



**Garden
Spot of
Colorado**

807 Mountain Avenue | PO Box 1229 | Berthoud, CO 80513 | O: 970.532.2643 | F: 970.532.0640 | Berthoud.org

TOWN OF BERTHOUD PLANNING COMMISSION

TOWN HALL

807 Mountain Avenue

THURSDAY, June 9, 2022

6:00 P.M.

1. Training Session for New Members (begins at 5:00pm)
2. Call to Order
3. Roll Call

Jan Dowker, Chairwoman	Jeff Butler, Vice Chair
Karen Anderson	Melissa Feldbush
Chris Kurtz	Abigail Smith
Jon Van Benthem	

All matters listed under Item 3, Consent Agenda, are considered to be routine by the Planning Commission and will be enacted with a single vote. If discussion is deemed necessary on an item, that item should be removed from the consent Agenda and considered separately.

4. Approval of Minutes of the March 10, 2022 Planning Commission Meeting.
5. Election of Planning Commission Secretary
6. Public Hearing: Heritage West Minor Subdivision and Setback and Drive Thru Spacing Variance, Tyson and Suzie Hull Applicant.
7. Public Hearing: Westside Crossing Final Plat, Scott Charpentier Applicant.
8. Reports.
9. Adjourn.

The Planning Commission hearing will be held on Zoom, and in person, and can be joined at the following link: <https://us02web.zoom.us/j/86226451234> or by calling 1 (669) 900-6833 and inputting the following Meeting ID number: 862-2645-1234.

If you require a special accommodation, please contact the Town Clerk 24 hours in advance at (970) 532-2643.



Planning Commission Minutes – March 10, 2022

1. Call to Order – The Planning Commission convened a regular meeting on March 10, 2022. Chairwoman Dowker called the meeting to order at 6:00 p.m.

2. Roll Call – Members present:

Jan Dowker	(Chairwoman)
Sean Murphy	(Secretary)
Karl Ayers	(Commissioner)
Karen Anderson	(Commissioner)
Chris Kurtz	(Commissioner)
Abigail Smith	(Commissioner) <i>via ZOOM</i>

Staff present:	Curt Freese	(Director)
	Adam Olinger	(Planner)
	Jonathan Mitchell	(Permit Technician)

3. Consent Agenda – Minutes from the January 27, 2022 Planning Commission Meeting.

MOTION made by Commissioner Anderson.

SECONDED by Commissioner Kurtz.

With all in favor, THE MOTION CARRIED.

Commissioner Murphy and Commissioner Smith abstained due to absence at last meeting.

4. Public Hearing: Westside Crossing Preliminary Plat Request (Scott Charpentier, agent for Berthoud Gateway LLC)

Director Freese introduced the Westside Crossing Preliminary Plat request.

Scott Charpentier (agent) showed off the integration between the residential and the commercial sections of the development.

Public Comment was opened at 6:20 p.m.

Public Comment was closed at 6:21 p.m.

Commissioner Ayers addressed concern over the connections to the neighborhood to the east.

Commissioner Dowker expressed concern for traffic movement on Meadowlark Drive emphasizing the intersection at Tundra Avenue.

Commissioner Murphy showed concern over the noise at the plaza.

MOTION made by Commissioner Ayers to APPROVE the Westside Crossing Preliminary Plat, finding that it satisfies Section 30-6-107 B., with the following conditions:

- 01. Rapid Flashing Beacons across Highway 56 are required with the development of the commercial lots.**
- 02. The northern duplexes remain one story in height.**
- 03. Berms are included on the west side between Highway 287 and the development.**
- 04. An easement for Gateway signage to be dedicated at the southwest corner of the development.**

And the following recommendations:

- 01. Recommendation for a noise study for the southwest plaza.**
- 02. Recommendation for a further traffic safety study at Meadowlark Drive and Tundra Avenue.**

SECONDED by Commissioner Anderson.

With all in favor, THE MOTION CARRIED.

5. Reports –

Director Freese announced that today we had a kickoff with the Colorado Department of Transportation about an Access Control Plan for Highway 287 throughout town.

There will not be a Planning Commission Meeting on Thursday, March 24, 2022.

6. Adjourn –

The meeting was adjourned at 6:53 p.m.



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STAFF REPORT: HERITAGE WEST

DATE: May 26, 2022

GENERAL INFORMATION		
Applicant:	Suzanne and Tyson Hull	
Site Location:	Located on the SW corner of Meadowlark and Mountain Ave	
Applicant's Request:	Minor Subdivision to create two additional Commercial Lots; the applicant is also requesting for two variances to allow an expansion of an existing building in the setback and to allow less than the required drive-thru spaces	
Current Zoning:	C-2 (General Commercial)	
ZONING DISTRICT INFORMATION		
<u>Related Zoning District Requirements</u>		
	C-2	
Min. Lot Width	50'	
Front Setback	25'	
Side Setback	0'; 25' if abutting a different zoning district	
Rear Setback	35'	
Building Height:	50'	
SURROUNDING ZONING, LAND USE AND REQUIRED BUFFERS		
<u>Adjacent Zoning</u>	<u>Adjacent Land Uses</u>	<u>Setbacks for Adjacent Zoning /Buffer required if rezoned</u>
North: C-2	Vacant Commercial Property	N/A
South: RR-2 (Larimer County)	Rural Residence	25'
East: C-2, Transitional	Gas Station	N/A
West: C-2	Boat Sales	N/A

PROPOSAL

The application is to subdivide the existing Hometown Liquors lot of 1.912 acres into three commercial lots, all keeping the C-2 (General Commercial) zoning classification. As part of the request, the Applicant is also requesting a setback variance of 15' to build an addition onto the existing liquor store building, and for a drive thru stacking variance to allow a drive thru with a stacking of five cars instead of seven as required by code.

BACKGROUND

The Applicants annexed the lot into the Town on March 27, 2018 with a C-2 (General Commercial) zoning designation. The lot had been located in Larimer County with an FA-1 zoning classification prior to its annexation. The property is currently served by Little Thompson water, but the owners were informed that any development would require the entire site to be served by Berthoud water.

MINOR SUBDIVISION:

A minor subdivision is allowed in cases where there are less than five lots created, and when no public infrastructure is created. Minor Subdivisions are approved by the Planning Commission, and only require one public hearing. If a Minor Subdivision is approved, the Minor Subdivision Plat may create easements, ROW, and legally transferrable lots once recorded.

In this case, the Applicant is proposing to subdivide the existing liquor store lot into two additional commercial lots, and one common drainage lot. The two lots will be accessed from Meadowlark by a private common access easement owned in common by all three lots. The Applicant is proposing an addition with a drive thru on the lot with the existing Hometown Liquor store, and a mixed-use building with a residence/commercial use on the rear southwestern new lot. The remaining undeveloped lot will be located along Mountain Avenue and will be subject to the Mountain Avenue Zoning and Design Overlay should it develop. The Site Plan's for the addition and the new mixed-use building are approved administratively but have been submitted and, should the Minor Subdivision be approved, they can be signed and approved as well.

VARIANCE REQUESTS:

A Minor Subdivision cannot be legally approved if it does not meet the standards of the Berthoud Development Code. Moreover, a Site Plan for the addition of the Liquor Store, also cannot be approved without satisfying the standards of the Development Code.

Setback Variance:

The applicant is proposing to add on to the existing liquor store to add a drive thru. The current building is currently non-conforming with a 10' south side setback, when 25' is required. Once the building is altered, the legal non-conforming status ends, and thus a variance is required for this addition to be permitted.

Drive Thru Variance:

The liquor store drive thru addition only has room for stacking of five cars, instead of the seven required. The layout does not allow for any location for stacking without potentially eliminating the commercial lot to the North. In addition, liquor stores have far less traffic than a typical drive thru, which is what the standard anticipates.

ZONING

The C-2 (General Commercial) zoning district allows a wide variety of commercial and residential uses, but specifically is intended for automobile-oriented uses. From a residential standpoint, C-2 does allow multi-family with up to ten (10) dwelling units per acre with a conditional use, and mixed-use buildings as a use by right.

PREFERRED LAND USE

This property is located within the Suburban Business Preferred Land Use designation, which plans for retail, office, and employment-related uses developed in the typical suburban development pattern.

MINOR SUBDIVISION CRITERIA/FINDINGS

The criteria in Section 30-6-109 C of the Development Code provides the following review criteria to evaluate the Minor Subdivision (with Staff analysis regarding each point below):

1. The minor subdivision plat is in compliance with this Code, Comprehensive Plan, and the PORT Plan.
 - ✓ The minor subdivision plat is in full compliance with the Code.
 - ✓ The Comprehensive Plan is satisfied, as this follows the desire for commercial development along Mountain Avenue.
2. The Planning Commission shall also consider how the Applicant has addressed comments received from the public during the Public Comment portion of the process when considering the request.
 - ✓ There were no comments received for this project.

FINDINGS NECESSARY FOR A VARIANCE

1. **Such relief may be granted without substantial detriment to the neighborhood or the public good and without substantially impairing the intent and purposes of this code**
 - ✓ The liquor store building has been on the site for many years, and the addition does not encroach into the setback, but only triggers the loss of its non-conforming status and therefore will not provide any substantial detriment to the neighborhood or public good than what already exists.
 - ✓ The liquor store drive thru typically has much lower average traffic counts as per the International Traffic Engineer's Parking Guide, than other drive thru uses, and the loss of stacking for two spaces on a private drive should not impact motorists or the general public.
2. **Provided that there are exceptional circumstances applying to the specific piece of property which do not generally apply to the remaining property in the same zoning area or neighborhood**
 - ✓ The existing liquor store building that was built on the property prior to the establishment of this setback, and while it was within the County.
 - ✓ The lot is constrained by its size, the grade of Mountain Avenue, the location of the existing access points (no new ones will be allowed), drainage, and the existing building. There is no functional way to add the two additional stacking spaces without removing the Northern commercial lot.
3. **That the requested variance shall not authorize any permanent use not permitted in the zoning district**
 - ✓ This request will not be authorizing any permanent use not permitted in the zoning district.

4. **If the hardship on which the request for variance is based, in whole or in part, is self-inflicted, that will be a highly significant fact which is a material element bearing on the issue, and will weigh heavily against the owner or applicant seeking the variance**

✓ When the liquor store building was built, it conformed to Larimer County's setback standards and only became non-conforming when the property was annexed in 2018. The variance is now only required due to the addition, as the code does not allow legal non-conformities to retain their legal non-conforming status if the building is enlarged.

✓ The Applicant has worked to provide as much stacking as is functionally possible on the site.

5. **In circumstances where the property owners affected most directly, e.g. neighbors, concur in writing with the variance that fact shall be given significant (but not conclusive) weight in favor of the request**

x. Staff did not receive any public comment regarding the variance request.

PUBLIC NOTICE

Notice of the Town Board Public Hearing has been mailed to property owners within 300 feet of the subject property, a legal ad published, and the property was posted as required by the Development Code.

FINDINGS AND RECOMMENDATIONS

There are two separate items, which each require a separate set of motions and findings.

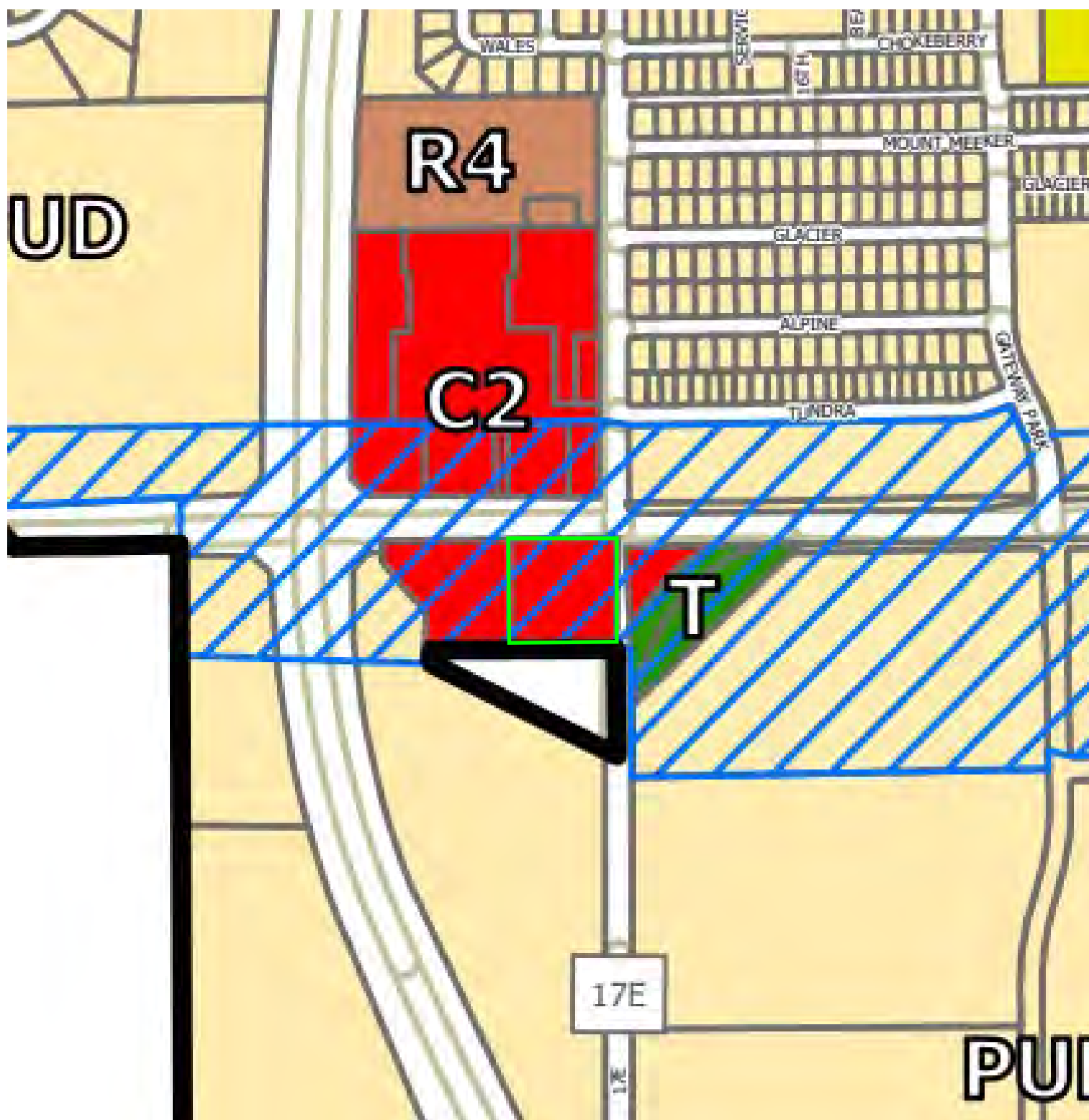
Variances:

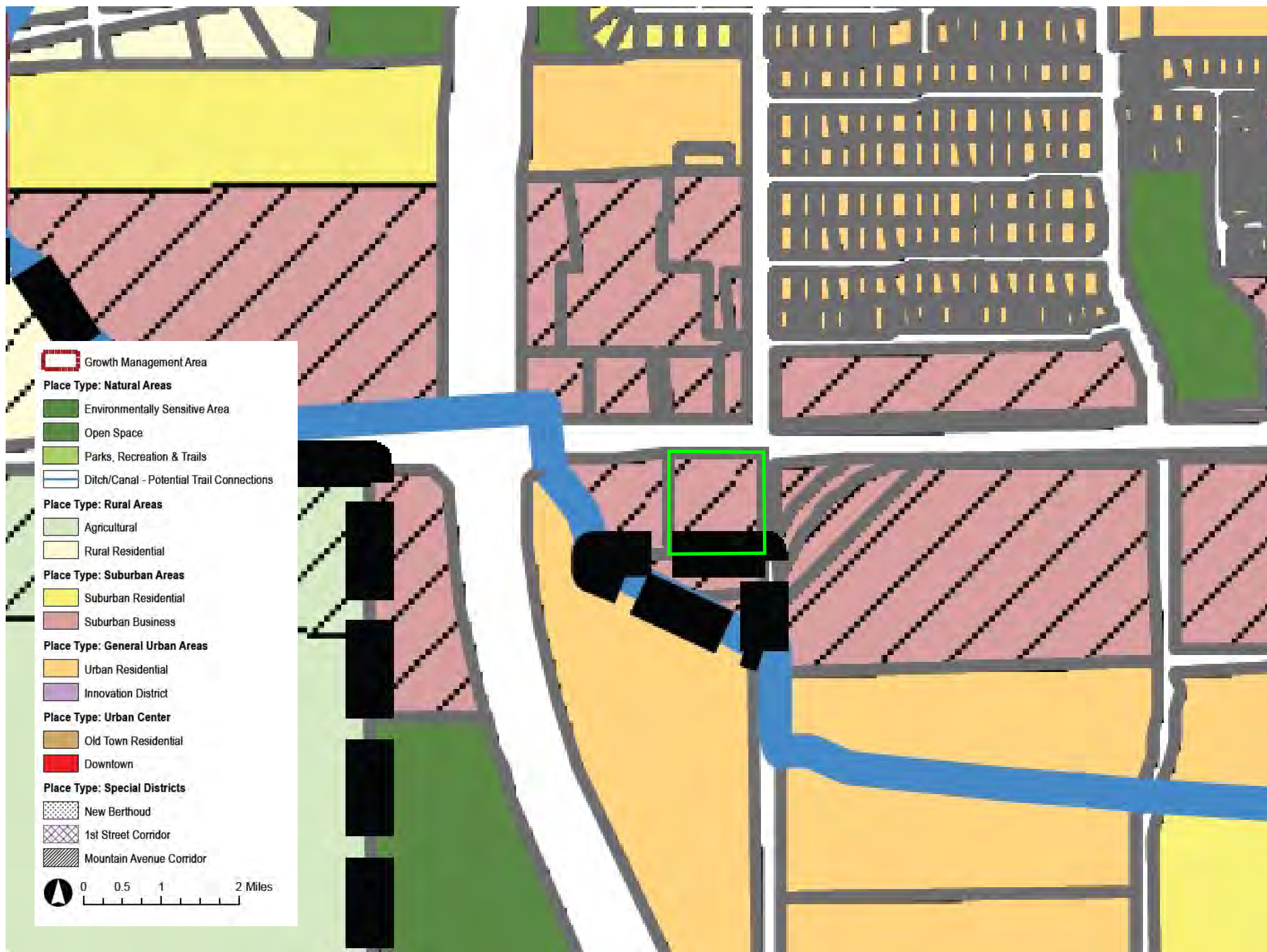
Staff recommends a motion to approve the 15' side setback variance request of Section 30-3-104 B and the two-car drive thru stacking variance of Section 30-2-106 C at 425 Mountain Ave, finding that the variance requests satisfy all of the applicable requirements specified in Section 30-3-108 of the Berthoud Municipal Code.

Minor Subdivision:

Staff recommends a motion to approve the Heritage West Minor Subdivision, finding it satisfies the requirements of Section 30-6-109 C (found in the Staff Report).

**ZONING
AND
PREFERRED
LAND USE
MAP**

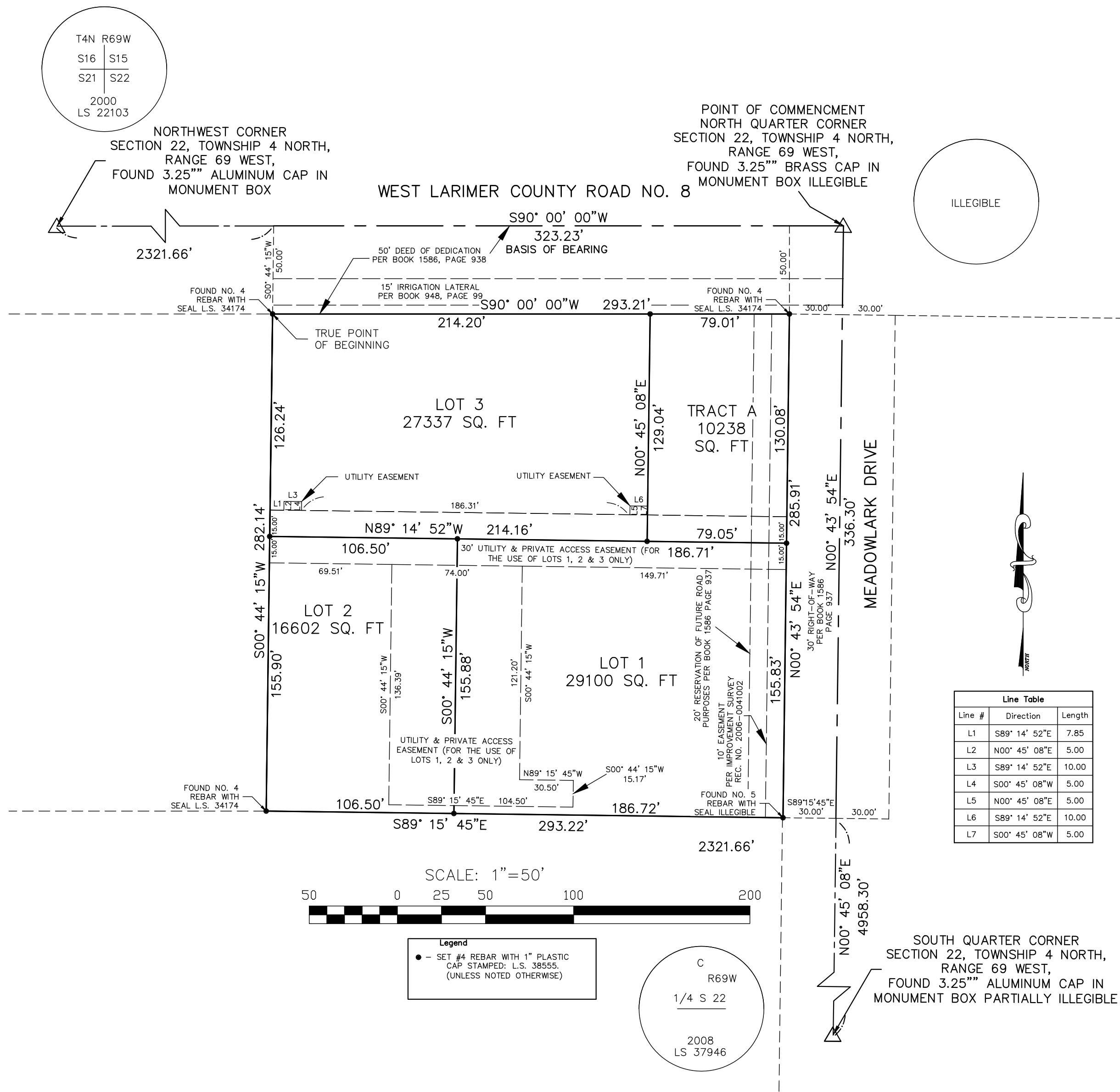




**MINOR
SUBDIVISION
SUBMITTAL**

HERITAGE WEST MINOR SUBDIVISION

BEING A PORTION OF THE LIGHTFOOT ANNEXATION SITUATE IN THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH P.M., TOWN OF BERTHOUD, LARIMER COUNTY, COLORADO.



LEGAL DESCRIPTION AND DEDICATION— HERITAGE WEST MINOR SUBDIVISION

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, being the owners of:

THAT PORTION OF LIGHTFOOT ANNEXATION, SITUATE IN THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH P.M., TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO:

CONSIDERING THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 22 AS BEARING SOUTH 90°00'00" WEST AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO:

A PORTION OF THE NW 1/4 OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH P.M., COUNTY OF LARIMER, STATE OF COLORADO CONSIDERING THE NORTH LINE OF THE SAID NW 1/4 AS BEARING EAST AND WEST AND WITH ALL BEARINGS HEREIN RELATIVE THERETO: BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF SAID SECTION 22, THENCE ALONG SAID NORTH LINE WEST 323.23 FEET; THENCE SOUTH 0 DEGREES 44' 15" WEST 332.14 FEET; THENCE SOUTH 89 DEGREES 15' 45" EAST 323.20 FEET TO THE EAST LINE OF SAID NORTHWEST QUARTER; THENCE ALONG SAID EAST LINE NORTH 0 DEGREES 44' 15" EAST 336.30 FEET TO THE POINT OF BEGINNING.

Containing 83,277 Square Feet (1.912 Acres) more or less.

Have laid out, platted and subdivided the above described land, under the name and style of HERITAGE WEST MINOR SUBDIVISION, and by these presents do dedicate to the Town of Berthoud in fee simple the street and public "rights-of-way" as shown on the plats, and grant the Town of Berthoud such easements and rights-of-way, and all right, title and interest in real property to the above described lands, including all surface interests and all minerals within or underlying said lands, as are created hereby and depicted or, by note, referenced hereon, along with the right to install, maintain, replace and operate mains, transmission lines, service lines, and appurtenances, either directly or through the various public utilities, as may be necessary to provide such utility, cable television, water, electric, natural gas and sanitary services within this subdivision or property contiguous thereto, through, over, under, and across streets, utility and other easements, and other public places as shown on the plat.

LIGHTFOOT, LLC,
A Colorado Limited Liability Company
Tyson D. Hull

LIGHTFOOT, LLC,
A Colorado Limited Liability Company
Suzanne E. Hull

NOTICE OF OTHER DOCUMENTS

All persons take notice that certain documents have been executed pertaining to this development, which create certain rights and obligations of the development, the developer and/or subsequent owners of all or portions of the development site, many of which obligations constitute promises and covenants that run with the land. These documents should be closely examined by all persons interested in purchasing any portion of the development site.

NOTES

- 1) Basis of Bearings:
Assuming the North line of the Northwest Quarter of Section 22 as bearing South 90°00'00" West and with all bearings contained herein relative thereto. North Quarter Corner found 3.25" Brass Cap illegible in monument box as noted above and the Northwest Corner found 3.25 Aluminum Cap L-S 22103 in monument box as noted above.
- 2) Recorded and apparent rights-of-way and easements are shown per Title, Old Republic National Title Insurance Company, Order No. FC125192133, dated September 19, 2021 and updated January 4, 2022.
- 3) According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of certification shown hereon.
- 4) The lineal units used in preparing this survey are U.S. survey feet.
- 5) Flood Zone: The subject parcel does not lie in any Floodplain area per FEMA and Larimer County Flood maps.

OWNER / APPLICANT

LIGHTFOOT, LLC, A COLORADO LIMITED LIABILITY COMPANY
425 MEADOWLARK DRIVE
BERTHOUD, COLORADO 80513
seohull@hotmail.com

ENGINEER / DESIGNER

COLORADO CIVIL GROUP INC.
2204 HOFFMAN DRIVE
LOVELAND, COLORADO 80538
sshadowen@cgcinc.us

SURVEYOR

SNYDER LAND SURVEYING INC
2061 SANDWATER CT.
WINDSOR, CO 80550
SnyderLandSurveying@outlook.com

DEED OF TRUST'S DEDICATION

The undersigned mortgagee, for good and valuable consideration does by these presents, hereby subordinate all of its rights to such fee simple dedications and grants of easements to the Town of Berthoud as are depicted and referenced hereon and to the terms and conditions of the development agreement and this final plat and agrees that the development agreement and this final plat shall constitute a first and prior lien upon the HERITAGE WEST MINOR SUBDIVISION to the same extent as though it were actually executed and recorded prior to said lien or deed of trust.

Dated: _____

Dean G. Anderson (deceased)
By: Steven D. Anderson

Betty J. Anderson (deceased)
By: Steven D. Anderson

RIGHT TO FARM STATEMENT:

The Town of Berthoud has adopted a "Right to Farm" policy. All new and existing residents are expected to read and understand the policy. For a copy of the policy, please contact the Town of Berthoud.

SITE SPECIFIC DEVELOPMENT PLAN:

This plan constitutes a site specific development plan as defined in Article 68 of Title 24, C.R.S., as amended, and Chapter 30 of the Berthoud Development Code available at the Berthoud Town Hall , 807 Mountain Avenue, Berthoud, Colorado 80513.

APPROVAL CERTIFICATES:

Approved by the Planning Commission of the Town of Berthoud, Colorado, this _____ day of 2022.

Chairman

The foregoing plat is approved for filing and accepted by the Town of Berthoud, Colorado, this _____ day of _____, 2022.

