



**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 23, 2022

6:00 P.M.

1. Call to Order

2. Roll Call

Jan Dowker, Chairwoman
Karen Anderson
Abigail Smith
Melissa Feldbush

Jeff Butler, Vice Chair
Chris Kurtz Secretary
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.

3. Approval of Minutes of the March 10, and June 9, 2022 Planning Commission Meeting.

4. Public Hearing: Harvest 47, Minor Subdivision, Neighborhood Master Plan, Open Space Waiver, and Rezoning request, Mike Cook agent

5. Reports: Commissioner Absences Discussion

6. 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/85778111512> or by calling 1 (669) 900-6833 and inputting the following Meeting ID number: 839-7952-4774.

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.



STAFF REPORT, REZONING, NEIGHBORHOOD MASTER PLAN, MINOR SUBDIVISION: HARVEST 47

DATE: June 23, 2022

GENERAL INFORMATION		
Applicant:	Larry Bebo, Habitat for Humanity/Mike Cook agent	Size: 5.98 acres total
Site Location:	This property is located North of Pioneer Park and Mary’s Farm, South of Hwy 56, and to the East and Northeast of the first phase of Farmstead	
Applicant's Request:	The Applicant is requesting a minor subdivision to separate 5.98 acres from an existing lot; a rezoning to Urban Residential of 5.98 acres in the formerly approved O’Malley Glen PUD, and Neighborhood Master Plan approval for 31 residential lots	
Current Zoning:	O’ Malley Glen PUD: 485 total lots, with 425 SF and 60 MF; the current lot is undefined commercial uses	
ZONING DISTRICT INFORMATION		
	<u>PUD</u>	
Max Density	NA	None
Min. Lot Size	NA	2,500 sq. ft.
Min. Lot Width	NA	25’
Front Setback	NA	8’-12’ build to line
Side Setback	NA	5’
Rear Setback	NA	5’
Building Height:	NA	25’
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: County/FA	Single Family/Rural Lots	N/A
South: Marys Farm PUD	Alley Loaded Single Family	N/A
East: First Phase of Farmstead	Rear Loaded Single Family	N/A
West: Mary’s Farm County	Single Family, Rural Lots	N/A

PROPOSAL

This is a four part request for a Minor Subdivision, a waiver of required open space and open space elements, a Neighborhood Master Plan for 31 lots, and a rezoning to Urban Residential for the Harvest 47 development. A waiver request for open space has also been submitted and is to be considered with the Neighborhood Master Plan. For clarity, the report below places the Neighborhood Master Plan before the Waiver request, but when this is being considered for approval (as reflected in the red, recommended motion sheet), the waiver must come before the Neighborhood Master Plan. The owner of the property has granted agency to Berthoud Habitat with Humanity, and they are to receive 9 lots for future development out of the 31.

1. MINOR SUBDIVISION CRITERIA/FINDINGS

The first step in this request is to subdivide out the 5.98 acres from the existing 12.57 acre lot owned by the applicant. The lot is currently utilized as landscape office/storage, and adoption agency. The Southern portion of this lot will be subdivided for the purposes of the Harvest 47 rezoning and Neighborhood Master Plan.

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 dense alley loaded urban residential development which connects to the adjoining area.
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.

2. NEIGHBORHOOD MASTER PLAN

The Neighborhood Master Plan is a conceptual design of the development submitted with a rezoning or major subdivision application, that depicts what the applicant envisions for the overall development, including zoning, transportation, pedestrian network, parks, open space, subdivision identity standards and other amenities. In this case, the applicant is requesting a waiver of the open space requirements.

The Neighborhood Master Plan is binding on a development, and all platting/zoning actions must follow the approved plan or apply for an amendment of said plan. Each of the requirements of the Master Plan will be discussed below and are found on separate sheets of the submittal.

Preliminary Traffic Impact Study

The project is proposing alley loaded lots with a rear perimeter 20' alley that connect to Remuda Road. Remuda Road is lined up with the existing road to the West and will be built as a local public street that will empty into a Southern 20' alley that will connect to the Farmstead development. A preliminary TIS report was completed and reviewed by Town Staff and had negligible impacts on the surrounding traffic system. The intersection at Hwy56 and County Line Road will warrant a signalized intersection and/or roundabout. All other intersections would operate without need for additional improvements.

A complete traffic study will be required at the preliminary plat, with the final traffic study at final plat.

Open Space and Parks

The Town requires 10% open space for all developments, and open space elements. The Applicant is proposing to obtain a waiver for this requirement which will be analyzed separately.

In regard to parks, to encourage infill, parks are not required for sites under 6 acres or 50 units as per Section 30-2-109 B 2, "Developed parks shall be required for a residential subdivision if the subdivision totals more than six acres or has more than 50 dwelling units."

Subdivision Identity

The applicant has provided four (4) subdivision identity elements as per the requirements of Section 302-131 of the Development Code.

Element #1 and #2:

The most prominent design element of this subdivision is the alley loaded garage design. The houses will have front porches facing the street and the garages will face the alley behind the houses. With the HOA providing maintenance of the alleys this allows for credit of two (#1 & #2) subdivision elements for this project.

Element #3:

The third subdivision element is proposed to be the installation of entry signage, one that would be similar to the design shown here and on the drawings.

Element #4:

Preservation of the mature trees along the Dorothy Drive frontage would provide for a tree lined street and sidewalk. The preservation of the mature street trees will require the construction of a tree lawn and sidewalk behind the existing dedicated road right of way. The tree lawn would and sidewalk along Dorothy Drive would be outside of the existing road right of way on the frontage of the buildable lots. This will allow for adequate space for the existing mature trees to continue as they are. Preservation of these existing mature trees would be the fourth (#4) required subdivision element. The location size and photos of the trees are included in the drawings.

Pedestrian Network

The project is proposing to connect to the existing Farmstead and Fickel Farm pedestrian network through sidewalks. The homes should be within a five minute or less walk from a park or trail located in the Farmstead, Pioneer Park, or Fickel Farm.

Preliminary Utility Plan

A preliminary utility plan has been provided showing the water line and sewer line connections capacity and demand, and where the lines would be located to verify the project can served by utilities. The project will utilize potable water and will not be on the Farmstead/Fickel non-potable water system.

NEIGHBORHOOD MASTER PLAN REVIEW CRITERIA

1. The land use mix within the project conforms to Berthoud's Zoning District Map and Comprehensive Plan Preferred Land Use Map and furthers the goals and policies of the Comprehensive Plan.
- ✓ The Comprehensive Plan was developed to encourage dense alley-loaded urban residential lots
2. The Neighborhood Master plan represents a functional system of land use and is consistent with the rationale and criteria set forth in this Chapter, the Town Comprehensive Plan, and the Parks, Open Space and Recreation (PORT) Plan as amended.
 - ✓ The uses proposed are consistent with the Town's Comprehensive Plan and offers small attainable residential options lot to provide much needed housing options to the Town.

-
- ✓ The layout is pedestrian friendly and consistent with the surrounding layouts of the Farmstead, Fickel Farm and Mary's Farm to create a walkable mixed-use development the Town encourages.

3. The Preliminary Traffic, Open Space, Park, Utility, and Pedestrian design is adequate and functional given the existing and planned capacities of each system, and meets the standards found in this Code.

- ✓ The project generally satisfies the requirements of the code.
- ✓ Staff is amenable to the open space waiver, as it surrounded by two larger developments which have parks and open space, and the Town wishes to encourage attainable infill development where possible.

4. Negative impacts on adjacent land uses have been identified and satisfactorily mitigated.

- ✓ The Applicant has provided complimentary development patterns and uses next to the existing Farmstead, Fickel Farm subdivision and Mary's Farm (alley load).
- ✓ Staff would recommend an improved buffer including landscaping, on the North lot which currently has an open storage yard.

5. There is a need or desirability within the community for the development and the development will help achieve a balance of land use and/or housing types within Berthoud according to Town goals.

- ✓ The Town desires to promote more walkable New Urbanist neighborhoods, which provide density and more attainable housing options. Such neighborhoods encourage less trips on Town roads, healthier lifestyles, and less infrastructure for the Town to maintain.

3. OPEN SPACE WAIVER

The applicant has submitted a waiver request to eliminate the open space, and open space element requirements. The waiver request has been included in the packet. Waivers are typically exceptions or variances on multiple lots or an entire subdivision, from the code which grant relief to any measurable development standard. The current open space standards require 10% open space for any development, and two open space elements. The waiver would eliminate both requirements if granted.

As per Section 30-3-109 C, a waiver for a project, may be granted if one or more of the findings have been met.

1. The waiver, if granted, will not alter the essential character of the neighborhood or district in which the property is located, nor diminish the value, use or enjoyment of adjacent property.

-
- x. Open space is a requirement for other developments, and is valued for a variety of reasons: preservation of natural areas and habitats, drainage, recreational enjoyment of open space, buffers between other land uses, etc. Staff does have concerns that by not providing this open space, or elements, that this factor is not satisfied.

2. The waiver, if granted, is the minimum waiver of applicable Code provision that will afford relief and is the least modification possible of the Code provisions which are in question.

- x. Staff cannot support that this is the minimum waiver afforded. No effort to provide any open space or open space elements has been provided.

3. That such practical difficulties or unnecessary hardship has not been created by the applicant.

- ✓ No hardship has been granted by the Applicant.

4. The waiver would substantially alleviate an existing, defined and described problem of Town-wide concern or would result in a substantial benefit to the Town by reason of the fact that the proposed project would address an important community need.

- ✓ Attainable housing is a town-wide concern which could be addressed by eliminating the open space requirements, should the approval be condition appropriately.

5. The plan as submitted will promote the general purpose of the standard for which the modification is requested, equally well or better than a plan which complies with the standard for which a modification is requested.

- x. Staff cannot recommend any findings in support of this factor.

4. REZONING

The Applicant is proposing to rezone to the Urban Residential District. A copy of the Urban Residential District is provided in this packet for reference. In general, the district is a mixed-use zone, geared towards density, and alley loaded lots. The development is currently approved as the O'Malley Glen PUD (485 dwelling units with 60 MF units), which was reapproved in 2011. The lot in question never had defined uses other than commercial as part of its PUD (which also did not set specific development standards such as setbacks).

Preferred Land Use

The Town's Preferred Land Use Map designates this area Urban Residential.

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- ✓ The Rezoning Amendment is consistent with the Comp Plan

REZONING Criteria/Findings

The criteria for a rezoning is found below:

1. To correct a manifest error in an ordinance establishing the zoning for a specific property; or
 - x. Staff is not aware of any error.
2. To rezone an area or extend the boundary of an existing district because of changed or changing conditions in a particular area or in the Town generally; or
 - ✓ The Town is encouraging denser, more walkable subdivisions, that are urban in nature.
3. The land to be rezoned was zoned in error and as presently zoned is inconsistent with the policies and goals of the Town Comprehensive Plan; or
 - ✓ The proposed zoning would be consistent with the Goals of the recently adopted Comprehensive Plan.
4. The proposed rezoning is necessary to provide land for a community-related use that was not anticipated at the time of the adoption of the Town Comprehensive Plan, and the rezoning will be consistent with the policies and goals of the Comprehensive Plan;
 - ✓ The rezoning and the new urbanist nature of the plan is consistent with the Comprehensive Plan.
5. The area requested for rezoning has changed or is changing to such a degree that it is in the public interest to encourage development or redevelopment of the area; or
 - ✓ The construction of Mary's Farm, the Farmstead and Fickel Farm, are complimentary to, and promote a denser development pattern.
6. A rezoning to Planned Unit Development Overlay (PUD) district is requested and approved per provisions of this code.
 - ✓ N/A

PUBLIC NOTICE AND COMMENT

Notice of the Town Board Public Hearing has been mailed to property owners within 1,000 feet of the subject property, a legal ad published, and the property was posted as required by the Development Code. In addition, the application was sent out to all property owners within 1,000 feet, with an invitation to comment on the request within three weeks of receipt. Staff did receive two phone calls in opposition to this request, and comments are found within the packet.

FINDINGS AND RECOMMENDATIONS

There are four different actions which must be taken separately:

Note: Staff would not recommend forward with the Minor Subdivision, if the Planning Commission is not amenable with the Neighborhood Master Plan and Waiver Request; nor would Staff move forward with the rezoning request, if the Neighborhood Master Plan and Waiver are not approved.

1. Minor Subdivision:

Move to approve a Minor Subdivision to create a 5.98 acre lot from a 12.57 existing lot, finding it satisfies the requirements of Section 30-6-109 C, found in the Staff Report, with the condition:

- A 20' landscape buffer area with plant materials to be approved by the Town, including 6' high opaque wood fence, is required to be maintained on the parent tract to provide proper screening of a dissimilar use also owned by the Applicant. The plat will not be recorded until this condition is met by the Applicant.

