PROJECT DESCRIPTION FOR THE PROPOSED
O’MALLEY GLEN – FARMSTEAD MINOR SUBDIVISION & REZONING
TO THE TOWN OF BERTHOUD, LARIMER COUNTY, COLORADO

Property Description:
Lot 1, Bebo M.R.D. S-76-87, portions of Lot 2, Amended Plat of Bebo M.R.D. S-76-87 &
Tract 1, The Farmstead situate in the Northwest Quarter of the Northeast Quarter of Section 24,
Township 4 North, Range 69 West of the 6th Principal Meridian, Town of Berthoud, County of
Larimer, State of Colorado

Larimer County Parcel Nos.: 94240-09-701, 94240-02-702, 94241-09-705 & 94241-23-001

Property Addresses: 619, 735, 731 East Highway 56 & an unaddressed parcel, Berthoud, Colorado

Property Owner / Applicant: Property Owner:
Larry & Jackie Bebo Lead Holding Company, LLC
P.O. Box W, Berthoud, CO 619 East Highway 56, Berthoud, CO

Existing Berthoud Zoning:
Lot 1, Bebo M.R.D.: C2 (General Commercial)
Portions of Lot 2, Amended Bebo M.R.D.: PUD (Planned Unit Development)
Tract 1, The Farmstead: R1 (Single Family)

Proposed Berthoud Zoning: C2 (General Commercial)

PROJECT DESCRIPTION:

This application request is for a five lot Minor Subdivision & Rezoning on property on the South
side of Highway 56 consisting of the Brookside Event Center, Tract 1 of The Farmstead, the
A.A.C. Adoption / Family Network building & the L & M Enterprises property. Dorothy Drive
splits the site.

The Bebos have owned the property for some time & have recently sold the Brookside Event
Center (Brookside) to Lead Holding Company, LLC. During that transaction is was realized that
the buildings that make up the Brookside & the majority of the grounds occupy Lot 1 of the
Bebo M.R.D., but the Southern & Eastern parking lots are located within the recently platted
Tract 1 of The Farmstead.

With this process the Brookside property would be expanded to encompass the parking lots that
they are using (proposed Lot 3). The brick house addressed as 731 Hwy. 56 would be contained
within a separate lot (proposed Lot 2) & the remaining property, on the West side of Dorothy
Drive would become proposed Lot 1. On the East side of Dorothy Drive, the property will be
divided into two lots to separate the A.A.C. Adoption / Family Network building (proposed Lot
4) & the L & M Enterprises building (proposed Lot 5). The existing uses of the entire site will
currently remain as is without any change.
The property contains three different zoning classifications. The majority of the site was annexed with the O’Malley Glen Annexation Map. It was given the Transitional zoning classification at that time. The Brookside site (Lot 1, Bebo M.R.D.) was annexed & zoned C2 with the O’Malley Glen Second Annexation. On the current Berthoud Zoning Map the Brookside site is shown as being C1, but we believe that is incorrect. The Berthoud Zoning Map shows that the brick house site & property to the East, adjacent to Highway 56 & West of Dorothy Drive, has a PUD zoning designation. Tract 1 of The Farmstead is shown within the R1 Zone District. The Property East of Dorothy Drive, containing the A.A.C. Adoption / Family Network building & the L & M Enterprises property has the PUD designation.

With this proposal the entire site would be zoned in the C2 General Commercial District. The Brookside property is getting larger & the lot cannot have two different zonings. Since it is currently C2, it’s makes sense to expand that to the new lot & also the remaining adjacent property. The owners believe that the PUD zoning for the brick house property & the property East of Dorothy Drive is out of place. Especially with Highway 56 being the main entrance to the Town of Berthoud & the former & current uses of the property. The A.A.C. Adoption / Family Network building was previously shared with the L & M Garden Center. With the recent residential construction of The Farmstead development, the owners believe that property can better serve the Town’s needs with the C2 General Commercial designation. The owners don’t currently have any plans to develop the site & are planning for the future.