ATTEST:

Community Development Director

POUDRE VALLEY REA APPROVAL:

Approved this the _____ day of _____, 2022

LITTLE THOMPSON WATER DISTRICT APPROVAL:

Approved this the _____ day of _____, 2022

XCEL ENERGY APPROVAL:

Approved this the _____ day of _____, 2022

LARIMER COUNTY CLERK AND RECORDER CERTIFICATE:

The foregoing HERITAGE WEST MINOR SUBDIVISION is approved for filing and accepted by the County of Larimer, State of Colorado, this day _____, 2022

Attest: _____
Larimer County Clerk and Recorder

CLIENT: TYSON & SUZIE HULL

TITLE: HERITAGE WEST MINOR SUBDIVISION

DATE: 25 APRIL 2022 SCALE: 1"=50'

JOB NO: HULL-21-09-007

Snyder Land Surveying Inc.

Professional Land Surveyor
Erik Jay Snyder; PLS 38555
C: 970-686-5157
C: 724-992-8754
E: SnyderLandSurveying@outlook.com
W: SnyderLandSurveying.com



DRAWN BY:

EJS

CHECKED BY:

TTS

APPROVED BY:

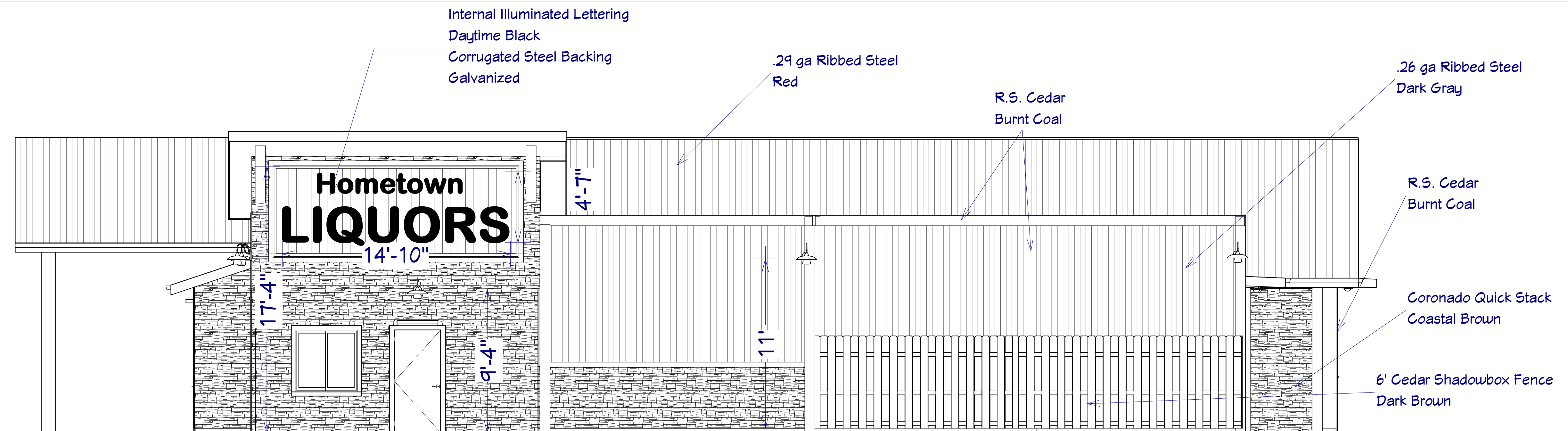
EJS

REVISIONS:

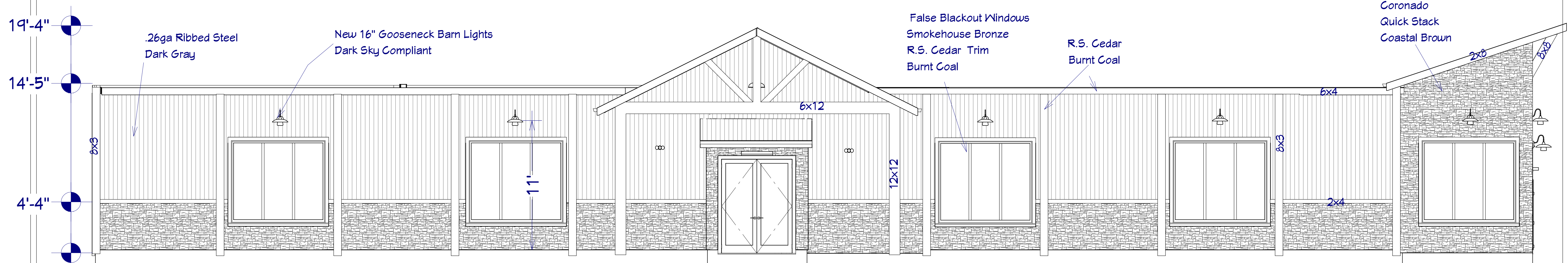
PAGE(S):

1 OF 1

**SITE PLAN
SUBMITTAL
(REFERENCE
FOR
VARIANCES)**



Elevation North



Elevation East



Heritage Nest

Elevations North & East

DRAWINGS PROVIDED BY:
Jesse Sanders
Sanders Construction
SandersConstruction.Jesse@gmail.com
(410)240-2477

DATE:

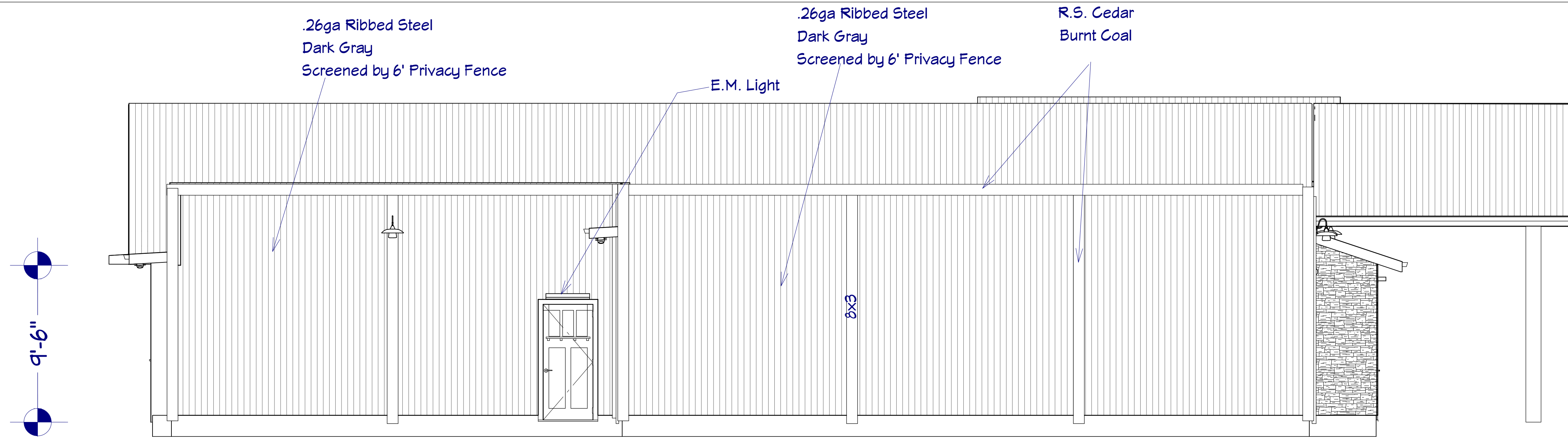
4/27/2022

SCALE:

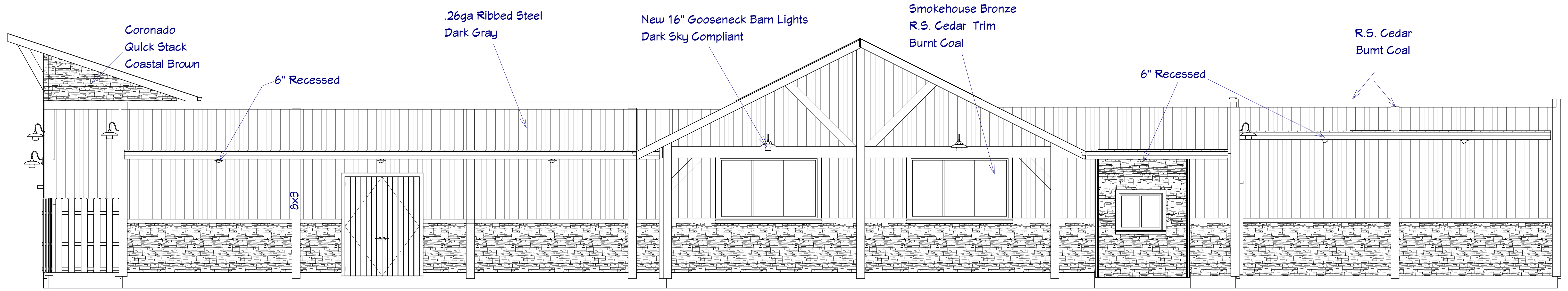
1/4"=1'

SHEET:

A2

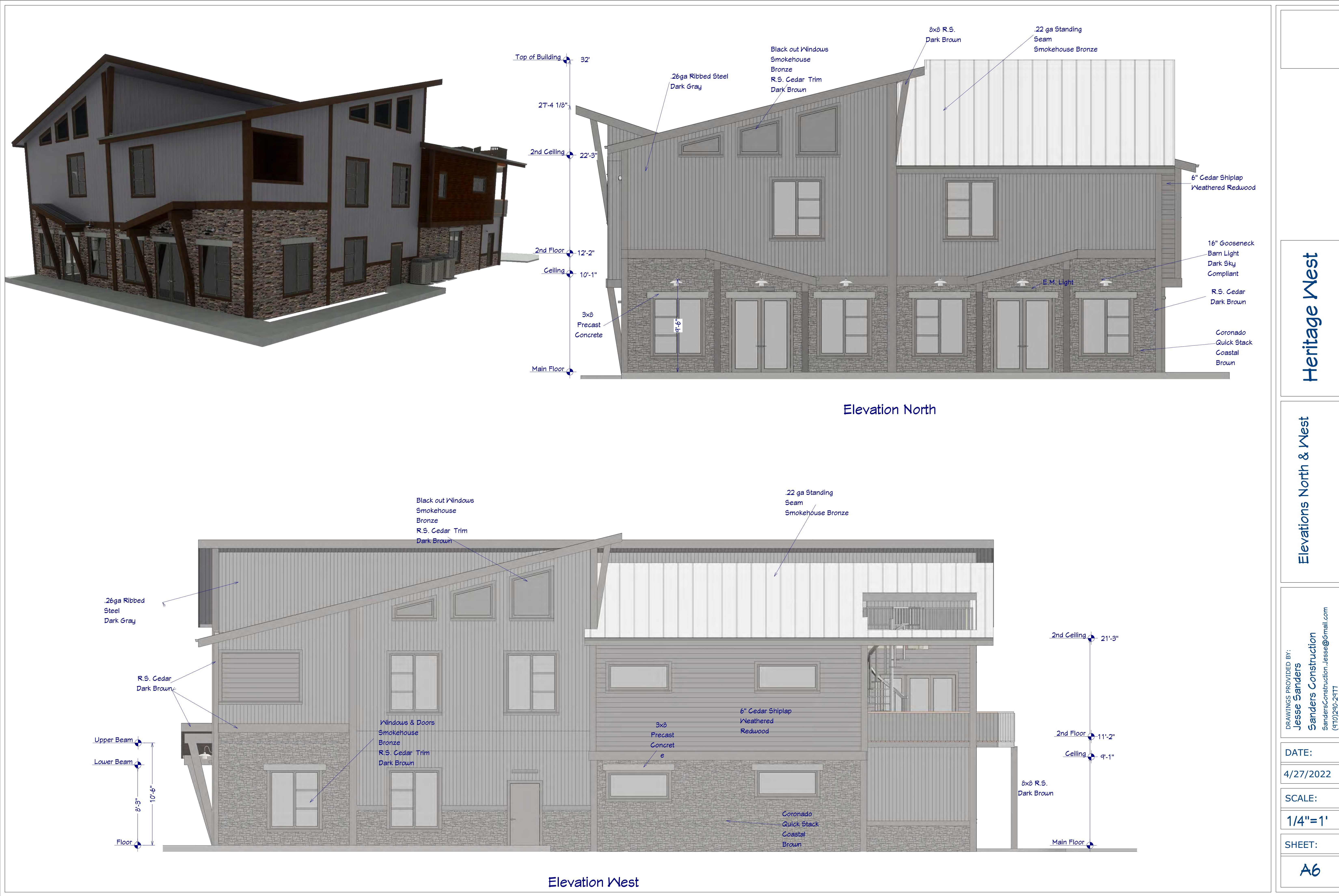


Elevation South



Elevation West







Elevation South



Elevation East

Heritage Nest

Elevations South & East

DRAWINGS PROVIDED BY:
Jesse Sanders
Sanders Construction
SandersConstruction.Jesse@gmail.com
(410)240-2477

DATE:
4/27/2022

SCALE:
1/4"=1'

SHEET:
A7

1. Tahoma 31 is a cold hearty drought tolerant Bermuda grass, water use is 60-75% less than Bluegrass.
2. Trees in Turf area require separate drip irrigation from turf.
3. Water Time of Day to be Set Between 11 P.M.- 4 A.M.
4. All Work Shall be Done in Accordance with the Plans and The Town Of Berthoud.
5. Landscape Contractor Is not to Change Grade Detailed in The Site Grading Plan.
6. Site Contractor to Verify Set Backs, Easements & Utility Locations Before Any Work Begins.



- Seeded Native Prairie Grass & Clover Mix
- 2" River Rock
- Dark Brown Mulch
- Tahoma 31 Bermuda Grass
- 1/2 Barrel Planter
- Deciduous Tree
- Evergreen Tree
- Deciduous Shrub
- Evergreen Shrub
- Dark Brown 4x8 Pavers or Stamped Concrete
- Concrete Side Walk

PREVAILING WIND

TIER TRUNK
GUY WIRE
STAKE

PLAN VIEW

WIDE NYLON WEBBING

2"x4" WOOD STAKE

TOP OF ROOT FLARE AT
SOIL SURFACE, OR 1'-2"
ABOVE GRADE

FINISH GRADE

2" SETTLED LAYER OF MULCH

TILLED OR BROKEN UP
SOIL MIN 12" DEEP

2X WIDTH OF
ROOTBALL

SMALL TREE PLANTING (2" CAL)

NOT TO SCALE

WIDE NYLON WEBBING

TOP OF ROOT FLARE AT
SOIL SURFACE, OR 1'-2"
ABOVE GRADE

2"x4" WOOD STAKE AT
OR BELOW GRADE

FINISH GRADE

2" SETTLED LAYER OF MULCH

TILLED OR BROKEN UP
SOIL MIN 12" DEEP

2X WIDTH OF
ROOTBALL

EVERGREEN TREE PLANTING

NOT TO SCALE

TOP OF ROOT FLARE AT
SOIL SURFACE, OR 1'-2"
ABOVE GRADE

FINISH GRADE

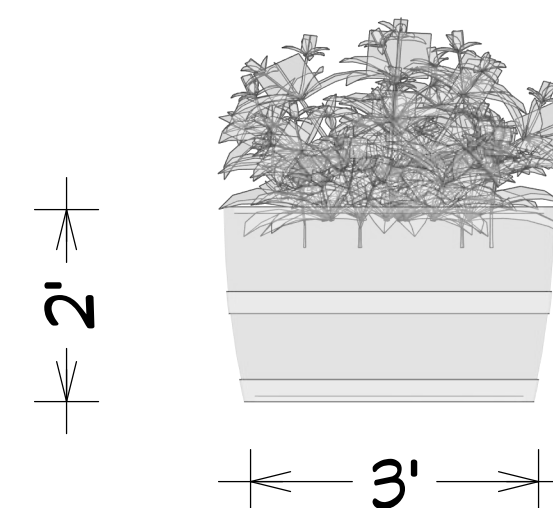
2" SETTLED
LAYER OF MULCH

TILLED OR BROKEN
UP SOIL MIN 12" DEEP

2X WIDTH OF
ROOTBALL

**TYP. SHRUB PLANTING:
INDIVIDUAL PLANTING HOLE**

NOT TO SCALE



1/2 Barrel Planter

1/2" Scale

Landscape Requirements		
Improvement Area		
Lot 1	.665 acre	
Lot 2	.38 acre	
Tract A	.236 acre	
Total	1.281 acre	
Lot 3	.56 acre	
Required Landscape		
Total Area Required	.213 acre	
Total Area Provided	.225 acre	
Hydrozone Area & Irrigation		
Zone 1	3 AF/ac	
Not used	0ac	
Zone 2	1.33 AF/ac	
Tahoma 31 Sod Area	.123 acre	
Planted Bed Area	.057 acre	
Zone 2 total AF	.239 AF	
Zone 3	.08 AF/ac	
Planted Bed Area	.013 acre	
Zone 3 total AF	.001 AF	
Zone 0	Not Irrigated	
Lot 3 Grass & Clover Seeded Area	.56 acre	
TractA Grass & Clover Seeded Area	.121 acre	
Rock Bed	.009 acre	
Artificial Grass	.01 acre	
Mulch Bed	.230 acre	
Total Landscaping Water needed	.24 AF	

PUBLIC COMMENT

From: [David Johnson](#)
To: [Curt Freese](#); [Adam Olinger](#)
Subject: Heritage West Project
Date: Saturday, February 12, 2022 12:58:35 PM

To whom it may concern,

I am responding to the proposed development at 425 Meadowlark Dr. I did not receive notice until 5 days prior to the submission deadline, so this response is at the last minute.

Furthermore, the signage was not placed where it could be readily seen. It was leaning against the building at the east entrance to the liquor store.

I am the owner of the property west of the proposed development at 1621 Mountain Ave. I don't have an objection to the proposal, but I do have a couple of concerns and requests to consider.

1. Due to the lack of a west bound entrance and the future possibility of CDOT shutting down my only entrance, I would like to have an ingress egress easement from Meadowlark Dr.
2. Since water and sewer is already at Meadowlark Dr. I feel that it would be advantageous to have a utility easement in place.

Both easements could be in between Lot 3 and Lots 1&2.

Sincerely Yours,
David Johnson
(720)350-2568

From: [John Terrell](#)
To: [Curt Freese](#); [Adam Olinger](#)
Subject: Neighborhood Notice on Project Name: Heritage West
Date: Saturday, February 12, 2022 1:04:13 PM
Attachments: [image001.png](#)
[Heritage West Neighborhood Notice.pdf](#)

To Whom It May Concern:

These comments are related to Project Name – Heritage West, Property Location – 425 Meadowlark Dr. We are the business that leases the property West of the Property Location on this notice at 1621 Mountain Ave - Sundance RV Marine Auto LLC.

- Why wasn't a notice of this sent to our business?
- The signage for the Request in question is not visible to the public. I have photographs from multiple angles where there is no sign in the ground notifying the public. It is leaning against the building at the entrance of Hometown Liquors and not posted by the road for easy viewing. We had to find this out third party.
- How will this affect our business – Sundance RV Marine Auto LLC? Access, etc.
- What kind of businesses / zoning, are proposed for these additional subdivisions?
- At a prior meeting we discussed an easement for a left turn. We do not currently have a left turn access into our business. Would like your consideration for an ingress egress easement and utility easement as well.
- Timeframe?

Thank you for your time and consideration on these matters above.

Sincerely,

John Terrell
970-535-0761
Sundance RV Marine Auto LLC
1621 Mountain Ave
Berthoud, CO 80513





**Garden
Spot of
Colorado**

807 Mountain Avenue | PO Box 1229 | Berthoud, CO 80513 | O: 970.532.2643 | F: 970.532.0640 | Berthoud.org

STAFF REPORT: WESTSIDE CROSSING

DATE: June 9, 2022

GENERAL INFORMATION		
Applicant:	Scott Charpentier	
Site Location:	Vacant land located east of Hwy 287, north of Mountain Ave, west of Meadowlark Dr, and south of the Village at Matthew’s Farm subdivision.	
Applicant's Request:	A Final Plat request to create 56 single family attached (duplex/townhome) lots, a trail, and a park on approximately 7.6 acres. The remaining portion of the site is being combined into a tract to be subdivided at a later date.	
Current Zoning:	R-4 (Mixed-Use) and C-2 (General Commercial).	
ZONING DISTRICT INFORMATION		
Related Zoning District Requirements		
	R-4	C-2
Min. Lot Width	16’	50’
Front Setback	20’ front loaded, 10’ rear loaded	25’
Side Setback	5’ (0’ if attached); 10’ corner side	0’; 25’ if abutting a different zoning district
Rear Setback	10’ front loaded, 5’ rear loaded	35’
Building Height:	50’	50’
SURROUNDING ZONING, LAND USE AND REQUIRED BUFFERS		
Adjacent Zoning	Adjacent Land Uses	Setbacks for Adjacent Zoning /Buffer required if rezoned
North: PUD	Single-Family Detached Residential	N/A
South: C-2	Boat Sales, Liquor Sales	N/A
East: PUD	Single Family Detached and Attached (fourplexes)	N/A
West: Hwy 287, PUD	Highway, Vacant Commercial Land	N/A

PROPOSAL

This is a final plat request to officially create 56 single family attached lots (16 one story duplexes and 40 townhomes). The southern part of the Westside Crossing project, which is zoned C-2, is proposed to be combined into one large tract to be subdivided at a future date.

BACKGROUND

This land was originally approved in 2006 as the Safeway PUD, which allowed for commercial uses throughout the entirety of the site. This project was never platted and sat vacant with this zoning designation until April 2021 when its current Neighborhood Master Plan and subsequent zoning districts were approved. Early submittals of this project included apartments instead of the duplexes/townhomes seen today, but after a negative reaction from the neighbors the applicant changed the plan to what was eventually approved.

FINAL PLAT

The Final Plat is the last step in the platting process, where the Applicant finalizes the overall layout and infrastructure laid out in the Neighborhood Master Plan and Preliminary Plat. In March 2022, the Westside Crossing Preliminary Plat was approved by the Town with the following conditions expected to be met by Final Plat:

1. Rapid Flashing Beacons across Hwy 56 are required with the development of commercial lots.
2. The northern duplexes or zero lot line units remain one story in height.
3. Berms are included on the west side between Highway 287 and the development.
4. An easement for Gateway signage to be dedicated at the southwest corner of the development.

At the Preliminary Plat approval, the following recommendations were also provided:

1. Recommendation for a noise study for the southwest plaza.
2. Recommendation for a further traffic safety study at Meadowlark Dr and Tundra Ave

Notably, the majority of these conditions were made in regard to the development of the commercial part of the project. The only condition/recommendation that applies to this Final Plat request is Condition #2, which requires that the northern duplex lots be limited to one story in height. The applicant has met this condition by adding a restriction to the plat that restricts the buildings from ever being more than one story.

ZONING

The R-4 (Mixed Use) zoning district allows a variety of commercial and residential uses, including residential homes up to 24 units per acre. With a density of just over 7 units per acre, the proposed units would meet the zoning district's density requirement.

PREFERRED LAND USE

This property is located within the Suburban Residential Preferred Land Use designation, which plans for housing in the typical suburban development pattern. With a proposed mix of front and alley-loaded homes with open space/park buffers on all four sides of the project and a loop road connecting to existing street network, this plan fits the Suburban Residential pattern identified in the Comprehensive Plan.

REZONING CRITERIA/FINDINGS

The criteria in Section 30-6-108 C of the Development Code provides the following review criteria to evaluate a Rezoning request (with Staff analysis regarding each point below):

1. Does not change any land use of the proposed plat
 - ✓ This project is the same as the preliminary plat.
2. Does not change the number of lots or residential density by more than 5%
 - ✓ This project is the same as the preliminary plat.
3. Does not contain changes which would render the final plat in nonconformance with requirements of the Code.
 - ✓ The Final Plat is in full compliance with the Code.
4. Does not contain significant changes in street alignment and/or access points, or other public elements such as drainage improvements, utility lines, or facilities
 - ✓ This project is the same as the preliminary plat.
5. How the applicant has addressed comments received from the public during the Public Comment portion of the process
 - ✓ The Applicant received just one comment during this Final Plat portion of the process, but was unable to meet their request for a larger buffer area to the north due to land constraints. In previous steps of this process, the developer has worked with the neighboring landowners to reduce the residential product type from apartments to duplexes/townhomes, removed a trail portion from abutting the fences of existing landowners at their request, and by moving the location of the park to the east to allow for the existing neighbors easier access. Therefore, Staff believes they have satisfied this factor.
6. The development complies with the code, the Comprehensive Plan, and the PORT Plan
 - ✓ This development is in full compliance with the code, furthers the goals of the Comprehensive Plan by developing exactly as to the preferred land use map, and expands on the PORT Plan by providing a connection between the existing trail along 287 to the north and the trail along Mountain Ave to the east while also installing a new park.
7. All applicable technical standards including the provision of water in sufficient amount and quality have been met
 - ✓ Staff has found that the development would not impact the town's water supply.

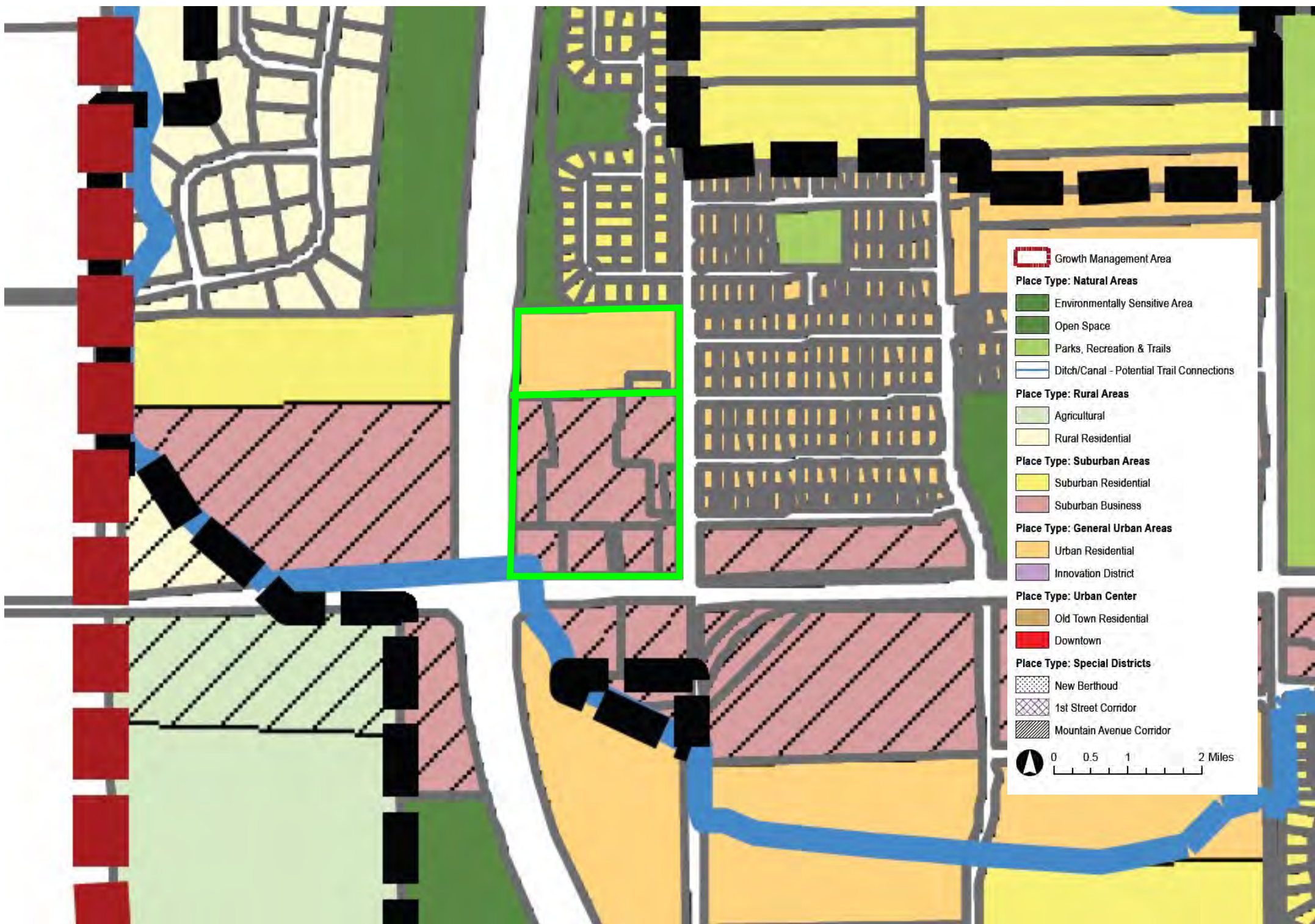
PUBLIC NOTICE

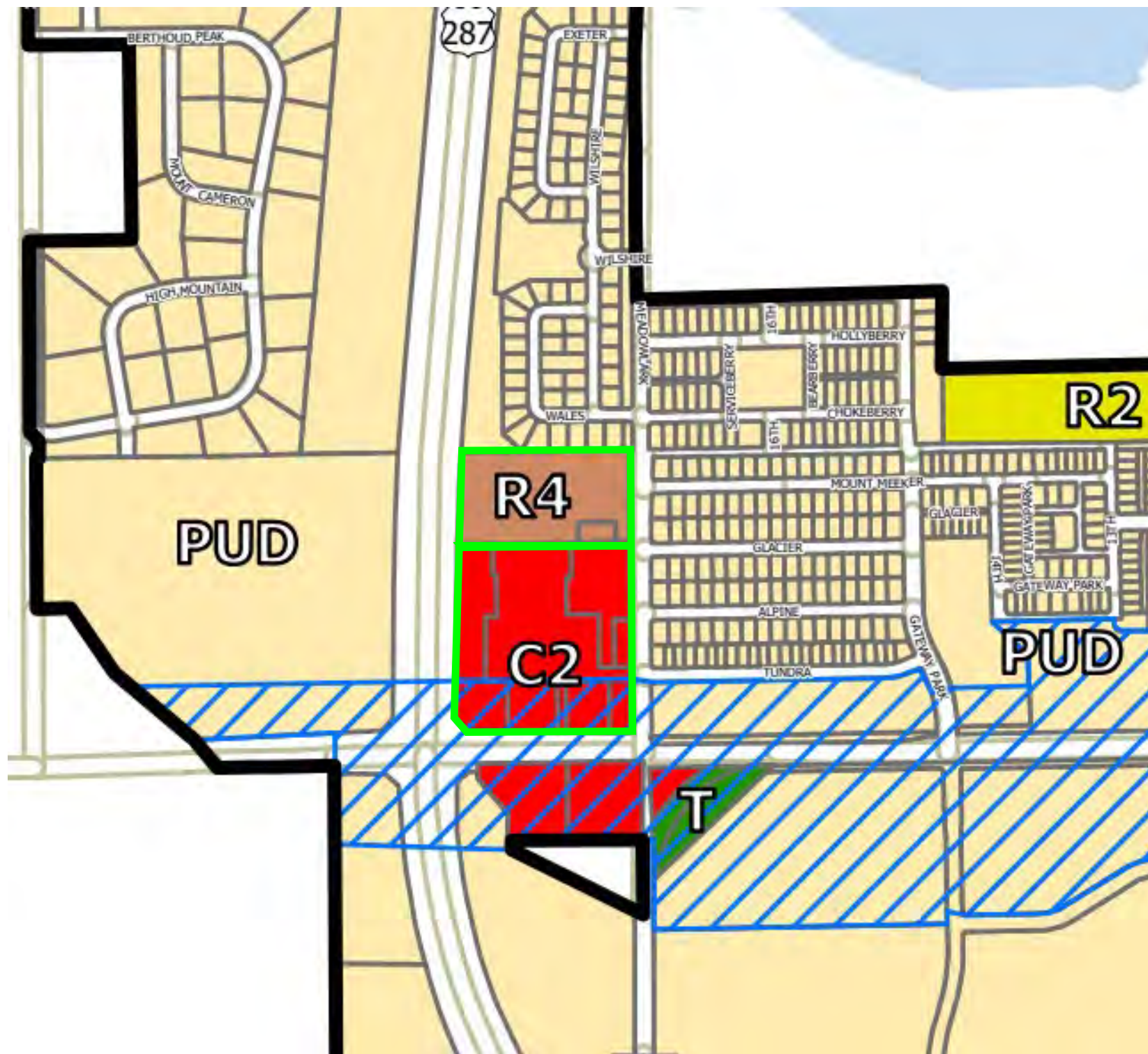
Notice of the Town Board Public Hearing has been mailed to property owners within 500 feet of the subject property, a legal ad published, and the property was posted as required by the Development Code.