2. Waiver

Staff would move to approve a waiver, finding that Section 30-3-109 C , factors 3 and 4 are met only if the following condition is satisfied.

- A Deed Restriction is voluntarily placed on the property by the applicant, that nine lots are to be reserved for affordable housing as defined by current State guidelines for affordable housing. Should this Deed Restriction not be agreed to by the Applicant Staff would recommend denial of the Waiver.

3. Neighborhood Master Plan

Staff recommends approval of the Neighborhood Master Plan (only if the Waiver and Minor Subdivision are approved), with the following recommendations and conditions:

- Reconsideration of the Northwestern lot, a potentially being unsuitable for development due to its size and shape.

4. Rezoning

Staff recommends approval of the Rezoning (again, only if the Minor Subdivision, Waiver, and Neighborhood Master Plan are approved), in that the project satisfies the Comprehensive Plan and Future Land Use Map as well as Section 30-3-110.

MINOR SUBDIVISION

O'MALLEY GLEN MINOR SUBDIVISION

BEING A MINOR SUBDIVISION OF A PORTION OF O'MALLEY GLEN ANNEXATION AND TRACT 6, THE FARMSTEAD, SITUATE IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH P.M., TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO.

GENERAL NOTES:

- This Minor Subdivision was prepared with the benefit of a TBD Title Commitment prepared by Land Title Guarantee Company (Old Republic National Title Insurance Company) Order No. FCIF25194885, effective date May 27, 2022. No further easement and/or right of way research, other than shown on this Plat, was requested by the client or performed by Intermill Land Surveying, Inc. for the preparation of this survey.
- Control Monumentation and External 'Subject Property' Boundary Monumentation as shown hereon.
(Meas.): Indicates Measured Bearing and/or Distance from field survey.
(NTS): Indicates Not To Scale.
(Calc.): Indicates Calculated Bearing and/or Distance.
(PR): Indicates a Prorated Bearing and/or Distance.
(Rec.): Indicates Record Bearing and/or Distance per the following Final Plats and Maps:
Map of O'MALLEY GLEN, Town of Berthoud, County of Larimer, State of Colorado as filed for record July 20, 2007 in the real property records of the Office of the Clerk and Recorder of Larimer County, Colorado at Reception No. 20070055548.
Map of O'MALLEY GLEN SECOND ANNEXATION, Town of Berthoud, County of Larimer, State of Colorado as filed for record December 31, 2008 in the real property records of the Office of the Clerk and Recorder of Larimer County, Colorado at Reception No. 20080082246.
Final Plat of THE FARMSTEAD, Town of Berthoud, County of Larimer, State of Colorado as filed for record April 1, 2019 in the real property records of the Office of the Clerk and Recorder of Larimer County, Colorado at Reception No. 20190016179.
Final Plat of BEBO M.R.D. #S-76-87, County of Larimer, State of Colorado as filed for record November 30, 1993 in the real property records of the Office of the Clerk and Recorder of Larimer County, Colorado at Reception No. 93090124.
- Covenants/Deed Restrictions: Existing covenants and/or deed restrictions currently in place for the subject property shall continue to apply to the resultant lots created by this Minor Subdivision.
- 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.
- 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.
- BASIS OF BEARINGS STATEMENT:** Basis of Bearings for this Plat are based on the record bearing of Meas.: North 89°42'45" East 2656.96' (Meas.) / (Rec.: N89°42'45"E 2656.96') on the North line of the Northeast Quarter of Section 24, Township 4 North, Range 69 West of the 6th P.M., County of Larimer, State of Colorado. Record bearing derived from the Final Plat of The Farmstead, Town of Berthoud, County of Larimer, State of Colorado as filed for record April 1, 2019 in the real property records of the Office of the Clerk and Recorder of Larimer County, Colorado at Reception Number 20190016179. Note: Monumentation of said line as shown hereon.
- FLOOD ZONE NOTE:** Per the Federal Emergency Management Agency (FEMA) Flood Zone Mapping (Map 08069C1387H, effective 01/15/2021, panel 1387 of 1420), the property appears to be located in an "area of minimal flood hazard", Zone X.

APPROVAL CERTIFICATES:

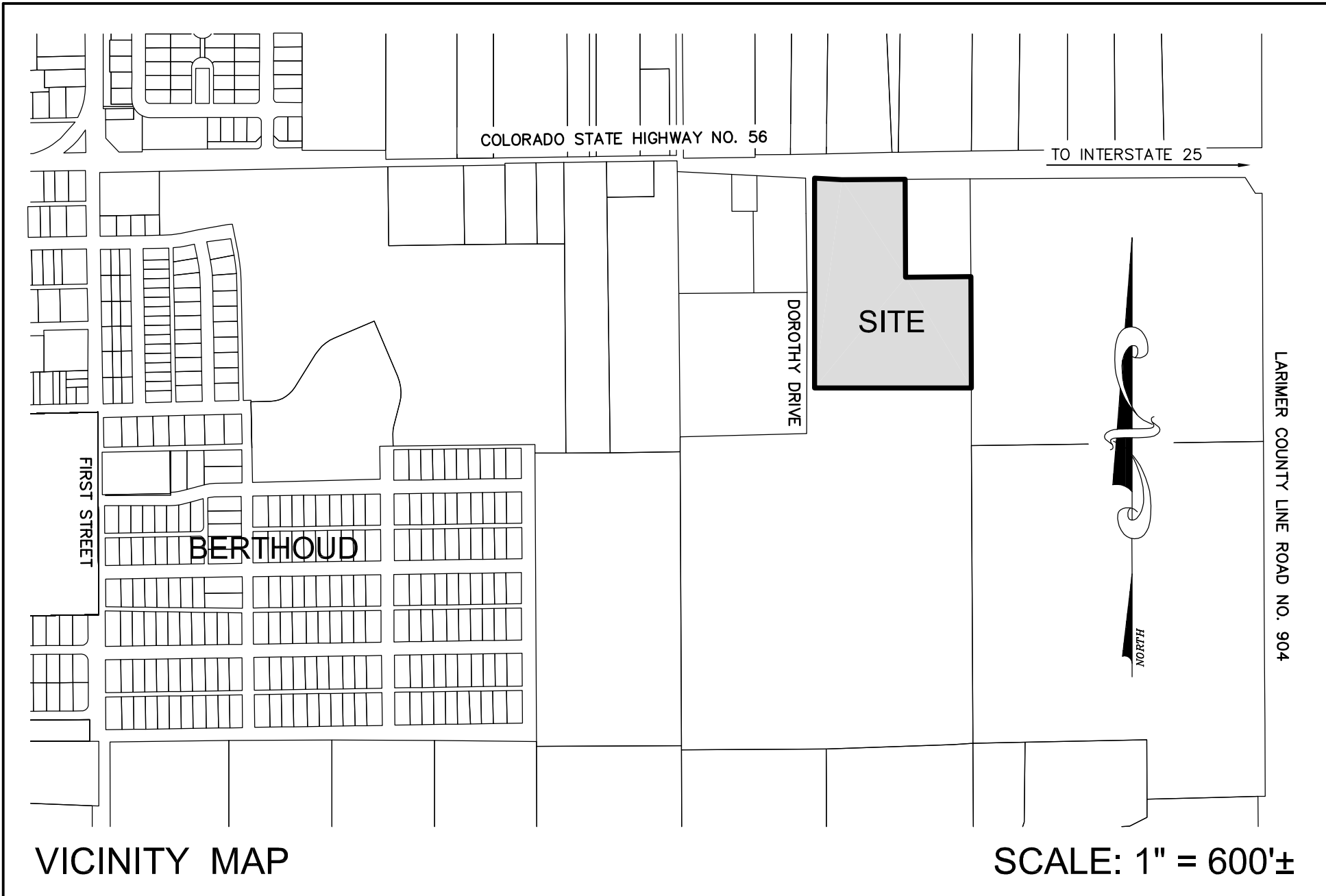
The foregoing plat is approved for filing and accepted by the Town of Berthoud, Colorado, this ____ day of _____, A.D., 20____.

ATTEST:

Community Development Director

Approved by the Planning Commission, Town of Berthoud, Colorado, this ____ day of _____, A.D., 20____.

Chairman



MONUMENTATION LEGEND

- FD. **34174:** Indicates Found No. 4 rebar (16" long) with 1" dia. blue plastic cap marked LS 34174. (set with previous survey)
- SET **30462:** Indicates Set No. 4 rebar (16" long) with 1" dia. red plastic cap marked LS 30462.
- FD. **34174 A:** Indicates Found No. 4 rebar (length unknown) with 1" dia. blue plastic cap marked LS 34174. Found No. 4 rebar (LS 34174) lies S89°56'20"W 0.11' from True Corner position. Used North-South position of Found No. 4 rebar (LS 34174) to establish the North line of Tract 5, The Farmstead.
- FD. **38469:** Indicates Found No. 4 rebar (length unknown) with 1" dia. plastic cap marked LS 38469.
- FD. **12374:** Indicates Found No. 4 rebar (length unknown) with 1" dia. yellow plastic cap marked LS 12374.
- FD. **12374 A:** Indicates Found No. 4 rebar (length unknown) with 1" dia. yellow plastic cap marked LS 12374. Found No. 4 rebar (LS 12374) lies S89°38'35"W 0.31' from True Corner position. Used North-South position of Found No. 4 rebar (LS 12374) to establish the South line of Lot 3, Amended Plat Of Bebo M.R.D. No. S-76-87. Left Found No. 4 rebar (LS 12374) in place and Set No. 4 rebar (16" long) with 1" dia. blue plastic cap marked LS 34174 at True Corner position.
- FD. **REBAR:** Indicates Found No. 4 rebar (length unknown). No cap or markings.
- FD. **REBAR A:** Indicates Found No. 4 rebar (length unknown) with 1" dia. yellow plastic cap (cap markings illegible). Found No. 4 rebar (cap markings illegible) lies N00°05'41"W 0.21' from True Corner position. Used East-West position of Found No. 4 rebar (cap markings illegible) to establish the West line of Lot 3, Amended Plat Of Bebo M.R.D. No. S-76-87. Left Found No. 4 rebar (cap markings illegible) in place and Set No. 4 rebar (16" long) with 1" dia. red plastic cap marked LS 30462 at True Corner position.
- FD. **SPIKE:** Indicates Found Large Bridge Spike (length unknown). No cap or markings. Removed Large Bridge Spike and Set No. 4 rebar (16" long) with 1" dia. red plastic cap marked LS 30462.

LEGAL DESCRIPTION AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, being the owners those portions of the Northwest Quarter of the Northeast Quarter of Section 24, Township 4 North, Range 69 West of the 6th Principal Meridian, Town of Berthoud, County of Larimer, State of Colorado, more particularly described as follows:

That portion of O'MALLEY GLEN ANNEXATION, Town of Berthoud, County of Larimer, State of Colorado; and Tract 6, THE FARMSTEAD, Town of Berthoud, County of Larimer, State of Colorado being more particularly described as follows:

Considering the North line of the Northeast Quarter of Section 24, Township 4 North, Range 69 West of the 6th P.M., County of Larimer, State of Colorado as bearing North 89°42'45" East and with all bearings contained herein relative thereto:

Beginning at the North One-Quarter corner of said Section 24; thence along the West line of the Northwest Quarter of the Northeast Quarter of said Section 24, South 0°03'24" East 48.46 feet, more or less, to the Northwest corner of the O'MALLEY GLEN SECOND ANNEXATION to the said Town of Berthoud; said point also being a point on the Southerly Right-of-Way line for Colorado State Highway No. 56; thence departing said West line of the Northwest Quarter of the Northeast Quarter of said Section 24 and along the North line of said O'MALLEY GLEN SECOND ANNEXATION and along the North line of the O'MALLEY GLEN ANNEXATION, to the Town of Berthoud, Colorado and along the North line of THE FARMSTEAD to the Town of Berthoud, Colorado and along said Southerly Right-of-Way line for Colorado State Highway No. 56, South 86°35'48" East 613.60 feet, more or less, to the Northwest corner of Tract 6, of said THE FARMSTEAD and the TRUE POINT OF BEGINNING; thence continuing along said North line of said O'MALLEY GLEN ANNEXATION and continuing along said North line of THE FARMSTEAD and continuing along said Southerly Right-of-Way line for Colorado State Highway No. 56, South 86°35'48" East 135.74 feet; thence continuing along said North line of said O'MALLEY GLEN ANNEXATION and continuing along said Southerly Right-of-Way line for Colorado State Highway No. 56, North 89°38'35" East 285.56 feet, more or less, to the Northwest corner of Lot 3, AMENDED PLAT OF BEBO M.R.D. NO. S-76-87 to Larimer County, Colorado; thence departing said North line of said O'MALLEY GLEN ANNEXATION and departing said Southerly Right-of-Way line for Colorado State Highway No. 56 and along West line of said Lot 3, AMENDED PLAT OF BEBO M.R.D. NO. S-76-87, South 0°05'41" East 442.95 feet, more or less, to the Southwest corner of said Lot 3, AMENDED PLAT OF BEBO M.R.D. NO. S-76-87; thence along the South line of said Lot 3, AMENDED PLAT OF BEBO M.R.D. NO. S-76-87 North 89°38'35" East 295.01 feet, more or less, to the Southeast corner of said Lot 3, AMENDED PLAT OF BEBO M.R.D. NO. S-76-87; said point also being a point on the East line of the West Half of the Northeast Quarter of said Section 24; thence along said East line of the West Half of the Northeast Quarter of said Section 24, South 0°05'41" East 503.43 feet, more or less, to the Northeast corner of Tract 5, of said THE FARMSTEAD; thence along the North line of said Tract 5, of said THE FARMSTEAD, North 89°50'08" West 720.83 feet, more or less, to the Southwest corner of Tract 6, of said THE FARMSTEAD said point also being on the East Right-of-Way line of Dorothy Drive; thence along the West line of said Tract 6, of said THE FARMSTEAD and along the East Right-of-Way line of said Dorothy Drive, North 0°11'36" East 948.76 feet, more or less, to the Northwest corner of said Tract 6, of THE FARMSTEAD; said point also being a point on the North line of said O'MALLEY GLEN ANNEXATION and a point on said Southerly Right-of-Way line for Colorado State Highway No. 56 and the TRUE POINT OF BEGINNING.

