



Town of Berthoud Planning Commission
Town Hall
807 Mountain Avenue
Thursday, August 8, 2024, at 6:00 p.m.

1. Call Meeting To Order
2. Pledge Of Allegiance
3. Roll Call
4. Approval Of Minutes

Documents:

[2024 07 25_PC MINUTES_DRAFT.PDF](#)
[2024 07 25_PC WORK SESSION MINUTES_DRAFT.PDF](#)

5. Public Hearing: Resolution 10 (Series 2024), A Resolution Approving The Farmstead 3rd Filing Neighborhood Master Plan, And Ordinance 1343, An Ordinance Amending The Zoning Map Of The Town Of Berthoud To Rezone The Farmstead 3rd Filing Property Currently Zoned PUD - Planned Unit Development To SR - Suburban Residential, SC – Suburban Commercial, And UR – Urban Residential.
Presented by: Tawn Hillenbrand, Senior Planner

Documents:

[2024 08 06_FARMSTEAD REVISED FOR 8-8-2024.PDF](#)

6. Report By Staff
7. Adjourn

Join Zoom Meeting <https://us02web.zoom.us/j/86049631362> Meeting ID: 860 4963 1362
One tap mobile +17193594580,,86049631362# US

Individuals needing special accommodation may request assistance by contacting the Town Clerk at 807 Mountain Avenue, Berthoud, Colorado 80513, 970-532-2643 at least 24 hours in advance.



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Colorado**

MEETING MINUTES OF THE PLANNING COMMISSION
Town Board Room
807 Mountain Avenue, Berthoud, CO 80513
July 25, 2024, at 6:00 p.m.

1. Meeting Called To Order – Chairperson Anderson
Meeting Called to Order at 6:00 p.m.
2. Pledge of Allegiance
Chairperson Anderson led the Pledge of Allegiance
3. Roll Call

The following members were present:

Karen Anderson, Chairperson
Abigail Smith, Vice Chairperson
Joe Donnelly, Commissioner
Marc Hofmans, Commissioner
Nick Semedalas, Commissioner
David Pond, Commissioner

The following Staff members were present:

Anne Johnson, Community Development Director
Teri Reger, Planning Technician
Tawn Hillenbrand, Senior Planner
Erin Smith, Town Attorney

4. Approval of Minutes
 - a. June 27, 2024 - Planning Commission Meeting Minutes

MOTION made by Commissioner Commissioner Semedalas to APPROVE the Minute for the June 27, 2024 Planning Commission Meeting. SECONDED by Commissioner Smith. With all in favor, THE MOTION CARRIED.

5. Adjourn

Commissioner Donnelly made MOTION to adjourn the July 25, 2024, Planning Commission meeting. SECONDED by Commissioner Smith. With all in favor, THE MOTION CARRIED.

The meeting was adjourned at 6:02 p.m.

Chairperson

Secretary



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MEETING MINUTES OF THE PLANNING COMMISSION – WORK SESSION

Town Board Room

807 Mountain Avenue, Berthoud, CO 80513

July 25, 2024, at 6:00 p.m.

1. Meeting Called To Order – Chairperson Anderson
Meeting Called to Order at 6:02 p.m.

2. Roll Call was performed at the Planning Commission portion of the meeting.

The following Commission members remained present:

Karen Anderson, Chairperson
Abigail Smith, Vice Chairperson
Joe Donnelly, Commissioner
Marc Hofmans, Commissioner
Nick Semedallas, Commissioner
David Pond, Commissioner

The following Staff members remained present:

Anne Johnson, Community Development Director
Teri Reger, Planning Technician
Tawn Hillenbrand, Senior Planner
Erin Smith, Town Attorney

3. Town Attorney, Erin Smith led a discussion on how to make motions, the different types, and their purpose answering questions as they were posed during the discussion.
4. Community Development Director, Anne Johnson, presented an informational update on the action items found in the 2021 Comprehensive Plan; a Review of the 2021 Comprehensive Plan Authority, Vision, Goals, and Strategies, and responded to questions during the presentation.
5. Report by Staff
 - Upcoming Planning Commission Meetings are as follows:
 - August 8, 2024 – possible land use hearing
 - August 22, 2024 – Work Session on Housing and a possible land use hearing
 - Update on Commissioner Donnelly's question on whether the PC can influence CDOT to address speed and accident issues on Hwy 287
 - Anne spoke with many individuals and there is not a lot that the PC can do to influence CDOT.
 - Short-term Rentals went before the Board of Trustees on 7/23/2024 for the first reading.
 - Overall it went well.
 - One question posed was using ADUs as an STR as opposed to strictly housing.
 - Enforcement was also a concern.
 - The second reading and vote will be on August 13, 2024

6. Adjourn

MOTION was made by Vice Chair Smith to adjourn the July 25, 2024, Planning Commission Work Session. SECONDED by Secretary Semedalas. With all in favor, THE MOTION CARRIED.

The meeting was adjourned at 7:39 p.m.

Chairperson

Secretary

PLANNING COMMISSION INFORMATION

COMMUNITY DEVELOPMENT DEPARTMENT



Meeting Date:	August 8, 2024
Agenda Title/Subject:	Resolution 10 (Series 2024), a Resolution approving the Farmstead 3rd Filing Neighborhood Master Plan, and Ordinance 1343, an Ordinance amending the zoning map of the Town of Berthoud to rezone the Farmstead 3rd Filing property currently zoned PUD - Planned Unit Development to SR - Suburban Residential, SC – Suburban Commercial, and UR – Urban Residential.
Type of Item:	Public Hearing
Request:	Request to accept the Neighborhood Master Plan for the Farmstead 3rd Filing property and to change the existing zoning to align the proposed development with the vision found in the 2021 Comprehensive Plan future land use map.
Presented by:	Tawn Hillenbrand, Senior Planner

ATTACHMENTS:

- Staff Report with attachments
- Resolution 10 (Series 2024) and Ordinance 1343

BACKGROUND:

The current request consists of four (4) undeveloped parcels. The four parcel total approximately 124-acres. Three of the subject parcels were annexed to the Town in 1997 while the fourth parcel was annexed in 1998. The four parcels were zoned PUD in April 2000.

The intent of the Neighborhood Master Plan and Rezone request, to rezone to SR - Suburban Residential, SC – Suburban Commercial, and UR – Urban Residential, is to align land uses with the vision and intent of the Comprehensive Plan and Future Land Use Map while also allowing the future development of the proposed residential and commercial lots. The Comprehensive Plan Future Land Use Map is not legislative in nature such as a zoning district boundary. The Future Land Use Map is a vision document to guide future development.

UPDATE/NEXT STEPS:

Tonight, the Planning Commission will hear two requests of the applicant. The first will be the Neighborhood Master Plan. The purpose of the Neighborhood Master Plan is to conceptualize the overall character of a future subdivision inclusive of “zoning, transportation, pedestrian network, parks, open space, subdivision identity standards and

other amenities.” The second request is the Change of Zone which should be a simple public hearing if the Neighborhood Master Plan is approved as the Change of Zone is simply a map illustrating zoning boundaries which conform to the Neighborhood Master Plan

The applicant will be required to record the Neighborhood Master Plan and Change of Zone if approved by the Town Board of Trustees. Following recording of the documents, the next step would be a Preliminary Plat which would be presented in a public hearing before both the Planning Commission and the Town Board of Trustees. The Preliminary Plat review phase includes review of the Construction Documents (80%), referral agency review, analysis of the utilities and infrastructure planned for the project, off-site and on-site improvements, for example. If approved, the final planning process step would be a public hearing before the Planning Commission for a Final Plat. The Final Plat phase includes review of the Construction Documents (100%), referral agency review, analysis of the utilities and infrastructure planned for the project, off-site and on-site improvements, for example. The Final Plat can encompass all or a portion of the project. Both the Preliminary and Final platting must adhere to the Neighborhood Master Plan.

Referral agencies such as the school district, fire protection district, utility and infrastructure providers, for example have reviewed the Neighborhood Master Plan and the Change of Zone applications. Referral agency comments at this phase are incorporated into the Staff Report and are used by the applicant when they are preparing their next land use application materials for review. Sanitary sewer and water main engineering designs, the need for water dedication, and school bus stop locations, if needed, for example are reviewed at the Preliminary Plat and Final Plat stages. The developer will provide Construction Documents with these next two phases of development, and these will be reviewed by the Town Engineer and supportive agencies.

FISCAL IMPACT AND FUND SOURCE:

There is no negative impact to the Town in consideration of this request to rezone the property in conformance with the 2021 Comprehensive Plan update. Public notice is funded through fees paid by the applicant. Development review is funded through fees paid by the applicant.