FINDINGS AND RECOMMENDATIONS

Staff recommends a motion to approve the Westside Crossing Final Plat, finding it satisfies the requirements of Section 30-6-108 C (found in the Staff Report).

**ZONING
AND
PREFERRED
LAND USE
MAP**





FINAL PLAT SUBMITTAL

FINAL PLAT
WESTSIDE CROSSING

Being a Replat of Safeway at Berthoud,
Situate in the South Half of the Southwest Quarter of Section 15, Township 4 North, Range 69 West of the 6th P.M.,
Town of Berthoud, County of Larimer, State of Colorado

LEGAL DESCRIPTION:

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, being the owners of a portion of the Southwest Quarter Section Fifteen (15), Township Four North (T.4N.), Range Sixty-nine West (R.69W.) of the 6th Principal Meridian, Town of Berthoud, County of Larimer, State of Colorado, more particularly described as follows:

Lots 1, 2, 3, 4, 5 and 6 and Tracts A and B, Block 1, and Lot 1 and Tract A, Block 2, Safeway at Berthoud, recorded April 23, 2007 as Reception No. 20070029752 of the Records of Larimer County.

Said described parcel of land contains 20.936 Acres, more or less (±).

Have laid out, platted, and subdivided the above described land, under the name and style of WESTSIDE CROSSING and by these presents do dedicate to the Town of Berthoud in fee simple the street and public "rights-of-way" as shown on the plats, and grants to the Town of Berthoud such easements as are created hereby and depicted or, by note, referenced hereon, along with the right to install, maintain, and operate mains, transmission lines, service lines, and appurtenances, either directly or through the various public utilities, as may be necessary to provide such utility, cable television, and sanitary services within this subdivision or property contiguous thereto, through, over, under, and across streets, utility and other easements, and other public places as shown on the plat..

OWNER: Berthoud Gateway LLC, a Colorado limited liability company

By: _____ As: _____

NOTARIAL CERTIFICATE

STATE OF _____)
COUNTY OF _____ ss)

The foregoing dedication was acknowledged before me this _____ day of _____, 20 ____
by _____ as _____

Witness my hand and official seal. (SEAL)

My commission expires _____

Notary Public

OWNER: SRP Enterprises, LLC, a Colorado limited liability company

By: _____ As: _____

NOTARIAL CERTIFICATE

STATE OF _____)
COUNTY OF _____ ss)

The foregoing dedication was acknowledged before me this _____ day of _____, 20 ____
by _____ as _____

Witness my hand and official seal. (SEAL)

My commission expires _____

Notary Public

LEINHOLDER: Westland Holdings, Inc.

By: _____ As: _____

NOTARIAL CERTIFICATE

STATE OF _____)
COUNTY OF _____ ss)

The foregoing dedication was acknowledged before me this _____ day of _____, 20 ____
by _____ as _____

Witness my hand and official seal. (SEAL)

My commission expires _____

Notary Public

RIGHT TO FARM STATEMENT:

The Town of Berthoud has adopted a "Right to Farm" policy. All new and existing residents are expected to read and understand the policy. For a copy of the policy, please contact the Town of Berthoud.

APPROVAL CERTIFICATES:

Approved by the Town of Berthoud, Colorado,

this _____ day of _____, A.D., 20 ____.

Mayor

The foregoing plat is approved for filing and accepted by the Town of Berthoud, Colorado,

this _____ day of _____, A.D., 20 ____.

ATTEST: _____

Town Clerk

LINE TABLE		
LINE	BEARING	LENGTH
L1	N44°32'38"W	71.30'
L2	N89°25'50"E	15.68'
L3	N90°00'00"E	26.43'
L4	S66°11'55"W	15.67'
L5	S00°56'50"W	11.66'
L6	N15°41'54"E	12.52'
L7	S87°29'50"E	29.95'
L8	S89°25'13"W	15.96'
L9	N89°25'13"E	15.00'
L10	N89°25'13"E	14.04'
L11	S00°40'06"E	6.61'

LINE TABLE		
LINE	BEARING	LENGTH
L12	N90°00'00"W	8.73'
L13	N01°14'07"W	5.94'
L14	S00°34'47"E	12.00'
L15	N89°25'13"E	14.00'
L16	S00°00'30"W	19.93'
L17	N89°25'13"E	41.07'
L18	N89°25'13"E	25.30'
L19	S89°46'24"W	41.03'
L20	N00°06'33"W	19.68'
L21	S89°25'13"W	11.23'
L22	N00°34'47"W	12.00'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C1	625.37'	11862.50'	3°01'14"	625.30'	N01°31'07"E
C2	8.23'	20.00'	23°34'41"	8.17'	S11°12'33"W
C3	70.69'	45.00'	90°00'00"	63.64'	S44°25'13"W
C4	25.13'	16.00'	90°00'00"	22.63'	S44°25'13"W
C5	45.88'	188.00'	13°58'57"	45.77'	S83°35'19"E
C6	38.77'	188.00'	11°49'00"	38.70'	S84°40'17"E
C7	7.11'	188.00'	2°09'56"	7.11'	S77°40'49"E
C8	89.55'	82.00'	62°34'22"	85.17'	S72°06'58"W
C9	33.33'	82.00'	23°17'20"	33.10'	N88°14'31"W
C10	56.22'	82.00'	39°17'01"	55.13'	S60°28'18"W
C11	36.14'	50.00'	41°24'35"	35.36'	S20°07'30"W
C12	83.58'	94.50'	50°40'37"	80.89'	S52°17'59"E
C13	70.69'	45.00'	90°00'00"	63.64'	S45°34'47"E
C14	25.13'	16.00'	90°00'00"	22.63'	S45°34'47"E
C15	24.61'	74.00'	19°03'08"	24.49'	S10°06'22"E
C16	23.52'	94.50'	14°15'48"	23.46'	S34°05'34"E
C17	60.06'	94.50'	36°24'51"	59.05'	S59°25'52"E
C18	108.14'	11862.50'	0°31'20"	108.14'	S02°46'03"W
C19	37.80'	82.00'	26°24'53"	37.47'	N88°38'43"E
C20	45.88'	188.00'	13°58'56"	45.77'	S82°25'45"W
C21	10.47'	20.00'	30°00'00"	10.35'	N74°25'13"E
C22	62.83'	40.00'	90°00'00"	56.57'	N44°25'13"E
C23	19.80'	40.00'	28°21'34"	19.60'	N75°14'26"E
C24	43.03'	40.00'	61°38'26"	40.99'	N30°14'26"E

BASIS OF BEARINGS AND LINEAL UNIT DEFINITION

Assuming the East line of the South Half of the Southwest Quarter of Section 15, T.4N., R.69W., being monumentalized by a #6 rebar with a 2" Aluminum Cap stamped "LS 27936" on the North end and by a #6 rebar with a 3 1/4" aluminum cap stamped "LS 16415" on the South end, as bearing South 00°34'48" East, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 1330.11 feet with all other bearings contained herein relative thereto.

The lineal dimensions as contained herein are based upon the "U.S. Survey Foot."

NOTICE

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon. (13-80-105 C.R.S. 2012)

TITLE COMMITMENT NOTE

This survey does not constitute a title search by King Surveyors to determine ownership or easements of record. For all information regarding easements, rights-of-way and title of records, King Surveyors relied upon Title Commitment Number FC25193574.1, dated January 25, 2022, as prepared by Land Title Guarantee Company to delineate the aforesaid information.

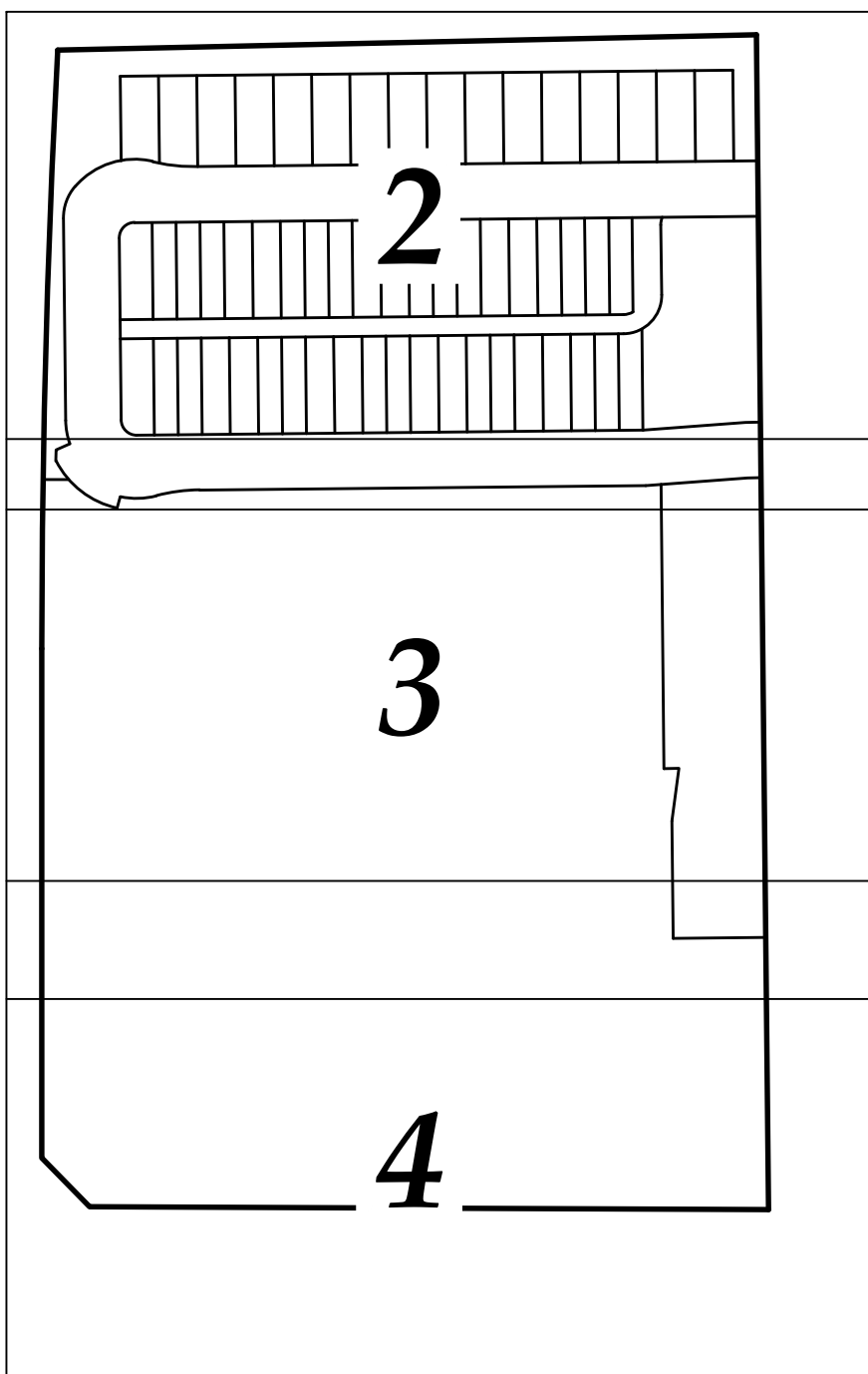
SURVEYOR'S CERTIFICATE:

I, Christopher A. DePaulis, a Registered Land Surveyor in the State of Colorado, do hereby certify that the survey of WESTSIDE CROSSING was made under my supervision and the accompanying plat accurately and properly shows said subdivision and is in compliance with the Subdivision Regulations of the Town of Berthoud.

Christopher A. DePaulis -- On Behalf Of King Surveyors
Colorado Licensed Professional
Land Surveyor #58105



VICINITY MAP
SCALE: 1"=2000'



SHEET LAYOUT
SCALE: 1"=200'

VACATION STATEMENT

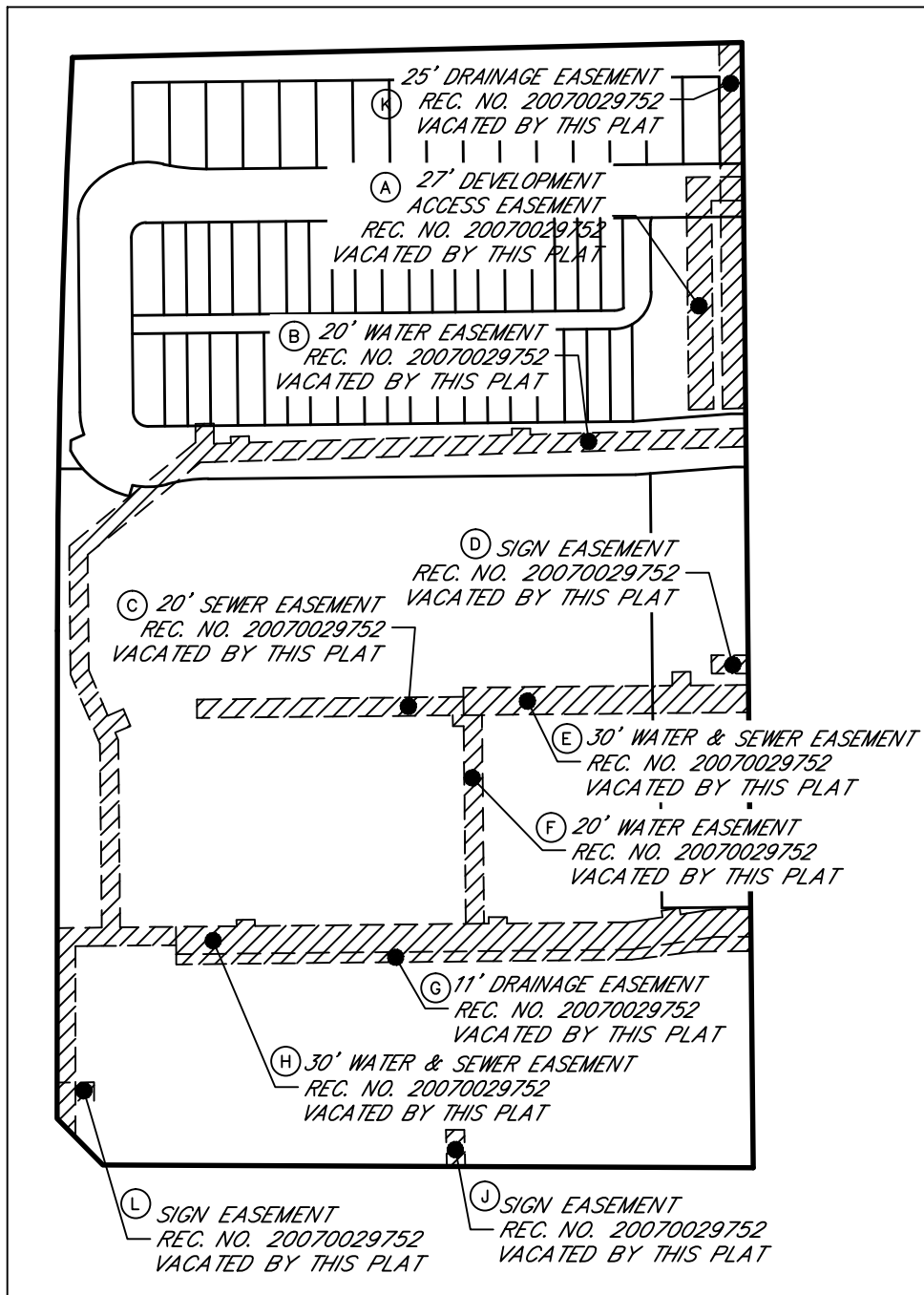
Know all men by these presents: that we, the Town of Berthoud, being owner(s) of the Easements as listed therein, being a part of Safeway at Berthoud, a Subdivision as following:

- (A) 27' Development Access Easement
- (B) 20' Water Easement
- (C) 20" Sewer Easement
- (D) Sign Easement
- (E) 30' Water & Sewer Easement
- (F) 20' Water Easement
- (G) 11' Drainage Easement
- (H) 30' Water & Sewer Easement
- (I) Sign Easement
- (K) 25' Drainage Easement
- (L) Sign Easement

situate in Southwest Quarter of Section 15, Township 4 North, Range 69 West of the 6th P.M., Town of Berthoud, County of Larimer, State of Colorado, do hereby vacate the easements labeled "VACATED BY THIS PLAT" as shown hatched.

In witness whereof, and being the sole owners in fee of said easements. We have set our hands and seals this _____ day of _____, 20 ____

By: _____ As: _____



VACATION DETAIL
SCALE: 1"=200'

DATE: 1/24/2022
FILE NAME: 20190636 SUB FINAL
SCALE: 1" = 200'
DRAWN BY: CSK
CHECKED BY: CAD

KING SURVEYORS
650 E. Garden Drive | Windsor, Colorado 80550
phone: (970) 686-5011 | email: contact@KingSurveyors.com



DATE: 3/16/22
REVISED PER COMMENTS: CSK

WESTSIDE CROSSING
FOR
FAIRWAY INDEPENDENT MORTGAGE CORP
15110 N PECOS ST, SUITE 200
WESTMINSTER, CO 80234

PROJECT #:
20190636

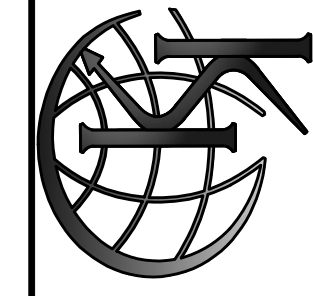
1
SHEET 1 OF 4

FINAL PLAT
WESTSIDE CROSSING

Being a Replat of Safeway at Berthoud,
Situate in the South Half of the Southwest Quarter of Section 15, Township 4 North, Range 69 West of the 6th P.M.,
Town of Berthoud, County of Larimer, State of Colorado

DATE:
1/24/2022
FILE NAME:
20190636 SUB FINAL
SCALE:
1" = 30'
DRAWN BY:
CSK
CHECKED BY:
CAD

KING SURVEYORS
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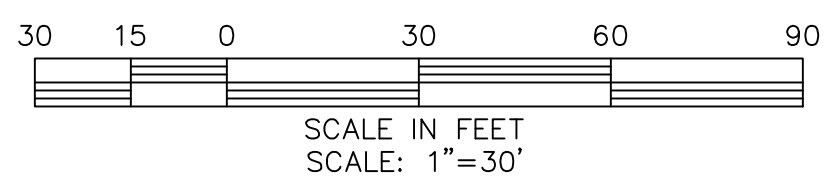
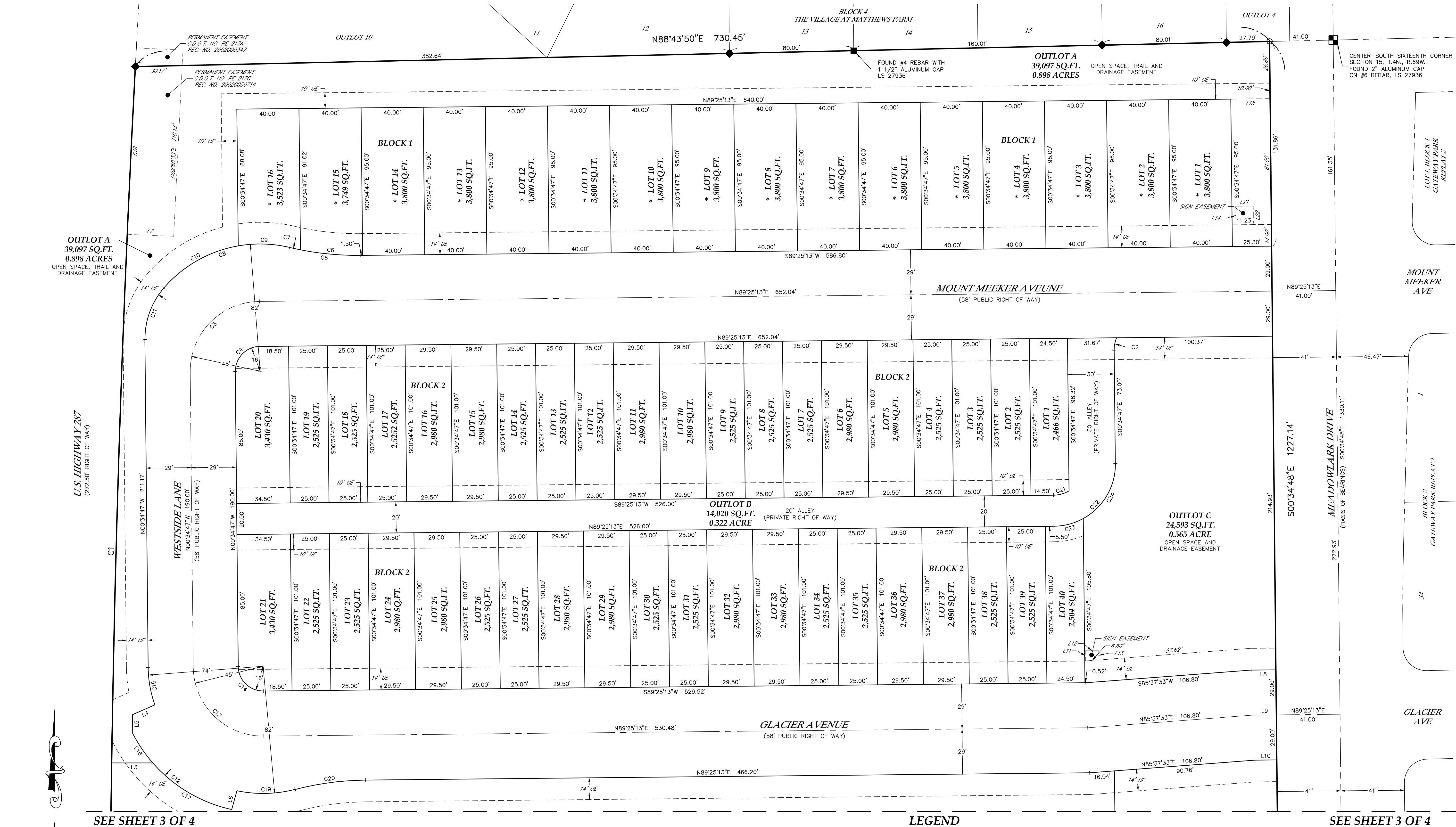


REVISIONS:	DATE:
REVISED PER COMMENTS	CSK 3/16/22

WESTSIDE CROSSING
FOR
FAIRWAY INDEPENDENT MORTGAGE CORP
15110 N PECOS ST, SUITE 200
WESTMINSTER, CO 80234

PROJECT #:
20190636

2
SHEET 2 OF 4

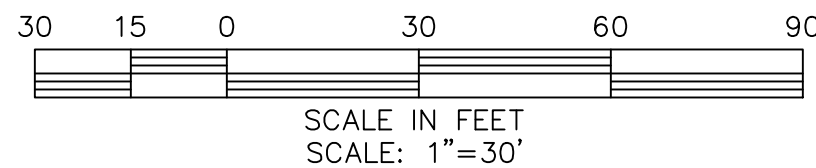


PRELIMINARY
Christopher A. DePaulis - On Behalf Of King Surveyors
Colorado Licensed Professional
Land Surveyor #38105

* HOUSE CONSTRUCTED ON LOTS MARKED WITH
AN ASTERISK (LOTS 1-16, BLOCK 1) ARE
REQUIRED TO BE ONE-STORY HOMES ONLY

LEGEND			
-----	EASEMENT LINE	■	FOUND ALIQUOT CORNER AS DESCRIBED
-----	CENTERLINE	□	FOUND #6 REBAR WITH 3 1/4" ALUMINUM CAP LS 22103
-----	SECTION LINE	■	FOUND MONUMENT AS DESCRIBED
-----	RIGHT OF WAY LINE	●	SET 24" OF #4 REBAR WITH A RED PLASTIC CAP STAMPED KS, LS 38105
-----	BOUNDARY LINE	○	CALCULATED POSITION
UE	UTILITY EASEMENT		