Containing an area of 547,519.6 Square Feet or 12.57 Acres, more or less.

Have laid out, platted, and subdivided the above described land, under the name and style of O'MALLEY GLEN 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 plat, 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, though, over, under, and across streets, utility and other easements, and other public places as shown on the plat.

OWNER(S): LAWRENCE L. BEBO and JACQUELYN D. BEBO

Lawrence L. Bebo

Jacquelyn D. Bebo

STATE OF COLORADO)
COUNTY OF LARIMER)

The foregoing certificate of ownership was acknowledged before me this ____ day of _____, 20____, by Lawrence L. Bebo and Jacquelyn D. Bebo.

Witness my hand and official seal.

My commission expires _____

Notary Public

LAND SURVEYOR'S CERTIFICATE:

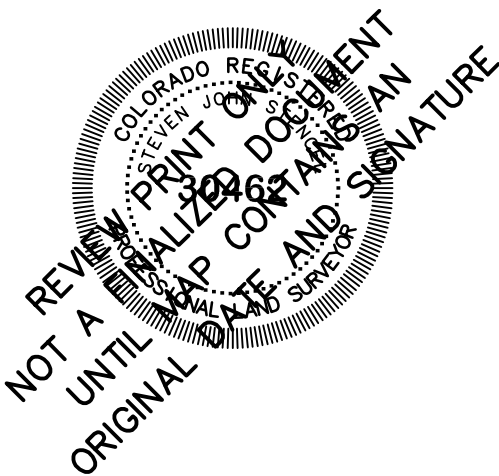
I, Steven John Stencel, a Registered Land Surveyor in the State of Colorado, do hereby certify that the survey of O'MALLEY GLEN MINOR SUBDIVISION was made under my supervision and the accompanying plat accurately and properly shows said subdivision.

PREPARED BY AND ON BEHALF OF:

INTERMILL LAND SURVEYING, INC.
1301 North Cleveland Avenue
Loveland, Colorado 80537
P: (970) 669-0516

Steven John Stencel
Colorado PLS No. 30462

Date: _____



INTERMILL LAND SURVEYING, INC.

1301 NORTH CLEVELAND AVENUE LOVELAND, COLORADO 80537 BUS. (970)-669-0516 / FAX (970)-635-9775

TITLE: O'MALLEY GLEN MINOR SUBDIVISION

TO THE TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO

CLIENT:

LARRY and JACKIE BEBO

DRAWN BY: RGP/JEB

CHECKED BY: _____

APPROVED BY: _____

DATE: 03/15/2022

SCALE: N/A

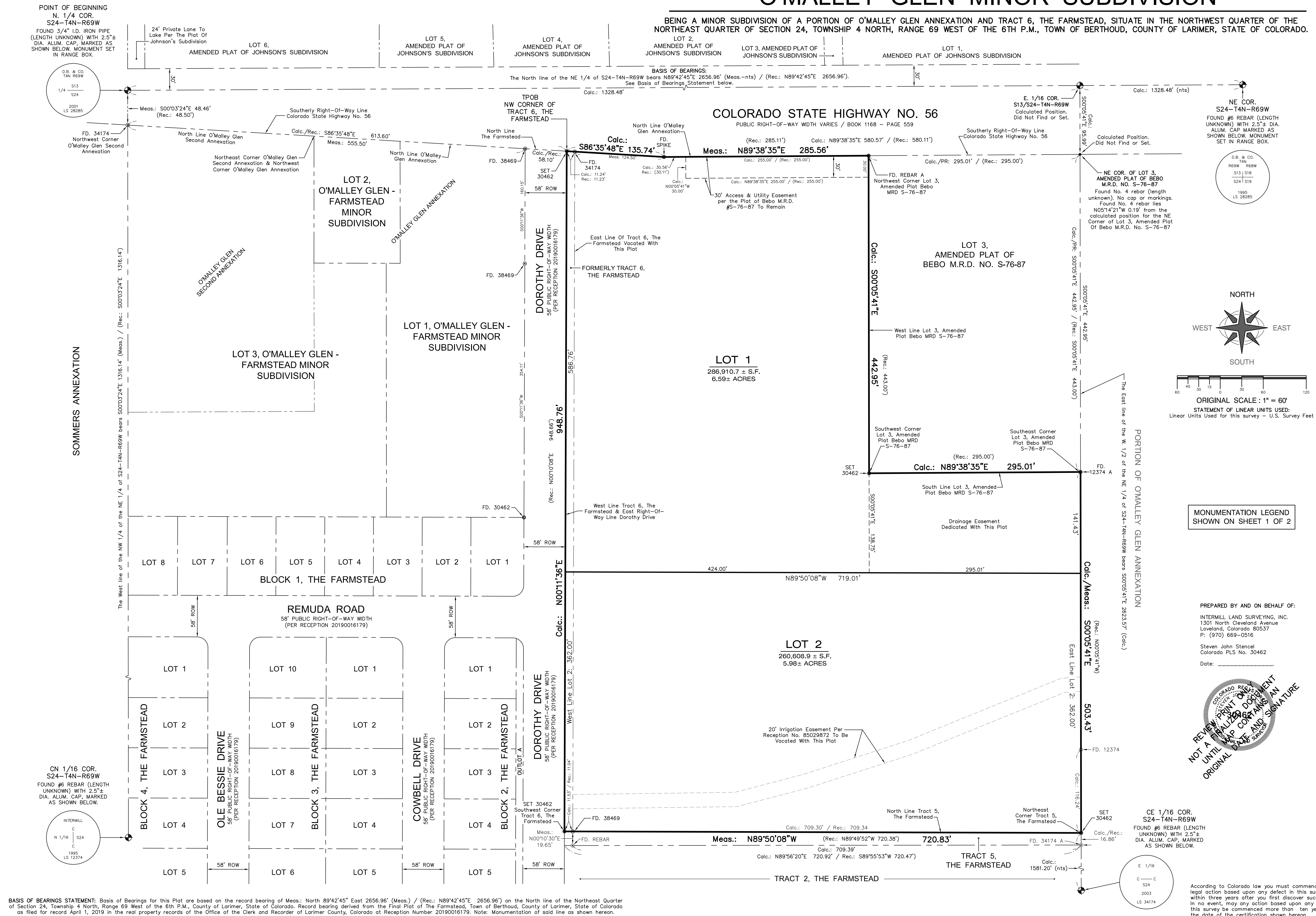
PROJECT NO.:

P-08-6486

SHEET	OF
1	2

O'MALLEY GLEN MINOR SUBDIVISION

BEING A MINOR SUBDIVISION OF A PORTION OF O'MALLEY GLEN ANNEXATION AND TRACT 6, THE FARMSTEAD, SITUATE IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH P.M., TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO.



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.

INTERMILL LAND SURVEYING, INC.
NORTH CLEVELAND AVENUE LOVELAND, COLORADO 80537
BUS. (970)-669-0516 / FAX (970)-635-

LAURENT AND JACKIE BEDDO

TO THE TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO

RAWN BY: RGP/JEB
CHECKED BY: _____

DATE: 03/15/2022
SCALE: 1" = 60'

PROJECT NO.:
P-08-6486

SHEET	OF
2	2

REZONING MAP

ZONING MAP FOR LOT 2, O'MALLEY GLEN MINOR SUBDIVISION

BEING A ZONING MAP FOR LOT 2, O'MALLEY GLEN SUBDIVISION, SITUATE IN THE NORTHEAST QUARTER OF SECTION 24,
TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH P.M., TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO.

GENERAL NOTES:

1. This Zoning Map was prepared with the benefit of a Commitment for Title Policy prepared by Land Title Guarantee Company (Old Republic National Title Insurance Company) Order No. FCIF25177227, effective date March 08, 2022. No further easement and/or right of way research, other than shown on this Plat, was requested by the client or performed by Intermill Land Surveying, Inc. for the preparation of this survey.

2. Control Monumentation and External "Subject Property" Boundary Monumentation as shown hereon.

(Meas.): Indicates Measured Bearing and/or Distance from field survey.

(NTS): Indicates Not To Scale.

(Calc.): Indicates Calculated Bearing and/or Distance.

(PR): Indicates a Prorated Bearing and/or Distance.

(Rec.): Indicates Record Bearing and/or Distance per the following Final Plats and Maps:

Map of O'MALLEY GLEN, Town of Berthoud, County of Larimer, State of Colorado as filed for record July 20, 2007 in the real property records of the Office of the Clerk and Recorder of Larimer County, Colorado at Reception No. 20070055548.

Map of O'MALLEY GLEN SECOND ANNEXATION, Town of Berthoud, County of Larimer, State of Colorado as filed for record December 31, 2008 in the real property records of the Office of the Clerk and Recorder of Larimer County, Colorado at Reception No. 20080082246.

Final Plat of THE FARMSTEAD, Town of Berthoud, County of Larimer, State of Colorado as filed for record April 1, 2019 in the real property records of the Office of the Clerk and Recorder of Larimer County, Colorado at Reception No. 20190016179.

Final Plat of BEBO M.R.D. #S-76-87, County of Larimer, State of Colorado as filed for record November 30, 1993 in the real property records of the Office of the Clerk and Recorder of Larimer County, Colorado at Reception No. 93090124.

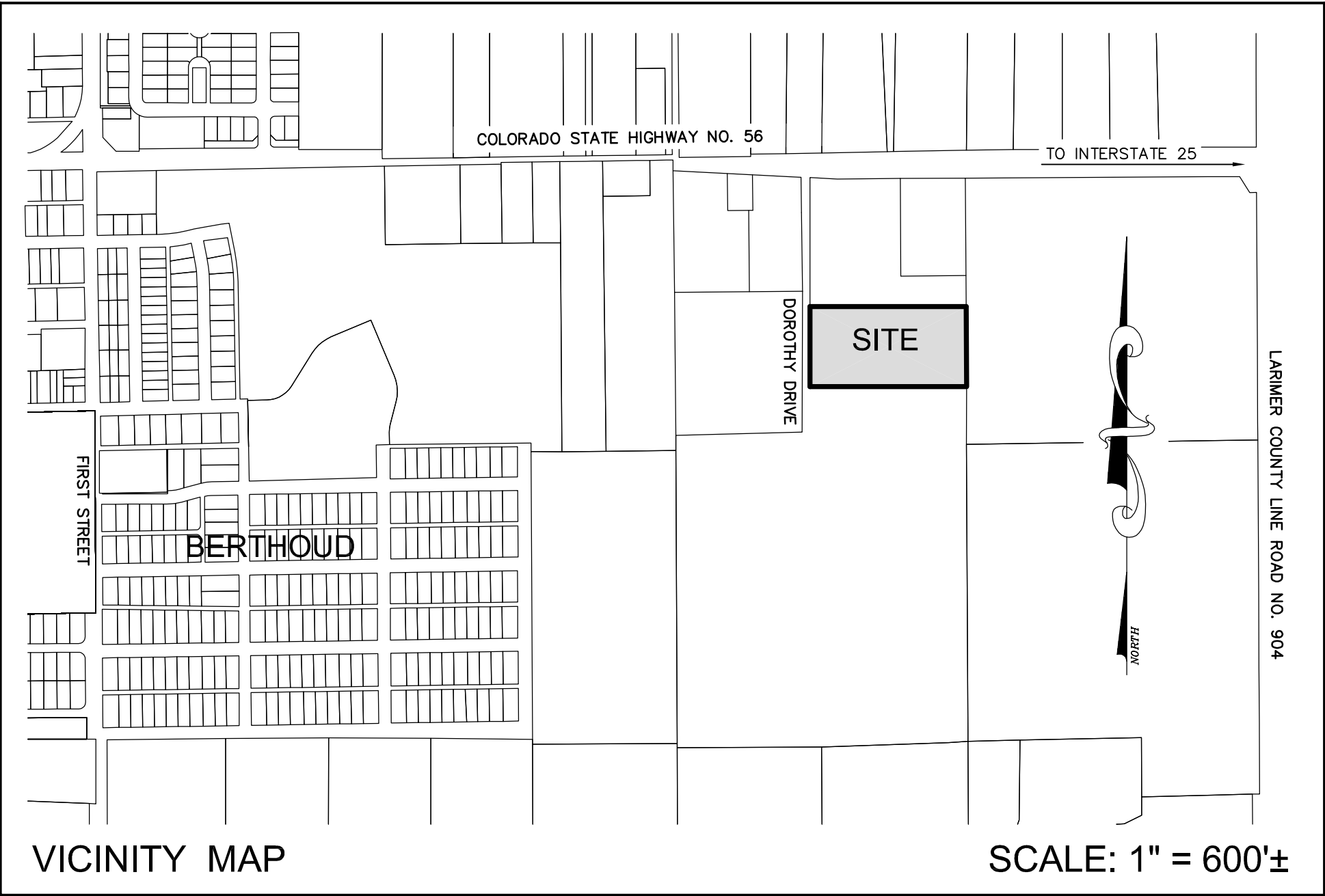
3. Covenants/Deed Restrictions: Existing covenants and/or deed restrictions currently in place for the subject property shall continue to apply to the resultant lots created by this Minor Subdivision.