COMMUNITY TOUCHSTONES:

Consideration of this request does not negatively impact community touchstones and in fact is supportive of the 2021 Comprehensive Plan update. The applicant's request for Neighborhood Master Plan and Rezone illustrates a change to align the proposal with the vision of continued growth within the Town's utility service area. Suburban Residential, Suburban Commercial, and Urban Residential zoning classifications are proposed and align more closely with the Comprehensive Plan's vision for all three districts. Additional open space and park space coupled with greater diversity of housing types have been provided.

RECOMMENDED ACTION(S):

Neighborhood Master Plan

Staff recommends Planning Commission make a motion to recommend approval of the Farmstead 3rd Filing ~~Revere~~-Neighborhood Master Plan to the Town Board of Trustees with the following condition:

1. The applicant shall confirm and show the upsized sanitary line, as referenced in Baseline Engineering referral comments dated July 24, 2024, with the Farmstead 3rd Filing Preliminary Plat application submittal.
2. The applicant shall include sufficient right-of-way width for the north half of Weld County

Road 42.5 extending from Weld County Road 1 east approximately 1,160-feet. This must be included with the Farmstead 3rd Filing Preliminary Plat application submittal to ensure completion of the required local street section frontage improvements along the southern property boundary.

Rezoning

Staff recommends Planning Commission make a motion to recommend approval to the Town Board of Trustees of the ~~Farmstead 3rd Filing Revere~~ Rezone request to rezone from PUD – Planned Unit Development to SR – Suburban Residential, SC – Suburban Commercial, and UR - Urban Residential.



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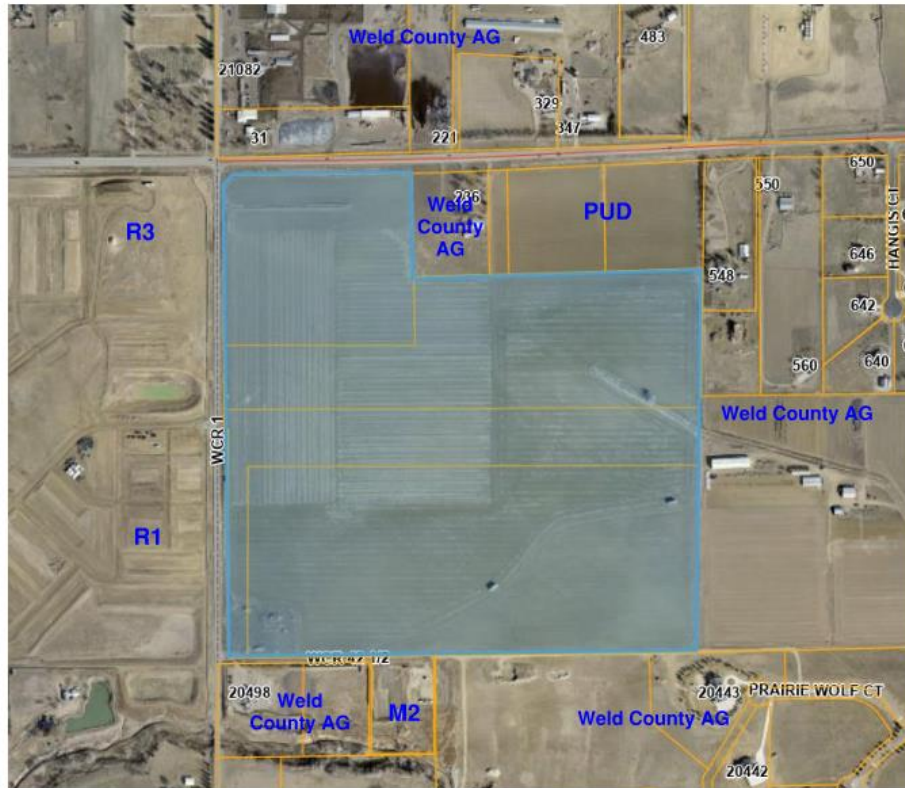
807 Mountain Avenue | PO Box 1229 | Berthoud, CO 80513 | O: 970.532.2643 | F: 970.532.0640 | Berthoud.org

STAFF REPORT: FARMSTEAD 3rd FILING NEIGHBORHOOD MASTER PLAN AND REZONING

DATE: August 8, 2024

GENERAL INFORMATION

Applicant:	Steve Schroyer – Schroyer Resources	Size: 124 acres
Site Location:	This property is located at the southeast corner of Mountain Avenue (Highway 56) and Weld County Road 1. Parcel # 106119201003, #106119200076, #106119000064, and #106119000065 Subject Property highlighted in blue. 	
Applicant's Request:	The Applicant is requesting to rezone the subject property from PUD – Planned Unit Development to SR – Suburban Residential, SC – Suburban Commercial, and UR – Urban Residential, and Neighborhood Master Plan for a proposed development consisting of residential and commercial lots.	
Surrounding Property Current Uses:	North across Mountain Avenue: agriculture and residential North adjacent: undeveloped/agriculture and residential West: undeveloped Farmstead 2nd and 4th Filings. South: Berthoud Gun Club and undeveloped (Town property) East: agriculture and residential	
Surrounding Property Current Zoning:	*see map next page	



	<u>PUD</u>	<u>SC</u>	<u>SR</u>	<u>UR</u>
Max Density	Set at FDP	N/A	N/A	N/A
Min. Lot Size	Set at FDP	4,000 sq. ft.	2,500 sq. ft. (detached house) 1,600 sq. ft. (townhome)	2,500 sq. ft. (urban residential) 1,600 sq. ft. (townhomes)
Min. Lot Width	Set at FDP	N/A	40-feet (detached house) 16-feet (townhomes)	25-feet (urban residential) 16-feet (townhome)
Front Setback	Set at FDP	50% of Building within 10-feet minimum	20-feet or 10-feet based on front loaded or rear loaded garage	8'-12' for urban residential, townhomes
Side Setback	Set at FDP	50% of the Building within 10-feet	5-feet; 10-feet (side corner)	5-feet (zero for attached lot line for townhome)
Rear Setback	Set at FDP	10-feet	20-feet or 5-feet based on front loaded or rear loaded garage	5-feet with rear loaded garage for urban residential, townhomes
Building Height:	Set at FDP	40-feet	30-feet	30-feet for urban residential, townhomes

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:	PUD and Weld County AG	Single-family Residential/agriculture	N/A
South:	M2 and Weld County AG	Berthoud Gun Club and undeveloped	N/A
East:	Weld County AG	Residential and agriculture	N/A
West:	R3 and R1	Undeveloped; future residential	N/A

Proposal

The applicant is proposing the following two requests: Neighborhood Master Plan and Rezone from PUD – Planned Unit Development to SR – Suburban Residential, SC – Suburban Commercial, and UR – Urban Residential for the Farmstead 3rd Filing. The Neighborhood Master Plan shows commercial at the northwest corner transitioning to higher density residential lots for the remaining portion along Mountain Avenue, a future public-school site at the northeast corner, single-family alley loaded lots south along Weld County Road 1, and lower density residential lots on the remaining portions of the site. The zoning map similarly shows SC – Suburban Commercial at the northwest corner, UR – Urban Residential along Weld County Road 1, and SR – Suburban Residential for the remaining portions of the site.

Background

The subject project is currently zoned PUD – Planned Unit Development. According to project records, three of the four parcels were annexed in 1997 while the fourth parcel was annexed in 1998. The parcels were zoned PUD in April 2000.

The subject parcels were included in the Farmstead 2nd Filing Neighborhood Master Plan (NMP) which was approved in 2021. The Farmstead 2nd Filing included the subject property as well as the land directly to the west across Weld County Road 1. At that time, in 2021, the properties to the west were rezoned as a matter of function and proximity to existing utilities. The intent was to rezone the parcels to the west of Weld County Road 1, what is now being referred to as Farmstead 3rd Filing, at a later date as development became more feasible. Three years later, the proposed Farmstead 3rd Filing is relatively consistent with the Farmstead 2nd Filing NMP approved in 2021. The overall total density has been reduced with the current proposal and modifications have been made to the proposed commercial areas.

Over the course of the last few years, the Town has phased out the PUD process and the PUD zone district is no longer a preferred zone district. The Town has strongly encouraged property owners with PUD zoned properties to transition their projects to a current zone district rather than continuing with the PUD-FDP process. By doing so, developers can alter their development plans to align more closely with the vision found in the most recent vision update to the Comprehensive Plan. The Comprehensive Plan's future land use map is a guiding document and is not a set boundary such as the Zoning Map. Applicants for re-zoning provide information on how the intent of the Comprehensive Plan future land use map can be met by the rezoning request.

