizes provided are sufficient to comply with Section 30-2-116 of the Town of Berthoud Land Use Code. As design of the development moves forward, building design, diversity of housing models and setbacks will be provided to meet the Town of Berthoud Land Use Code.

Compliance with the Town Comprehensive Plan

The proposed development integrates the goals set out in the Town Comprehensive Plan in the following ways:

Land Use and Growth Management

(Goals/Objectives: 1.1.1, 1.1.2, 1.1.3, 1.6.1, 1.6.2)

The proposed development is designed to provide connections at Taft Avenue and CR 10E in Phase II. In addition, the layout provides continuous, direct, convenient, and safe pedestrian pathways within the development. Connections to the proposed future Town of Berthoud Park

to the south and future commercial are provided so that those sites can develop at anytime. The site is well situated for housing per the Comprehensive Plan.

Circulation and Transportation

(Goals/Objectives: 2.2.1, 2.2.8, 2.2.11, 2.2.12)

This plan provides a safe and efficient transportation network that accommodates pedestrians, vehicles and bicycles. It is planned as a pedestrian oriented and walkable community with detached sidewalks, tree lawns, street trees and connections throughout the community, to nearby neighborhoods a proposed future Town of Berthoud Park to the south and future commercial development.

Community Character and Urban Design

(Goals/Objectives: 3.1.2, 3.1.3, 3.1.4)

This plan provides a community that promotes high quality development. This development is pedestrian oriented and walkable with detached sidewalks, tree lawns and street trees. Future residents of this community will be able to walk to nearby subdivisions, a proposed Town of Berthoud park to the south and future commercial.

Public Infrastructure

(Goals/Objectives: 1.8.1, 1.8.2, 4.2.5, 4.4.2, 4.6.1, 4.8.3)

The proposed development is a logical extension of the Town of Berthoud public services without placing additional burdens on existing residents and businesses. There are nearby utilities and surrounding Berthoud streets. Infrastructure will be provided so as to meet the requirements of the Comprehensive Plan and/or the Land Use Code.

Request for Vesting

We are requesting vesting of the proposed plat per 30-4-102 of the Berthoud Land Use Code.