4. 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.

5. 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.

6. BASIS OF BEARINGS STATEMENT: Basis of Bearings for this Plat are based on the record bearing of Meas.: North 89°42'45" East 2656.96' (Meas.) / (Rec.: N89°42'45"E 2656.96') on the North line of the Northeast Quarter of Section 24, Township 4 North, Range 69 West of the 6th P.M., County of Larimer, State of Colorado. Record bearing derived from the Final Plat of The Farmstead, Town of Berthoud, County of Larimer, State of Colorado as filed for record April 1, 2019 in the real property records of the Office of the Clerk and Recorder of Larimer County, Colorado at Reception Number 20190016179. Note: Monumentation of said line as shown hereon.

7. FLOOD ZONE NOTE: Per the Federal Emergency Management Agency (FEMA) Flood Zone Mapping (Map 08069C1387H, effective 01/15/2021, panel 1387 of 1420), the property appears to be located in an "area of minimal flood hazard", Zone X.



MONUMENTATION LEGEND

FD. 34174: Indicates Found No. 4 rebar (16" long) with 1" dia. blue plastic cap marked LS 34174. (set with previous survey)

SET 30462: Indicates Set No. 4 rebar (16" long) with 1" dia. red plastic cap marked LS 30462.

FD. 34174 A: Indicates Found No. 4 rebar (length unknown) with 1" dia. blue plastic cap marked LS 34174. Found No. 4 rebar (LS 34174) lies S89°38'35"W 0.11' from True Corner position. Used North-South position of Found No. 4 rebar (LS 34174) to establish the North line of Tract 5, The Farmstead.

FD. 38469: Indicates Found No. 4 rebar (length unknown) with 1" dia. plastic cap marked LS 38469.

FD. 12374: Indicates Found No. 4 rebar (length unknown) with 1" dia. yellow plastic cap marked LS 12374.

FD. 12374 A: Indicates Found No. 4 rebar (length unknown) with 1" dia. yellow plastic cap marked LS 12374. Found No. 4 rebar (LS 12374) lies S89°38'35"W 0.31' from True Corner position. Used North-South position of Found No. 4 rebar (LS 12374) to establish the South line of Lot 3, Amended Plat Of Bebo M.R.D. No. S-76-87. Left Found No. 4 rebar (LS 12374) in place and Set No. 4 rebar (16" long) with 1" dia. blue plastic cap marked LS 34174 at True Corner position.

FD. REBAR: Indicates Found No. 4 rebar (length unknown). No cap or markings.

FD. REBAR A: Indicates Found No. 4 rebar (length unknown) with 1" dia. yellow plastic cap (cap markings illegible). Found No. 4 rebar (cap markings illegible) lies N00°05'41"W 0.21' from True Corner position. Used East-West position of Found No. 4 rebar (cap markings illegible) to establish the West line of Lot 3, Amended Plat Of Bebo M.R.D. No. S-76-87. Left Found No. 4 rebar (cap markings illegible) in place and Set No. 4 rebar (16" long) with 1" dia. red plastic cap marked LS 30462 at True Corner position.

FD. SPIKE: Indicates Found Large Bridge Spike (length unknown). No cap or markings. Removed Large Bridge Spike and Set No. 4 rebar (16" long) with 1" dia. red plastic cap marked LS 30462.

PROPERTY DESCRIPTION FOR ZONING: LOT 2, O'MALLEY GLEN MINOR SUBDIVISION

EXISTING ZONING: PLANNED UNIT DEVELOPMENT DISTRICT (P.U.D.)

PROPOSED ZONING: URBAN RESIDENTIAL DISTRICT (UR)

That portion of O'MALLEY GLEN ANNEXATION, Town of Berthoud, County of Larimer, State of Colorado; and Tract 6, THE FARMSTEAD, Town of Berthoud, County of Larimer, State of Colorado being more particularly described as follows:

Considering the North line of the Northeast Quarter of Section 24, Township 4 North, Range 69 West of the 6th P.M., County of Larimer, State of Colorado as bearing North 89°42'45" East and with all bearings contained herein relative thereto:

Beginning at the North One-Quarter corner of said Section 24; thence along the West line of the Northwest Quarter of the Northeast Quarter of said Section 24, South 00°03'24" East 48.46 feet, more or less, to the Northwest corner of the O'MALLEY GLEN SECOND ANNEXATION to the said Town of Berthoud; said point also being a point on the Southerly Right-of-Way line for Colorado State Highway No. 56; thence departing said West line of the Northwest Quarter of the Northeast Quarter of said Section 24 and along the North line of said O'MALLEY GLEN SECOND ANNEXATION and along the North line of the O'MALLEY GLEN ANNEXATION, to the Town of Berthoud, Colorado and along the North line of THE FARMSTEAD to the Town of Berthoud, Colorado and along said Southerly Right-of-Way line for Colorado State Highway No. 56, South 86°35'48" East 613.60 feet, more or less, to the Northwest corner of Tract 6, of said THE FARMSTEAD; thence continuing along said North line of said O'MALLEY GLEN ANNEXATION and continuing along said North line of THE FARMSTEAD and continuing along said Southerly Right-of-Way line for Colorado State Highway No. 56, South 86°35'48" East 135.74 feet; thence continuing along said North line of said O'MALLEY GLEN ANNEXATION and continuing along said Southerly Right-of-Way line for Colorado State Highway No. 56, South 89°38'35" East 285.56 feet, more or less, to the Northwest corner of Lot 3, AMENDED PLAT OF BEBO M.R.D. NO. S-76-87 to Larimer County, Colorado; thence departing said North line of said O'MALLEY GLEN ANNEXATION and departing said Southerly Right-of-Way line for Colorado State Highway No. 56 and along West line of said Lot 3, AMENDED PLAT OF BEBO M.R.D. NO. S-76-87, South 00°05'41" East 442.95 feet, more or less, to the Southwest corner of said Lot 3, AMENDED PLAT OF BEBO M.R.D. NO. S-76-87; thence along the South line of said Lot 3, AMENDED PLAT OF BEBO M.R.D. NO. S-76-87 North 89°38'35" East 295.01 feet, more or less, to the Southeast corner of said Lot 3, AMENDED PLAT OF BEBO M.R.D. NO. S-76-87; said point also being a point on the East line of the West Half of the Northeast Quarter of said Section 24; thence along said East line of the West Half of the Northeast Quarter of said Section 24, South 00°05'41" East 141.43 feet to the TRUE POINT OF BEGINNING; thence continuing along the East line of the West Half of the Northeast Quarter of said Section 24, South 00°05'41" East 362.00 feet, more or less, to the Northeast corner of Tract 5, of said THE FARMSTEAD; thence along the North line of said Tract 5, of said THE FARMSTEAD, North 89°50'08" West 720.83 feet, more or less, to the Southwest corner of Tract 6, of said THE FARMSTEAD; thence continuing along the East Right-of-Way line of Dorothy Drive; thence along the West line of said Tract 6, of said THE FARMSTEAD and along the East Right-of-Way line of said Dorothy Drive, North 00°11'36" East 362.00 feet; thence departing the West line of said Tract 6, of said THE FARMSTEAD and departing the East Right-of-Way line of said Dorothy Drive, South 89°50'08" East 719.01 feet, more or less, to a point on the East line of the West Half of the Northeast Quarter of said Section 24 and the TRUE POINT OF BEGINNING.

Containing an area of 260,608.9 Square Feet or 5.98 Acres, more or less.

OWNER(S): LAWRENCE L. BEBO and JACQUELYN D. BEBO

Lawrence L. Bebo

Jacquelyn D. Bebo

STATE OF COLORADO)
COUNTY OF LARIMER)

The foregoing certificate of ownership was acknowledged before me this _____ day of _____, 20____, by Lawrence L. Bebo

and Jacquelyn D. Bebo.

Witness my hand and official seal.

My commission expires _____

Notary Public

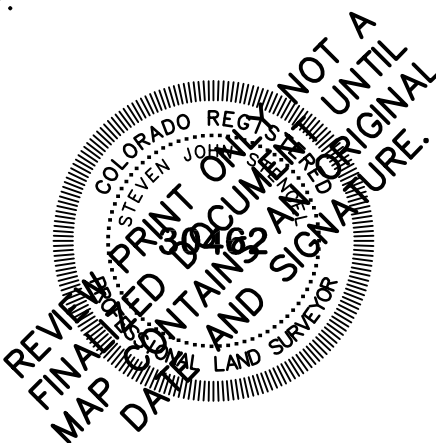
LAND SURVEYOR'S CERTIFICATE:

I, Steve John Stencel, a Registered Professional Land Surveyor in the State of Colorado, do hereby state that this Zoning Map was prepared by me or under my direct supervision and that all information shown is correct to the best of my own knowledge.

PREPARED BY AND ON BEHALF OF:

INTERMILL LAND SURVEYING, INC.
1301 North Cleveland Avenue
Loveland, Colorado 80537
P: (970) 669-0516

Steve John Stencel
Colorado PLS No. 30462
Date:



APPROVAL CERTIFICATES:

Approved by the Town of Berthoud, Colorado, this _____ day of _____, A.D., 20 ____.

Mayor

Approved by the Board, Town of Berthoud, Colorado, this _____ day of _____, A.D., 20 ____.

Board

Approved by the Planning Commission, Town of Berthoud, Colorado, this _____ day of _____, A.D., 20 ____.

Planning Commission

INTERMILL LAND SURVEYING, INC.

BUS. (970)-669-0516 / FAX (970)-635-9775

LOVELAND, COLORADO

1301 NORTH CLEVELAND AVENUE

80537

LARRY and JACKIE BEBO

CLIENT:

TITLE: ZONING MAP FOR LOT 2, O'MALLEY GLEN MINOR SUBDIVISION

TO THE TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO

DRAWN BY: RGP/JEB

CHECKED BY:

APPROVED BY:

DATE: 03/15/2022

SCALE: N/A

PROJECT NO.:

P-08-6486

SHEET

OF

1

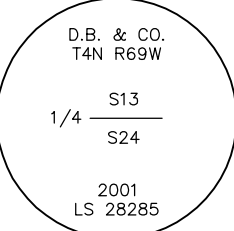
2

ZONING MAP FOR
LOT 2, O'MALLEY GLEN MINOR SUBDIVISION

BEING A ZONING MAP FOR LOT 2, O'MALLEY GLEN SUBDIVISION, SITUATE IN THE NORTHEAST QUARTER OF SECTION 24,
TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH P.M., TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO.

POINT OF BEGINNING
N. 1/4 COR.
S24-T4N-R69W

FOUND 3/4" I.D. IRON PIPE
(LENGTH UNKNOWN) WITH 2.5"±
DIA. ALUM. CAP. MARKED AS
SHOWN BELOW. MONUMENT SET
IN RANGE BOX.