The Farmstead 3rd Filing Neighborhood Master Plan and Rezone project has had five (5) rounds of referral agency review. Additionally, neighbor notification was sent to adjacent properties owners notifying them of the request.

Neighborhood Master Plan

The Neighborhood Master Plan is a conceptual design of the development, submitted with a rezoning or major subdivision application, that depicts the applicant's vision for the overall development, including zoning, transportation, pedestrian network, parks, open space, subdivision identity standards and other amenities. The Neighborhood Master Plan is binding on a development, and all future platting/zoning actions must follow the approved plan or apply for an amendment of said plan. Section 30-6-106 of the municipal code states that a Neighborhood Master Plan must consist of the following required elements:

30-6-106(E) Required Elements	Finding	Rationale
1. <u>Traffic Plan</u> : The applicant shall provide a preliminary traffic plan that addresses the following elements: i. The proposed street network connectivity to the existing road network, including all proposed access points. ii. The location and layout of all arterial and collector roads within the development. Local streets	Yes	i. The proposed development would connect to the existing road network via connections to Mountain Avenue (Highway 56) and Weld County Road 1. ii. The project does not propose arterial or collector roads within the development. Local Roads are proposed throughout the site to provide adequate traffic flow connecting primarily to Weld County Road 1.

and alleys do not need to be depicted. iii. A preliminary traffic impact study prepared by a licensed traffic engineer which evaluates proposed access points, the existing street system, and any need for any road improvements (including off-site improvements) created by the proposed development.		iii. A preliminary traffic impact study/analysis was provided with the submittal. The Town Engineer reviewed the traffic impact study/analysis and found that the on-site and off-site impacts from the anticipated traffic will be mitigated, and such mitigation will be provided with the Preliminary Plat application
30-6-106(E) Required Elements	Finding	Rationale
2. <u>Open Space Plan</u>: The applicant shall provide a preliminary open space plan that addresses the following elements: i. Proposed open space distribution and location, including percentage of open space. ii. Compliance with 30-2-109(D)(4) open space elements. iii. Required buffer areas as per 30-2-109(C)(2)	Yes	i. An open space plan was provided as part of the Neighborhood Master Plan. Farmstead is a master-planned community and includes Farmstead 2nd Filing located on the west side of Weld County Road 1. Open Space was incorporated into the overall master plan to ensure development of a cohesive community, with amenities and open space strategically located to serve the neighborhoods. For the purposes of calculating open space requirements, Staff includes Farmstead 2nd Filing. Although the open space provided in Farmstead 3rd Filing is less than 10% (of total site area) at 5.1 acres or 4.1%, Farmstead 2nd Filing provided 17.8% or 16.9 acres. When combining the additional 7.39 acres in Farmstead 2nd Filing with the 5.1 acres of Farmstead 3rd Filing, the 10% requirement is met at 12.49 acres of open space for Farmstead 3rd Filing. In summation, Farmstead 3rd along with Farmstead 2nd Filing is meeting the open space requirement. ii. By code, the applicant would be required to provide three open space elements for the Farmstead 3rd Filing. The project provides four elements, which include a Greenway, Green Area, Trailhead, and Plazas for commercial areas. iii. There are no required buffer areas with this request.
3. <u>Park(s) Plan</u>: i. Proposed park locations and types of parks as per Section 30-2-109(B)(2) and (3) ii. Proposed park acreage as per Section 30-2-109(B)(2)	Yes	(i.-ii.) Parks are provided in accordance with 30-2-109(B)(2) and (3). A full list of how the project meets these requirements can be found on page 2 and page 3 of the NMP.

30-6-106(E) Required Elements	Finding	Rationale
4. <u>Pedestrian Network:</u> i. Location of all trails within development, and connection to existing trail network. ii. Connectivity of sidewalks to the existing pedestrian system, including any off-site sidewalk improvements. iii. Depiction of any bike lanes or any other multi-modal features.	Yes	i. Locations of all trails are depicted on the NMP. Connections are provided to the existing trail network and additional trails are provided throughout the project, including a Planned Neighborhood trail as depicted in the Berthoud Trails Master Plan. ii. Sidewalks will be constructed along the frontages of all properties and will then connect to the existing pedestrian system. iii. Bike lanes are not proposed nor required along the Local Roads internal to the site. Bike lanes will be required along Weld County Road 1 and will be required as part of this development.
5. <u>Zoning:</u> i. The location of zoning boundaries shall be provided with the application and depicted on the Neighborhood Master Plan. ii. The plan should show how lot diversity standards of Section 30-2-116(D)(1)(c), are met and create a mix of zoning which is harmonious with the surrounding area, and within the property itself. iii. Density and lot diversity shall be distributed throughout the project and shall not be located in only one area.	Yes	i. In addition to the Neighborhood Master Plan, this project also includes a rezoning request. The Neighborhood Master Plan identifies the project showing the proposed zoning changes. ii. The proposed zoning districts will be consistent with the neighboring residential districts as well as proposed commercial districts to the west in Farmstead 2nd Filing. The proposed Suburban Commercial (SC) district at the northwest corner adjacent to the Mountain Avenue and Weld County Road 1 intersection, is appropriate for the placement of commercial. The proposed Suburban Residential (SR) zoning district provides a transition from this intersection to the east and south. The Urban Residential (UR) district is proposed south of the commercial area and adjacent to Weld County Road 1. This provides opportunity for higher density residential along this road corridor and provides a transition to the proposed Suburban Residential to the east and the Weld County zoned AG-Agriculture beyond this development. iii. Density and diversity are distributed throughout the residential portions of the project.
6. <u>Overall Utility Plan:</u> i. A preliminary utility plan depicting the existing capacity of the utility system for both the proposal and any potential future development. ii. Proposed connections to the existing utility system. iii. The location of any proposed or required lift stations.	Yes	(i. – iv.) 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 connect to existing Town of Berthoud utilities through connections in Weld County Road 1 and from the property to the south. Baseline Engineering noted in their review of the preliminary utility plan that a proposed sanitary line needs to be upsized to accommodate the development. This

iv. Utility plans for the interior of the development (such as water and sewer service lines) are not required as part of this process.		requirement is noted as a condition of approval to be addressed at the Preliminary Plat submittal.
30-6-106(E) Required Elements	Finding	Rationale
7. <u>Subdivision Identity Standards:</u> i. The applicant shall provide compliance with subdivision identity standards found in Section 30-2-131.	Yes	i. Code requires the proposed development to provide eight subdivision identity and place elements. The applicant has chosen to provide eight: pocket parks(2), trails(3), playground(1), and alley-loaded product type (2)

Neighborhood Master Plan Review Criteria

Section 30-6-106(G) states that the town shall use the following criteria in addition to other applicable provisions of the code to evaluate the application.

30-6-106(G) Review Criteria	Finding	Rationale
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.	Yes	The Preferred Land Use plan [future land use map] envisions this area as Suburban Business adjacent to Mountain Avenue (Hwy 56), Urban Residential for a portion directly below the Suburban Business and adjacent to Weld County Road 1, and Suburban Residential for the remainder of the site. The vision of the Future Land Use map suggests a transition from higher intensity uses along Mountain Avenue with lower intensity uses to the south. Additionally, the northwest corner of the property is located in the Mountain Avenue Overlay, specifically Berthoud East Character District. Appropriate transitions from residential neighborhoods to mixed-use or commercial development is desired in this area at the corner of Weld County Road 1 and Mountain Avenue. The proposed Farmstead 3rd Filing NMP provides an appropriate transition from higher intensity commercial at the northwest corner and townhomes along Mountain Avenue to single-family detached rear loaded lots along Weld County Road 1 transitioning back to townhomes along the southern property line. Moving east, into the site, a variety of single-family detached lot types are provided. The proposed development furthers the goals and policies of the Comprehensive Plan, specifically housing diversity and creating a strong community. The future land use map is a vision/guiding tool and is not legislative in nature such as zone district boundaries.