X:\2019\0636\DWG\20190636 SUB FINAL.dwg, SH (3), 5/11/2022 4:44:32 PM, 1:1



SEE SHEET 4 OF 4

PRELIMINARY

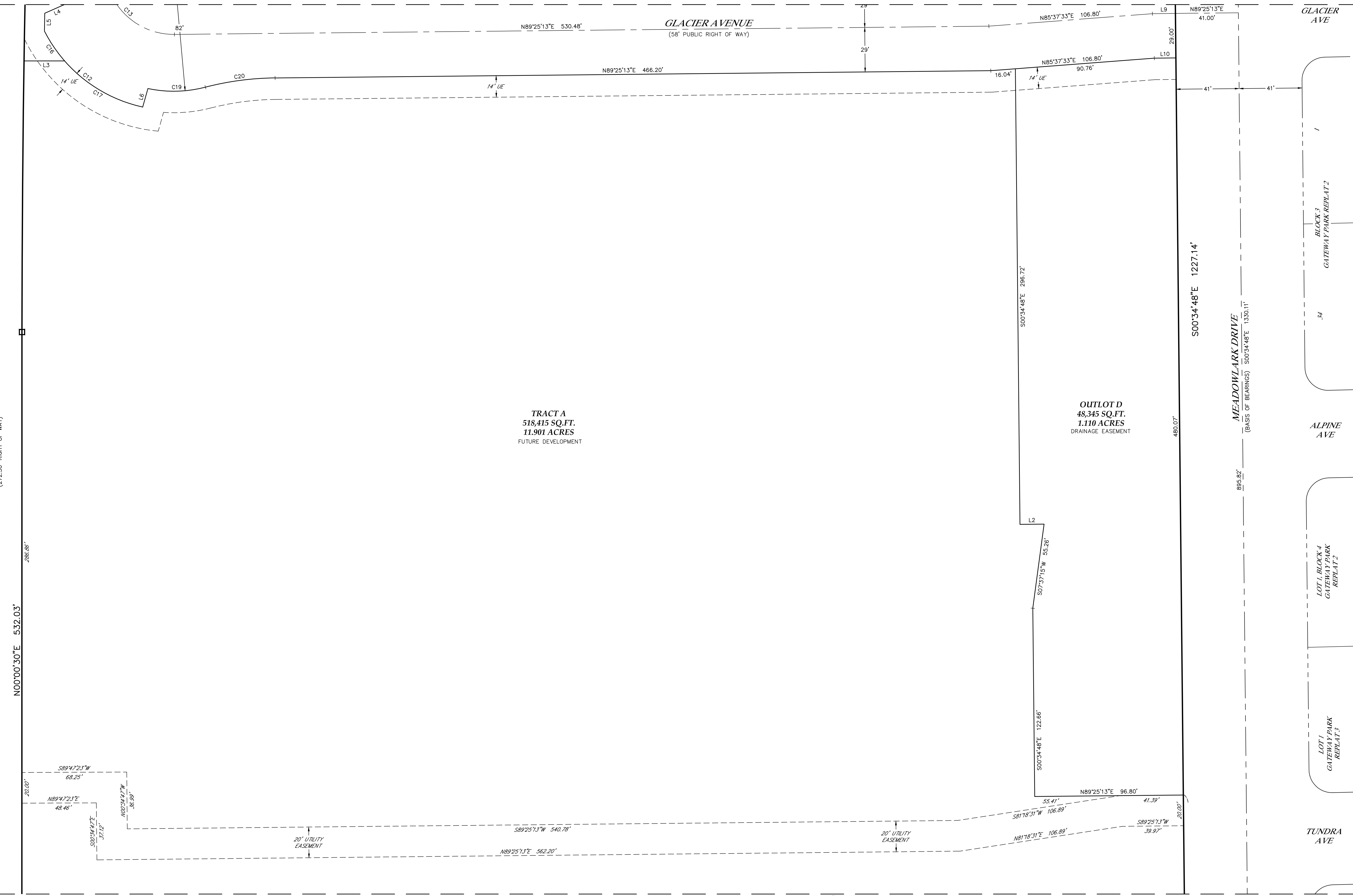
Christopher A. DePaulis — On Behalf Of King Surveyors
Colorado Licensed Professional
Land Surveyor #38105

FINAL PLAT
WESTSIDE CROSSING

Being a Replat of Safeway at Berthoud,
Situate in the South Half of the Southwest Quarter of Section 15, Township 4 North, Range 69 West of
the 6th P.M., Town of Berthoud, County of Larimer, State of Colorado

SEE SHEET 2 OF 4

SEE SHEET 2 OF 4



LEGEND

-----	EASEMENT LINE	■	FOUND ALIQUOT CORNER AS DESCRIBED	□	FOUND #6 REBAR WITH 3 1/4" ALUMINUM CAP LS 22103
-----	CENTERLINE	■	FOUND MONUMENT AS DESCRIBED	●	SET 24" OF #4 REBAR WITH A RED PLASTIC CAP STAMPED KS, LS 38105
-----	SECTION LINE	◆	FOUND #4 REBAR WITH 1 1/2" ALUMINUM CAP ILLEGIBLE	○	CALCULATED POSITION
-----	RIGHT OF WAY LINE	UE	UTILITY EASEMENT		
-----	BOUNDARY LINE				

SEE SHEET 4 OF 4

DATE: 1/24/2022
FILE NAME: 20190636 SUB FINAL
SCALE: 1" = 30'
DRAWN BY: CSK
CHECKED BY: CAD

KING SURVEYORS
650 E. Garden Drive | Windsor, Colorado 80550
phone: (970) 686-5011 | email: contact@KingSurveyors.com



REVISIONS:	DATE:
REVISED PER COMMENTS	CSK 3/16/22

WESTSIDE CROSSING
FOR
FAIRWAY INDEPENDENT MORTGAGE CORP
15110 N PECOS ST, SUITE 200
WESTMINSTER, CO 80234

PROJECT #:
20190636

FINAL PLAT
WESTSIDE CROSSING

Being a Replat of Safeway at Berthoud,
Situate in the South Half of the Southwest Quarter of Section 15, Township 4 North, Range 69 West of the 6th P.M.,
Town of Berthoud, County of Larimer, State of Colorado

DATE:	1/24/2022
FILE NAME:	20190636 SUB FINAL
SCALE:	1" = 30'
DRAWN BY:	CSK
CHECKED BY:	CAD

KING SURVEYORS
650 E. Garden Drive | Windsor, Colorado 80550
phone: (970) 686-5011 | email: contact@KingSurveyors.com



REVISIONS:	DATE:
REVISED PER COMMENTS	CSK 3/16/22

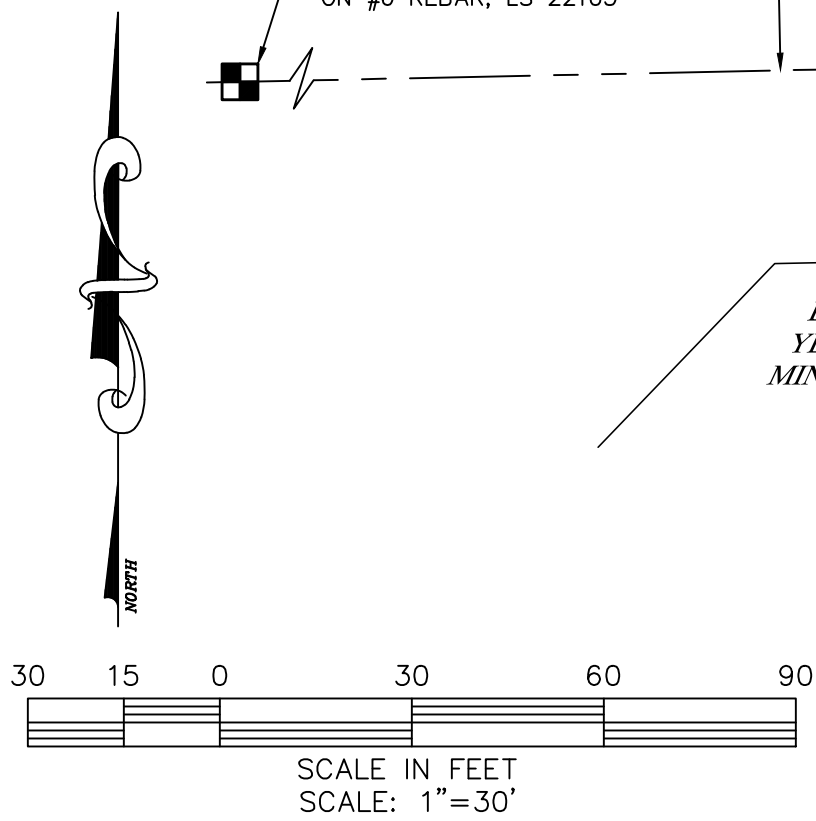
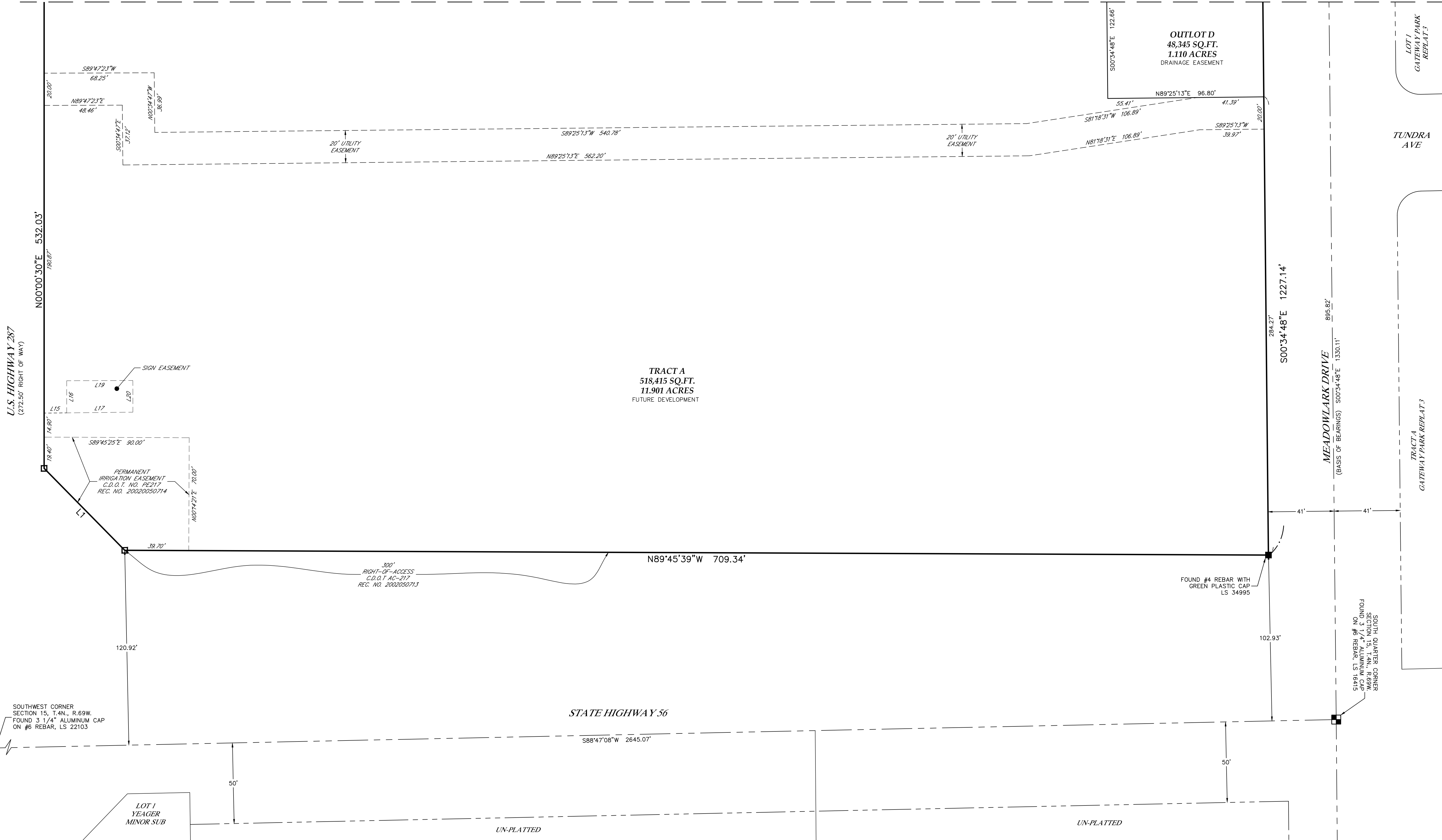
WESTSIDE CROSSING
FOR
FAIRWAY INDEPENDENT MORTGAGE CORP
15110 N PECOS ST, SUITE 200
WESTMINSTER, CO 80234

PROJECT #:
20190636

4
SHEET 4 OF 4

SEE SHEET 3 OF 4

SEE SHEET 3 OF 4

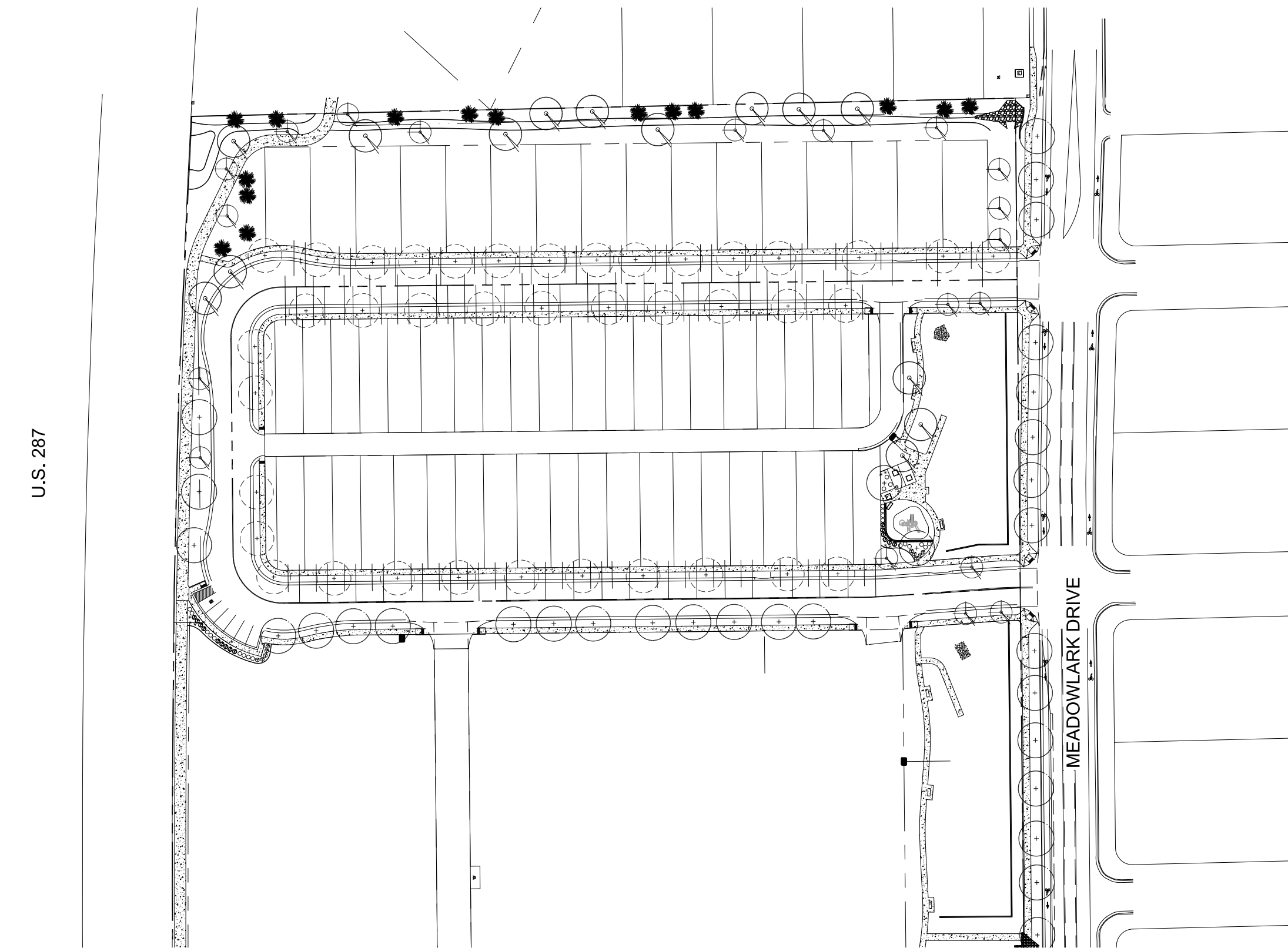


PRELIMINARY

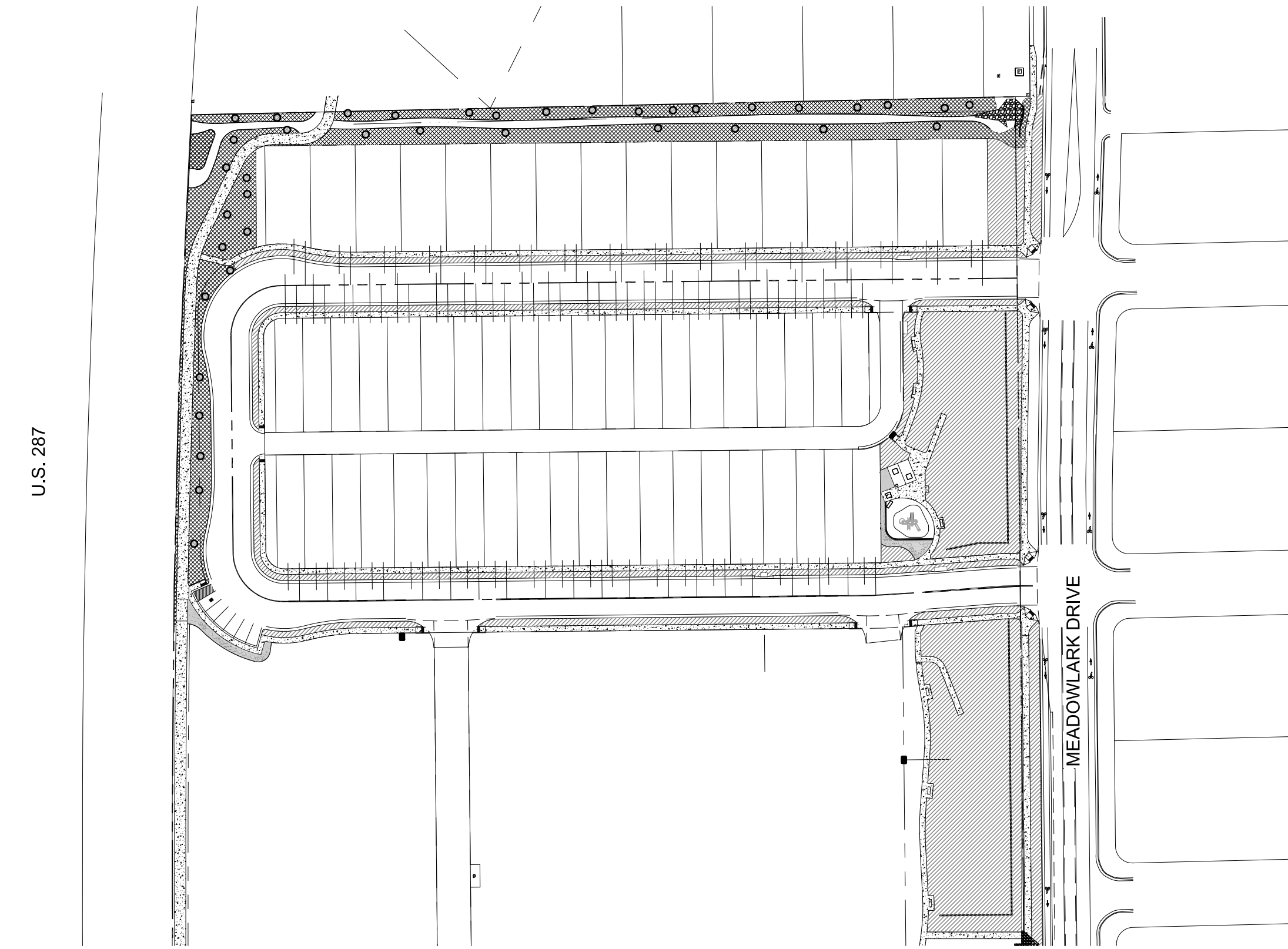
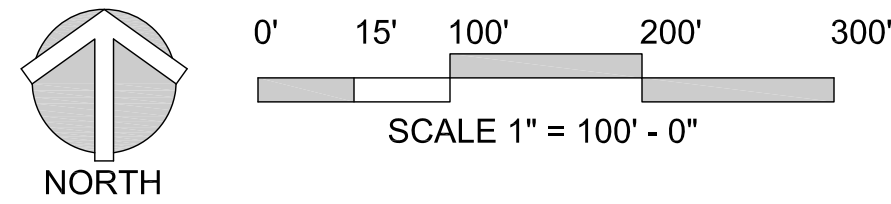
Christopher A. DePaulis - On Behalf Of King Surveyors
Colorado Licensed Professional
Land Surveyor #38105

LEGEND

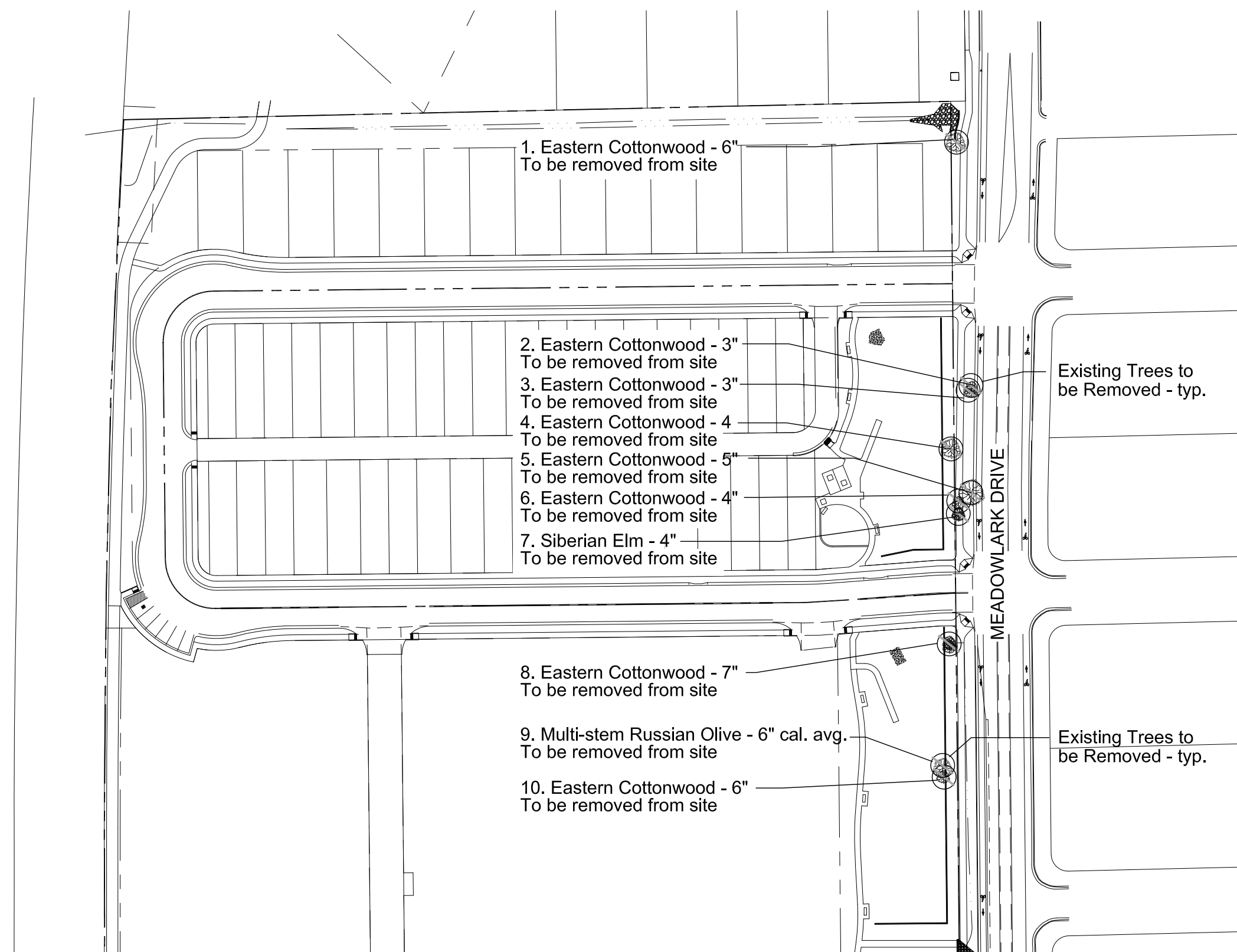
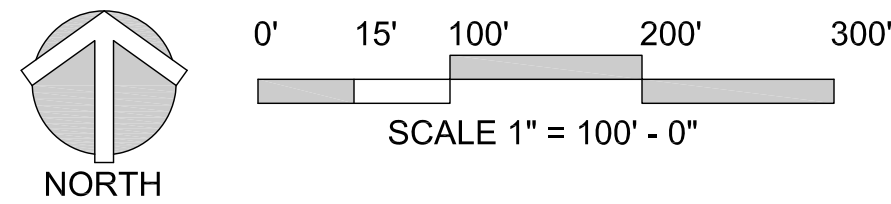
-----	EASEMENT LINE	■	FOUND ALIQUOT CORNER AS DESCRIBED	□	FOUND #6 REBAR WITH 3 1/4" ALUMINUM CAP LS 22103
---	CENTERLINE	■	FOUND MONUMENT AS DESCRIBED	●	SET 24" OF #4 REBAR WITH A RED PLASTIC CAP STAMPED KS, LS 38105
- - - - -	SECTION LINE	◆	FOUND #4 REBAR WITH 1 1/2" ALUMINUM CAP ILLEGIBLE	○	CALCULATED POSITION
- - - - -	RIGHT OF WAY LINE	UE	UTILITY EASEMENT		
=====	BOUNDARY LINE				



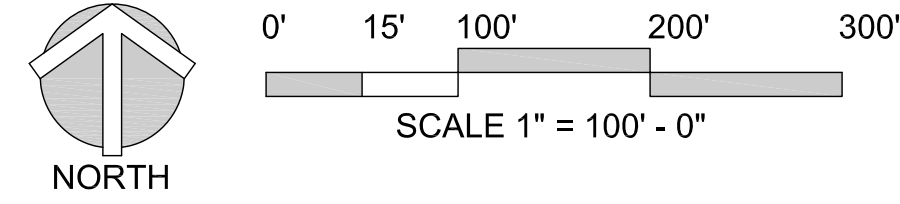
FINAL OVERALL LANDSCAPE PLAN



HYDROZONE MAP



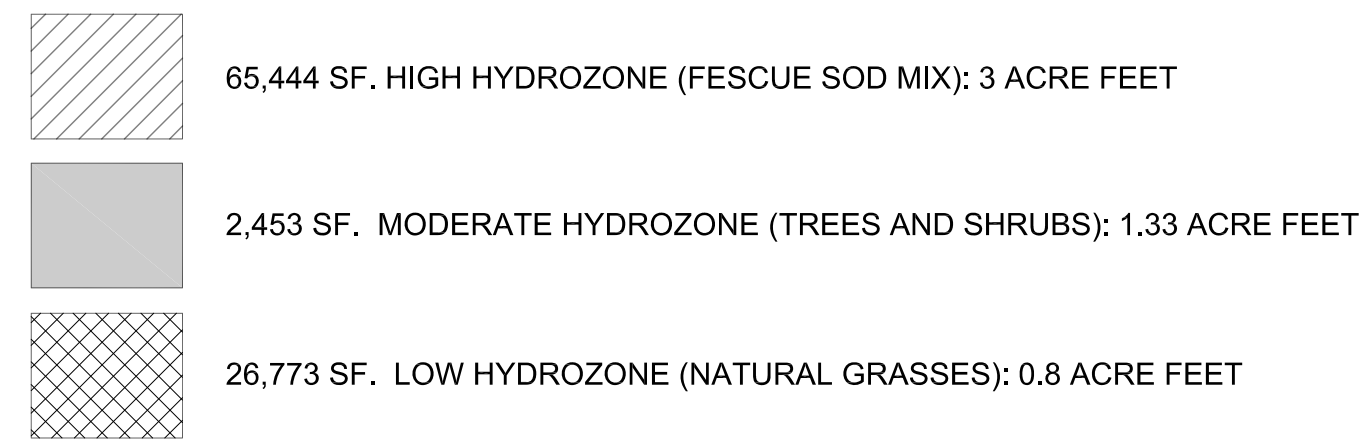
FINAL TREE REMOVAL PLAN



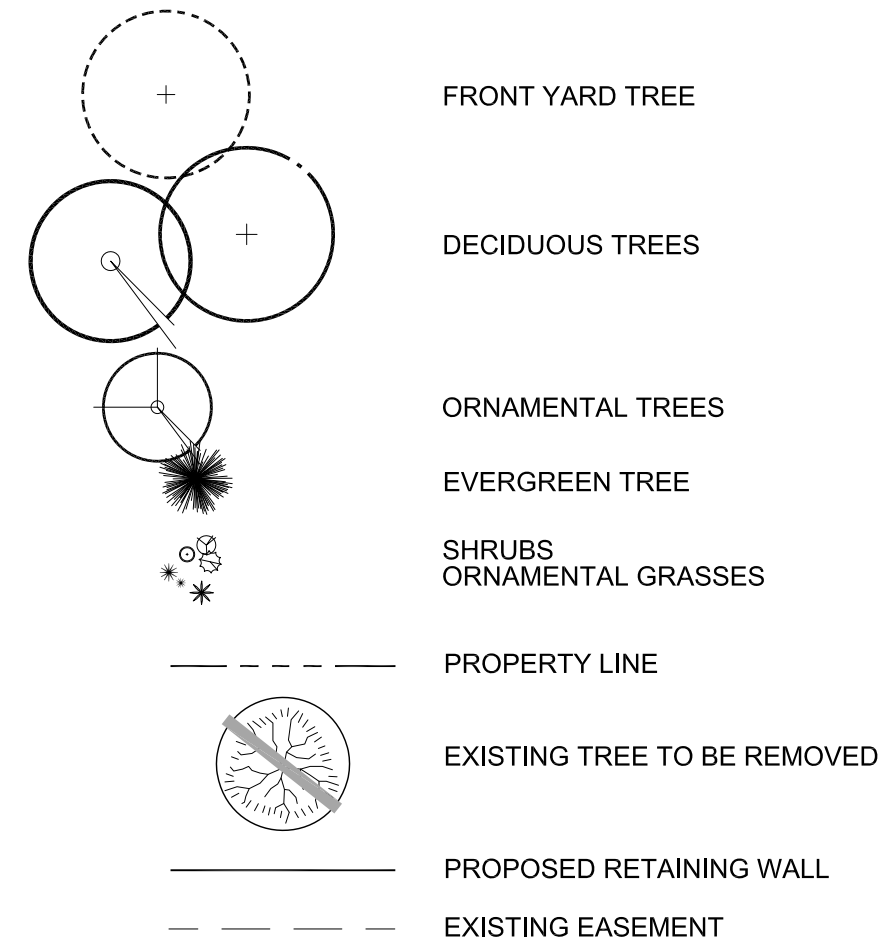
TREE MITIGATION CHART:

EXISTING TREE ANALYSIS							
TREE #	LOCATION	SPECIES	DIAMETER	CONDITION	COLORADO DEPT OF AG NOXIOUS WEED SPECIES	REMOVE FROM SITE	REMAIN ON SITE
1	EAST PROPERTY LINE	EASTERN COTTONWOOD	6"	POOR	-	YES	NO
2	EAST PROPERTY LINE	EASTERN COTTONWOOD	3"	POOR	-	YES	NO
3	EAST PROPERTY LINE	EASTERN COTTONWOOD	3"	POOR	-	YES	NO
4	EAST PROPERTY LINE	EASTERN COTTONWOOD	4"	POOR	-	YES	NO
5	EAST PROPERTY LINE	EASTERN COTTONWOOD	5"	POOR	-	YES	NO
6	EAST PROPERTY LINE	EASTERN COTTONWOOD	4"	POOR	-	YES	NO
7	EAST PROPERTY LINE	SIBERIAN ELM	4"	POOR	WATCH LIST SPECIES	YES	NO
8	EAST PROPERTY LINE	EASTERN COTTONWOOD	7"	POOR	-	YES	NO
9	EAST PROPERTY LINE	RUSSIAN OLIVE	6" MULTI-STEM	POOR	LIST B SPECIES	YES	NO
10	EAST PROPERTY LINE	EASTERN COTTONWOOD	6"	POOR	-	YES	NO

HYDROZONES:



LEGEND:



DATE:	REVISION:	Second Submittal	Third Submittal						
3/22/22									
5/16/22									

Project Mgr:	JAH
Drawn By:	SDW
Checked By:	JAH
Date:	1/26/22
Scale:	1" = 30'



KEYMAP SCALE 1" = 300' - 0"



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D

LOCALLY AVAILABLE FESCUE SOD MIX
INSTALLED BY HOME BUILDER

FRONT YARD TREE
INSTALLED BY HOME BUILDER

DECIDUOUS TREES

ORNAMENTAL TREES

EVERGREEN TREE

SHRUBS
ORNAMENTAL GRASSES

LOCALLY AVAILABLE FESCUE SOD MIX

NON - IRRIGATED NATIVE GRASS MIX
MIX RATIO:

- 23% BLUE GRAMA
- 10% BUFFALO GRASS
- 20% GREEN NEEDLEGRASS
- 20% SIDE OATS GRAMA
- 25 WESTERN WHEATGRASS
- 2% SAND DROPSEED

NOTE: EROSION CONTROL BLANKET
TO BE INSTALLED WHERE APPLICABLE

SHREDDED CEDAR MULCH

3" - 5" COBBLE

STEEL EDGING WITH PROTECTIVE CAP

■ ■ ■ ■ MATCHLINE

— — — — — PROPERTY LINE

THREE RAIL FENCE

Westside Crossing

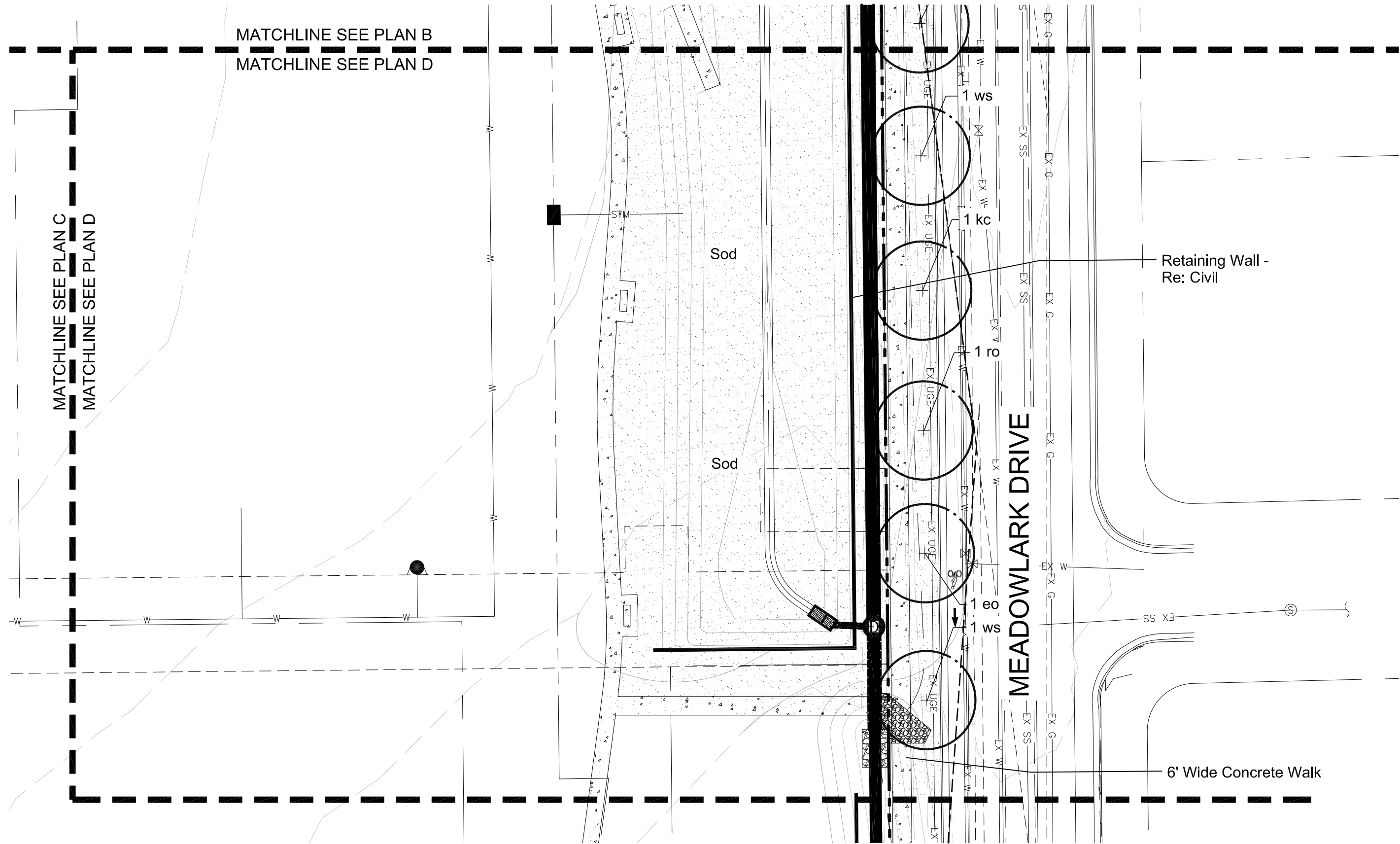
Final Plat

Final Landscape Plan B

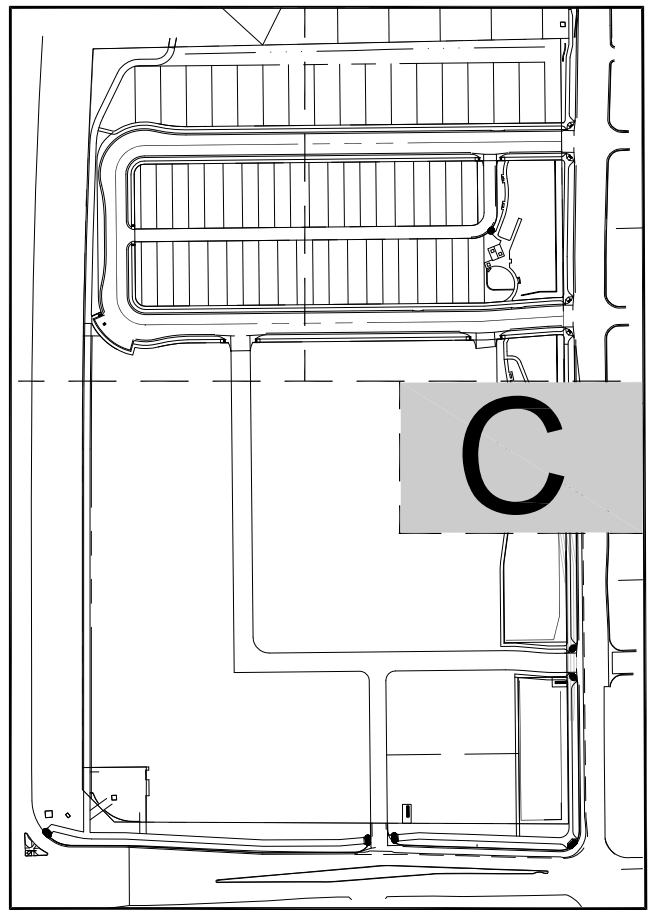
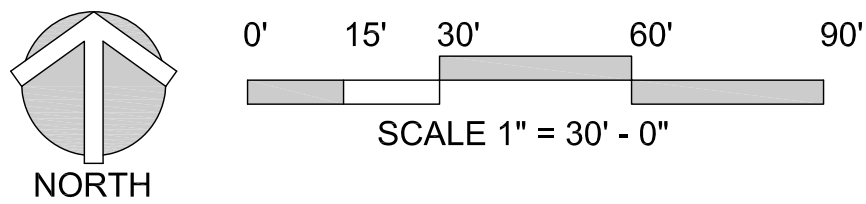
DATE:	REVISION:				
3/22/22	Second Submittal				
5/16/22	Third Submittal				
Project Mgr:	JAH				
Drawn By:	SDW				
Checked By:	JAH				
Date:	1/26/22				
Scale:	1" = 30'				

SHEET

L1.3
3 of 9



FINAL LANDSCAPE PLAN D



KEYMAP SCALE 1" = 300' - 0"

LEGEND:

- EXISTING SANITARY SEWER MANHOLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING CABLE TV PEDESTAL
- EXISTING LIGHT POLE
- EXISTING ELECTRIC BOX
- EXISTING ELECTRIC MANHOLE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- EXISTING WATER LINE
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING OVERHEAD UTILITY LINE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING UNDERGROUND TELEPHONE LINE
- EXISTING FIBER OPTIC LINE
- EXISTING GAS LINE
- PROPOSED SANITARY SERVICE
- PROPOSED WATER LINE OR SERVICE
- PROPOSED FIRE HYDRANT
- PROPOSED STORM SEWER PIPE AND MANHOLE
- PROPOSED CONTOUR
- PROPOSED RETAINING WALL
- SIGHT DISTANT TRIANGLE
- LOCALLY AVAILABLE FESCUE SOD MIX
INSTALLED BY HOME BUILDER
- FRONT YARD TREE
INSTALLED BY HOME BUILDER
- DECIDUOUS TREES
- ORNAMENTAL TREES
- EVERGREEN TREE
- SHRUBS
ORNAMENTAL GRASSES
- LOCALLY AVAILABLE FESCUE SOD MIX
- NON - IRRIGATED NATIVE GRASS MIX
MIX RATIO:
23% BLUE GRAMA
10% BUFFALO GRASS
20% GREEN NEEDLEGRASS
20% SIDE OATS GRAMA
2% WESTERN WHEATGRASS
2% SAND DROPSEED
NOTE: EROSION CONTROL BLANKET
TO BE INSTALLED WHERE APPLICABLE
- SHREDDED CEDAR MULCH
- 3" - 5" COBBLE
- STEEL EDGING WITH PROTECTIVE CAP
- MATCHLINE
- PROPERTY LINE

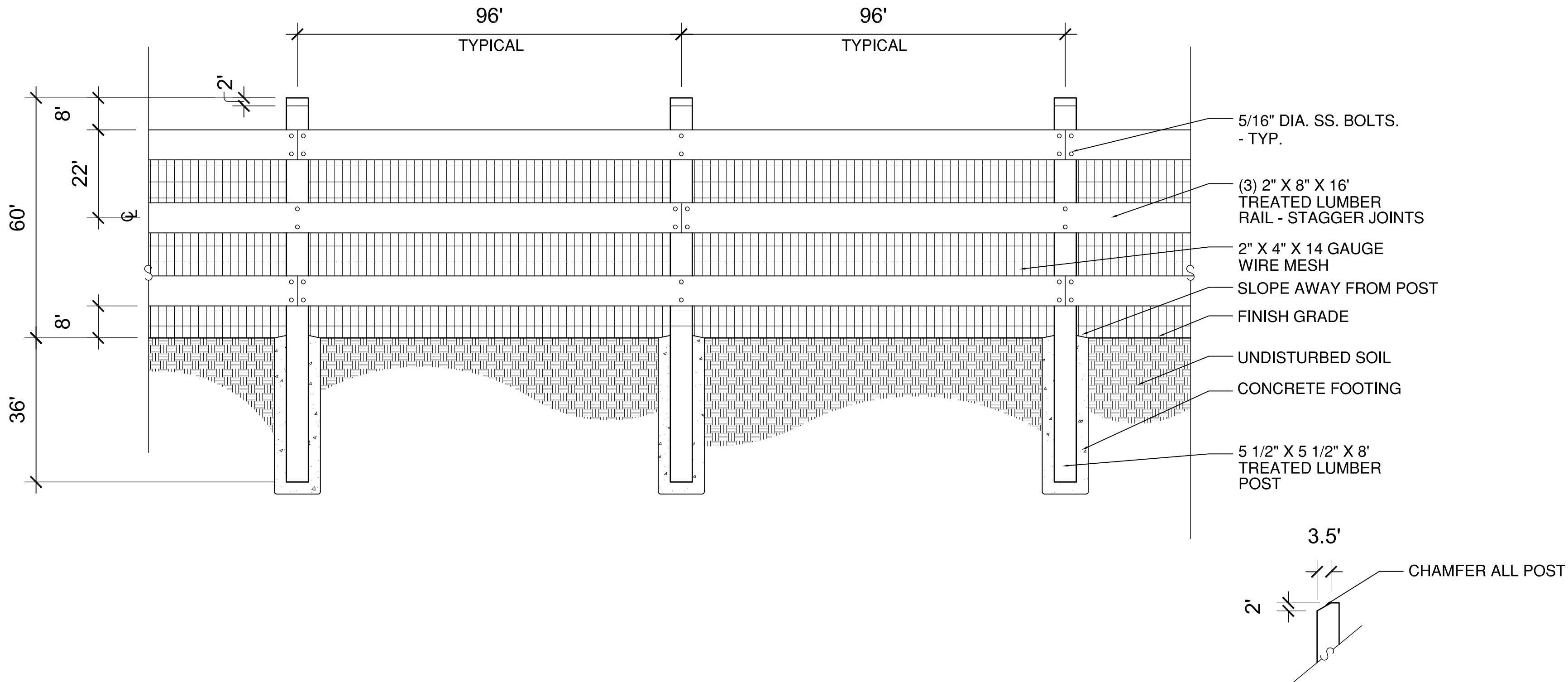
Westside Crossing
Final Plat
Final Landscape Plan C

DATE:	REVISION:	Second Submittal	Third Submittal						
3/22/22									
5/16/22									

Project Mgr:	JAH
Drawn By:	SDW
Checked By:	JAH
Date:	1/26/22
Scale:	1" = 30'

FINAL PLANT MATERIAL SCHEDULE

QTY.	SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	CONDITION	REMARKS	HT. / WIDTH	PERCENTAGE
DECIDUOUS TREES								
12	nm	NORWAY MAPLE	ACER PLATANOIDES	2" CAL.	B&B	SINGLE STEM	30'x35'	10.00%
6	ll	LITTLE LEAF LINDEN	TILIA CORDOTA	2" CAL.	B&B	SINGLE STEM	35'x25'	5.45%
14	ro	RED OAK	QUERCUS RUBRA	2" CAL.	B&B	SINGLE STEM	65'x45'	10.00%
11	kc	KENTUCKY COFFEE TREE	GYMNOCLADUS DIOICUS 'EXPRESSO'	2" CAL.	B&B	SINGLE STEM	45'x35'	9.09%
10	pe	PROSPECTOR ELM	ULMUS WILSONIANA 'PROSPECTOR'	2" CAL.	B&B	SINGLE STEM	45'x25'	9.09%
5	ob	OHIO BUCKEYE	AESCULUS GLABRA	2" CAL.	B&B	SINGLE STEM	30' x30'	5.45%
6	wc	WESTERN CATALPA	CATALPA SPECIOSA	2" CAL.	B&B	SINGLE STEM	50'x35'	3.64%
12	eo	ENGLISH OAK	QUERCUS ROBUR	2" CAL.	B&B	SINGLE STEM	50'x35'	11.82%
8	ws	WHITE SWAMP OAK	QUERCU ALBA	2" CAL.	B&B	SINGLE STEM	50'x35'	7.27%
ORNAMENTAL TREES								
9	sc	SPRING SNOW CRABAPPLE	MALUS x 'SPRINGSNOW'	2" CAL.	B&B	SINGLE STEM	15'x15'	8.18%
9	cp	CHANTICLEER PEAR	PYRUS CALLERAYANA 'CHANTICLEER'	2" CAL.	B&B	SINGLE STEM	20'x15'	8.18%
2	gr	GOLDEN RAINTREE	KOELREUTERIA PANICULATA	2" CAL.	B&B	SINGLE STEM	30'x30'	1.82%
EVERGREEN TREES								
5	ap	AUSTRIAN PINE	PINUS NIGRA	6' HT.	B&B		50'x20'	4.55%
7	sp	SOUTHWESTERN WHITE PINE	PINUS STROBIFORMIS	6' HT.	B&B		50'x30'	6.36%
SHRUBS								
9	ac	ALPINE CURRANT	RIBES ALPINUM	5 GAL.	CONT.		3'x3'	
15	db	DWARF BURNING BUSH	EUONYMUS ALATUS 'COMPACTUS'	5 GAL.	CONT.		3'x4'	
9	ls	LITTLE PRINCESS SPIREA	SPIREA JAPONICA 'LITTLE PRINCESS'	5 GAL.	CONT.		3'x3'	
4	aw	ANTHONY WATERER SPIREA	SPIREA JAPONICA 'ANTHONY WATERER'	5 GAL.	CONT.		3'x3'	
10	bm	BLUE MIST SPIREA	CARYOPTERIS X CLANDONENSIS	5 GAL.	CONT.		3'x3'	
ORNAMENTAL GRASSES								
7	kf	KARL FOERSTER FEATHER REED	CALAMAGROSIC ACUTI ' KARL FORESTER'	1 GAL.	CONT.		4'x2'	



1 RESIDENTIAL THREE RAIL FENCE

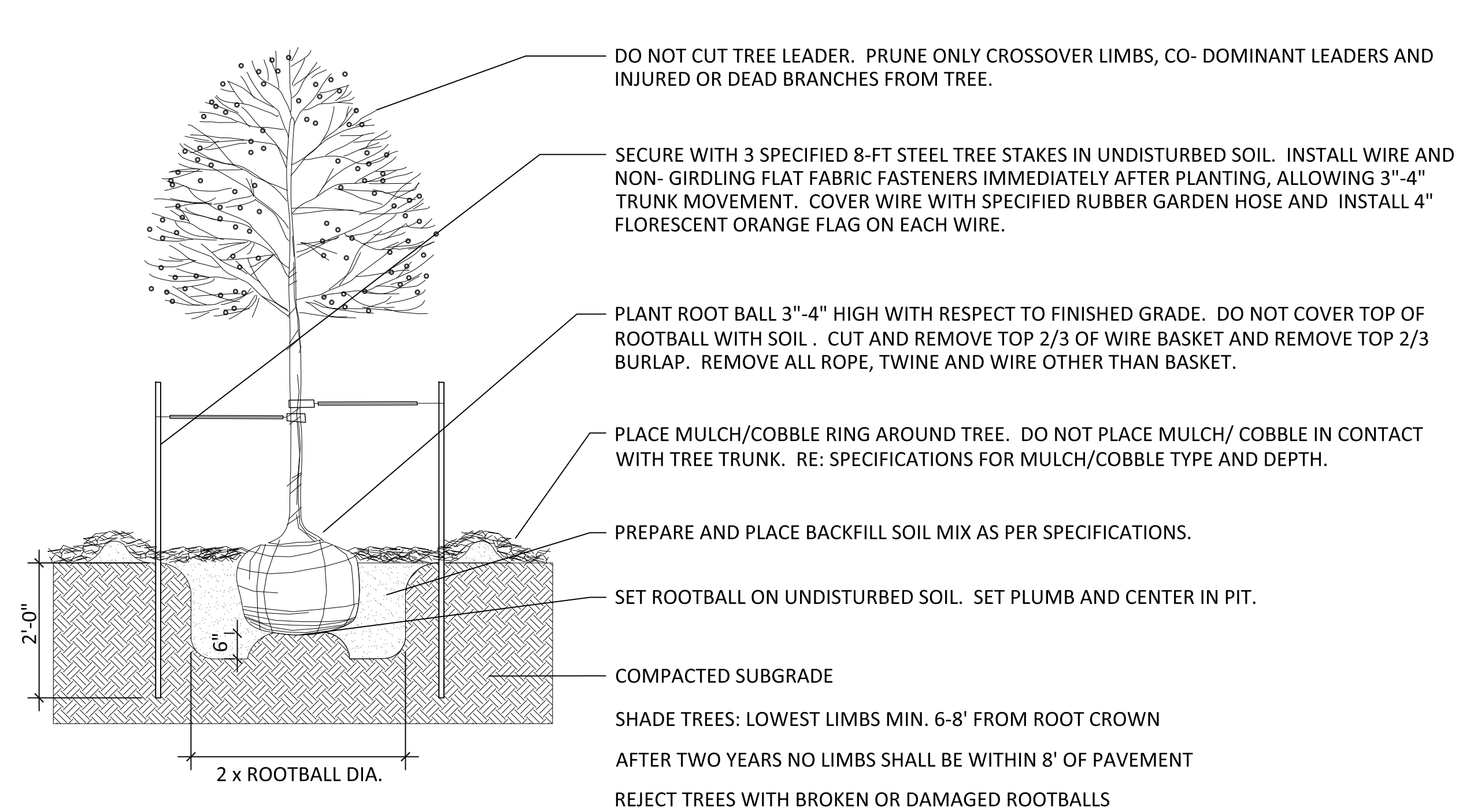
NOT TO SCALE

GENERAL PLANTING NOTES:

- PRIOR TO BEGINNING ANY WORK ON THE SITE THE LANDSCAPE CONTRACTOR SHALL CONTACT THE OFFICE OF THE GENERAL CONTRACTOR AND LANDSCAPE ARCHITECT FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
- LANDSCAPE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND SERVICE NECESSARY TO FURNISH AND INSTALL PLANTINGS AND MATERIALS AS SPECIFIED HEREIN AND AS SHOWN ON PLANS.
- NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT THE LANDSCAPE ARCHITECTS APPROVAL IN WRITING. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED.
- LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REVISE PLANT MATERIAL LIST AS DEEMED NECESSARY.
- ALL PLANT LOCATIONS ARE APPROXIMATE. ADJUST AS NECESSARY TO AVOID CONFLICTS.
- QUANTITIES OF MATERIALS SHOWN ON THE PLANTING PLAN TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT MATERIAL SCHEDULE. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFY ALL QUANTITIES ON THE PLANTING PLAN(S).
- LANDSCAPE CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE COMMENCEMENT OF WORK. VERIFY EXACT LOCATION OF ALL UTILITIES BY CONTACTING APPROPRIATE UTILITY COMPANIES. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE REPAIR / REPLACEMENT FOR ANY DAMAGE CAUSED TO UTILITIES.
- FINISH GRADE SHALL BE ADJUSTED FOR TURF THICKNESS.
- ALL PLANT MATERIALS SHALL HAVE BACKFILL, CAREFULLY PLACED AROUND BASE AND IDES OF BALL TO TWO-THIRDS (⅔) DEPTH OF BALL THEN THOROUGHLY SOAKED WITH WATER TO ALLOW SETTLEMENT. ALL WIRE, BURLAP FASTENERS, TOP ONE-THIRD (⅓) OF BURLAP AND LOOSE BURLAP SHALL BE REMOVED AT THIS TIME THE REMAINDER OF HE PIT SHALL THEN BE BACKFILLED, ALLOWING FOR THE DEPTH OF THE MULCH SAUCER AND SETTLEMENT OF BACKFILL. BACKFILL SHALL THEN BE THOROUGHLY WATERED ONCE AGAIN.
- AFTER PLANTING IS COMPLETED REPAIR INJURIES TO ALL PLANTS AS REQUIRED. LIMIT AMOUNT OF PRUNING TO A MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. PRUNE IN SUCH A MANNER AS NOT TO CHANGE THE NATURAL GROWING HABIT OR SHAPE OF THE PLANT. MAKE ALL CUTS FLUSH, LEAVING NO STUBS. CENTRAL LEADERS SHALL NOT BE REMOVED. IF THE CENTRAL LEADER OF A PLANT IS DEAD THE PLANT SHALL BE REPLACED.
- PLANT SPECIFIED GROUND COVERS WITHIN ONE FOOT OF TRUCK OF TREES AND SHRUBS PLANTED WITHIN THE AREA. PLANTING ARRANGEMENTS SHALL BE TRIANGULAR WITH PROPER SPACING BETWEEN PLANTS.
- COMMERCIAL GRADE ⅜ INCH BY 4" POWDER COATED STEEL EDGING WITH ROLLED EDGE SHALL BE USED TO SEPARATE ALL TURF AREAS FROM PLANTING BEDS. PLACE EDGING FLUSH WITH GRADE AND STAKE TO GROUND PER MANUFACTURES RECOMMENDATIONS.
- LANDSCAPE CONTRACTOR TO PROVIDE THE LANDSCAPE ARCHITECT A SAMPLE OF PROPOSED STEEL EDGING FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
- USE SHREDDED CEDAR AND ROCK MULCH IN ALL PLANTING BEDS AS INDICATED ON PLAYS. USE SHREDDED CEDAR IN ALL TREE SAUCERS. LANDSCAPE CONTRACTOR SHALL PROVIDE A 1 CUBIC FOOT SAMPLE OF PROPOSED MULCH TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL.
- PLACE FOUR INCHES OF MULCH IN ALL SHRUB BEDS, PLACE FOUR INCHES OF MULCH IN ALL GROUND COVER, PERENNIAL BEDS AND PLACE 4 INCHES OF MULCH AT ALL TREE SAUCERS.
- PLANTING BEDS RECEIVING MULCH MULCH ARE TO BE FREE OF WEEDS AND GRASS. TREAT BEDS WITH A PRE-EMMERGENT HERBICIDE PRIOR TO PLANTING AND MULCH PLACEMENT. DO NOT APPLY HERBICIDE IN PERENNIAL OR ANNUAL BEDS.
- LANDSCAPE CONTRACTOR TO REMOVE TREE STAKES AND ALL DEAD WOOD ON TREES AND SHRUBS ONE YEAR AFTER SUBSTANTIAL COMPLETION IS GRANTED ON THE COMPLETE PROJECT.
- REPORT ANY DISCREPANCIES IN THE PLANTING PLAN TO THE LANDSCAPE ARCHITECT PRIOR TO STARTING CONSTRUCTION.
- THIS CODE MANDATES LANDSCAPING AND INSTALLATION OF PERMANENT AUTOMATIC UNDERGROUND SPRINKLER SYSTEMS CONTAINING MOISTURE SENSORS IN ALL PARKS AND OPEN SPACES WITHIN NEW DEVELOPMENTS, EXCEPT FOR (I) NATURAL AREAS, (II) OPEN WATER, (III) ALL IMPERVIOUS SURFACES, AND (IV) AS ALLOWED IN SECTION 7.C BELOW. ALL IRRIGATED LANDSCAPING SHALL BE ESTABLISHED AND MAINTAINED IN A LIVE AND WEED-FREE CONDITION. IRRIGATION SHALL BE APPROPRIATE TO THE TYPE AND SCOPE OF THE IMPROVEMENT.
- SLEEVING FOR THE FUTURE INSTALLATION OF IRRIGATION LINES SHALL BE PROVIDED UNDER WALKWAYS AND PAVED AREAS WHERE IRRIGATION MAY BE INSTALLED IN ORDER TO PREVENT OR MINIMIZE DAMAGE AND REPLACEMENT TO PAVED AREAS.
- IRRIGATION SYSTEMS SHALL BE DRIP IRRIGATION WHERE POSSIBLE IN PLANTING BEDS AND FOR SHRUBS, TREES, ETC. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED TO PREVENT OVERSPRAY AND RUNOFF ONTO PAVED OR OTHER NON-LANDSCAPED AREAS.
- ALL AUTOMATIC IRRIGATION SYSTEMS MUST BE INSTALLED WITH MOISTURE SENSORS.
- SUCH STREET TREES SHALL BE PLACED AT LEAST FIVE FEET AWAY FROM THE EDGES OF DRIVEWAYS AND ALLEYS, AND 40 FEET AWAY FROM ANY STREETLIGHT AND TO THE EXTENT REASONABLY FEASIBLE, BE POSITIONED AT EVENLY SPACED INTERVALS
- ALL LANDSCAPE AREAS AND PLAYGROUND WITHIN THE R4 ZONE DISTRICT SHALL BE MAINTAINED BY A HOME OWNERS ASSOCIATION. ALL LANDSCAPE AREAS AND PLAZA IN THE C2 ZONE DISTRICT SHALL BE MAINTAINED BY A BUSINESS IMPROVEMENT DISTRICT. DURING CONSTRUCTION, AREAS IN THE C2 AND R4 ZONE DISTRICTS SHALL BE MAINTAINED BY THE GENERAL CONTRACTOR.
- WEED CONTROL WILL BE PRACTICED ON ALL AREAS DISTURBED BY CONSTRUCTION AND THOSE AREAS SHALL BE RESEEDD TO PREVENT EROSION. NATIVE, NONINVASIVE GRASSES SHALL BE USED FOR REVEGETATION WHERE PRACTICAL. WEED CONTROL IS THE RESPONSIBILITY OF THE LANDOWNER ON ALL RESEEDD AREAS AND PRESERVATION AREAS. WEED CONTROL SHALL BE CONTINUAL RESPONSIBILITY OF THE OWNER DURING ALL PHASES OF LAND CLEARING AND CONSTRUCTION.
- ALL IRRIGATED LANDSCAPING SHALL BE ESTABLISHED AND MAINTAINED IN A LIVE AND WEED FREE CONDITION.

