Heritage Ridge FDP General Development Narrative
March 28, 2019

General Description

The development proposed at Heritage Ridge Tract C, 2nd Filing includes single-family paired housing, and open space/trail connections. The site has PUD zoning. The submittal is for a preliminary/final plat and an amended final development plan (FDP).

Land Use Area

Tract C is approximately 10.214 acres with existing PUD zoning. 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. The 10.214-acre site is located along the eastern edge of the Heritage Ridge Subdivision, east of Canyonlands and west of the railroad tracks. Tract C consists of 50 lots.

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 pre-determined locations to existing and adjacent neighborhoods. In addition, the layout provides continuous, direct, convenient, and safe pedestrian pathways to adjacent subdivisions and proposed parks. The site is well situated for housing per the Comprehensive Plan. In addition, street and/or
pedestrian connections have been provided to meet the existing network in the Hillsdale subdivision, Berthoud Heights subdivision and to future development north of Spartan Avenue.

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 adjacent neighborhoods. Primary pre-determined extensions to the development previously platted west of 5th Street include access from 5th Street, the extension of Canyonlands Avenue, Mount Rainier and Capital Reef Court. 5th Street will provide connections to Spartan Avenue and subdivisions north of Spartan Avenue.

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 adjacent subdivisions and parks.

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. The design allows for phasing that is both responsible and flexible. 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.
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LEGAL CONVENTIONS AND DEDICATIONS

HERITAGE RIDGE SEVENTH FILING
BEING A REPLAT OF TRACT 3, HERITAGE RIDGE SECOND FILING, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 4 NORTH, RANGE 60 WEST OF THE 6TH P.M., TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO

LEGAL CONVENTIONS AND DEDICATIONS

SECTION 3, TOWNSHIP 4 NORTH, RANGE 60 WEST OF THE 6TH P.M., TOWNSHIP OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO

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HERITAGE RIDGE SEVENTH FILING

BEING A REPLAT OF TRACT C, HERITAGE RIDGE SECOND FILING, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 4 NORTH, RANGE 60 WEST OF THE 6TH P.M., TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO

SEE SHEET 3