30-6-106(G) Review Criteria	Finding	Rationale
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.	Yes	The proposed plan is consistent with this criterion. The proposed transition from the higher intensity or higher density uses along both Mountain Avenue and Weld County Road 1, to lower density residential moving east-southeast across the site creates a functional system of land use that is consistent with Code and the Comprehensive Plan. The project will extend existing roadways to service the proposed lots allowing for a more connected neighborhood design. Additionally, the trail system proposed will allow connections throughout the project and into neighboring areas.
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.	Yes	Plans were reviewed by Town staff as well as outside referral agencies. No deficient capacity issues were identified. Three roundabouts are near construction at the intersection of Weld County Road 1 and Mountain Avenue, Nebraska Avenue, and Tenderfoot Drive as part of the greater Farmstead development. These traffic amenities will assist in mitigating traffic concerns.
4. Negative impacts on adjacent land uses have been identified and satisfactorily mitigated.	Yes	Impacts to neighboring properties have been mitigated through multiple access points as to not create congested roadways, as well as placing the higher intensity uses (commercial) at the northwest corner adjacent to the Mountain Avenue and Weld County Road 1 intersection. A 15-foot open space buffer has been provided between the proposed residential lots at the north property line adjacent to Mountain Avenue and the Town's future park site to the east. Additionally, single-family residential lots are proposed along the east and a portion of the north property line not adjacent to Mountain Avenue, where some existing agriculture and residential uses are located.
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.	Yes	The proposed project is consistent with the Future Land Use Map in the Comprehensive Plan. The proposed Neighborhood Master Plan provides a balance of single-family detached lots, townhomes, and limited commercial lots.

Rezoning

The subject project is currently zoned PUD – Planned Unit Development. According to project records, three of the four parcels were annexed in 1997 while the fourth parcel was annexed in 1998. The four parcels were zoned PUD in April 2000.

The subject parcels were included in the Farmstead 2nd Filing Neighborhood Master Plan (NMP) which was approved in

2021. At that time, in 2021, the properties to the west were rezoned as a matter of function and proximity to existing utilities. The intent was to rezone the parcels to the west of Weld County Road 1, what is now being referred to as Farmstead 3rd Filing, at a later date as development became more feasible. Three years later, the proposed Farmstead 3rd Filing is relatively consistent with the Farmstead 2nd Filing NMP approved in 2021.

Over the course of the last few years, the Town has phased out the PUD process and the PUD zone district is no longer a preferred zone district. The Town has strongly encouraged property owners with PUD zoned properties to transition their projects to a current zone district rather than continuing with the PUD-FDP process. By doing so, developers can alter their development plans to align more closely with the vision found in the most recent vision update to the Comprehensive Plan.

The proposed commercial area would be focused in the SC – Suburban Commercial zoned area at the northwest corner of the site, while the residential uses would be focused in the SR – Suburban Residential and Urban Residential zoned areas. This request is consistent with the Future Land Use Map contained in the Comprehensive Plan.

Rezoning is addressed through an official zoning map amendment. Section 30-3-110(D) states for the purpose of establishing and maintaining sound stable and desirable development within the Town, the Zoning Map shall not be amended except when it addresses one or more of the criteria in the following table.

30-3-110(D) Zoning Map Amendment Criteria	Finding	Rationale
1. To correct a manifest error in an ordinance establishing the zoning for a specific property; or 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 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 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; or 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	Yes	Staff finds that the proposed rezoning meets criteria 2. The town has shifted away from Planned Unit Developments, and the proposed rezoning will help create more consistency between the project and what is intended in the Future Land Use map in the Comprehensive Plan.

PUBLIC NOTICE AND COMMENT

Notice of the Planning Commission Public Hearing has been mailed to property owners within 500 feet of the subject property July 23, 2024, a legal ad published July 25, 2024, and the property was posted as required by the Development Code by the applicant on July 24, 2024. As of the drafting of this staff report, staff has not received any public comments on the proposed request.

FINDINGS AND RECOMMENDATIONS

Neighborhood Master Plan

Staff recommends Planning Commission make a motion to recommend approval of the Farmstead 3rd Filing Neighborhood Master Plan to the Town Board of Trustees with the following two (2) conditions:

1. The applicant shall confirm and show the upsized sanitary line, as referenced in Baseline Engineering referral comments dated July 24, 2024, with the Farmstead 3rd Filing Preliminary Plat application submittal.
2. The applicant shall include sufficient right-of-way width for the north half of Weld County Road 42.5 extending from Weld County Road 1 east approximately 1,160-feet. This must be included with the Farmstead 3rd Filing Preliminary Plat application submittal to ensure completion of the required local street section frontage improvements along the southern property boundary.

Rezoning

Staff recommends Planning Commission make a motion to recommend approval to the Town Board of Trustees of the Farmstead 3rd Filing Rezone request to rezone from PUD – Planned Unit Development to SR – Suburban Residential, SC – Suburban Commercial, and UR – Urban Residential.

Attachments

1. Application form
2. Project Narratives
3. Neighborhood Master Plan
4. Rezoning Map
5. Preliminary traffic impact study/analysis
6. Baseline Engineering Comments



Town of Berthoud
807 Mountain Ave.
P.O. Box 1229
Berthoud, CO 80513
970.532.2643

DEVELOPMENT REVIEW APPLICATION

All required information must be provided before submittal will be accepted and deemed complete.
To be complete, the application must include all items identified on the submittal checklist.
Please complete both sides of application form.

Parcel Number(s): Not available		
Site Address: Southeast corner of County Line Road and Highway 56		
Project Name: The Farmstead Third Filing		
Brief description of project: 629 units and 5 acres of commercial		
APPLICATION TYPE (Check as appropriate):		
☐ Annexation	☐ Preliminary Subdivision Plat	☐ Final Site Plan
☒ Rezoning	☐ Final Subdivision Plat	☐ PUD Amendment
☐ Concept Plan	☐ Plat Amendment	☐ PUD Preliminary Development Plan
☐ Minor Subdivision	☐ Oil and Gas	☐ PUD Final Development Plan
☐ Special Use Review	☐ ROW Vacation	☒ Other <u>Neighborhood Master Plan</u>
APPLICANT		
Name: Steve Schroyer		
E-mail: steve@schroyerresources.com Phone: 970.481.5505	Mailing Address: City/State/Zip:	
CONTACT PERSON (will receive correspondence from Town Staff/Referral Agencies)		
Name: Steve Schroyer		
E-mail: steve@schroyerresources.com Phone: 970.481.5505	Mailing Address: City/State/Zip:	
OWNER(S) (If different than applicant)		
Name: LGI Homes- Colorado LLC		
E-mail: C/O Steve Schroyer Phone:	Mailing Address: 1450 Lake Robbins Dr., Suite 430 City/State/Zip: 1450 Lake Robbins Dr., Suite 430	
CONSULTANT (Engineer, Surveyor, or Planner)		
Name: Cathy Mathis		
E-mail: cathy@tbgroup.us Phone: 970.532.5891	Mailing Address: 444 Mountain Avenue City/State/Zip: Berthoud CO 80513	

LAND USE INFORMATION							
Existing Use: Vacant Proposed Use: Residential & Commercial Existing Zoning: PUD Proposed Zoning: (if applicable): SC, SR and UR Number of acres: 125 Proposed Access: County Line Road	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr style="background-color: #d9e1f2;"> <th colspan="2" style="text-align: center; padding: 5px;">Adjacent zoning / land use:</th> </tr> </thead> <tbody> <tr> <td style="width: 50%; padding: 5px;">East Side: Weld County Ag</td> <td style="width: 50%; padding: 5px;">North Side: Weld County Ag</td> </tr> <tr> <td style="padding: 5px;">West Side: R1, R2, R3, R4 and C-1</td> <td style="padding: 5px;">South Side: Weld County PUD</td> </tr> </tbody> </table>	Adjacent zoning / land use:		East Side: Weld County Ag	North Side: Weld County Ag	West Side: R1, R2, R3, R4 and C-1	South Side: Weld County PUD
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East Side: Weld County Ag	North Side: Weld County Ag						
West Side: R1, R2, R3, R4 and C-1	South Side: Weld County PUD						
UTILITY SERVICE INFORMATION							
Water: Little Thompson	Sewer: Town of Berthoud						
PROJECT INFORMATION							
Number of proposed units: 629 Number of phases: 3 Number of Units per phase: Number of lots proposed: 629 Lot size minimum: 1,500 s.f. Lot size maximum: 7,000 s.f. Lot size average: Gross density (units/acre): 5.0 d.u./acre Net density (units/acre): Area and percent open space:	Non-Residential Building Area (Sq. Ft.) Proposed: 28,500 Non-Residential Construction Floor Area Ratio Proposed: .13 Total Number of Parking Spaces: 177 <u>Acreage of Site:</u> a. Gross: 124.8 b. Right-of-Way: c. Net (a-b) 124.8 <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr style="background-color: #d9e1f2;"> <th colspan="2" style="text-align: center; padding: 5px;">Type of Housing Proposed (please check):</th> </tr> </thead> <tbody> <tr> <td style="width: 50%; padding: 5px; vertical-align: top;"> ☒ Future Single Family ☐ Duplex ☐ Multi-family (# of units:) </td> <td style="width: 50%; padding: 5px; vertical-align: top;"> ☒ Townhouse ☐ Condominium </td> </tr> </tbody></table>	Type of Housing Proposed (please check):		☒ Future Single Family ☐ Duplex ☐ Multi-family (# of units:)	☒ Townhouse ☐ Condominium		
Type of Housing Proposed (please check):							
☒ Future Single Family ☐ Duplex ☐ Multi-family (# of units:)	☒ Townhouse ☐ Condominium						

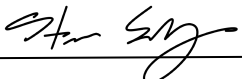
Signatures are required for ALL Property Owners and the Applicant

I hereby certify that I am the lawful owner of the parcel(s) of land that this application concerns and consent to the action. I hereby permit Town of Berthoud staff to enter upon the property for the purposes of inspection relating to the application. Building Permits will not be accepted while this application is in process.

