

1. **Call to Order** – The Planning Commission convened a regular meeting on March 28, 2019. Secretary Byron called the meeting to order at 7:00 p.m.
2. **Roll Call** – Members Present: Kelsey Byron, Patrick Dillon, Sean Murphy, and Dick Shepard. Jeff Butler arrived at 7:10.
Members Absent: Scott Banzhaf and Jan Dowker
Staff Present: Curt Freese and Jill Wilson.
3. **Consent Agenda** – Minutes from meeting of February 28, 2019. Motion to approve by Commissioner Murphy. Seconded by Commissioner Shepard. With all in favor, THE MOTION CARRIED.
4. **Heron Lakes 10th Filing Rezone and Preliminary Plat/ Heron Lakes 11th Filing Preliminary Plat** -
Mr. Freese presented the agenda item, which was a request to rezone seven previously zoned areas in the Heron Lakes 10th Filing. The primary purpose of the zoning map amendments was to correct platting issues and rezone seven areas as follows:
AREA 1: AG (Agriculture) to R-2 (Limited multi-family): 9,920 square feet or 0.228 acres more or less
AREA 2: AG (Agriculture) to R2 (Limited multi-family): 117 square feet or 0.003 acres more or less;
AREA 3: AG (Agriculture) to R-3 (Multi-family): 46,513 square feet or 1.068 acres more or less.
AREA 4: R2 (Limited multi-family) to R3 (Multi-family): 197,972 square feet or 4.545 acres more or less.
AREA 5: R2 (Limited multi-family) to AG (Agriculture): 1,436 square feet or 0.033 acres more or less.
AREA 6: R2 (Limited multi-family) to AG (Agriculture): 42,441 square feet or 0.974 acres more or less.
AREA 7: R2 (Limited multi-family) to AG (Agriculture): 2,104 square feet or 0.048 acres more or less.

He explained that the majority of the seven rezoning requests were to transfer small areas either from the golf course into lots to provide more depth for the lots or to transfer areas zoned residential back to the golf course.

He also explained that the request included a Preliminary Plat for Heron Lakes Tenth Filing to create 29 single family patio home lots over 114.9 acres along Heron Lakes Parkway, and a Preliminary Plat for Heron Lakes 11th Filing to create 59 lots (28 single family attached/townhouses, 30 single-family estate lots) on 20.47 acres.

Jim Birdsall, Heron Lakes Investments, explained the layout of the Heron Lakes 10th and 11th filings. He also explained the reasoning behind the rezoning requests and noted their locations. He mentioned the history of the Heron Lakes overall project.

Commissioner Dillon asked what schools would serve the homes in the area.

Mr. Birdsall stated that he believed it would be schools located in Loveland.

Commissioner Dillon mentioned having sidewalk connections for the future developments to allow easier travel for school children, etc..

Commissioner Murphy thanked the applicant for being proactive in cleaning up the rezoning lot lines. He mentioned the landscaping, specifically the trees selected, and suggested more tree diversity.

Mr. Freese stated that there would be a final landscape submitted during the Final Plat stage.

Mr. Birdsall stated that they would re-examine the landscape plan. He also mentioned that there would be wayfinding signage for the entire project.

Commissioner Butler was concerned about the rezoning request from R2 to R3, which would allow apartments. He did not feel that apartments would be consistent for the area.

Mr. Birdsall stated that they were not proposing apartments; however, they wanted the R3 zoning designation to allow flexibility.

Commissioner Butler asked about the existing trail on the north side of County Road 14.

Mr. Birdsall stated that the ideal crossing would be at Heron Lakes Parkway where it could go to the west and to the south.

Commissioner Butler reiterated that he was not comfortable with rezoning the area to R3 and was more comfortable leaving the entire tract to R2 zoning.

Mr. Birdsall stated that the preference was to keep the zoning of R3. If not, they would not move forward with that portion of the rezoning at the present time.

Commissioner Shepard stated that R3 zoning would allow more flexibility, and he did not consider it a major concern as the area was being developed.

Mr. Birdsall stated that he would be open to adding a condition the R3 zoning to not allow apartments, etc. He also stated that he would be comfortable withdrawing that portion of the rezoning request and addressing it later when the Heron Lakes 12th Filing was developed.

The Commission agreed to move forward with the rezoning requests; however, the request to rezone the 4.545 acres from R2 to R3 would be eliminated.

MOTION by Commissioner Shepard to approve the Heron Lakes zoning map amendment with the following zoning changes:

AG to R-2: 0.228 acres; AG to R2: 0.003 acres; AG to R-3: 1.068 acres; R2 to AG: 0.033 acres; R2 to AG: 0.974 acres; and R-2 to AG 0.048 acres, finding that the proposed rezoning:

- 1. Satisfies the applicable zoning amendment criteria of Section 30-3-110.B of the Town's Development Code as found on pages 4-5 of this Staff Report; and**
- 2. Is consistent with the Town of Berthoud's Comprehensive Plan and Preferred Land Use Map.**

Seconded by Commissioner Murphy.

With all in favor, THE MOTION CARRIED.

MOTION by Commissioner Shepard to approve the Heron Lakes 10th Filing Preliminary Plat and Heron Lakes 11th Filing Preliminary Plat.

Seconded by Commissioner Dillon.

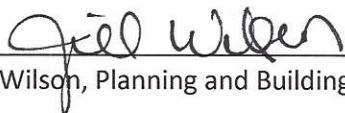
With all in favor, THE MOTION CARRIED.

5. Reports

Mr. Freese reminded the Commission of the Mountain Avenue Corridor Open House on Tuesday, April 2, 2019.

Commissioner Byron suggested having a worksession regarding community gardens and their sustainability.

Meeting adjourned at 8:07 p.m.



Jill Wilson, Planning and Building Technician



Kelsey Byron, Secretary