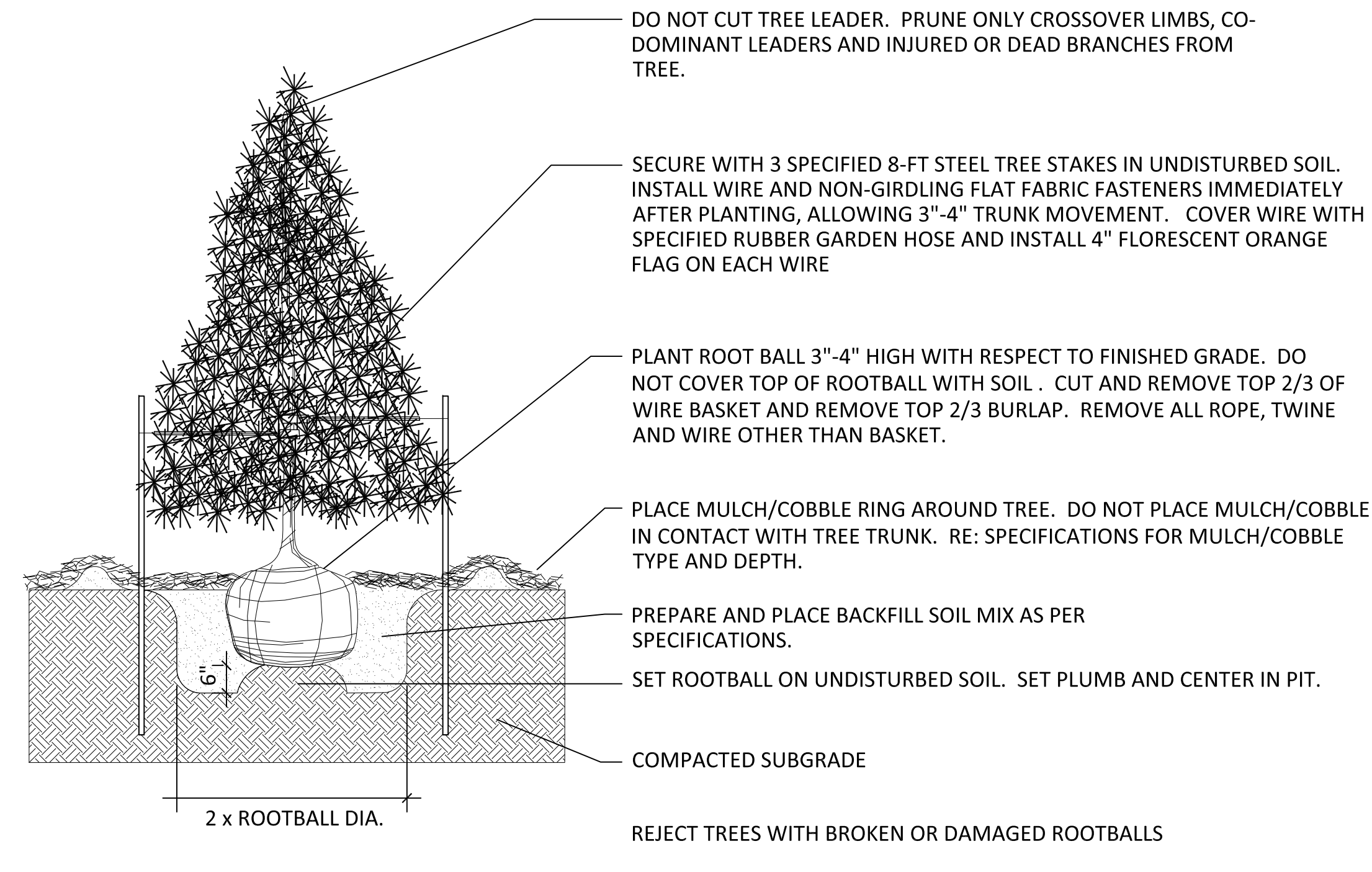
DATE:	REVISION:						
	3/22 /22	Second Submittal					
	5/16/22	Third Submittal					

Project Mgr:	JAH
Drawn By:	SDW
Checked By:	JAH
Date:	1/26/22
Scale:	N/A



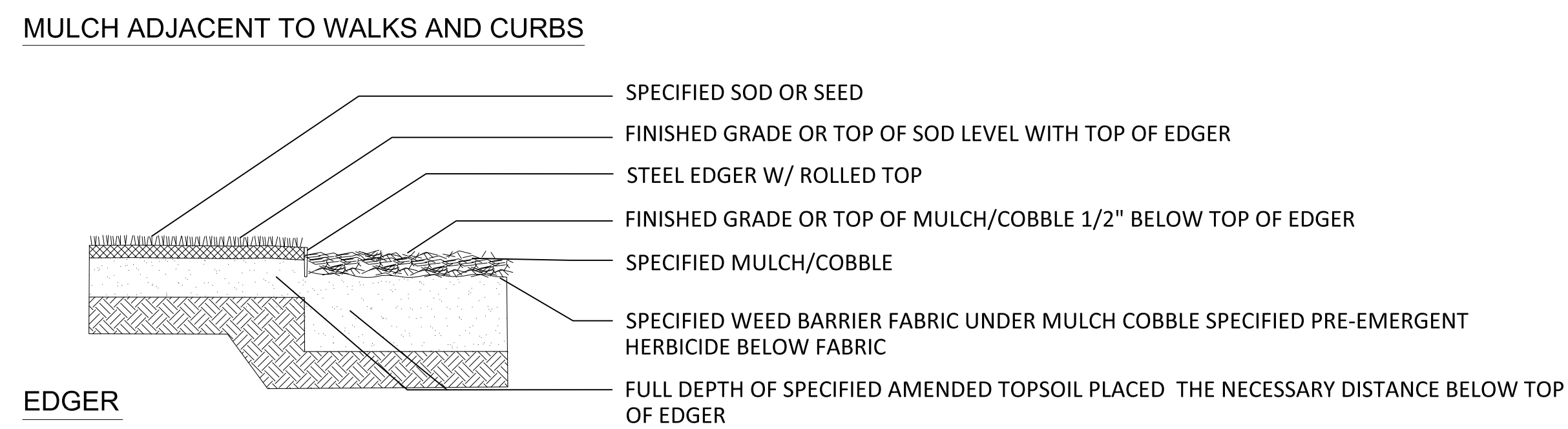
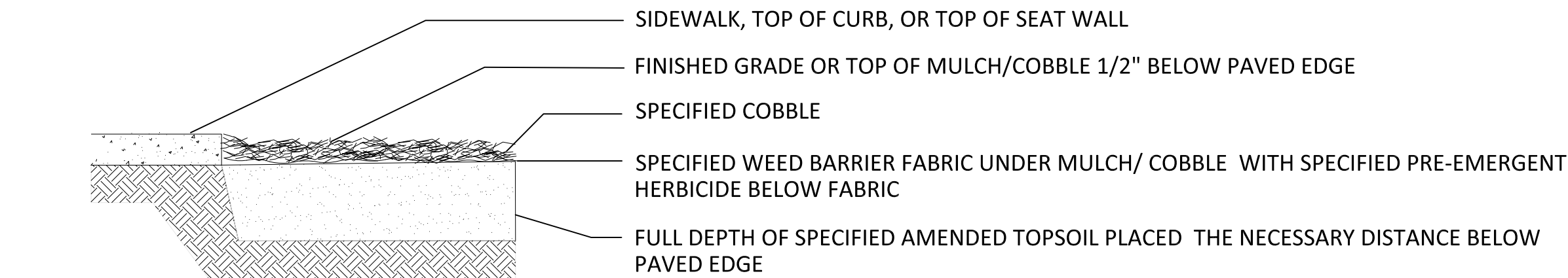
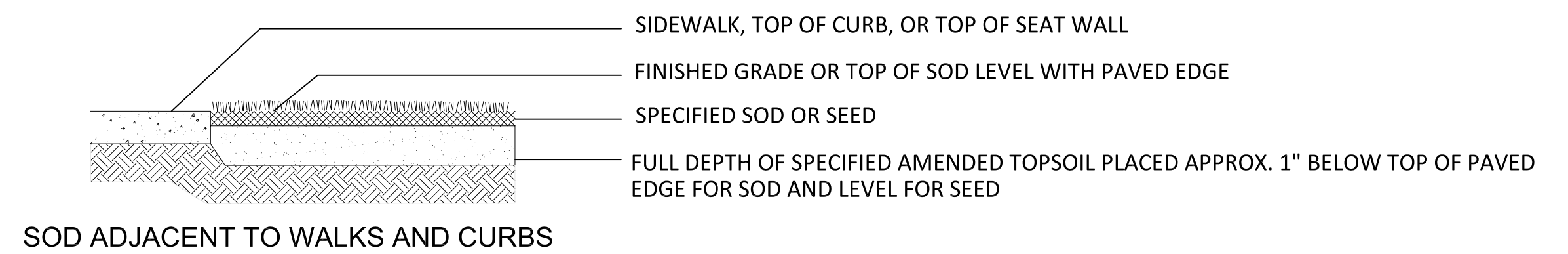
1 DECIDUOUS TREE

NOT TO SCALE



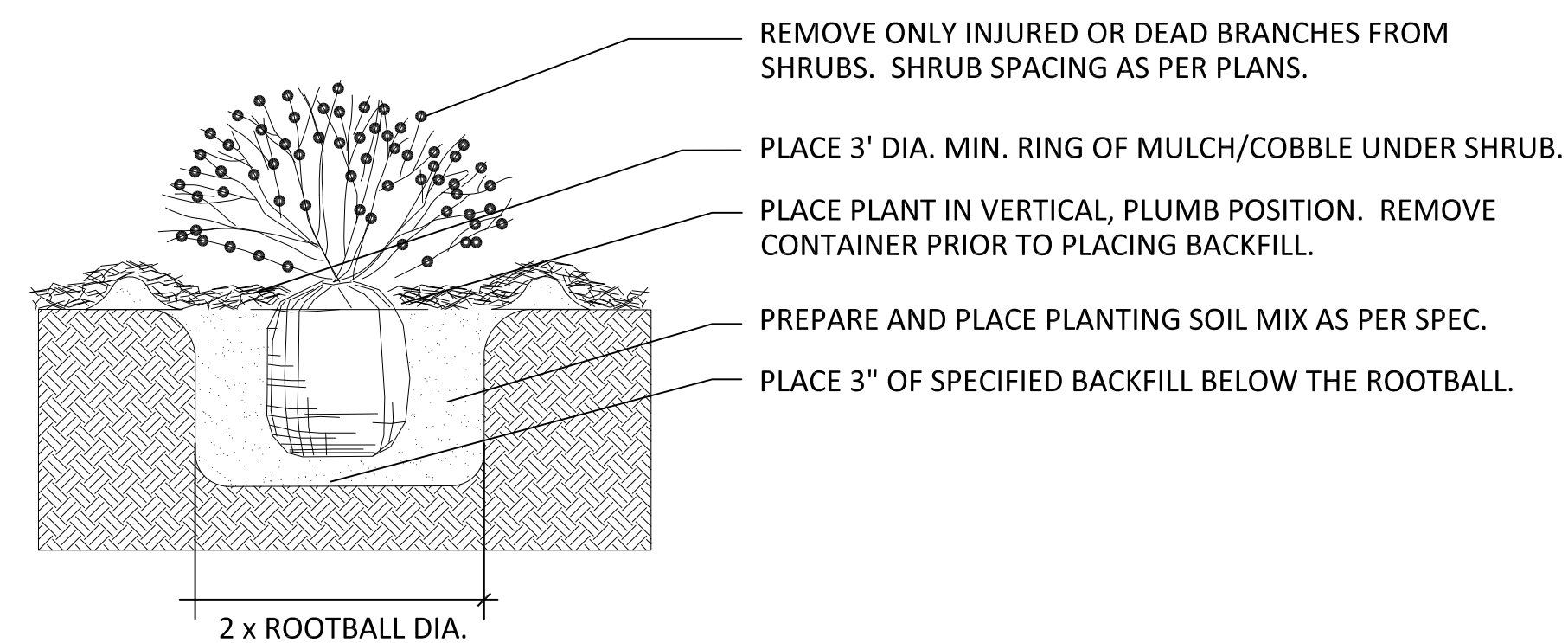
2 EVERGREEN TREE PLANTING

NOT TO SCALE



3 EDGE TREATMENT

NOT TO SCALE



4 SHRUB PLANTING

NOT TO SCALE

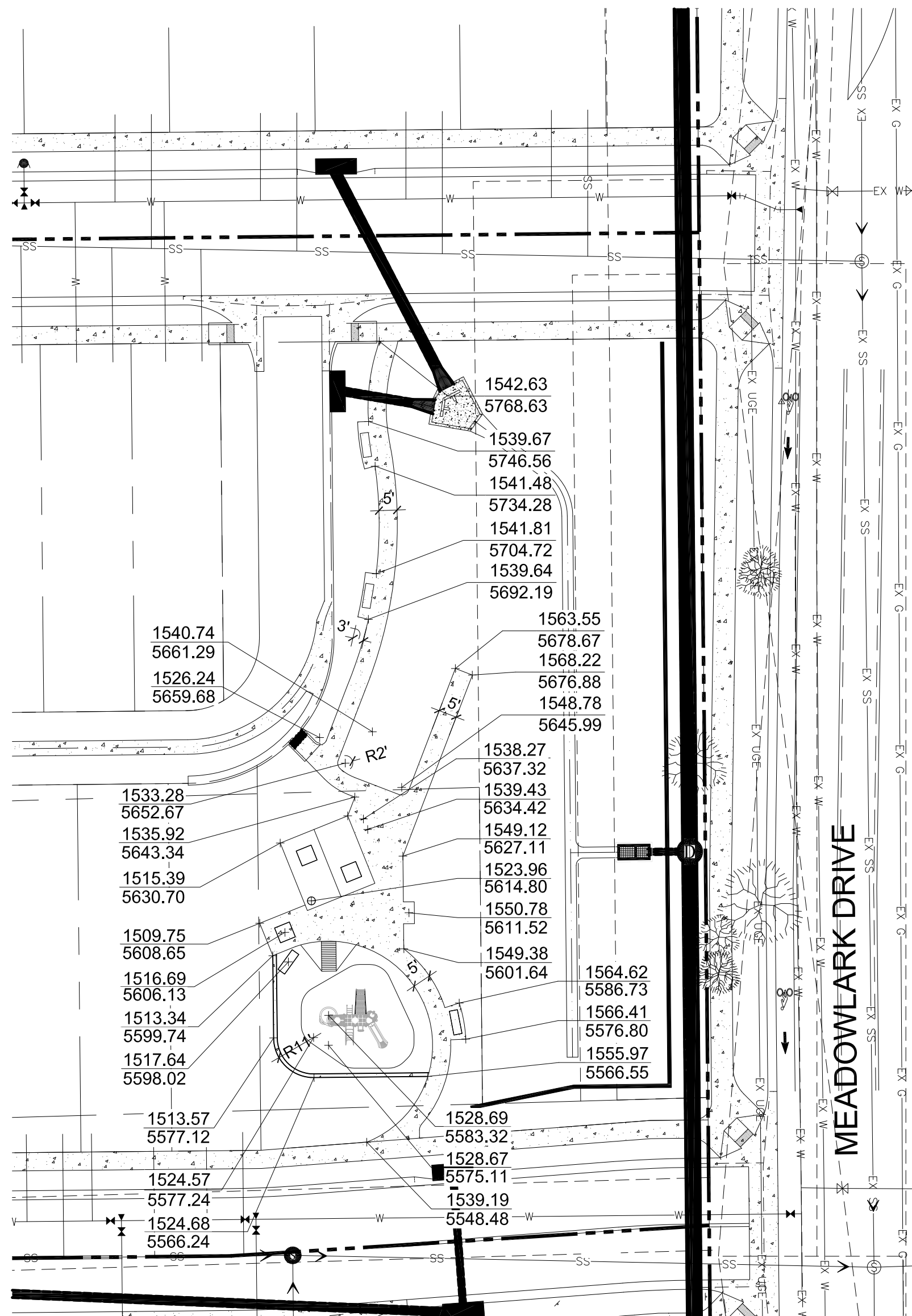
Westside Crossing
Final Plat

Landscape Details

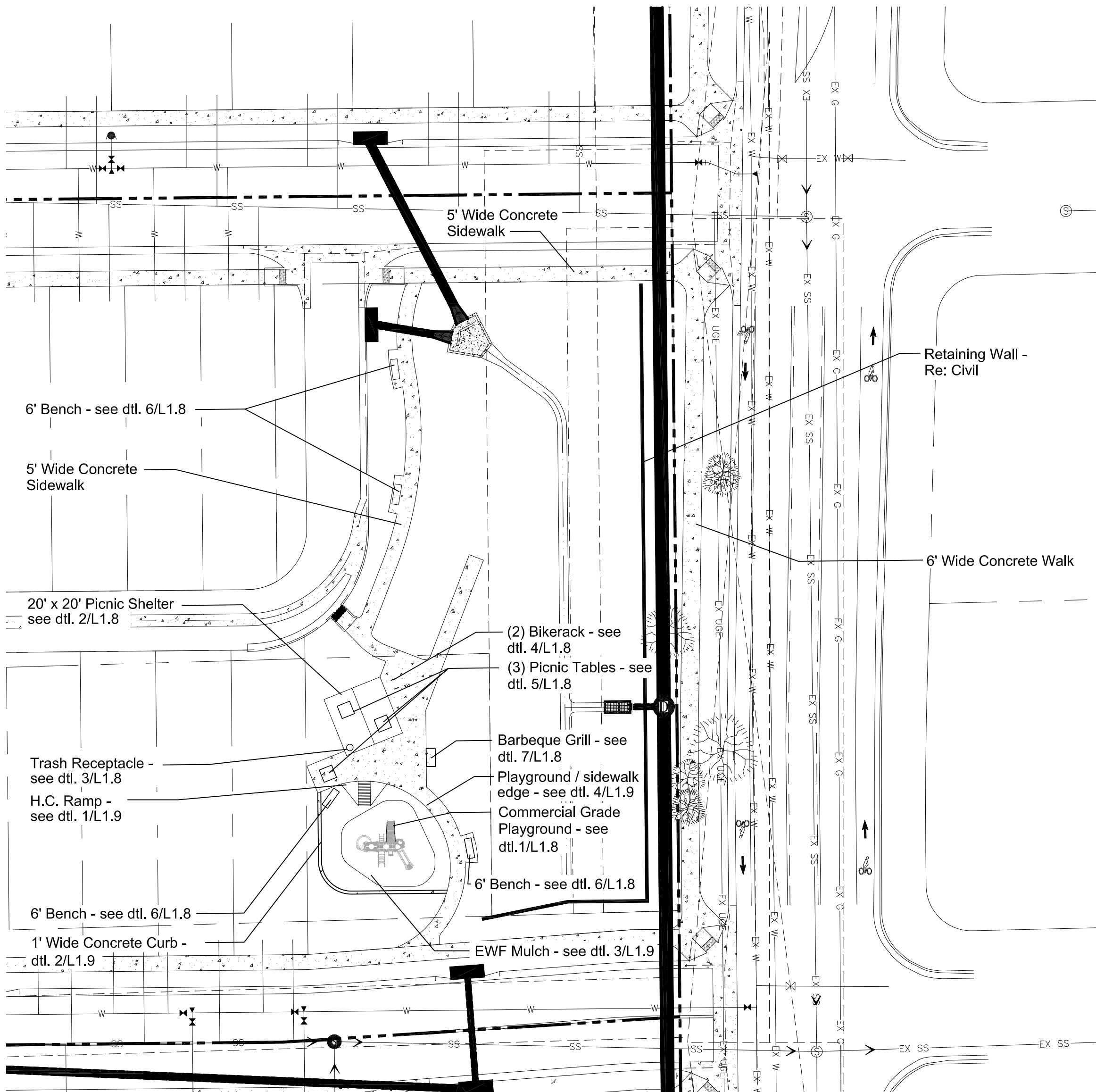
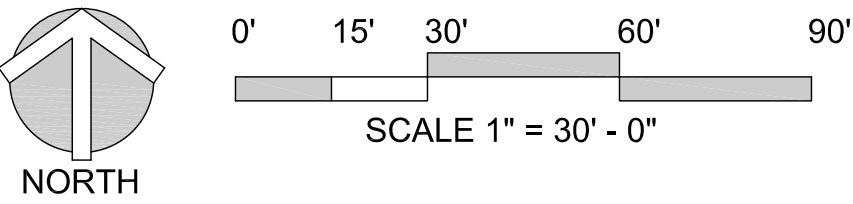
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Date:	1/26/22								
Scale:	See Plan								

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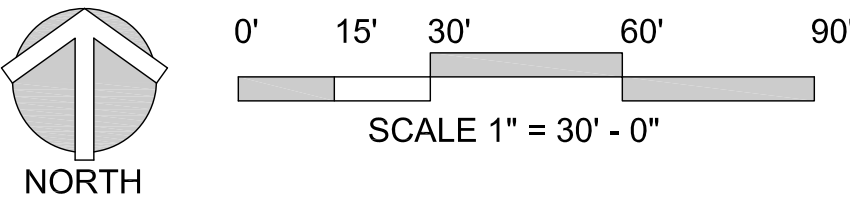
L1.6
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PARK LAYOUT PLAN



PARK MATERIAL PLAN



LEGEND:

- EXISTING SANITARY SEWER MANHOLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING CABLE TV PEDESTAL
- EXISTING LIGHT POLE
- EXISTING ELECTRIC BOX
- EXISTING ELECTRIC MANHOLE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- EXISTING WATER LINE
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING UNDERGROUND UTILITY LINE
- EXISTING OVERHEAD UTILITY LINE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING UNDERGROUND TELEPHONE LINE
- EXISTING FIBER OPTIC LINE
- EXISTING GAS LINE
- PROPOSED SANITARY SERVICE
- PROPOSED WATER LINE OR SERVICE
- PROPOSED FIRE HYDRANT
- PROPOSED STORM SEWER PIPE AND MANHOLE
- PROPOSED CONTOUR
- PROPOSED RETAINING WALL
- SIGHT DISTANT TRIANGLE

Westside Crossing
Final Plat

Park Layout Plans

REVISION:	Second Submittal								
DATE:	3/22/22	5/16/22							
Project Mgr:	JAH								
Drawn By:	SDW								
Checked By:	JAH								
Date:	1/26/22								
Scale:	1" = 30'								

SHEET

L1.7
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STACKlot

5639 south curice street littleton, colorado 80120
p. 303.608.4523



MANUFACTURE: Playworld Challengers
MODEL NO: 350-1718
INSTALL PER MANUFACTURES RECOMMENDATIONS
MAINTAIN ALL MANUFACTURES REQUIRED CLEAR FALL ZONES

1 PLAYGROUND

NOT TO SCALE



MANUFACTURE: RCP SHELTER
STYLE: ALL HIP STEEL
MODEL NO: ts-sq20-04
COLOR: T.B.D.
INSTALL PER MANUFACTURES RECOMMENDATIONS

2 20' x 20' PICNIC SHELTER

NOT TO SCALE



MANUFACTURE: Playworld Challengers
MODEL NO: ZZGV100G
INSTALL PER MANUFACTURES RECOMMENDATIONS

3 TRASH RECEPTACLE

NOT TO SCALE



MANUFACTURE: MADRAX
COLOR: BLACK
STYLE: U BIKE RACK
MODEL NO. U238-SF-P
INSTALL PER MANUFACTURES RECOMMENDATIONS

4 "U" SHAPED BIKE RACK

NOT TO SCALE



MANUFACTURE: Playworld Challengers
MODEL NO: ZZGV230G
INSTALL PER MANUFACTURES RECOMMENDATIONS

5 PICNIC TABLE

NOT TO SCALE



MANUFACTURE: Playworld Challengers
MODEL NO: ZZGV420G
INSTALL PER MANUFACTURES RECOMMENDATIONS

6 BACKED BENCH

NOT TO SCALE



MANUFACTURE: Jamestown Advanced Products
MODEL NO: 100PRG-SM
INSTALL PER MANUFACTURES RECOMMENDATIONS

7 GRILL

NOT TO SCALE

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Project Mgr:	JAH
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Scale:	See Plan

SHEET

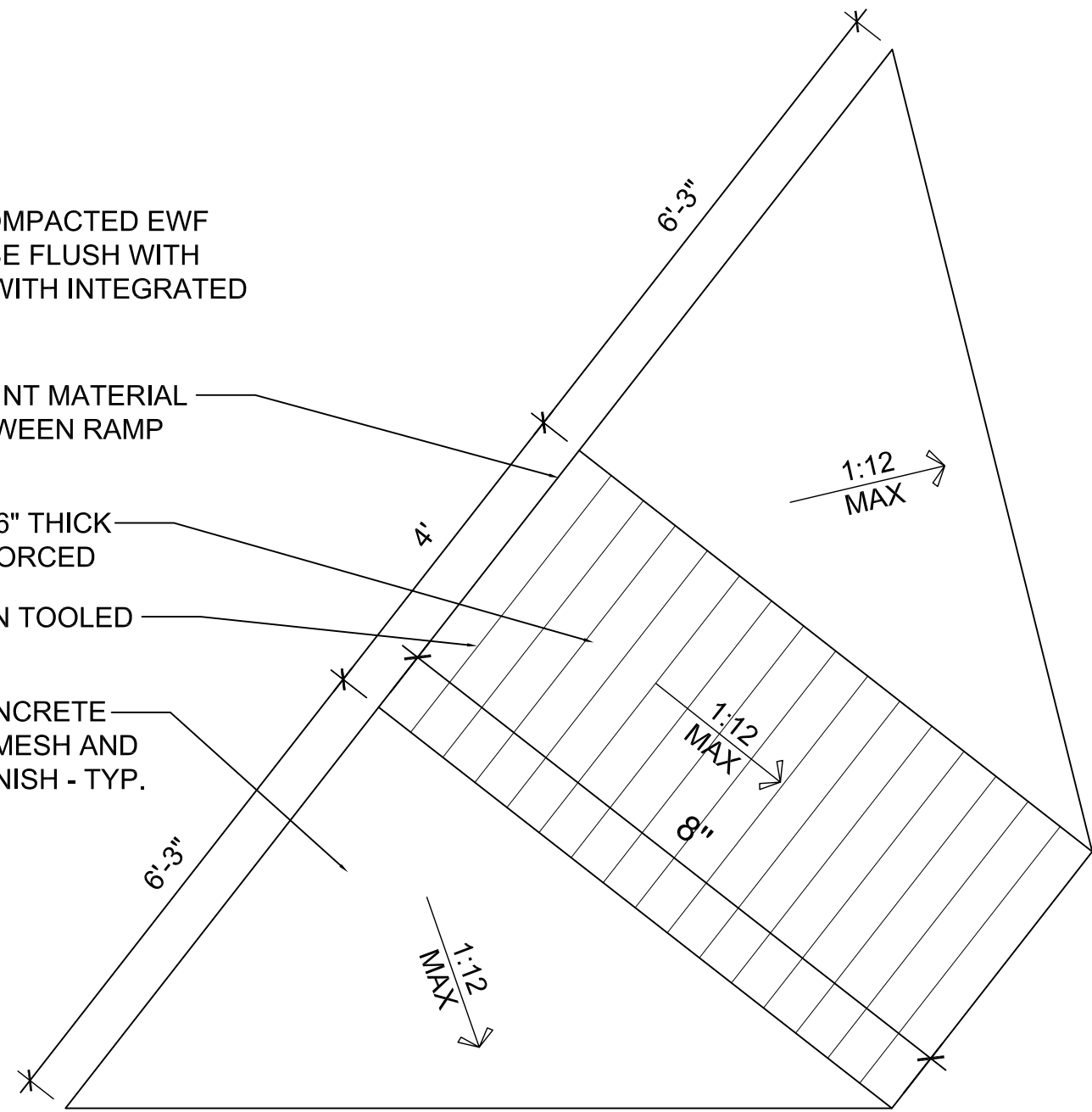
NOTE:
16" MIN. DEPTH COMPACTED EWF
TOP OF RAMP TO BE FLUSH WITH
CONCRETE WALK WITH INTEGRATED
CURB.