Property Owner(s): Kacy Flemons Date: 03/31/2023

Property Owner(s): _____ Date: _____

In submitting the application materials and signing this application agreement, I acknowledge and agree that the application is subject to the applicable processing and public hearing requirements set forth in the Development Code.

Applicant:  Date: 03/31/2023

FOR OFFICE USE ONLY	Received By:	Date:
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Town of Berthoud
807 Mountain Ave.
P.O. Box 1229
Berthoud, CO 80513
970.532.2643

DEVELOPMENT REVIEW APPLICATION

All required information must be provided before submittal will be accepted and deemed complete.
To be complete, the application must include all items identified on the submittal checklist.
Please complete both sides of application form.

Parcel Number(s): Not available		
Site Address: Southeast corner of County Line Road and Highway 56		
Project Name: The Farmstead Third Filing		
Brief description of project: 629 units and 5 acres of commercial		
APPLICATION TYPE (Check as appropriate):		
☐ Annexation	☐ Preliminary Subdivision Plat	☐ Final Site Plan
☒ Rezoning	☐ Final Subdivision Plat	☐ PUD Amendment
☐ Concept Plan	☐ Plat Amendment	☐ PUD Preliminary Development Plan
☐ Minor Subdivision	☐ Oil and Gas	☐ PUD Final Development Plan
☐ Special Use Review	☐ ROW Vacation	☒ Other <u>Neighborhood Master Pla</u>
APPLICANT		
Name: Steve Schroyer		
E-mail: steve@schroyerresources.com	Mailing Address:	
Phone: 970.481.5505	City/State/Zip:	
CONTACT PERSON (will receive correspondence from Town Staff/Referral Agencies)		
Name: Steve Schroyer		
E-mail: steve@schroyerresources.com	Mailing Address:	
Phone: 970.481.5505	City/State/Zip:	
OWNER(S) (If different than applicant)		
Name: LGI Homes- Colorado LLC		
E-mail: C/O Steve Schroyer	Mailing Address: 1450 Lake Robbins Dr., Suite 430	
Phone:	City/State/Zip: 1450 Lake Robbins Dr., Suite 430	
CONSULTANT (Engineer, Surveyor, or Planner)		
Name: Cathy Mathis		
E-mail: cathy@tbgroup.us	Mailing Address: 444 Mountain Avenue	
Phone: 970.532.5891	City/State/Zip: Berthoud CO 80513	

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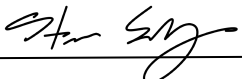
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Applicant:  Date: 03/31/2023

FOR OFFICE USE ONLY	Received By:	Date:
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Farmstead Third Filing Neighborhood Master Plan Narrative July 30, 2024

General Description

The development proposed at Farmstead Third Filing includes residential, mixed-use, and commercial development. The submittal is for a Neighborhood Master Plan. The property is approximately 125 acres, and the entire site will be rezoned to have Suburban Residential, Urban Residential and Suburban Commercial zoning designations as recently adopted by the Town.

The Neighborhood Master Plan continues to utilize the same land uses as the Farmstead 2nd Filing. Residential uses include front loaded single family, alley loaded homes, and townhomes, as well as office and commercial uses.

Compliance with lot area size and lot diversity

The land use mix within the project complies with Berthoud's new zone districts and comprehensive plan preferred land use map.

The Master Plan shows the following mix of housing types per Section 30-2-116:

60' front load lots	145	26%
50' front load lots	170	30%
40' front load lots	52	9%
40' rear loaded lots	48	8%
<u>Townhome lots</u>	<u>149</u>	<u>26%</u>
Total	564	100%

Compliance with open space elements

10% open space is required for the Neighborhood Master Plan. Farmstead Third Filing has approximately 5% open space (5.1 acres), and 5.64 acres of parks space is required, and the project is providing 8.6 acres of park space.

The park system is comprised of two (2) pocket parks located throughout the development. Each resident is located no further than 1,000 feet to a park and average around 500 feet to a park. Each park is linked to the residences by the interconnected open space system, which also connects to the larger neighborhood park within Farmstead 2nd Filing, just to the west. There is also a Trailhead element with permanent parking spaces, a 5' trail that ties into the on-street sidewalk system, benches and garbage receptacles.

The following Functional Open Space elements are proposed:

Greenway

Green Area

Plazas for commercial areas

Trailhead

Description of how the development is connected to/ integrated with the surrounding area, how it responds to site features/constraints, and how it is consistent with the Code

The development's central spines are the expansion of Nebraska Drive from the roundabout at County Line Road and then continuing to the east into the subdivision. The local street systems expand in a grid pattern, promoting connectivity throughout the site.

Pedestrian connectivity is achieved throughout the project. Trail connections are designed to provide seamless connections through the entire project. This trail system is designed to wind through and take its pedestrians to numerous project amenities, pocket parks and open spaces. The Neighborhood Master Plan also provides several intermediate connections linking residents through open space to pocket, neighborhood parks and community parks. The trail system allows residents to travel through the development with limited vehicular contact. Careful thought was made in this pedestrian pathway network. It is the goal of this development to encourage people to walk, ride bikes, jog while enjoying the open space feel of the community while minimizing exposure to vehicular traffic.

Description of how the proposed development complies with the Town Comprehensive Plan

The proposed development integrates the goals set out in the 2021 Town Comprehensive Plan in the following ways:

Goal: Transportation Enhancements

This plan provides a safe and efficient transportation network that accommodates pedestrians, vehicles and bicycles. It is planned as a pedestrian oriented and walkable community with detached sidewalks, tree lawns, street trees and connections throughout the community, to adjacent neighborhoods and future commercial development.

Goal: Housing Diversity

This plan provides new residential product types to both the Farmstead subdivision and the overall Berthoud community which will support the varying needs of the community. Added diversity in product type will increase the choices of the residents who will be living here.

Goal: Community Identity

This plan provides a community that promotes high quality development. This development is pedestrian oriented and walkable with detached sidewalks, tree lawns and street trees. Future residents of this community will be able to walk to adjacent subdivisions, parks and future commercial. They will have access to significant open space as well as regional trails. Development will be aligned with the underlying character districts attributes.

Goal: Infrastructure Improvement

The proposed development is a logical extension of the Town of Berthoud public services without placing additional burdens on existing residents and businesses. There are nearby utilities and surrounding Berthoud streets. Infrastructure will be provided so as to meet the requirements of the Comprehensive Plan and/or the Land Use Code.

Rationale of How Neighborhood Master Plan Correlates to Proposed Zone District

Residential products will be defined as part of future entitlement packages and will be determined based on the underlying zoning.

Water Dedication

The water dedication for the project will be determined with future entitlement packages when specific lot plans have been established. The water is expected to be acquired through a cash-in-lieu transaction with the Town acquiring the water on behalf of the development.

Stormwater

The proposed drainage pattern will be consistent with existing drainage patterns. Stormwater throughout the site will be conveyed via storm pipes and swales to planned detention ponds. The general direction of proposed conveyance is from west to east.

The Farmstead Third Filing Rezone Narrative

March 31, 2023

General Description

The development proposed at The Farmstead Third Filing includes residential, mixed-use, and commercial development. The submittal is for a Rezone. The property is approximately 124 acres, and the entire site will be rezoned to have Suburban Residential, Urban Residential and Suburban Commercial zoning designations as recently adopted by the Town.

The Third filing continues to utilize the same land uses as the Farmstead Second Filing. Residential uses include front loaded single family, alley loaded homes, and townhomes, as well as office and commercial uses.

Written Statement Describing the Proposal and Addressing the Following Points:

I. Rationale for the proposed zoning:

The intention is to provide zoning for the site that is current and more in line with the Town's new zone districts. This request is intended to make this property consistent with the overall vision for the development, resulting in a more positive impact on the Town of Berthoud.

