

Heron Lakes 10th Filing: General Development Narrative February 28, 2019

General Description

The development proposed at Heron Lakes 10th Filing includes patio homes. The site has R2 zoning. The submittal is for preliminary plat and landscape.

Land Use Area

The property is approximately 114 acres with existing R2 zoning. The project has densities that are consistent with the approved Heron Lakes Concept Plan. Twenty-nine patio homes are proposed. The site is located on the south side of Heron Lakes Parkway.

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 overall 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, proposed parks and future commercial. The site is well situated for housing per the Comprehensive Plan. The plan also provides for diversity in housing types for the community with patio homes. In addition, street and/or pedestrian connections have been provided to meet the existing network in the Heron Lakes subdivision.

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 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 adjacent subdivisions, parks 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.