1/2" EXPANSION JOINT MATERIAL
AND SEALANT BETWEEN RAMP
AND WALK

CONCRETE RAMP 6" THICK
FIBER MESH REINFORCED

EQUAL SPACING ON TOOLED
JOIN TS. 6" TYP.

RAMP TO ABUT CONCRETE
WALK WITH FIBER MESH AND
MEDIUM BROOM FINISH - TYP.



1 PLAYGROUND HANDICAP RAMP

1/2" = 1' - 0"

ENGINEERED WOOD FIBER (EWF)
MANUFACTURE: PLAYSOFT
COLOR: NATURAL
GEOTEXTILE FABRIC
AIRDRAIN GEOCEL - SLOPE TOWARD
PERFORATED PIPE - SEE SITE PLAN

GEOTEXTILE FABRIC
COMPACTED SUB-GRADE

NOTE:

1. EWF - SHALL MEET ASTM F 1292-99 " STANDARD SPECIFICATIONS FOR IMPACT ATTENUATION OF EQUIPMENT
2. MAXIMUM FALL HEIGHT - 12'-0"
3. EWF SHALL MEET ASTM F 1951 "STANDARD SPECIFICATION DETERMINATION OF ACCESSIBILITY OF SURFACE SYSTEMS
3. RE: STRUCTURAL FOR REINFORCING
4. RE: CIVIL FOR PLAYGROUND UNDERDRAIN

2 PLAYGROUND CONCRETE CURB WALL

ENGINEERED WOOD FIBER (EWF)
MANUFACTURE: PLAYSOFT
COLOR: NATURAL
GEOTEXTILE FABRIC
AIRDRAIN GEOCEL - SLOPE TOWARD
PERFORATED PIPE - SEE SITE PLAN
GEOTEXTILE FABRIC
COMPACTED SUB-GRADE

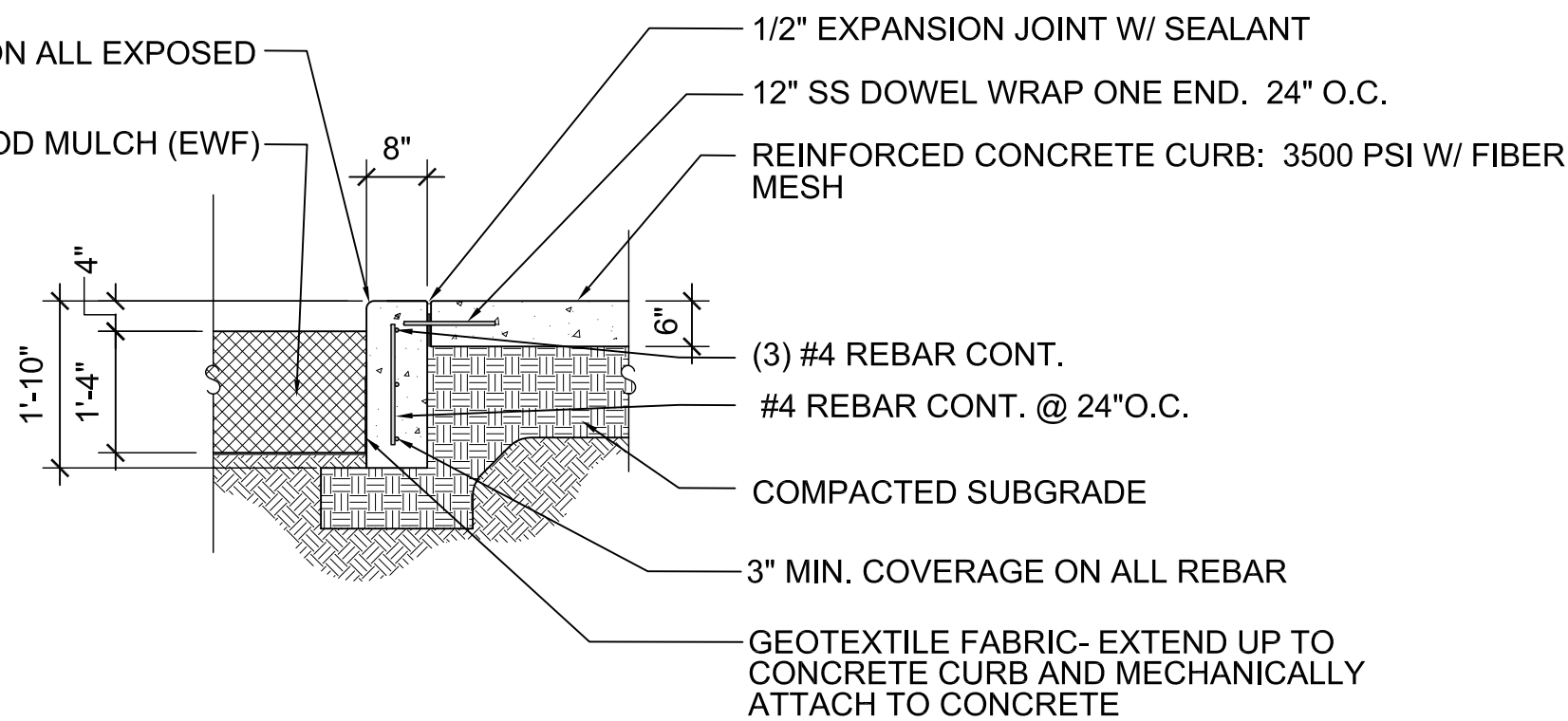
NOTE:

1. EWF - SHALL MEET ASTM F 1292-99 " STANDARD SPECIFICATIONS FOR IMPACT ATTENUATION OF EQUIPMENT
2. MAXIMUM FALL HEIGHT - 12'-0"
3. EWF SHALL MEET ASTM F 1951 "STANDARD SPECIFICATION DETERMINATION OF ACCESSIBILITY OF SURFACE SYSTEMS

3 ENGINEERED WOOD FIBER (EWF)

1/2" = 1' - 0"

1" RADIUS EDGE ON ALL EXPOSED
ENGINEERED WOOD MULCH (EWF)



4 PLAYGROUND / SIDEWALK EDGE CONDITION

1/2" = 1' - 0"

REVISION:	Second Submittal	Third Submittal						
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Scale:	N/A

SHEET

PUBLIC COMMENT

**(Only the first
comment was
received during
the Final Plat
process. The rest
were received
during the
Preliminary Plat
or the
Neighborhood
Master Plan
submittal)**

Adam Olinger

From: Richard Michalka <richard.michalka@indigoproject.org>
Sent: Tuesday, April 5, 2022 12:15 PM
To: Curt Freese; Adam Olinger
Cc: laurenmichalka@gmail.com
Subject: Westside Crossing Development - Resident Concerns

Hello Curt and Adam,

I hope this email finds you both well!

My wife and I are new residents of 1707 Wales Dr., one of only six houses that border the northern part of the Westside Crossing proposed development and face directly to the south viewing this development.

As one of the few houses that are most impacted by this development, I wanted to share my thoughts and concerns, as we were not here when the previous notices and calls for Public Comments were done.

After getting caught up on the board's recommendations, previous public comments, and the current proposed plan; I want to thank you for the concern and effort you have made to take into consideration the impacts this development will have on the residents of the neighborhood, and the also the needs of the development.

Besides the issues that other neighbors have brought up, I think our primary concern is the effect of development on our southern view, the property values being affected by the loss of our mountain views, and the impact of having high-density housing next to us as well. I think the preferred land use for this area is commercial.

The two requests we have are: 1. increasing the buffer between the Village at Mathew Farms and this development. Currently, it appears to be a 30' setback, and even with the duplexes restricted to one story, the view corridor would still be negatively affected. I would also include sightline guarantees that ensure even a one-story duplex would not go above a certain height.

2. An alternative to increasing the setback would be moving the park and greenways from the east side of the development to the north side; that way, the greenway and park create a more significant setback from our neighborhood, and our view would be less negatively affected.

Attached are some photos of the view facing south from our house to understand what we see currently and how it might be affected with such a short setback.

Thank you again for your time and consideration, we understand there are a lot of factors to consider in any development approval process and we appreciate all that you have done already. We are looking forward to being long-term residents of Berthoud!

-Richard and Lauren Michalka





--

Richard Michalka
CTO
Indigo Education Company



206-688-8996
richard.michalka@indigoproject.org
www.indigoeducationcompany.com
525 3rd Ave, STE 105
Longmont CO 80501

"Know Yourself, Know where you're going, Know how to get there."



From: [Marty Goss](#)
To: [Curt Freese](#); [Adam Olinger](#)
Subject: Westside Crossing
Date: Monday, November 15, 2021 8:11:22 AM

I received the latest development proposal for this project. The attached homes seem too close for the properties on Wales Drive in which our backyards face the lot. Also, please do not allow an 8' trail between our backyards and the attached homes. Everyone on our street has dogs and this would be a constant issue with barking dogs and would be uncomfortable not only for us but for the residents in the attached homes. It would also be a security and safety concern. Have a trail on all other sides of the lot just not the north side please.

With kind regards,

Marty P. Goss
Executive Marketing Representative
VELUX America LLC
[595 Burbank St.](#)
[Broomfield, CO. 80020](#)

Telephone office: 1-800-888-3589
Telephone direct: [704-975-0919](#)
Office Fax: [303-460-1180](#)
Telephone mobile: [704-975-0919](#)
@ Marty.Goss@VELUX.com

From: [Andre Aguiar](#)
To: [Curt Freese](#); [Adam Olinger](#)
Subject: Neighborhood Notice
Date: Monday, November 15, 2021 8:20:03 AM

To Community Development Department,

Hi, my name is Andre Aguiar and with my wife Marilia, Cecilia (3 old daughter), and Leonardo (18 months son) we live on the corner of Alpine Ave and Meadowlark. We are sending this letter to address our concerns about safety and wellbeing of all the kids and families of our community at the Gateway Park. We appreciate the opportunity to write this letter and voice our opinion for the fourth time. Our feelings about this project have not changed, it is all about security for our family and more importantly the kids of our neighborhood. BE SAFE. This will be a really busy road, lots of cars running around, and a dead-end road, we are really worried about safety.

What type of business are they thinking about bringing here? 58 houses? at least another 100 cars running around Meadowlark St?

Me and Marilia are originally from Brazil, both our kids will be born here in the United States of America where we've been calling home for 13 plus years. We moved to Colorado 2 years ago to pursue a new career opportunity for me, we were super excited to move here, we always heard great things about Colorado, and we didn't get disappointed. Well, the next step was to find a place for us to live on the Front Range, so we rented an apartment in Longmont, but that city was too big for us and we looked over 40 houses but could not find anything that appealed to us. One day I was driving to work, and I saw a sign for Berthoud on 287 going north. Thus, I decided to turn right and drive through town, 3 minutes after I was driving on highway 56, I called my wife and told her, we need to find a house on this lovely town. On Saturday of that week, we had lunch at the Cocina & Cantina and talking about our life on this community. And then the process to find "the" house started. Long story short I saw our home online, called the agent 8 pm on a Thursday night and told her that we needed to see our future home on the next day, they were having an open house on Saturday, while at the house we made the offer and a couple days later we were told that we got a house. I told the agent, no we got our home, dream coming true, our first house. We felt in love with the charm of Berthoud, it is so calm, peaceful, such a really nice little town. We have everything we need here, great school, restaurants, brewer and all is so nice and part of the community.

And then a year later the seven/eleven, O'Rielly auto parts and Ziggi's coffee were built. We got a little upset and asked Why? Well, we still don't know why, we already had 2 great local coffee shops, Kofe and Trailhead Café, and three gas stations within 8 miles. Why again? Why did we need another auto part store? Another gas station??? Moreover, all those houses that are getting build around us, we understand why people wants to move here, probably for the same reasons we did, it is a GREAT SMALL COMMUNITY. However, we understand progress. Progress can be great and beautiful; on the other hand, it can bring dangerous and destructiveness. And this brings to reason that me as a young father, friends of my neighbors and a resident of the Gateway community, to write this letter. We all knew the day was coming for the development of this lot. We've been wondering what people would build here, we heard from a grocery store to apartments, houses and even a park. The last one is my choice by the way. And then we all received a letter with the project and to voice our opinion, which we really appreciate the opportunity to do so. PLEASE SAFETY FIRST. By the planning we can see that it will be a lot of traffic at Meadowlark Drive. SAFETY FIRST, PLEASE. Do we really need another gas station in Berthoud? Really?

As y'all know our main concern is safety of our children. We see every day in the morning and after lunch several kids walk by to get into the bus to go to school. After school when weather permits, a lot of kids are playing outside, can you imagine that nowadays?!?, kids outside, this is great. That is how we all grew up, been kids, running around, riding our bikes, playing hide and seek outside. But if a mall plaza, apartment complex and other small shops were to be built, how can we guarantee the safety of our kids? How can we prevent semis and other large delivery vehicles to put the life of our kids in danger? We have such a beautiful and peaceful community here. So, if this were to be build I/we urge y'all to plan careful the route for those vehicles. Which streets they would be able to drive, what time they would be able to delivery stuffs? Safety always first please. Our friends from Mathews farm is really concern about privacy since there is a planning to build apartments really close to them. I thought this was a commercial zone?!? Take this into

consideration please. The plan is to bring 120 families?!, plus business, please consider the consequences on traffic, number of cars driving around here and the amount of people around our community. Let's be safe. 58 duplex and townhome, how many people are yall trying to fit on this neighrbhood? How many extra people will be driving on Meadowlark Drive? Seems a lot of cars going back and forth on this street. It will be a nightmare, a tragedy waiting to happen.. isn't this area commercial? 58 families, 2 car per household equal to 116 cars, plus all the existing cars.. and then trucks, semi's, etc that will be driving here to delivery products for the grocery store, retails, restaurants, and the fuel trucks, do yall really think Meadowlark Drive and US Highway 56 can handle that? In addition, all the traffic that all those businesses will bring here to the area. Again, a nightmare for the community.

Another concern we have is the type of business that the developer is planning to bring next door to us. We do not need/want the wrong people to be close to our community during day and night. So again, please take this into consideration when analyzing the proposal. Make sure they built a super nice and wonderful plaza with a lot of trees, with a little park/playground for kids with a nice environment for us to enjoy. In addition, don't let his ruined our local stores, we have a great bakery, great coffee shops, great business in town. Don't let this devalue our community. Remember why people want to move here, it is not because of the future business, it is because what we have now. Please don't let a project like that destroy our beautiful town called BERTHOUD.

Again, and one more time, SAFETY FIRST. Traffic, street safety and personal safety, we have a really nice community here, we really want to keep that way.

We are looking forward to the public hearing when possible.

Sincerely,

Andre, Marilia, Cecilia and Leonardo

From: [Curt Freese](#)
To: [Adam Olinger](#)
Subject: FW: Westside Crossing feedback
Date: Monday, November 15, 2021 9:37:25 AM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)



Curt Freese, AICP

Community Development Director

Phone: 970-532-2643

Fax: 970-532-0640

cfreese@berthoud.org

Berthoud.org

807 Mountain Ave. Berthoud, CO 80513



From: Mike Wood <mike@advantagecardservices.com>

Sent: Monday, November 15, 2021 9:37 AM

To: Curt Freese <CFreese@berthoud.org>

Subject: Westside Crossing feedback

So far this is the most favorable plan I've seen however I feel you need to keep the new traffic from using Mt Meeker to go east.

Dividing Meadowlark to prohibit left turns when going south and left turns coming out of the new development so they cant use the alley or other streets to the north would go a long way towards reducing the impact to the existing neighborhood.

I live on Glacier Ave which, I'm sure, would see a large increase in the traffic wanting to go east thru Mt Meeker.

Everyone here already uses it a lot and the increase, especially considering the new Rec Center, would be a big impact that I personally don't think the East end of the street was designed to handle.

That portion of Mt Meeker is a very narrow street with lots of kids and reverse speed bumps.

You already have to pull over to let people pass if there are trucks parked on the street or Fedex or Amazon is delivering.

Thanks for your time.

--

NOW you can collect the credit card fees from your customers!

Quick and easy! Ask us how.

Regards,

Mike Wood

President

Advantage Card Services

Harley Financial Services

(970)222-6016 call/text

GET THE ADVANTAGE!

From: [Greg Ludlow](#)
To: [Curt Freese](#); [Adam Olinger](#)
Subject: Fwd: 19043 Westside Crossing - Plaza within Irrigation Easement
Date: Monday, November 29, 2021 3:10:35 PM

I am commenting as the President of the Welch Lateral. See below. The developer of Westside Crossing has agreed to remove any trees from their plans within our easement and the bear fiscal responsibility for damage repair should we ever need to work on our underground pipes/concrete within that easement.

Begin forwarded message:

From: Greg Ludlow <greg.ludlow5@gmail.com>
Subject: Re: 19043 Westside Crossing - Plaza within Irrigation Easement
Date: November 29, 2021 at 3:03:24 PM MST
To: Jake McMillen <jmcmillen@kiowaengineering.com>
Cc: Matt Erichsen <merichsen@kiowaengineering.com>

Thanks. It will take me a few days this time of year to get an answer on us having a form or not. Appreciate your removal of the trees. This addresses all our concerns.

Today is the final day for us to comment to the Town of Berthoud and I will share your latest email below to ensure the Town is aware of our understanding on Westside Crossing.

On Nov 29, 2021, at 8:18 AM, Jake McMillen
<jmcmillen@kiowaengineering.com> wrote:

Good Morning Greg,

I contacted the developer regarding your concern for responsibility of payment should damages to the plaza facilities incur due to irrigation maintenance and he was receptive to the idea. Does the ditch company have a standard agreement or language that I can pass along to the developer to start the process of entering into agreement on costs? Was there any other concern you had with the plaza area that should be addressed with our next submittal? We are going to remove the trees as requested but I wanted to make sure you didn't have other concerns.

Thank you,

Jake McMillen, PE
Civil Engineer
<image001.gif>
7175 West Jefferson Ave, Suite 2200

Lakewood, Colorado 80235
Phone: (303) 692-0369
Direct: (303) 817-2481
Email: jmcmillen@kiowaengineering.com

From: Greg Ludlow <greg.ludlow5@gmail.com>
Sent: Wednesday, November 17, 2021 1:49 PM
To: Jake McMillen <jmcmillen@kiowaengineering.com>
Cc: Matt Erichsen <merichsen@kiowaengineering.com>
Subject: Re: 19043 Westside Crossing - Plaza within Irrigation Easement

Thanks for your prompt response. Not sure how to answer your question on the backhoe. Assuming the 10' sidewalk can handle the weight of the machine, that leaves us with having to deal with our pipes in the two areas under your new walls and concrete patio. I doubt the machine could 'reach over' the walls to do the work needed, but that would be the first thing for us to try if a problem develops. Our ditch rider is a very capable machinery operator with years of experience working on open ditches from their narrow banks. Nonetheless, maneuvering through your proposed construction will not be easy.

On Nov 16, 2021, at 8:50 AM, Jake McMillen
<jmcmillen@kiowaengineering.com> wrote:

Good Morning Greg,

We are having the landscape architect remove the trees and replace with another shade structure. Do you know about how much room is required for the backhoes? Right now there are 10' sidewalks that provide access to the plaza area and then a fairly large open area around the junction structure for maneuverability. We will coordinate with the developer on the repair cost responsibility aspect and get back with you.

Thank you,

Jake McMillen, PE
Civil Engineer
<image001.gif>
7175 West Jefferson Ave, Suite 2200
Lakewood, Colorado 80235
Phone: (303) 692-0369
Direct: (303) 817-2481

Email: jmcmillen@kiowaengineering.com

From: Greg Ludlow <greg.ludlow5@gmail.com>
Sent: Monday, November 15, 2021 4:21 PM
To: Jake McMillen <jmcmillen@kiowaengineering.com>
Cc: Matt Erichsen <merichsen@kiowaengineering.com>
Subject: Re: 19043 Westside Crossing - Plaza within Irrigation Easement

Well, our experience with tree roots is much different. Historically they extend well beyond the canopy. Our preference is to have no trees planted in our easement.

This is the first thing that popped up when I Googled the topic.

<https://www.google.com/amp/s/deepgreenpermaculture.com/2019/07/22/how-far-do-large-tree-roots-extend/amp/>

My comment about setback has to do with maneuvering equipment into the easement in order to fix a problem with the buried pipe. If you think a backhoe will fit and are willing to assume the repair costs, I would back off that concern. But what happens if the repairs are needed in ten years?

On Nov 15, 2021, at 10:25 AM, Jake McMillen <jmcmillen@kiowaengineering.com> wrote:

Good Morning Greg,

Our thoughts on the tree planting is that roots don't extend past the dripline of the canopy and, if planted far enough away, would not interfere with the storm pipe. If trees are planted well away from any of the pipes would they be allowed in the easement area at all?

Can you please elaborate on your comment "please increase setback"?

I assume that any irrigation work required within the easement that would displace/destroy any of the plaza features would be at the developer's expense.

Jake McMillen, PE
Civil Engineer
<image001.gif>
7175 West Jefferson Ave, Suite 2200
Lakewood, Colorado 80235
Phone: (303) 692-0369
Direct: (303) 817-2481
Email: jmcmillen@kiowaengineering.com

From: Greg Ludlow <greg.ludlow5@gmail.com>
Sent: Monday, November 15, 2021 10:18 AM
To: Jake McMillen <jmcmillen@kiowaengineering.com>
Cc: Matt Erichsen <merichsen@kiowaengineering.com>
Subject: Re: 19043 Westside Crossing - Plaza within
Irrigation Easement

Can I please get a response to this.

On Tue, Nov 9, 2021 at 9:11 AM Greg Ludlow
<greg.ludlow5@gmail.com> wrote:
Morning - Our first reaction is that we don't want trees in
our easement that wind up crawling into our pipes. How
about getting shade some other way? And we need
adequate room for equipment to dig up our lines if ever an
issue. Please increase setback.
Greg

On Mon, Nov 8, 2021 at 9:56 AM Jake McMillen
<jmcmillen@kiowaengineering.com> wrote:
Good Morning Greg,

Your previous voice message was requesting a design plan of
the plaza area within the irrigation easement to review. The
attached PDF shows the plaza design and I've highlighted the
irrigation line/junction box in red. Please take a look when
you get a chance and feel free to give me a call to discuss.

Thank you,

Jake McMillen, PE
Civil Engineer
<image001.gif>

[7175 West Jefferson Ave. Suite 2200](#)
[Lakewood, Colorado 80235](#)
Phone: (303) 692-0369

Direct: (303) 817-2481

Email: jmcmillen@kiowaengineering.com

From: [Andre Aguiar](#)
To: [Curt Freese](#); [Adam Olinger](#)
Subject: Neighborhood Notice
Date: Tuesday, August 10, 2021 8:00:18 AM

To Community Development Department,

Hi, my name is Andre Aguiar and with my wife Marilia, Cecilia (35 months daughter), and Leonardo (14 months son) we live on the corner of Alpine Ave and Meadowlark. We are sending this letter to address our concerns about safety and wellbeing of all the kids and families of our community at the Gateway Park. We appreciate the opportunity to write this letter and voice our opinion for the fourth time. Our feelings about this project have not changed, it is all about security for our family and more importantly the kids of our neighborhood. BE SAFE.

What type of business are they thinking about bringing here? Commercial lots? So each lot is one store?

Me and Marilia are originally from Brazil, both our kids will be born here in the United States of America where we've been calling home for 13 plus years. We moved to Colorado 2 years ago to pursue a new career opportunity for me, we were super excited to move here, we always heard great things about Colorado, and we didn't get disappointed. Well, the next step was to find a place for us to live on the Front Range, so we rented an apartment in Longmont, but that city was too big for us and we looked over 40 houses but could not find anything that appealed to us. One day I was driving to work, and I saw a sign for Berthoud on 287 going north. Thus, I decided to turn right and drive through town, 3 minutes after I was driving on highway 56, I called my wife and told her, we need to find a house on this lovely town. On Saturday of that week, we had lunch at the Cocina & Cantina and talking about our life on this community. And then the process to find "the" house started. Long story short I saw our home online, called the agent 8 pm on a Thursday night and told her that we needed to see our future home on the next day, they were having an open house on Saturday, while at the house we made the offer and a couple days later we were told that we got a house. I told the agent, no we got our home, dream coming true, our first house. We felt in love with the charm of Berthoud, it is so calm, peaceful, such a really nice little town. We have everything we need here, great school, restaurants, brewer and all is so nice and part of the community.

And then a year later the seven/eleven, O'Rielly auto parts and Ziggi's coffee were built. We got a little upset and asked Why? Well, we still don't know why, we already had 2 great local coffee shops, Kofe and Trailhead Café, and three gas stations within 8 miles. Why again? Why did we need another auto part store? Another gas station??? Moreover, all those houses that are getting build around us, we understand why people wants to move here, probably for the same reasons we did, it is a GREAT SMALL COMMUNITY. However, we understand progress. Progress can be great and beautiful; on the other hand, it can bring dangerous and destructiveness. And this brings to reason that me as a young father, friends of my neighbors and a resident of the Gateway community, to write this letter. We all knew the day was coming for the development of this lot. We've been wondering what people would build here, we heard from a grocery store to apartments, houses and even a park. The last one is my choice by the way. And then we all received a letter with the project and to voice our opinion, which we really appreciate the opportunity to do so. PLEASE SAFETY FIRST. By the planning we can see that it will be a lot of traffic at Meadowlark Drive. SAFETY FIRST, PLEASE. Do we really need another gas station in Berthoud? Really?