II. Present and future impacts on the existing adjacent zone districts, uses, and physical character of the surrounding area:

Impacts on existing adjacent properties are anticipated to be minimal. The land to the south and east is in unincorporated Weld County. Farmstead Second Filing is to the west of County Line Road. The Farmstead development is consistent with the surrounding density and will establish the pattern of high-quality development for the area.

III. Impact of the proposed zone on area accesses and traffic patterns:

The traffic impact of the Farmstead Third Filing rezone will be minimal with the surrounding transportation system infrastructure already in place. An updated traffic memo will be submitted with the neighborhood master plan submittal, which will define what improvements need to be made to the surrounding roads. The main accesses to the development will be provided from County Line Road.

IV. Availability of utilities for any potential development:

Sanitary Service: Service for the project will be sanitary sewer, provided from the Town of Berthoud.

Water Service: Domestic water service for the project will be provided by the Town of Berthoud. On-site water mains will be looped through the development to provide domestic water service and fire flows.

V: Present and future impacts on public facilities and services, including, but not limited to, fire, police, water, sanitation, roadways, parks, schools, and transit:

Impacts on public facilities and services are acknowledged. With any new development an increase in service calls for law enforcement and fire protection can be anticipated as well as an increase in traffic. This will be part of a HOA and the developer believes that by providing these facilities within the development, there will be minimal impact on existing Town facilities. Like all the other developments in the area, the residents will utilize the Town's parks and trail facilities.

VI. The relationship between the proposal and the Town Comprehensive Plan:

The proposed plan is consistent with the Town's 2021 Comprehensive Plan depiction of this area, defined as Urban Residential, Suburban Residential and Suburban Commercial.

VII. Public benefits arising from the proposal:

The public benefits achieved by this proposed rezoning are from the property taxes that the Town will incur. The development will have impacts on the Town but will be offset by the increase in property taxes and additional residents' spending money and increasing the Town's sales tax base.

LEGAL DESCRIPTION

PARCEL 1:
LOT 3, GREEN ACRES MINOR SUBDIVISION, COUNTY OF WELD, STATE OF COLORADO.

PARCEL 2:
LOT B, RECORDED EXEMPTION NO. 1061-19-2 RE 1472, RECORDED FEBRUARY 8, 1993 UNDER RECEPTION NO. 2321003, LOCATED IN THE NW ¼ OF SECTION 19, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
EXCEPTING THEREFROM THAT PARCEL CONVEYED BY DEED RECORDED DECEMBER 26, 2002 UNDER RECEPTION NO. 3018041,
AND ALSO EXCEPTING THAT PARCEL PLATTED AS GREEN ACRES MINOR SUBDIVISION, RECORDED AUGUST 14, 2003 UNDER RECEPTION NO. 3095453, COUNTY OF WELD, STATE OF COLORADO.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS (NOT A PART OF SAID TITLE COMMITMENT);

CONSIDERING THE WESTERLY LINE OF THE NORTHWEST QUARTER OF SECTION NINETEEN (19) TOWNSHIP FOUR (4) NORTH, RANGE SIXTY-EIGHT (68) WEST OF THE SIXTH (6) PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, WITH THE WEST QUARTER CORNER OF SAID SECTION 19, BEING MONUMENTED BY A 3.25" ALUMINUM CAP ON A #6 REBAR STAMPED "LS 12374" IN A MONUMENT BOX, AND THE NORTHWEST CORNER OF SAID SECTION 19, BEING MONUMENTED BY A 2.5" ALUMINUM CAP ON A #6 REBAR STAMPED "LS 28285" IN A MONUMENT BOX AS BEARING NORTH 00°05'10" WEST AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 19, THENCE ALONG THE SOUTHERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 19 TO THE EASTERLY RIGHT-OF-WAY OF NORTH WELD COUNTY LINE ROAD 1, ALSO KNOWN AS SOUTH LARIMER COUNTY LINE ROAD 13, NORTH 88°58'53" EAST 30.00 FEET ALSO BEING THE POINT OF BEGINNING;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE NORTH 00°05'10" WEST 1630.80 FEET TO A #4 REBAR WITH YELLOW PLASTIC CAP BEARING LS 32444, ALSO BEING THE NORTHWEST CORNER OF SPECIAL WARRANTY DEED RECORDED UNDER WELD COUNTY CLERK & RECORDER RECEPTION NUMBER 4794857;

THENCE ALONG THE NORTHERLY BOUNDARY OF SAID DEED SOUTH 89°55'50" EAST 20.00 FEET TO A #4 REBAR WITH AN ILLEGIBLE YELLOW PLASTIC CAP, ALSO BEING THE SOUTHWEST CORNER OF LOT 3, GREEN ACRES, RECORDED UNDER WELD COUNTY CLERK & RECORDER RECEPTION NUMBER 3095453;

THENCE ALONG THE EASTERLY RIGHT-OF-WAY OF COUNTY LINE ROAD 1, ALSO BEING THE WESTERLY LINE OF SAID LOT 3, NORTH 00°05'10" WEST 860.98 FEET TO A #4 REBAR WITH YELLOW PLASTIC CAP BEARING "LS 32444";

THENCE DEPARTING SAID RIGHT-OF-WAY LINE AND CONTINUING ALONG THE SOUTHERLY RIGHT-OF-WAY OF E. STATE HIGHWAY 56, ALSO BEING THE NORTHWESTERLY LINE OF SAID LOT 3, NORTH 44°47'56" WEST 42.41 FEET TO A #4 REBAR WITH YELLOW PLASTIC CAP BEARING "LS 32444";

THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, ALSO BEING THE NORTHERLY LINE OF SAID LOT 3 NORTH 89°36'54" WEST 515.71 FEET TO A #5 REBAR WITH 2" ALUMINUM CAP STAMPED "LS 13446";

THENCE ALONG A CURVE CONCAVE TO THE NORTH 425.77 FEET, SAID CURVE HAVING A RADIUS OF 20412.46 FEET, A CENTRAL ANGLE OF 1°11'42", AND WHOSE CHORD BEARS NORTH 89°43'45" EAST 425.76 FEET TO THE NORTHWEST CORNER OF EXCEPTION LOT A RE 1061-19-2-RE 1472, ALSO BEING THE NORTHEAST CORNER OF SAID LOT 3;

THENCE SOUTH 01°02'05" EAST 544.11 FEET ALONG THE EASTERLY LINE OF SAID LOT 3 TO A #4 REBAR WITH YELLOW PLASTIC CAP BEARING LS 32444;

THENCE DEPARTING SAID EASTERLY LINE AND CONTINUING ALONG THE SOUTHERLY LINE OF LOT A OF RECORDED EXEMPTION 1061-19-2-RE 1472 RECORDED UNDER WELD COUNTY RECEPTION NUMBER 2321003 NORTH 88°12'10" EAST 399.98 FEET TO A #5 REBAR WITH 2" ALUMINUM CAP STAMPED LS 13446;

THENCE ALONG THE SOUTHERLY LINE OF THE EXCEPTED PARCEL DESCRIBED IN BOOK 1609 PAGE 496 NORTH 88°18'58" EAST 100.12 FEET TO A #5 REBAR WITH AN ILLEGIBLE 1.5" ALUMINUM CAP, ALSO BEING THE SOUTHWEST CORNER OF LOT 2, GREEN ACRES, RECORDED UNDER WELD COUNTY RECEPTION NUMBER 3095453;

THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 2 NORTH 88°10'49" EAST 509.18 FEET TO A #5 REBAR WITH AN ILLEGIBLE 1.5" ALUMINUM CAP, ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 2 AND THE SOUTHWEST CORNER OF LOT 1, GREEN ACRES RECORDED UNDER WELD COUNTY RECEPTION NUMBER 3095453;

THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 1 NORTH 88°13'28" EAST 509.31 FEET TO A #4 REBAR WITH YELLOW PLASTIC CAP BEARING LS 32444, ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 1 AND A POINT ON THE EASTERLY LINE OF THE NORTHWEST QUARTER OF SECTION 19;

THENCE CONTINUING ALONG SAID EASTERLY LINE SOUTH 00°39'27" WEST 664.77 FEET TO THE CENTER NORTH SIXTEENTH CORNER OF SAID SECTION 19, BEING MONUMENTED BY A 2.5" ALUMINUM CAP ON A #6 REBAR STAMPED "LS 28285, 2002";