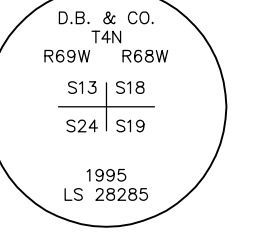


LOT 6, AMENDED PLAT OF JOHNSON'S SUBDIVISION
LOT 5, AMENDED PLAT OF JOHNSON'S SUBDIVISION
LOT 4, AMENDED PLAT OF JOHNSON'S SUBDIVISION
LOT 2, AMENDED PLAT OF JOHNSON'S SUBDIVISION
LOT 3, AMENDED PLAT OF JOHNSON'S SUBDIVISION
LOT 1, AMENDED PLAT OF JOHNSON'S SUBDIVISION

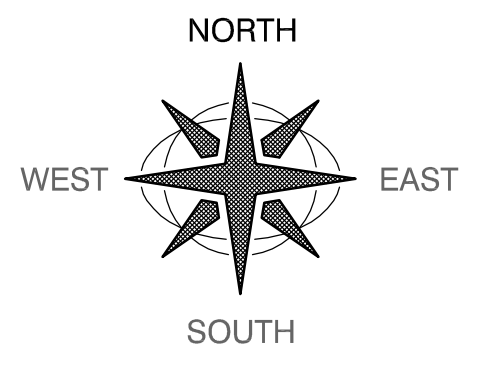
BASIS OF BEARINGS:
The North line of the NE 1/4 of S24-T4N-R69W bears N89°42'45"E 2656.96' (Meas.-nts) / (Rec.: N89°42'45"E 2656.96').
See Basis of Bearings Statement below.

COLORADO STATE HIGHWAY NO. 56
PUBLIC RIGHT-OF-WAY WIDTH VARIES / BOOK 1168 - PAGE 559

NE COR.
S24-T4N-R69W
FOUND #6 REBAR (LENGTH
UNKNOWN) WITH 2.5"± DIA.
ALUM. CAP. MARKED AS
SHOWN BELOW. MONUMENT
SET IN RANGE BOX.



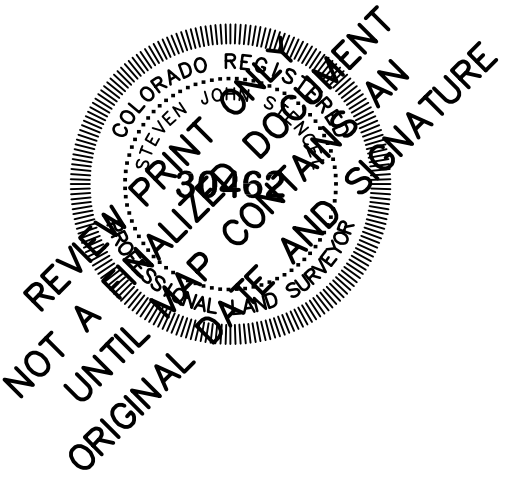
MONUMENTATION LEGEND
SHOWN ON SHEET 1 OF 2



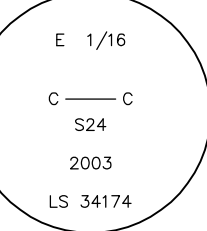
ORIGINAL SCALE: 1" = 60'
STATEMENT OF LINEAR UNITS USED:
Linear Units Used for this survey - U.S. Survey Feet

BASIS OF BEARINGS STATEMENT: Basis of Bearings for this Plat are based on the record bearing of Meas.: North 89°42'45" East 2656.96' (Meas.) / (Rec.: N89°42'45"E 2656.96') on the North line of the Northeast Quarter of Section 24, Township 4 North, Range 69 West of the 6th P.M., County of Larimer, State of Colorado. Record bearing derived from the Final Plat of The Farmstead, Town of Berthoud, County of Larimer, State of Colorado as filed for record April 1, 2019 in the real property records of the Office of the Clerk and Recorder of Larimer County, Colorado at Reception Number 20190016179. Note: Monumentation of said line as shown herein.

PREPARED BY AND ON BEHALF OF:
INTERMILL LAND SURVEYING, INC.
1301 North Cleveland Avenue
Loveland, Colorado 80537
P: (970) 669-0516
Steven John Stencil
Colorado PLS No. 30462
Date: _____



CE 1/16 COR.
S24-T4N-R69W
FOUND #6 REBAR (LENGTH
UNKNOWN) WITH 2.5"±
DIA. ALUM. CAP. MARKED
AS SHOWN BELOW.



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 herein.

DATE:	03/15/2022
BY:	JEB
REVISIONS:	1. Remove Lot 1 & Per Baseline Eng. Comments Dated 07/11/2022.

INTERMILL LAND SURVEYING, INC.
BUS. (970)-669-0516 / FAX (970)-635-9775
80337
LOVELAND, COLORADO
CLIENT: LARRY and JACKIE BEBO

ZONING MAP FOR
LOT 2, O'MALLEY GLEN MINOR SUBDIVISION
TO THE TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO
TITLE: _____

DRAWN BY:	RGP/JEB
CHECKED BY:	_____
APPROVED BY:	_____
DATE:	03/15/2022
SCALE:	1" = 60'
PROJECT NO.:	P-08-6486
SHEET	OF
2	2

NEIGHBORHOOD MASTER PLAN SUBMITTAL

PROJECT NARRATIVE

THE PROPOSED HARVEST 47 SUBDIVISION IS THE FIRST OF ITS KIND DEVELOPMENT IN BERTHOUD. THE DEVELOPER IS COLLABORATING WITH BERTHOUD HABITAT FOR HUMANITY TO DEDICATE BUILDING LOTS TO BERTHOUD HABITAT FOR HUMANITY FOR CONSTRUCTION OF AFFORDABLE HOUSING HERE IN BERTHOUD.

LOCATION:

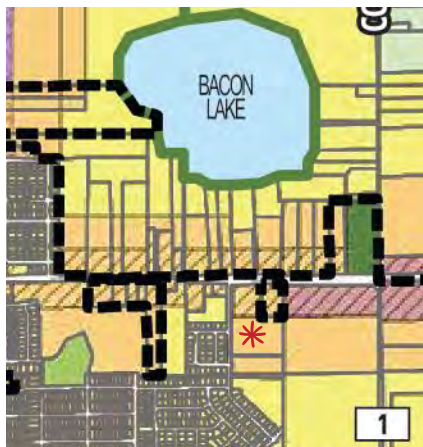
THE PROJECT IS LOCATED ON THE EASTERN EDGE OF BERTHOUD JUST SOUTH OF HWY. 56, AND ADJACENT TO DOROTHY DRIVE. THE AREA THAT WOULD BE SPLIT OFF FOR DEVELOPMENT IS CURRENTLY USED FOR MATERIAL AND EQUIPMENT STORAGE ASSOCIATED WITH THE CURRENT BUSINESS OCCUPANCY. A SMALL PORTION OF THE PROJECT AREA, SOUTH OF THE ABANDONED IRRIGATION DITCH, IS STILL USED AGRICULTURALLY BUT HAS BEEN FALLOW FOR SEVERAL YEARS. THE PROJECT WOULD SUBDIVIDE A LESS THAN 6.0 ACRE PARCEL OFF THE EXISTING PUD ZONED PROPERTIES AT 735 EAST HWY. 56. THE MAJOR PARCEL BEING SUBDIVIDED IS PARCEL # 9424009702 (CURRENTLY HOUSING LHM ENTERPRISES AND A.A.C ADOPTION & FAMILY NETWORK) AND PARCEL # 9424123006 THAT IS A THIN PARCEL OF LAND ALONG DOROTHY DRIVE (TRACT 6 FARMSTEAD). THE PROPOSED PROJECT AREA IS BORDERED ON THREE SIDE BY THE FARMSTEAD DEVELOPMENT, PHASES 1 & 2. THE VICINITY MAP IS ATTACHED TO THE PACKET.

DESCRIPTION:

THE TOWN OF BERTHOUD COMPREHENSIVE PLAN HAS IDENTIFIED THE AREA ENCOMPASSING THIS PROPOSED DEVELOPMENT AS URBAN RESIDENTIAL. THE GENERAL CHARACTERISTICS OF THE URBAN RESIDENTIAL DISTRICT IDENTIFY PREFERRED LAND USES AS A MIX OF RESIDENTIAL HOUSING TYPES INCLUDING SINGLE FAMILY DETACHED HOMES, SINGLE FAMILY ATTACHED HOMES, AS WELL AS AFFORDABLE HOUSING. HARVEST 47 WILL INCORPORATE TRADITIONAL NEIGHBORHOOD DESIGN AND WILL FOCUS ON WALKABLE STREETS, FRONT PORCHES, TREE LINED STREETS WITH DETACHED SIDEWALKS ON BOTH SIDES OF THE STREET, AND ALLEY LOADED GARAGES.

THIS FIGURE SHOWS A CLIP FROM THE BERTHOUD 2021 COMPREHENSIVE PLAN, FUTURE LAND USE MAP. THE PROJECT LOCATION (*) IS IDENTIFIED AS URBAN RESIDENTIAL AND NOT INCLUDED IN THE MOUNTAIN AVE. OVERLAY DISTRICT.

THE PROPOSED SUBDIVISION WOULD DIVIDE AND REZONE (TO UR) A 5.98 ACRE PARCEL OFF THE LARGER PUD PARCEL. THIS NEW SUBDIVISION WOULD CREATE 31 NEW BUILDABLE SINGLE FAMILY RESIDENTIAL LOTS. THE VISION FOR THE DEVELOPMENT IS TO PATTERN IT AFTER THE SUCCESSFUL MARY'S FARM DEVELOPMENT WITH TREE LINED STREETS, DETACHED SIDEWALKS AND ALLEY LOADED GARAGES.



Place Type: General Urban Areas
Urban Residential
Innovation District

COVER SHEET
VICINITY MAP & PROJECT DESCRIPTION



VICINITY MAP
SCALE: 1" = 1000'

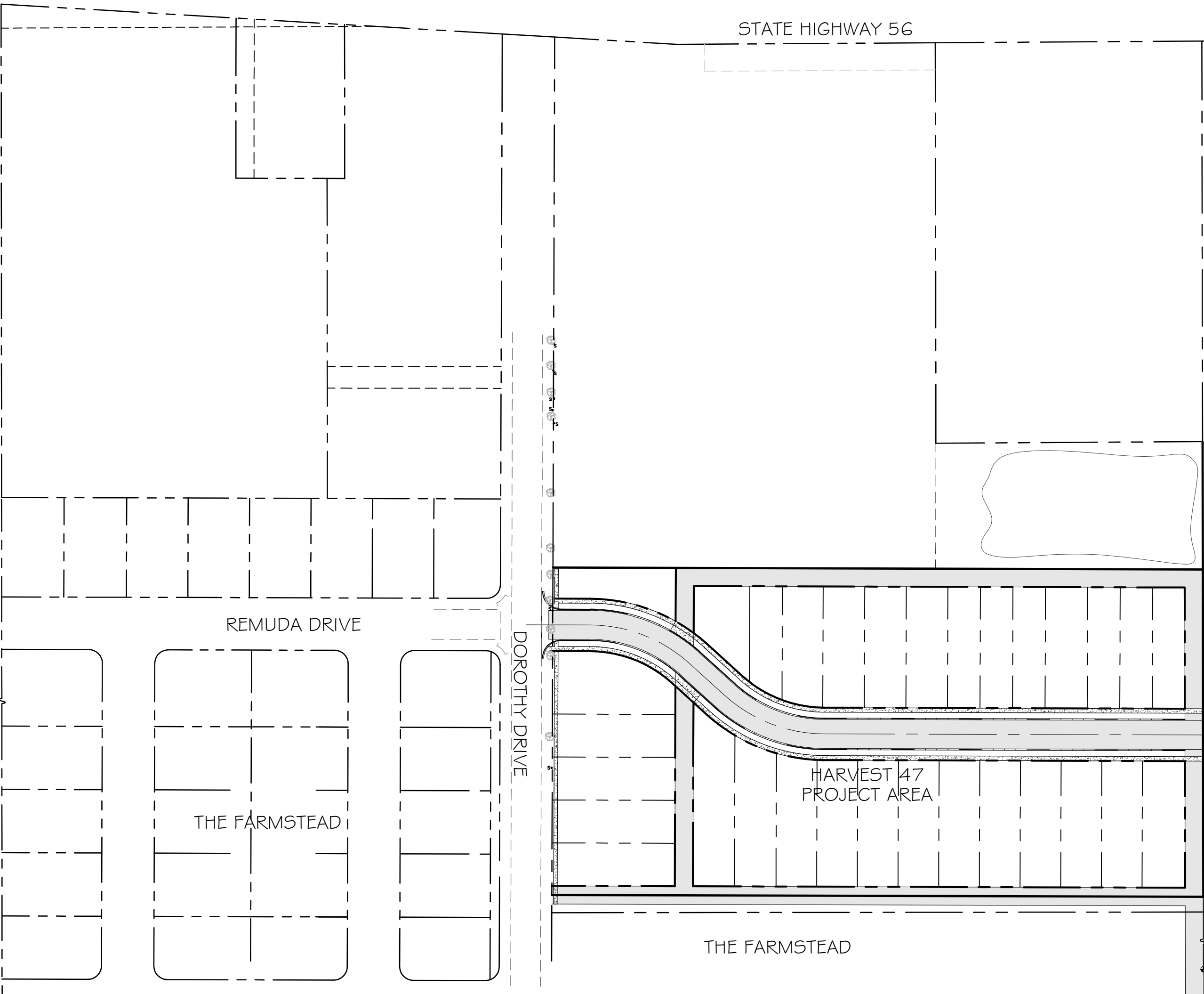
DETAILED LAND USE TABLE

SUBJECT SITE	5.98 ACRES
PROPOSED DEVELOPMENT AREA	5.98 ACRES
PROPOSED RESIDENTIAL AREA	4.30 ACRES
PROPOSED R/W & ALLEY	1.68 ACRES
PROPOSED # OF UNITS	31
PROPOSED DENSITY	5.2 UNITS/ACRE