As y'all know our main concern is safety of our children. We see every day in the morning and after lunch several kids walk by to get into the bus to go to school. After school when weather permits, a lot of kids are playing outside, can you imagine that nowadays?!?, kids outside, this is great. That is how we all grew up, been kids, running around, riding our bikes, playing hide and seek outside. But if a mall plaza, apartment complex and other small shops were to be built, how can we guarantee the safety of our kids? How can we prevent semis and other large delivery vehicles to put the life of our kids in danger? We have such a beautiful and peaceful community here. So, if this were to be build I/we urge y'all to plan careful the route for those vehicles. Which streets they would be able to drive, what time they would be able to delivery stuffs? Safety always first please. Our friends from Mathews farm is really concern about privacy since there is a planning to build apartments really close to them. I thought this was a commercial zone?!? Take this into consideration please. The plan is to bring 120 families?! , plus business, please consider the

consequences on traffic, number of cars driving around here and the amount of people around our community. Let's be safe. 58 duplex and townhome, how many people are yall trying to fit on this neighborhood? How many extra people will be driving on Meadowlark Drive? Seems a lot of cars going back and forth on this street. It will be a nightmare, a tragedy waiting to happen.. isn't this area commercial? 58 families, 2 car per household equal to 116 cars, plus all the existing cars.. and then trucks, semi's, etc that will be driving here to delivery products for the grocery store, retails, restaurants, and the fuel trucks, do yall really think Meadowlark Drive and US Highway 56 can handle that? In addition, all the traffic that all those businesses will bring here to the area. Again, a nightmare for the community.

Another concern we have is the type of business that the developer is planning to bring next door to us. We do not need/want the wrong people to be close to our community during day and night. So again, please take this into consideration when analyzing the proposal. Make sure they built a super nice and wonderful plaza with a lot of trees, with a little park/playground for kids with a nice environment for us to enjoy. In addition, don't let his ruined our local stores, we have a great bakery, great coffee shops, great business in town. Don't let this devalue our community. Remember why people want to move here, it is not because of the future business, it is because what we have now. Please don't let a project like that destroy our beautiful town called BERTHOUD.

Again, and one more time, SAFETY FIRST. Traffic, street safety and personal safety, we have a really nice community here, we really want to keep that way.

We are looking forward to the public hearing when possible.

Sincerely,

Andre, Marilia, Cecilia and Leonardo

From: jgwin5@comcast.net
To: [Adam Olinger](#)
Subject: Westside Crossing
Date: Tuesday, August 10, 2021 10:15:24 AM

Greetings: I am curious if you are in conversation with CDOT re the increased traffic pattern this development will create at intersection of Mountain Ave & SH 56?

John Gwin
1616 Chokeberry St
Berthoud, CO

Adam Olinger

From: Kimberly Hobert <kimberlyhobert@gmail.com>
Sent: Thursday, August 26, 2021 10:29 AM
To: Curt Freese
Cc: Adam Olinger
Subject: Westside Crossing Concerns

Good Morning,

Thank you for taking public comments.

We live within the greatest impact zone of this proposed development. Below are concerns that need to be addressed before approving the development.

- 1) **Traffic** - will the main entrance be off of Man Ave? 287? - Meadowlark is a residential street that can not handle this level of traffic safely. Getting in and out of our neighborhood will be challenging. There is not a stop light at Meadowlark and there is only one way in and out at Gateway Park Dr.
- 2) **Density** - way to many homes and business in a small area.
- 3) **Light pollution** - lights from a commercial shopping area will be close to homes, a disturbance, and reduce quality of life.
- 4) **Decrease in property value** - will we be reimbursed if this goes through? Having a high density retail and housing development in a small area will not be good for home owners in this area given the above impacts.
- 5) Mountain views will be blocked, decreasing the aesthetics of the area.

As mentioned above - this development is much too large for the proposed plot. The land on the south side of mountain ave would be much more suitable and better for traffic flow.

Thank you for your time and consideration.

Kimberly Hobert
1518 Glacier Ave.

From: [Kimberly Hobert](#)
To: [Adam Olinger](#)
Subject: Re: Westside Crossing Concerns
Date: Friday, August 27, 2021 10:36:46 AM

Hello Adam,

Thank you for your reply and shared concerns.

With regards to the light or roundabout at Mountain and Meadowlark - with only a short distance to 287, it is possible for traffic to back up onto 287 during peak times (morning, evening, and busy weekends). People that live in Berthoud and particularly Gateway Park/Collins Park may find themselves waiting through several lights to get home. What is planned to mitigate the situation?

One of the most recent drawings of the development indicated that Glacier Ave would connect directly into the shopping center/high density housing complex. Has there been consideration of the increased traffic on Glacier as shoppers and tenants try to shortcut through the neighborhood? Is it possible to offset the roads into the shopping center/high density housing so that it deters people from using Glacier as a way to get to and from the development?

Finally, since this neighborhood is predominantly families with children, what type of buffer zone has been discussed to separate the neighborhood from such a large shopping/housing area? Walls, a park?

Thanks again for addressing my concerns.

Take care,
Kimberly Hobert

On Aug 26, 2021, at 5:41 PM, Adam Olinger <aolinger@berthoud.org> wrote:

Good afternoon,

Thank you for providing your concerns with the Westside Crossing Development. I can assure you that staff has shared many of your concerns throughout this project's process, and have worked with the applicant to take steps to ensure proper measures are taken. This includes the installation of a stoplight or a roundabout (which one is still being discussed amongst our engineers) at the intersection of Mountain and Meadowlark, the striping of Meadowlark to designate official car and bike lanes, and the restriction that all business and residential outdoor lighting will be Dark-Sky compliant and not allowed to "leak" over the premises. This property was also rezoned to C-2 (General Commercial) and R-4 (Mixed-Use Residential) earlier this year to allow for this type of development. The land on the south side of Mountain is also zoned for commercial/business use.

As for your other concerns, I will gladly pass them on to the members of the Planning Commission and the Berthoud Board of Trustees should this project be scheduled for a public hearing. If this occurs, you and your neighbors will again receive a notice in the mail inviting you to attend if you choose to. If you have any other questions/comments/concerns, please send them our way and we will do our best to respond or address them.

Best,

<image001.jpg>

Adam Olinger, AICP-C
Planner II

Phone: 970.344.5808

Fax: 970.532.0640

aolinger@berthoud.org

Berthoud.org

807 Mountain Ave. Berthoud, CO 80513

<image002.png> <image003.png>

<image004.png>

From: Kimberly Hobert <kimberlyhobert@gmail.com>

Sent: Thursday, August 26, 2021 10:29 AM

To: Curt Freese <CFreese@berthoud.org>

Cc: Adam Olinger <aolinger@berthoud.org>

Subject: Westside Crossing Concerns

Good Morning,

Thank you for taking public comments.

We live within the greatest impact zone of this proposed development. Below are concerns that need to be addressed before approving the development.

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As mentioned above - this development is much too large for the proposed plot. The land on the south side of mountain ave would be much more suitable and better for traffic flow.

Thank you for your time and consideration.

Kimberly Hobert
1518 Glacier Ave.

Adam Olinger

From: Marty Goss <marty.goss@velux.com>
Sent: Monday, December 28, 2020 1:02 PM
To: Curt Freese; Adam Olinger
Subject: Westside Crossing

I just receive the information in the mail regarding this proposed project. I am in strict opposition to the project. It will have a great impact on the local and well established small business owners in Berthoud, driving many of them out of business. It will also have a very negative impact on the culture of Berthoud. Berthoud has a very unique and old town feel to it and adding a development like this will greatly influence what our residents love about Berthoud. This looks like a typical mixed use development found in our neighboring cities, please don't make Berthoud into another Loveland or Longmont. Townhomes and duplexes in Berthoud, really? Is this what we want and need, this will be a sad day for the residents of Berthoud and our local business owners. There must be a better option!

With kind regards,

Marty P. Goss
Executive Marketing Representative
VELUX America LLC
[595 Burbank St.](#)
[Broomfield, CO. 80020](#)

Telephone office: 1-800-888-3589
Telephone direct: [704-975-0919](#)
Office Fax: [303-460-1180](#)
Telephone mobile: [704-975-0919](#)
@ Marty.Goss@VELUX.com

Adam Olinger

From: Dawn Burgess <Dawn_Burgess@msn.com>
Sent: Sunday, January 3, 2021 9:09 PM
To: Curt Freese; Adam Olinger
Cc: Bryan Burgess; Carolyn Nyland
Subject: Westside Crossing

Hello Curt and Adam,

Thank you for the opportunity to comment on the Westside Crossing project proposal.

I am glad to see the 3 story apartment complexes have been removed from the proposal.

The problem that remains is that the only way into the development for both the retail part of the project and the duplexes and townhomes for people coming from the west (ie: people coming off of Hwy 287) is to turn left onto Meadowlark. In fact, from the rendering, it appears the *only* way into the project is to turn onto Meadowlark. Meadowlark will have a tremendous cluster of traffic. This is a residential area and you'll have hundreds and hundreds of vehicles turning onto Meadowlark all day long.

What is the proposal to manage the traffic turning onto Meadowlark?

What is the traffic projection for Meadowlark? Have traffic studies for the intersection of Meadowlark and Mountain been done? If so, where can I find them to review?

I certainly hope, if the area is developed, it is much more aesthetically pleasing than the horrendous row of townhome rentals that have been allowed to be built on the northeast side of Meadowlark and Mountain. That is the most depressing, unimaginative, bland row of colorless townhomes I have seen in new construction. That development does not add anything pleasing, inviting or exciting to Berthoud. Just a row of dull, flat, colorless places for people to cram into. Really? Is that the best we can do? Is that all we can ask of developers?

Please insist that whatever is built is fitting of being the entrance to Berthoud, the Garden Spot of Colorado: beautifully landscaped, with the use of stucco and timber to create a visually appealing place where people will want to shop.

Thank you,

Dawn Burgess
1624 Hollyberry St
970-618-1322

Faith is the bird that feels the light and sings when the dawn is still dark. **Rabindranath Tagore**

From: [Bryan Burgess](#)
To: [Curt Freese](#); [Adam Olinger](#)
Subject: Westside Crossing
Date: Tuesday, January 5, 2021 2:47:24 PM

Curt /Adam

I am happy to see the 3 story apartments gone but still think that the density is too great. Trying to cram as many apartments in to that space will be a disaster. It is way to small an area to put all that in. The traffic going in and out will create nightmares. The only way in is from Meadowlark. How will that be managed? Has there been any traffic studies done on not only the impact at Meadowlark and Mountain, but also the impact at 287 and Mountain? Having traffic lights that close together will be a problem and potential for long traffic congestion moving from east to west on Mountain.

I think a better use for the property would be to eliminate the multifamily, put in a larger park and add more light commercial. The commercial brings in far more sales tax for creating revenue for the town. This will create incentive for business to move to Berthoud and give us a much stronger tax base to fund the town for the future. It also has been my experience as a member of the Planning and Zoning committee in Rifle, CO., the residential property will be developed first and the commercial will not get completed.

If multifamily must happen, please require greater design guidelines. This is the entrance to our town and the current multifamily at the corner of Mountain and Meadowlark should never have been allowed.

Bryan Burgess
1624 Hollyberry ST
970-689-7269

From: [Dave Richardson](#)
To: [Curt Freese](#); [Adam Olinger](#)
Subject: Neighborhood Notice
Date: Tuesday, January 5, 2021 7:55:38 PM

Hello,

My name is Dave and I live on Chokeberry within the 1000 ft perimeter that would be affected by the development proposal. I strongly disapprove of building on the proposed lot. 58 duplex and townhomes cramped into such a small space is a terrible idea. If 58 duplexes go up with 2 people living in each one (and this could be a low number) all of the sudden our small neighborhood has 116 people driving on one main street. This is not acceptable. Instead of putting all the money into this proposed project please consider building better parks, or a walking trail that goes through town, or a grocery store that is affordable.

--

Dave Richardson

WEBSITE: <http://www.daverichardsonart.com>

INSTAGRAM: <https://www.instagram.com/daverichardsonsculptor/>

FACEBOOK: <https://www.facebook.com/daverichardsonart/>

From: [Jamye Richardson](#)
To: [Adam Olinger](#); [Curt Freese](#)
Subject: Westside Crossing
Date: Wednesday, January 6, 2021 11:58:16 AM

To Whom It May Concern:

I am writing to voice my concerns regarding the development of Westside Crossing. I am a resident of Collins Park West living within 1000 feet of the proposed development. I am a Colorado native who has lived in Berthoud for only two years, but has lived in Northern Colorado for 40 years.

Because of my life here in NoCo, I understand why people want to relocate here from around the country. Part of the reason my husband and I left Fort Collins two years ago was because of the overdevelopment of residential properties. It saddens me to see Berthoud following the same track; developing every open space with family homes and townhomes.

It is my opinion that Berthoud does not need more residential development. We need to preserve some open space, develop more trails for enjoying nature and better parks for our kids to play at. We also desperately need a better grocery store. Hays Market is a last resort for our shopping needs. The Westside development proposes to build a gas station across the street from Berthoud's original gas station that has been there for years. This seems unnecessary.

In case it is unclear, I vote against the development proposal for Westside Crossing. Thank you for taking my comment into consideration.

Respectfully,
Jamye Richardson

From: [Andre Aguiar](#)
To: [Curt Freese](#); [Adam Olinger](#)
Subject: Westside Crossing Proposal
Date: Thursday, January 7, 2021 8:19:50 AM

To Community Development Department,

Hi, my name is Andre Aguiar and with my wife Marilia, Cecilia (27 months daughter), and Leonardo (7 months son) we live on the corner of Alpine Ave and Meadowlark. We are sending this letter to address our concerns about safety and wellbeing of all the kids and families of our community at the Gateway Park. We appreciate the opportunity to write this letter and voice our opinion for the third time. Our feelings about this project have not changed, it is all about security for our family and more importantly the kids of our neighborhood. BE SAFE.

Me and Marilia are originally from Brazil, both our kids will be born here in the United States of America where we've been calling home for 13 plus years. We moved to Colorado 2 years ago to pursue a new career opportunity for me, we were super excited to move here, we always heard great things about Colorado, and we didn't get disappointed. Well, the next step was to find a place for us to live on the Front Range, so we rented an apartment in Longmont, but that city was too big for us and we looked over 40 houses but could not find anything that appealed to us. One day I was driving to work, and I saw a sign for Berthoud on 287 going north. Thus, I decided to turn right and drive through town, 3 minutes after I was driving on highway 56, I called my wife and told her, we need to find a house on this lovely town. On Saturday of that week we had lunch at the Cocina & Cantina and talking about our life on this community. And then the process to find "the" house started. Long story short I saw our home online, called the agent 8 pm on a Thursday night and told her that we needed to see our future home on the next day, they were having an open house on Saturday, while at the house we made the offer and a couple days later we were told that we got a house. I told the agent, no we got our home, dream coming true, our first house. We felt in love with the charm of Berthoud, it is so calm, peaceful, such a really nice little town. We have everything we need here, great school, restaurants, brewer and all is so nice and part of the community.

And then a year later the seven/eleven, O'Rielly auto parts and Ziggi's coffee were built. We got a little upset and asked Why? Well we still don't know why, we already had 2 great local coffee shops, Kofe and Trailhead Café, and three gas stations within 8 miles. Why again? Why did we need another auto part store? Another gas station??? Moreover, all those houses that are getting build around us, we understand why people wants to move here, probably for the same reasons we did, it is a GREAT SMALL COMMUNITY. However, we understand progress. Progress can be great and beautiful; on the other hand, it can bring dangerous and destructiveness. And this bring to reason that me as a young father, friends of my neighbors and a resident of the Gateway community, to write this letter. We all knew the day was coming for the development of this lot. We've been wondering what people would build here, we heard from a grocery store to apartments, houses and even a park. The last one is my choice by the way. And then we all received a letter with the project and to voice our opinion, which we really appreciate the opportunity to do so. PLEASE SAFETY FIRST. By the planning we can see that it will be a lot of traffic at Meadowlark Drive. SAFETY FIRST, PLEASE. Do we really need another gas station in Berthoud? Really?

As y'all know our main concern is safety of our children. We see every day in the morning and after lunch several kids walk by to get into the bus to go to school. After school when weather permits, a lot of kids are playing outside, can you imagine that nowadays?!?, kids outside, this is great. That is how we all grew up, been kids, running around, riding our bikes, playing hide and seek outside. But if a mall plaza, apartment complex and other small shops were to be built, how can we guarantee the safety of our kids? How can we prevent semis and other large delivery vehicles to put the life of our kids in danger? We have such a beautiful and peaceful community here. So, if this were to be build I/we urge y'all to plan careful the route for those vehicles. Which streets they would be able to drive, what time they would be able to delivery stuffs? Safety always first please. Our friends from Mathews farm are really concern about privacy since there is a planning to build apartments really close to them. I thought this was a commercial zone?!? Take this into consideration please. The plan is to bring 120 families?! , plus business, please consider the consequences on traffic, number of cars driving around here and the amount of people around our community. Let's be safe. 58 duplex and townhome, how many people are yall trying to fit on this neighrbhood? How many extra people will be driving on Meadowlark Drive? Seems a lot of cars

going back and forth on this street. It will be a nightmare, a tragedy waiting to happen.. isn't this area commercial? 58 families, 2 car per household equal to 116 cars, plus all the existing cars.. and then trucks, semi's, etc that will be driving here to delivery products for the grocery store, retails, restaurants, and the fuel trucks, do yall really think Meadowlark Drive and US Highway 56 can handle that? In addition, all the traffic that all those businesses will bring here to the area. Again, a nightmare for the community.

Another concern we have is the type of business that the developer is planning to bring next door to us. We do not need/want the wrong people to be close to our community during day and night. So again, please take this into consideration when analyzing the proposal. Make sure they built a super nice and wonderful plaza with a lot of trees, with a little park/playground for kids with a nice environment for us to enjoy. In addition, don't let his ruined our local stores, we have a great bakery, great coffee shops, great business in town. Don't let this devalue our community. Remember why people want to move here, it is not because of the future business, it is because what we have now. Please don't let a project like that destroy our beautiful town called BERTHOUD.

Again and one more time, SAFETY FIRST. Traffic, street safety and personal safety, we have a really nice community here, we really want to keep that way.

We are looking forward to the public hearing when possible.

Sincerely,

Andre, Marilia, Cecilia and Leonardo

From: [KEVIN ROHNKE](#)
To: [Curt Freese](#); [Adam Olinger](#)
Subject: Westside Crossing development comments
Date: Sunday, January 10, 2021 3:49:03 PM

Upon reviewing the maps and updated information on Westside Crossing, formerly Berthoud Gateway, development.

1. It appears that the residential portion of the development has changed from apartments/condos to townhomes. 58 units is still a high density for this lot and for Meadowlark Drive to handle. Since Gateway Park Blvd only has access for Westbound traffic there's already a lot of traffic forced on to Meadowlark for 3 large existing housing developments.
2. I like that there is an additional entry to the commercial area from Mountain Ave. There's already a lot of congestion on Meadowlark Dr. which is so close to Hwy 287. A commercial or residential, much less both, in the same lot are of great traffic and safety concern.
3. There are a lot of families in these neighborhoods already. How will safety of students getting to school be addressed since the property south of Tundra and between Meadowlark and Gateway Park Blvd does not have sidewalks? This area is not bused to Turner MS or Berthoud HS so they are walking/biking.
4. I am concerned about the light and noise pollution from a mixed commercial and higher density development. The wildlife has decreased in the 15 years I've lived in the neighborhood and there is still a good population of hawks and bald eagles that hunt the area and use this as a flight path to Loveland Reservoir.
5. I see a gas station is now added to the project request. There is already a gas station, Kwik Korner, at this same point. Another gas station would increase 24/7 congestion and harm a long time Berthoud business that has been very supportive of the community and already been harmed and adapted to the Hwy 287 bypass.
6. The greenway space as required in other residential developments in the area seem lacking. The parks and green space is the same as initial proposal.

Kind regards,
Angie Rohnke
Wales Drive
Berthoud, CO

From: [Becky Dittmer](#)
To: [Curt Freese](#); [Adam Olinger](#)
Subject: West Side Crossing
Date: Monday, January 11, 2021 8:29:39 PM

Thanks for getting back to me with the link to this development proposal.

I think I heard but have not had it confirmed, that the buildings in this proposal are not over 2 stories high.

That's a better start. After looking at the plans for this project I'm still concerned about congestion in our neighborhood. What type of residential units are being planned? For how many residents? Are they townhomes, condos or apartments and how many of each? From one of the plans it looks like the primary access points will be off of Meadowlark thereby increasing the traffic flow in this area (Gateway Park). Will there be cul-de-sacs so no entrance from Meadowlark on to Meeker, Tundra and Glacier (I think)? There are many children here riding bikes and scooters and I'm concerned about the speed of vehicles coming and going to the businesses going in there.

On that note, there seems to be plenty of storefronts and other empty/for sale properties along Mountain.

Why not encourage use of the existing instead of building new and possibly having the downtown area of Berthoud die again? What type of business are planned? I believe I saw that a restaurant is going in. What kind? Fast food or more upscale? Makes a difference in the kind of folks being attracted to our area. Do we really need another gas station here? Look at the increase in crime in the area since Love's went in.

I also wonder about any need for increase in businesses since we don't know what shopping will look like post COVID. Our world has changed dramatically in the last year and continuing with the pace of development there was pre Covid I fear is a mistake leading to empty, unsightly buildings/mall areas. I'm from Chicago and have seen what that looks like and it's not pretty.

Rebecca Dittmer

From: [Kevin Clopper](#)
To: [Curt Freese](#); [Adam Olinger](#); [Katy Wife Cell](#); [kevin clopper](#)
Subject: Comments on Westside Crossing Proposal
Date: Wednesday, January 13, 2021 1:37:59 PM

Hello,

I am the owner of 1717 Wales Dr, Berthoud, CO, located just north of the proposed development. Here are my thoughts regarding this proposal:

While development is an inevitable consequence of a growing town, use of the corner of US 287 and Hwy 56 for the Westside Crossing proposal, as is, is a bad idea.

First, adding high density duplex and townhome lots immediately south of the homes on Wales Drive will result in a large decrease in home values within the Matthew's Farm HOA. Their views, privacy, and investment in their homes will suffer as a result. Our home lies four houses north of this section and will be moving in 2.5 years. We will need to sell our home in the Spring of 2023. This high density housing within 500 feet of our home will most likely result in a lower selling price for us. Having an alternative plan for these 21.5 acres will prevent home prices in the immediate vicinity from suffering.

Second, I am concerned about the general density of the area. We have five young children who enjoy going for walks along the pathway behind our home. My wife and I enjoy going for quiet walks in the area. Our neighborhood has a nice "rural / country" feel to it. By adding 58 units directly south of our home, traffic along the pathway, in the neighborhood, and along the neighborhood streets will increase exponentially. This is not what people in our neighborhood want. There will be increased congestion and an eyesore to all who live in the Matthew's Farm HOA.

Third, what type of "retail" stores will be forced upon us? We DO NOT want stores such as the Dollar Store and other lower-end bargain shops in this area. More transparency on who will be represented in these 8 buildings is required before we will decide if this is a good idea. Also, adding a gas station to the area is a poor choice. There is already one across the street and a new 7-11 just east of this location along Hwy 56. Areas like the proposed development plan have a tendency to attract vagrants, drifters, and become dirty and undesirable after a few years. This is not what Berthoud needs.

Fourth, adding two plazas in the extreme SW corner of the proposal is a terrible idea. Since we don't know what retail stores are proposed, I can only assume that these plazas would be designed for restaurant use. This corner is very busy and loud due to road traffic. It would not be an enjoyable place to eat lunch or dinner on a beautiful day.

With those concerns stated, here are some proposed solutions:

While I do not want townhomes/duplexes in the area, if they must go in, place them along the north border of Hwy 56. Give them an entrance directly on to Hwy 56 and on to the south end of Meadowlark Dr. Reduce the number of retail buildings in the area to one or two that will house only high quality businesses. Berthoud is an up-and-coming town. Demand only high quality businesses that will attract high quality clientele that the people of Berthoud will be proud of. If restaurants are part of the plan, rework the layout so that the restaurant buildings

themselves back up to US 287. Have plazas to the east of the restaurants that include walkways and community use tables. This serves the purpose of having traffic noise from US 287 shielded by the buildings in order for patrons to enjoy their meals.

Finally, use up to 50% of the north portion of the 21.5 acres as an open area / park. Berthoud is not a metropolis. It is termed the Garden Spot of Colorado. Do not lose focus on what that means. Get creative on how this can be capitalized upon. This corner is the first glimpse of Berthoud people see when traveling on US 287. Don't make it an eyesore.

You have this one chance to make the entrance to Berthoud look amazing. Don't let it slip out of your grasp. Let this corner be a vanguard to the town's moniker. This is another reason why townhomes/duplexes should not be constructed on this property. Put aesthetics and our town's rural roots over profit.

Thank you for hearing my concerns. I'm happy to talk more about my recommendations and concerns if you would like. Please reach out to me at this email or my phone number below.

Very Respectfully,

Kevin Clopper
303-818-7752

From: [Susan Bala](#)
To: [Curt Freese](#); [Adam Olinger](#)
Subject: Comments re: the Westside Crossing Proposal
Date: Friday, January 15, 2021 4:33:12 PM

1. As I previously mentioned to Adam, I am concerned that the developers have not provided any renderings for the Westgate Crossing development. The only drawings that have been provided are aerial drawings. This leaves too much room for interpretation and a lack of understanding of what is actually being proposed. As it stands, there is no evidence of the dimensions of the buildings proposed (heights are of particular concern to those in the neighboring areas), nor is there any evidence of what this development will look like aesthetically or what will be seen from various viewpoints surrounding the development. Before moving forward with any decision, I ask that renderings and various views be provided and shared with the community.
2. As with the Berthoud Gateway proposal, there is still a lot of concern for traffic issues. If the main entrances are all on Meadowlark, how will this impact traffic on Meadowlark and what road(s) will delivery trucks use to access the development. What will traffic look like at the proposed traffic light at Meadowlark and Hwy 56? What will wait times be to access Hwy 56? How will this impact the intersection at Hwy 287 and Hwy 56? Will improvements need to be made, as it is already the location of many accidents.
3. What are the plans for the back (north) end of the proposed development? The proposal does not show any buildings but it is being proposed that the land usage be changed to C-1. Rumor has it (but I cannot find any drawings in the proposal that align with this) that duplexes are being considered. If this is true, then why does the land usage needs to change on the back (north) property? Duplexes are allowed on residential multi-use properties. So it would follow that changing the land use status would prove unnecessary if this is what is being proposed. Regardless, there needs to be more clarity on what is being proposed in this area and why a land use change is necessary.
4. While it is nice to see that there is some green space along Meadowlark, the balance between buildings, parking spaces, and roads versus open space and/or parks seems to greatly favor the area of buildings, parking, and roads. This is a great deal of land and in keeping with the aesthetics of other newer business areas along Highway 56, more open space and park areas should be considered. Other than the beautiful church property on the south side of the intersection, this development will be the first area that anyone traveling on Highway 287 sees of our town. It seems that this provides a great opportunity for the developer to reflect the warmth of our community and the beauty of our Colorado weather that additional outdoor spaces would provide.

Thank you for your consideration of these matters,
Susan Bala

From: [Brian Dodd](#)
To: [Curt Freese](#); [Adam Olinger](#)
Cc: [Debra Dodd](#)
Subject: Re: Neighborhood Notice - Berthoud Gateway
Date: Friday, January 15, 2021 1:36:29 PM

Curt & Jeremy,

Happy New Year! Hope you are both well and staying safe. I realize this is coming two days late from the comments deadline, but thought I'd send anyway.

In short, my comments from April of last year still hold true. While the new proposal would be "slightly" better, it makes no sense to me or anyone in Berthoud that I've spoken with to allow high density residential to be built at this site. I literally have not spoken with a single resident in favor of this or the previous proposal. The Town of Berthoud and its citizens would be much better served to keep this site commercial and bring in additional businesses that can support all the residential growth already here and that which will be coming from various projects that have already been approved. Please do your part and keep this location as the "Gateway into Berthoud" which it is.

Sincerely,
Brian Dodd

On Mon, Apr 6, 2020 at 11:18 AM Brian Dodd <bdoddplus5@gmail.com> wrote:

Curt & Jeremy,

I wanted to write a quick email regarding the development review proposal for the Berthoud Gateway parcel at the NE corner of Hwy 287 and Mountain Ave. that we received in the mail.

It is my understanding that the parcel is currently zoned for commercial, retail, and office space. Due to the recent residential growth in and around Berthoud, the current lack of commercial/retail, and office space, as well as this location being the west entrance to the Town of Berthoud, I am 100% against any rezoning of this parcel and am a bit surprised this wasn't shot down during the initial discussions.

Have a great day and stay safe!

Sincerely,
Brian Dodd