THENCE CONTINUING ALONG SAID EASTERLY LINE SOUTH 00°39'47" WEST 1327.42 FEET TO THE ACCEPTED CENTER QUARTER CORNER OF SAID SECTION 19, BEING MONUMENTED BY A #6 REBAR WITH NO CAP;

THENCE DEPARTING SAID EASTERLY LINE AND DEVIATING FROM THE ACCEPTED SOUTHERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 19, AND CONTINUING ALONG THE APPARENT NORTHERLY LINE OF SPANISH FOX ESTATES PUDF18-0007 RECORDED UNDER WELD COUNTY RECEPTION NUMBER 4581302, SOUTH 89°23'43" WEST 1354.13 FEET;

THENCE ALONG THE WESTERLY LINE OF SAID SPANISH FOX ESTATES PLAT SOUTH 00°05'51" WEST 9.24 FEET TO A POINT ON THE SOUTHERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 19;

THENCE DEPARTING SAID WESTERLY LINE SOUTH 89°00'16" WEST 21.30' ALONG THE ACCEPTED SOUTHERLY LINE OF THE NORTHWEST QUARTER OF SECTION 19 TO THE CENTER WEST SIXTEENTH CORNER OF SAID SECTION 19, BEING MONUMENTED BY A 2.5" ALUMINUM CAP ON A #6 REBAR STAMPED "LS 12374";

THENCE CONTINUING ALONG SAID SOUTHERLY LINE SOUTH 88°58'53" WEST 1117.01 FEET TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED PARCEL OF LAND CONTAINS 5,471,817 SQUARE FEET OR 125.62 ACRES, MORE OR LESS (+/-), AND MAY BE SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY NOW ON RECORD OR EXISTING.

LAND USE SUMMARY

	SINGLE FAMILY DETACHED, FRONT LOAD (60' X 110').....	145
	SINGLE FAMILY DETACHED, FRONT LOAD (50' X 110').....	170
	SINGLE FAMILY DETACHED, FRONT LOAD (40' X 110').....	52
	SINGLE FAMILY DETACHED, REAR LOAD (40' X 110').....	48
	TOWNHOMES (20' X 110')	149
ESTIMATED PROJECT TOTAL.....		564 UNITS

LAND USE STATISTICS

TOTAL ACREAGE	~125.6 ACRES
ROW/PRIVATE DRIVE/PARKING % OF SITE AS ROW/DRIVE/PARKING	~ 22.6 ACRES 18.0%
OPEN SPACE & PARK ACREAGE % OF SITE AS OPEN SPACE	~13.5 ACRES 10.8%
FUTURE SCHOOL SITE ACREAGE % OF SITE AS FUTURE SCHOOL	~10.8 ACRES 8.6%

VICINITY MAP



TRAFFIC INFORMATION

1. REFER TO PLAN FOR PROPOSED STREET NETWORK AND EXISTING ROAD NETWORK INCLUDING ALL ACCESS POINTS.
2. UNLESS OTHERWISE NOTED ON THE PLAN, ALL STREETS ARE LOCAL STREETS AND/OR ALLEYS.

NOTES:

1. PROPOSED LOT COUNT AND LOT SIZES ARE CONCEPTUAL AND MAY CHANGE AT TIME OF PLAT, DEPENDING ON MARKET CONDITIONS. RESIDENTIAL PRODUCT TYPES MAY BE ADJUSTED AS LONG AS THE OVERALL DENSITY IS NOT MODIFIED.
2. RESIDENTIAL PRODUCT TYPES DEPICTED ARE CONCEPTUAL AND MAY BE ADJUSTED AT PLATTING. PER THE MUNICIPAL CODE, A MINIMUM OF FOUR (4) PRODUCT TYPES WILL BE INCLUDED IN THE SUBDIVISION. RESIDENTIAL PRODUCT TYPES COULD INCLUDE, BUT ARE NOT LIMITED TO: SINGLE FAMILY DETACHED, TOWNHOMES, DUPLEXES, APARTMENTS AND/OR OTHER RESIDENTIAL PRODUCT TYPES AS SPECIFIED IN THE MUNICIPAL CODE, PER ZONE DISTRICT.
3. WHERE FEASIBLE, EACH FRONT YARD SHALL HAVE AT LEAST TWO ORNAMENTAL TREES ON THE PROPERTY.

APPROVAL CERTIFICATES:

Approved by the Town of Berthoud, Colorado this _____ day of _____, 202__.

Mayor

The foregoing map is approved for filing and accepted by the Town of Berthoud, Colorado this _____ day of _____, 202__.

ATTEST: _____
Town Clerk

APPROVAL CERTIFICATES:

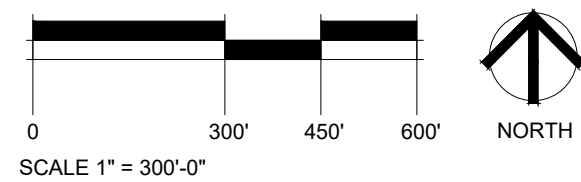
Approved by the Planning Commission of the Town of Berthoud, Colorado this _____ day of _____, 202__.

Chairman

TOWN OF BERTHOUD, COLORADO FINAL APPROVAL	
Town Planner	Date

SHEET INDEX

- SHEET 1 - OVERALL NEIGHBORHOOD MASTER PLAN
SHEET 2 - OPEN SPACE, CIRCULATION, & PARKS
SHEET 3 - PARKS ENLARGEMENT



444 Mountain Ave. | Tel. 970.532.5891
Berthoud, CO 80513 | Web TBGroup.us

SEAL

PROJECT TITLE

THE FARMSTEAD
THIRD FILING

NEIGHBORHOOD
MASTER PLAN

BERTHOUD, CO

PREPARED FOR

OWNER:
**LGI HOMES
-COLORADO LLC**

1450 LAKE ROBBINS DR.
SUITE 430
THE WOODLANDS, TX
77380-3294

REVISIONS	DATE
Staff Comments	09-08-23
Staff Comments	11-10-23
Staff Comments	02-13-24
Staff Comments	06-05-24
Staff Comments	07-29-24

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

DATE

APRIL 3, 2023

SHEET TITLE

OVERALL NEIGHBORHOOD
MASTER PLAN

SHEET INFORMATION

Sheet Number: **1**

Of: **3**

AMENITY INFORMATION:

PARK STATISTICS:

PARK SPACE REQUIRED (564 UNITS)	5.64 ACRES
PARK SPACE PROVIDED	8.6 ACRES*

*NOTE: THE FARMSTEAD IS A MASTER-PLANNED COMMUNITY. COMMUNITY PARK AMENITIES IN THE FARMSTEAD SECOND FILING ARE TO COUNT TOWARDS TOTAL REQUIRED PARK AREA.

SUBDIVISION IDENTITY & PLACE STANDARDS:

UNITS PROVIDED:	564
SUBDIVISION IDENTITY ELEMENTS POINTS REQUIRED:	8

FARMSTEAD WAS DESIGNED AS A MASTER PLANNED COMMUNITY. SITE AMENITIES AND OPEN SPACE WERE INCORPORATED INTO THE OVERALL PLAN TO ENSURE DEVELOPMENT OF A COHESIVE COMMUNITY, WITH AMENITIES AND OPEN SPACE STRATEGICALLY LOCATED TO SERVE THE NEIGHBORHOOD.

THE FOLLOWING IS A LIST OF SITE AMENITY ELEMENTS:

- TRAILS (THREE ELEMENTS)
- POCKET PARKS (TWO ELEMENTS)
- COMMERCIAL GRADE PLAYGROUND (ONE ELEMENT)
- ALLEY-LOADED STREETS (TWO ELEMENTS)

OPEN SPACE CALCULATIONS:

TOTAL OPEN SPACE REQUIRED (10% OF SITE)=	11.5 AC 10.0%
TOTAL OPEN SPACE PROVIDED=	5.1 AC 0.04%*

TOTAL SITE ACREAGE =	114.8 AC
----------------------	----------

*NOTE:
THE FARMSTEAD IS A MASTER-PLANNED COMMUNITY. OPEN SPACE IN THE FARMSTEAD SECOND FILING IS TO COUNT TOWARDS TOTAL REQUIRED OPEN SPACE AREA.

OPEN SPACE ELEMENTS

OPEN SPACE ELEMENTS	3 ELEMENTS REQUIRED
*OPEN SPACE ELEMENTS	1 ELEMENT1 PROVIDED

TRAIL HEAD ELEMENT	1 ELEMENT
--------------------	-----------

*NOTE: THE FARMSTEAD IS A MASTER-PLANNED COMMUNITY.
OPEN SPACE IN THE FARMSTEAD SECOND FILING IS TO COUNT TOWARDS TOTAL REQUIRED OPEN SPACE AREA.