3-29 | 2021 BERTHOUD COMPREHENSIVE PLAN

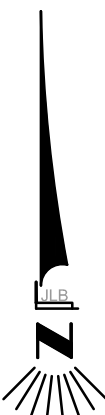
2021 BERTHOUD COMPREHENSIVE PLAN
URBAN RESIDENTIAL



THE FARMSTEAD

HARVEST 47
PROJECT AREA

THE FARMSTEAD



SITE LAYOUT &
SURROUNDING PROPERTIES
SCALE: 1" = 100'



HOUSE EXAMPLE FOR HARVEST 47

SHEET INDEX

1	COVER SHEET
2	EXISTING AND PROPOSED ZONING
3	PROPOSED SUBDIVISION LAYOUT
4	PROPOSED UTILITY CONNECTIONS
5	REGIONAL PARK & OPEN SPACE INVENTORY
6	TOPOGRAPHY AND HYDROLOGY



HARVEST 47
NEIGHBORHOOD MASTER PLAN
TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO

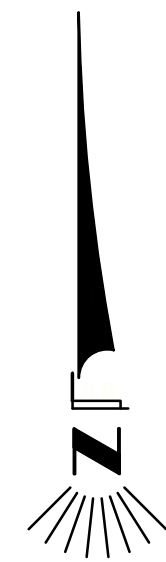
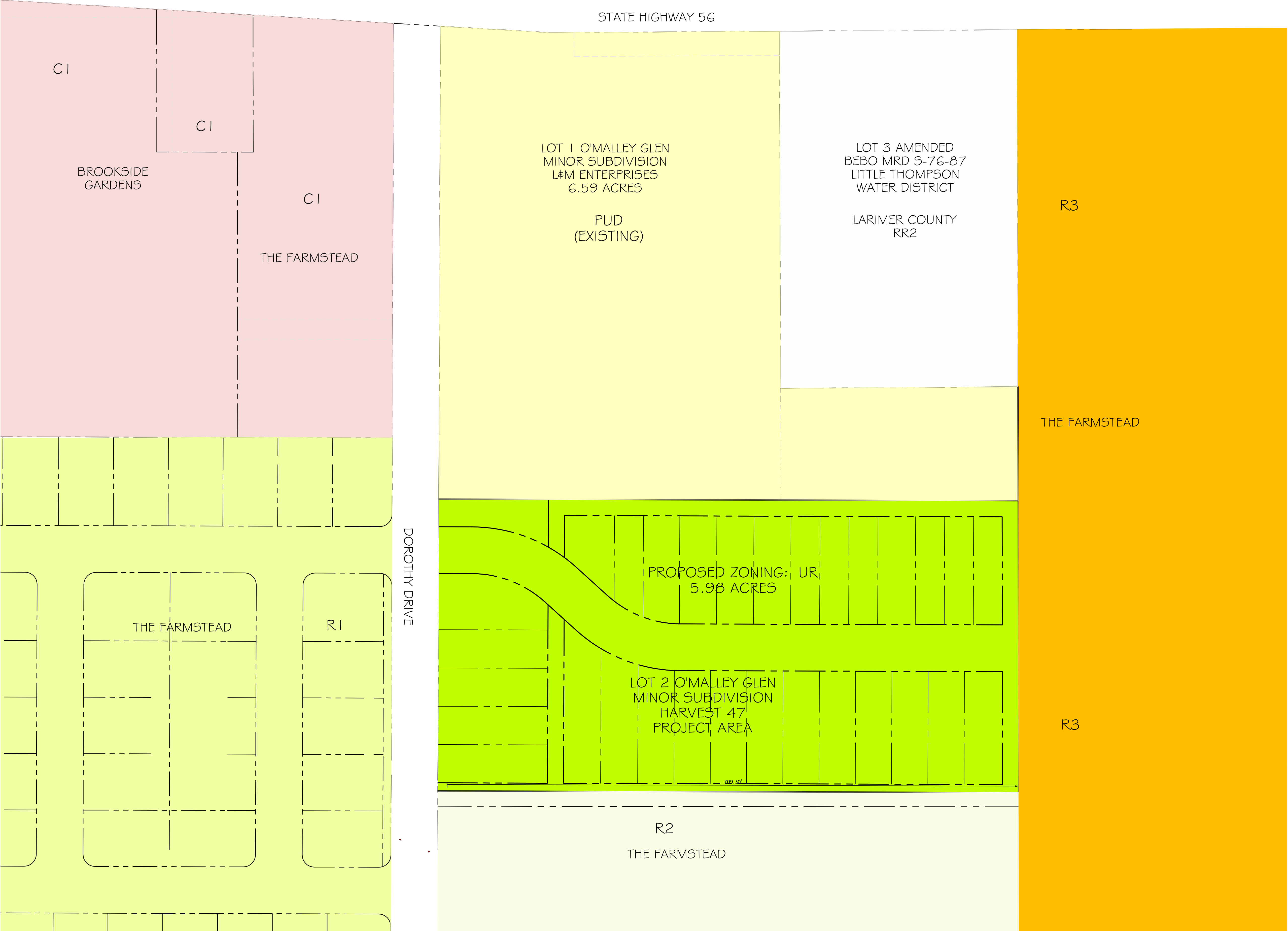
MARCH 16, 2022
NMP 2ND SUBMITTAL

i2
Consultants,
Inc.
16911 Potts Place
Mead, Colorado
970.217.9148

PN: 1053-1

SHEET 1 OF 6

EXISTING AND PROPOSED ZONING



SCALE: 1" = 60'

ZONE LEGEND

C1	
PUD (EXISTING)	
RR2	
R1	
R2	
UR (PROPOSED)	
R3	



MARCH 16, 2022
NMP 2ND SUBMITTAL

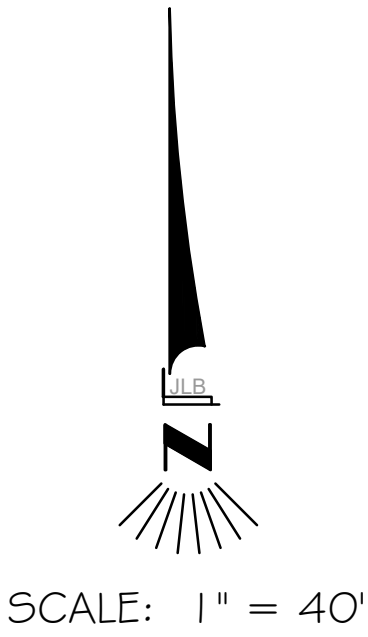
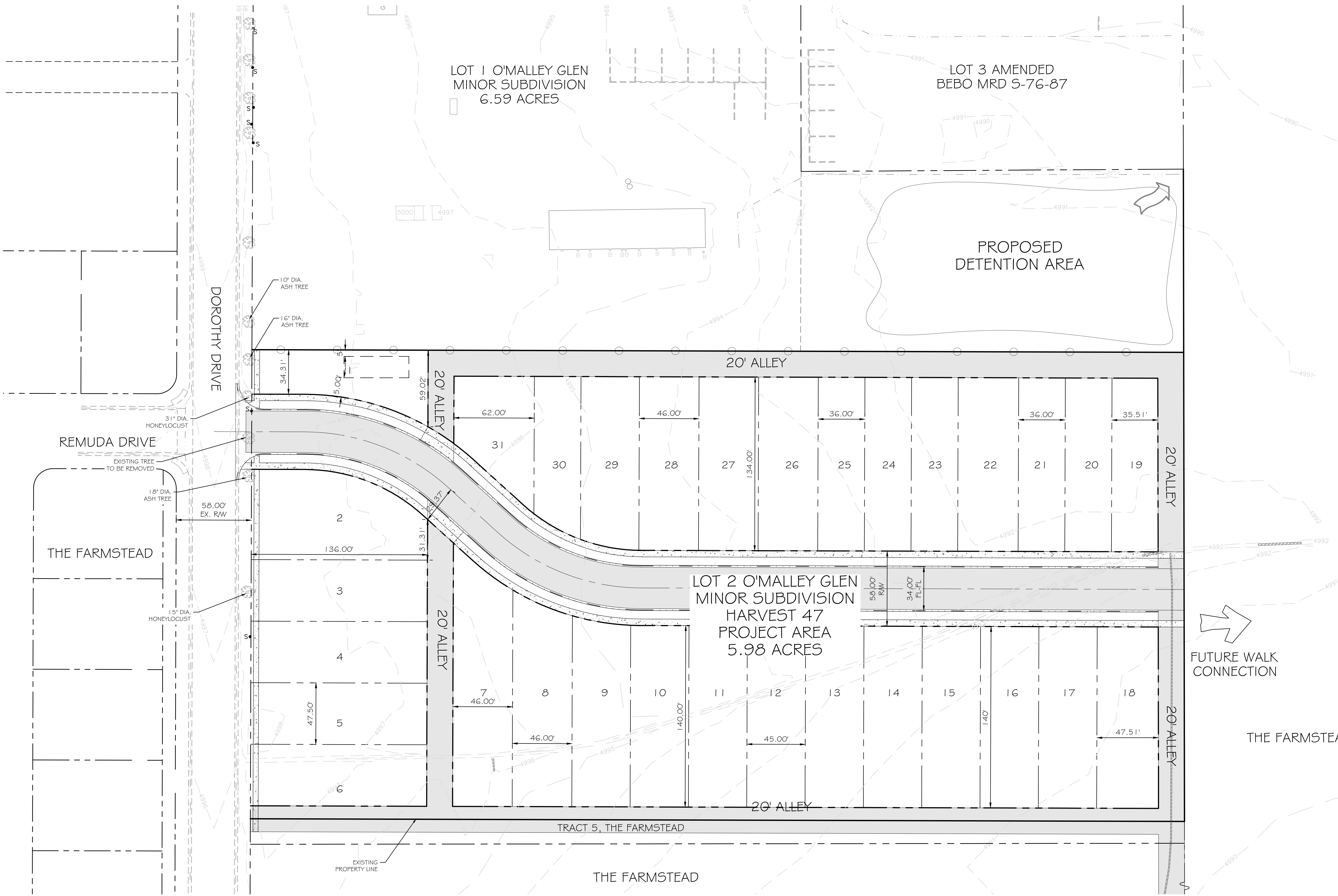
i2
Consultants,
Inc.
16911 Potts Place
Mead, Colorado
970.217.9148

PN: 1053-1

SHEET 2 OF 6

HARVEST 47
NEIGHBORHOOD MASTER PLAN
TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO

PROPOSED SUBDIVISION LAYOUT & PEDESTRIAN ACCESS



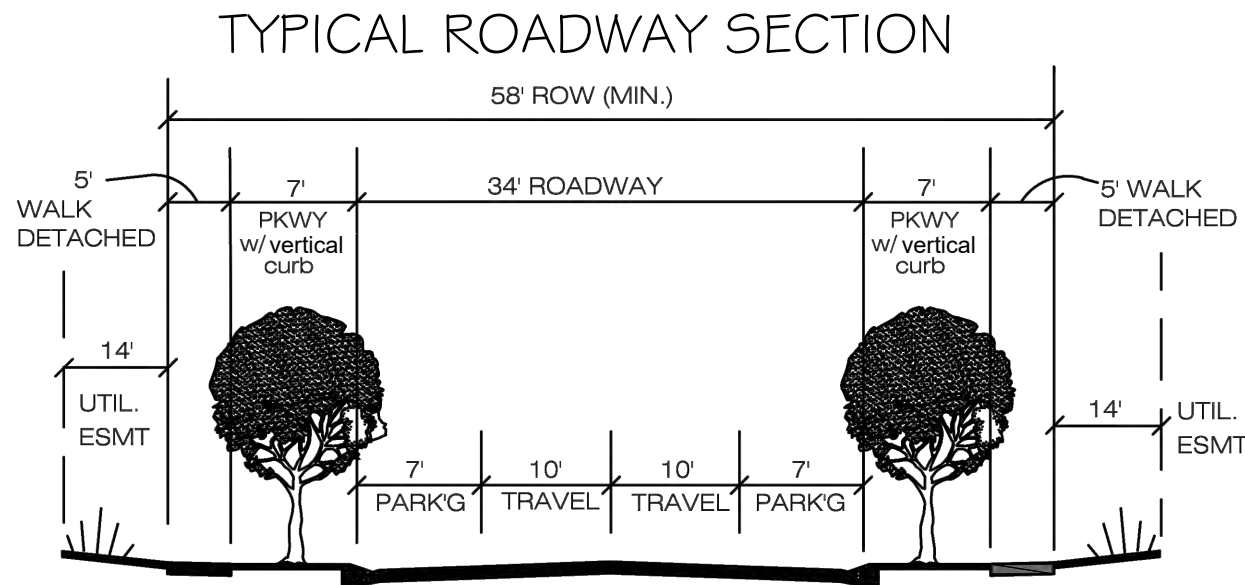
- PROPOSED SIDEWALK & PEDESTRIAN ACCESS
- PROPOSED ALLEY & PAVED ROADWAYS

DETAILED LAND USE TABLE

SUBJECT SITE	5.98 ACRES
PROPOSED DEVELOPMENT AREA	5.98 ACRES
PROPOSED RESIDENTIAL AREA	4.30 ACRES
PROPOSED R/W & ALLEY	1.68 ACRES
PROPOSED # OF UNITS	31
PROPOSED DENSITY	5.2 UNITS/ACRE

LOT SIZE TABLE

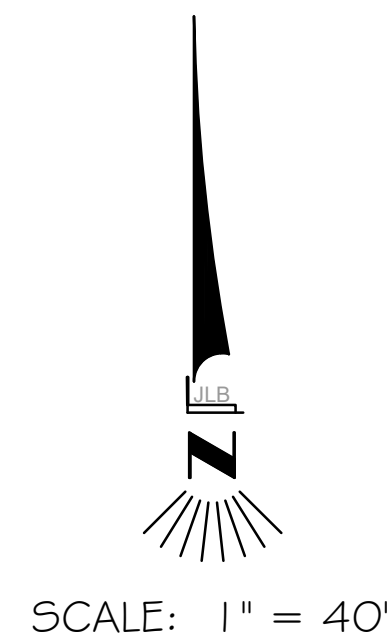
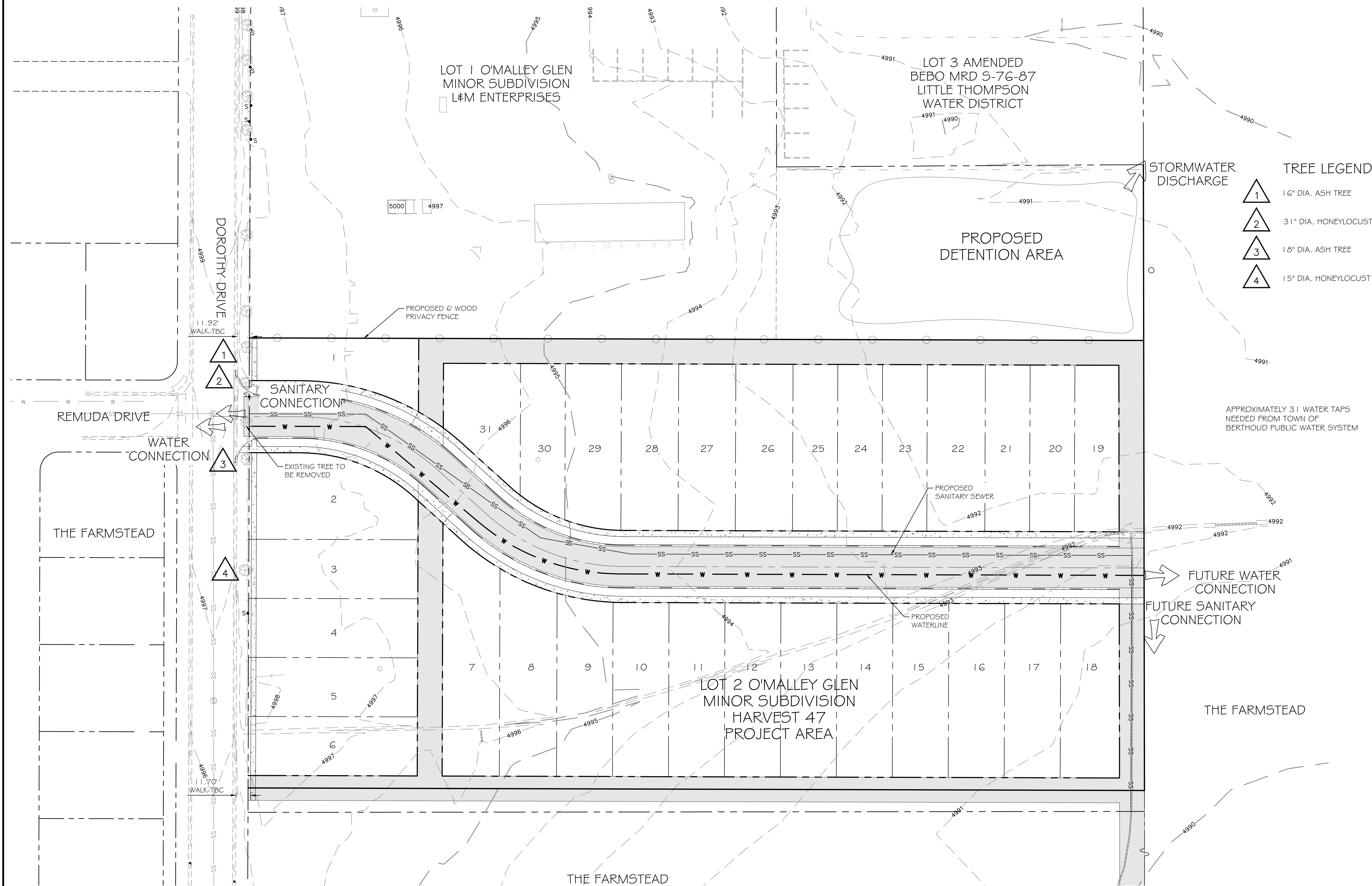
MINIMUM LOT SIZE	4,212 S.F.
MAXIMUM LOT SIZE	8,450 S.F.
AVERAGE LOT SIZE	6,043 S.F.



HARVEST 47
NEIGHBORHOOD MASTER PLAN
TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO

MARCH 16, 2022
NMP 2ND SUBMITTAL
i2
Consultants,
Inc.
16911 Potts Place
Mead, Colorado
970.217.9148
PN: 1053-1
SHEET 3 OF 6

PROPOSED UTILITY CONNECTIONS



- TREE LEGEND
- 1 16" DIA. ASH TREE
 - 2 31" DIA. HONEYLOCUST
 - 3 18" DIA. ASH TREE
 - 4 15" DIA. HONEYLOCUST



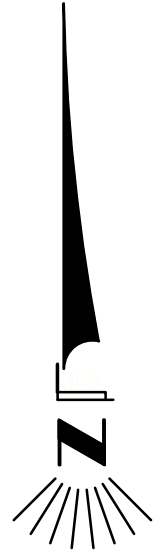
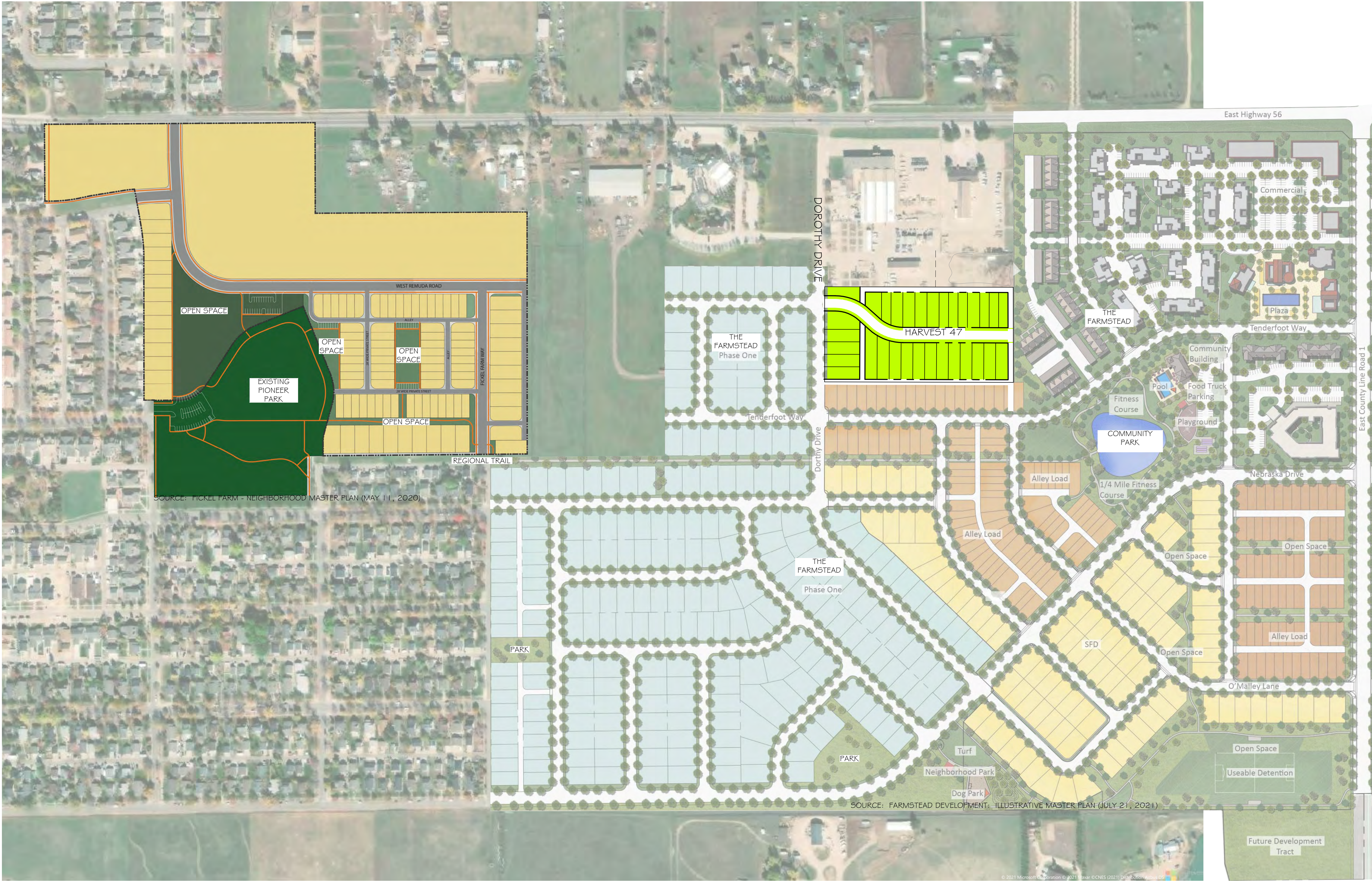
SUBDIVISION IDENTITY ELEMENTS
4 REQUIRED

ELEMENTS #1 & #2	CREDIT FOR ALLEY LOADED GARAGES AND THE ALLEY MAINTAINED BY THE HOA
ELEMENT #3	CREDIT FOR PRESERVATION OF THE MATURE TREES ALONG DOROTHY DRIVE. SEE TREE DETAILS THIS SHEET.
ELEMENT #4	CREDIT FOR UNIQUE ENTRY SIGNAGE FOR PROJECT. SIGNAGE EXAMPLE IS SHOWN ON THIS SHEET.

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SHEET 4 OF 6

REGIONAL PARK & OPEN
SPACE INVENTORY



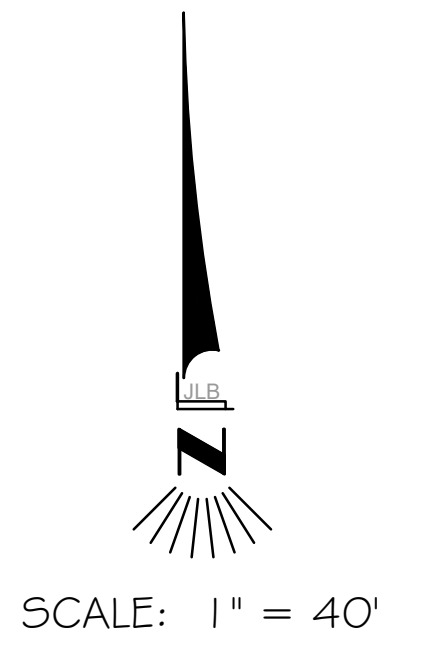
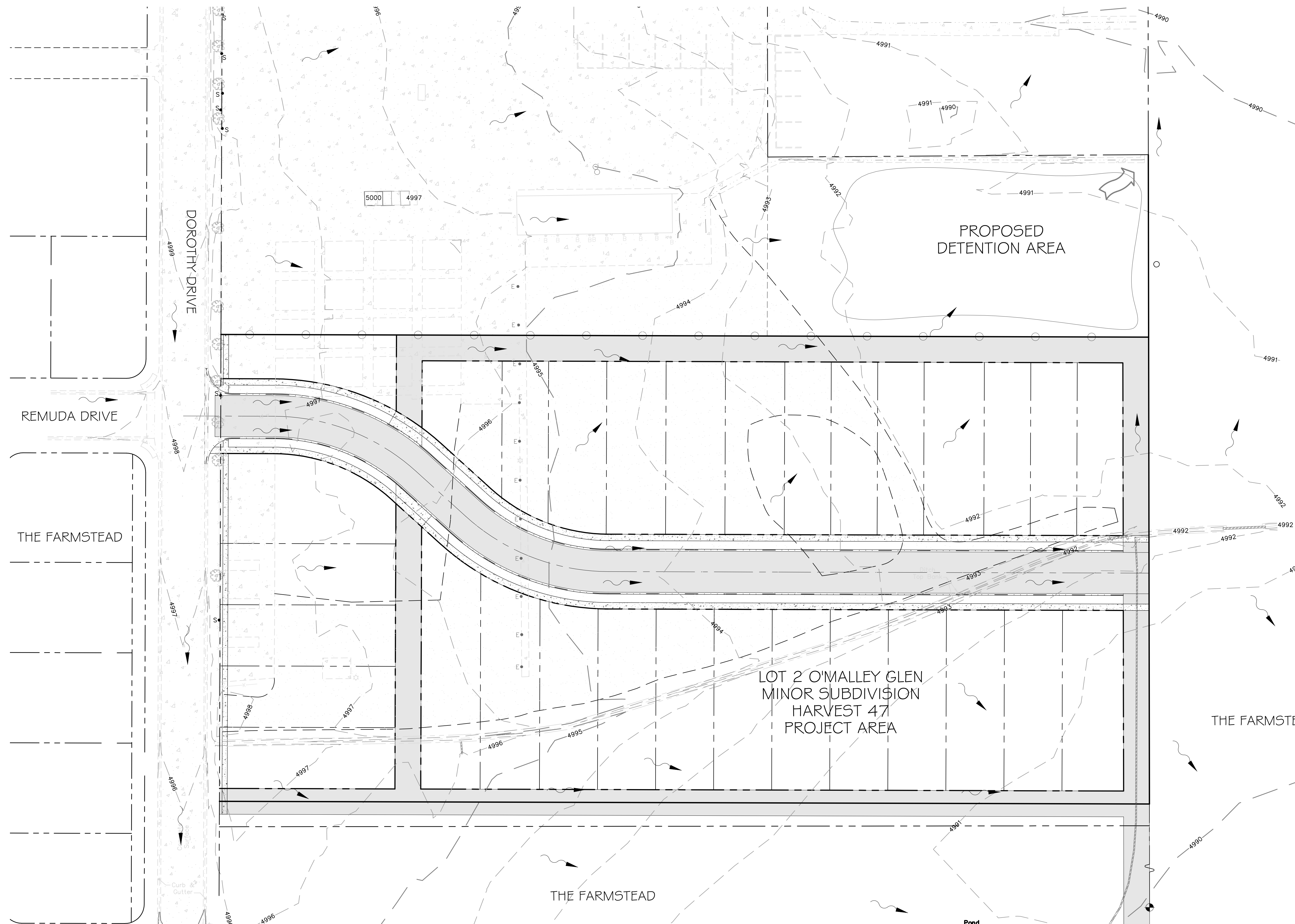
SCALE: 1" = 200'



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SHEET 5 OF 6

TOPOGRAPHY AND HYDROLOGY



- FLOODPLAIN BOUNDARY**
THE SUBJECT SITE IS WITHIN ZONE X, ACCORDING TO FEMA 08069C1391H, EFFECTIVE 01/15/2021
- GEOLOGIC HAZARD**
THERE ARE NO KNOWN GEOLOGIC HAZARD AREAS WITHIN THE SUBJECT SITE.
- DRAINAGE/STORMWATER**
SITE RUNOFF WILL GENERALLY FOLLOW EXISTING DRAINAGE PATTERNS AND DRAINAGE PLANS FOR THE AREA. DETENTION FOR SITE RUNOFF WILL BE PROVIDED.

EXISTING/PROPOSED
GENERAL DIRECTION
OF FLOW



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SHEET 6 OF 6

HARVEST 47
NEIGHBORHOOD MASTER PLAN
TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO

WAIVER REQUEST APPLICANT



**Garden
Spot of
Colorado**

807 Mountain Avenue | PO Box 1229 | Berthoud, Colorado 80513 | O: 970.532.2643 | Berthoud.org

PETITION FOR VARIANCE

I/We, the undersigned represent that I/we are the owner(s) of the following property:

SEE ATTACHED, Berthoud, Colorado with a legal description of:

Proof of Ownership is attached to this petition in the form of: (Check one)

☐ A copy of the deed.

☒ A copy of the title insurance policy.

You—as the applicant(s)—need to state why your specific facts justify granting a variance. Please answer the following questions in detail. You may attach additional pages. It is often helpful to obtain as many of your neighbors' signatures as possible to indicate support for your request.

01. Type of variance you are requesting (e.g., front yard setback, side yard setback, fence, etc...)

SEE ATTACHED

02. Your justification for this variance (i.e., peculiar lot size or exceptional contours of lot, etc...)

SEE ATTACHED

03. Please submit a drawn-to-scale diagram of the requested variance as it affects the real property with the application.

Lawrence I. Beto
Printed Name of Applicant

[Signature]
Signature of Applicant

Address: _____

Email Address: _____

Phone Number: _____

Lawrence I. Beto
Printed Name of Applicant

[Signature]
Signature of Applicant

Address: _____

Email Address: _____

Phone Number: _____

Berthoud Habitat for Humanity's participation:

We were asked by the landowner and developer if we would like to partner with him on this project. Berthoud Habitat for Humanity would champion the project and guide it through the development process with the Town of Berthoud, and in return for our efforts he will dedicate ready to build lots for Berthoud Habitat for Humanity with no out-of-pocket cost for us. With land values continuing to rise and the future availability of lots to develop looking bleak, we have stepped up to participate in this groundbreaking partnership. Upon final plat of this project and installation of the required infrastructure by the developer, Berthoud Habitat for Humanity will be gifted four lots for construction.

Open Space:

The current Town code would require this project to dedicate 10% of the project area as open space but would not require any development of the .598 acres. We are requesting a waiver of this open space dedication requirement.

Justification of the waiver request:

1. Out of control HOA fees are a big deterrent to being able to provide affordable housing. Having an Open Space parcel would require an HOA to assess fees to cover ownership and maintenance of the parcel as well as providing insurance to cover the parcel.
2. We have provided a map showing all the parks and open space already available in the area surrounding this subdivision. Significant opportunities already exist or are approved but not built yet in the area.
3. The Harvest 47 developer is willing to dedicate the prescribed area (.598 acres) as an **additional 5 (five) lots dedicated to Berthoud Habitat for Humanity for future affordable housing**. This translates to an additional five buildable lots in this development. These additional lots would only be dedicated to Berthoud Habitat upon approval of the requested open space requirement waiver.

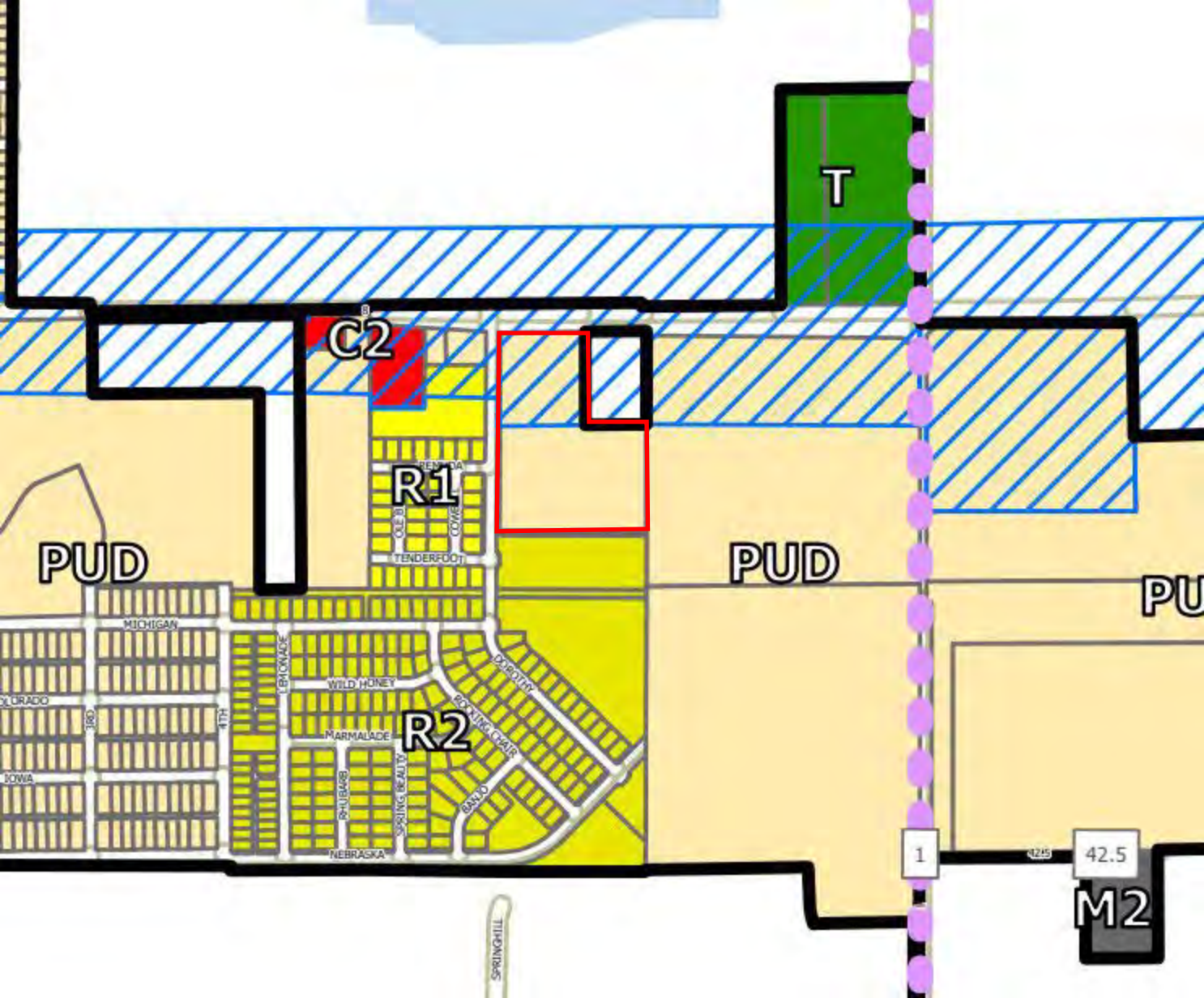
The impact of this project on the availability of building lots for dedicated affordable housing is huge. **With this requested waiver approval Berthoud Habitat for Humanity could be gifted a total of nine buildable lots** with a potential value of over \$1,000,000.00. Please give some extra consideration to this waiver request. Dedicating 9 out of the potential 31 lots in this subdivision is significant, nearly 1/3 of the lots for affordable housing.

Overall, this proposed project helps to provide an opportunity for formalized affordable housing through dedicated lots for Berthoud Habitat for Humanity as well as deliver additional manageable size residential building lots (equate smaller size to more affordable) for customers in the Berthoud community. The project fits into the community by utilizing a piece of undeveloped PUD zoned property for residential development as it has become surrounded by other residential type developments.

Please consider this request for a waiver of the open space dedication requirement, is has a huge potential impact for affordable housing in our community.

FUTURE LAND USE AND ZONING





**PUBLIC NOTICE
MAP (MAILED
NOTICES)**

**Note: No
Comments
Received**



Notes

-  Tax Parcels
  Rivers and Streams
-  PLSS Township and Range
  County Boundary
-  PLSS Sections
  Rocky Mountain National Park
-  PLSS Quarter Sections
  Incorporated Areas
-  Railroads
  City or Town

0.2 0 0.2 Miles

Date Prepared: 1/4/2022 2:58:02 PM

Scale
1: 14,273



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