OPEN SPACE SUMMARY

	POCKET PARK A	1.91 ACRES
	POCKET PARK B	0.36 ACRES
	OPEN SPACE	5.1 ACRES
TOTAL		7.37 ACRES

WALKS/TRAILS SUMMARY

	DETACHED CONCRETE SIDEWALK - +/- 33,948 feet
	10' CONCRETE TRAIL CONNECTION TO ADJOINING DEVELOPMENTS - +/- 8,752 feet
	SOFT SURFACE TRAIL - +/- 2,433 feet
	PLANNED NEIGHBORHOOD TRAIL PER TRAILS MASTER PLAN - +/- 6,481 feet

*NOTE: TRAIL LOCATIONS ARE CONCEPTUAL. FINAL LOCATION TO BE DETERMINED AT PLAT.



SEAL

PROJECT TITLE

THE FARMSTEAD
THIRD FILING

NEIGHBORHOOD
MASTER PLAN

BERTHOUD, CO

PREPARED FOR

OWNER:

LGI HOMES
-COLORADO LLC

1450 LAKE ROBBINS DR.
SUITE 430
THE WOODLANDS, TX
77380-3294

REVISIONS

REVISIONS	DATE
Staff Comments	09-08-23
Staff Comments	11-10-23
Staff Comments	02-13-24
Staff Comments	06-05-24
Staff Comments	07-29-24

DATE

APRIL 3, 2023

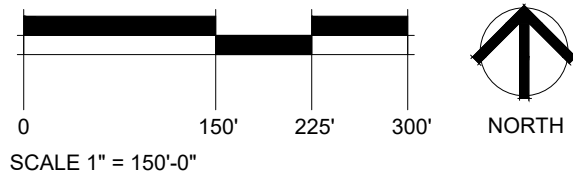
SHEET TITLE

OPEN SPACE,
CIRCULATION AND PARKS

SHEET INFORMATION

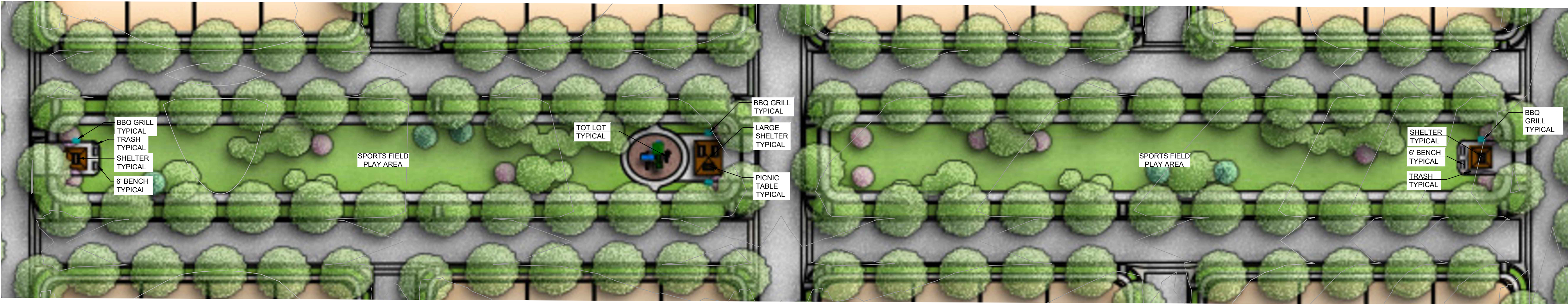
Sheet Number: 2

Of: 3



POCKET PARK A

SCALE: 1" = 40'



POCKET PARK ELEMENTS:

LIST A: ALL ELEMENTS REQUIRED

- ELECTRICITY
- IRRIGATION
- SECURITY LIGHTING
- TRASH RECEPTACLES (MIN. 2 PER AC)
- WATER SERVICE
- BIKE RACKS
- LANDSCAPING

LIST B: PRE-SELECTED COMPONENTS

- GROUP PICNIC SHELTER (1)
- 2 INDIVIDUAL SHELTERS W/ ONE PICNIC TABLE EACH (1)
- MIN. 15,000 S.F. TURF PLAY AREA (COUNTED AS 1 PER 15,000 S.F.) (2)
- MIN. 10,000 S.F. NATURAL AREA (1)

LIST C: COMPONENTS OF CHOICE

- SPORTS FIELD
- TRAIL HEAD WITH MIN. SEVEN PARKING SPACES
- BOCCIE BALL COURT

LIST D: SPECIALITY COMPONENTS

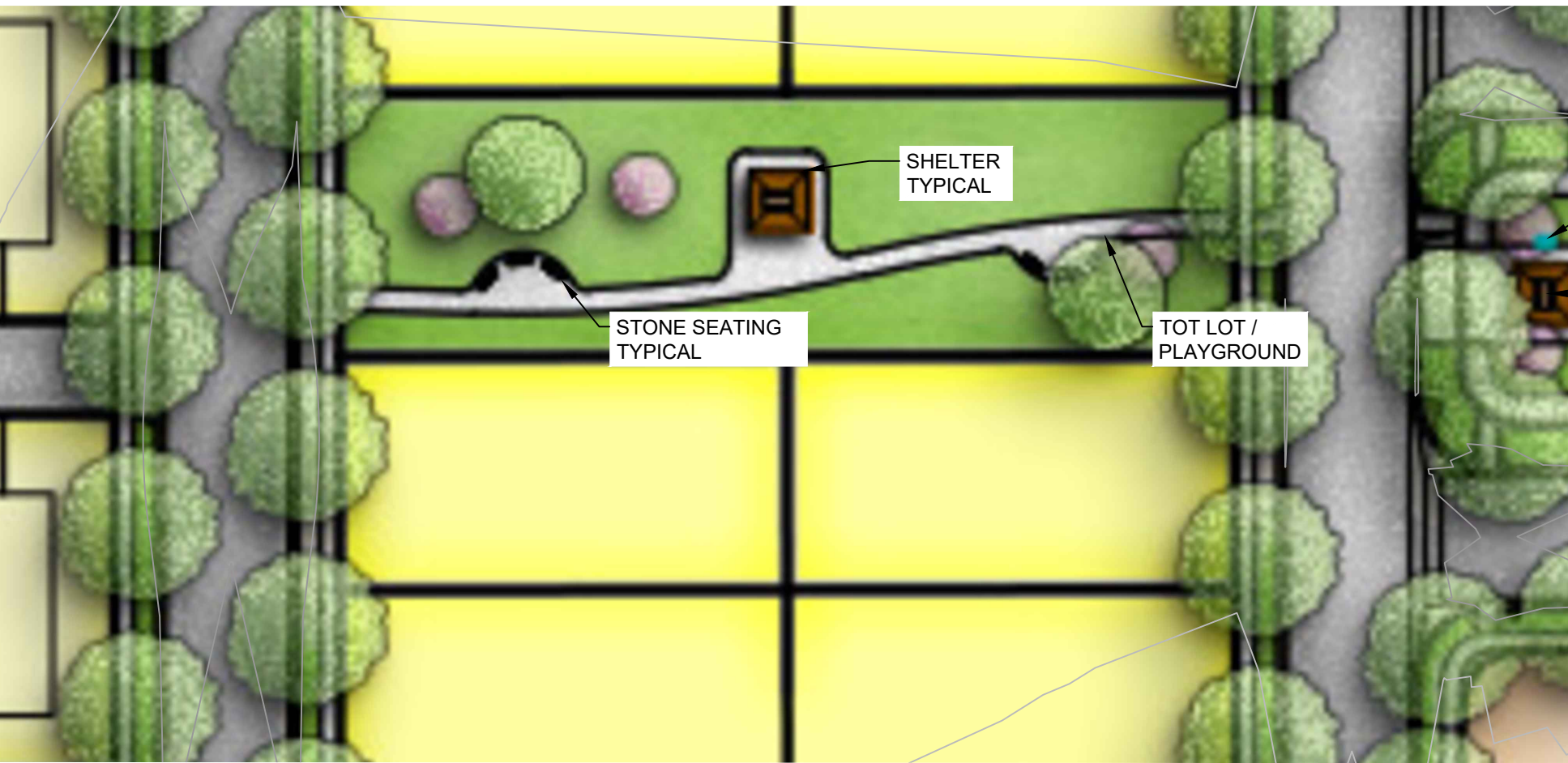
- COMMERCIAL GRADE PLAYGROUND (1)

LIST E: COMFORT AND CONVENIENCE FEATURES

- BBQ GRILLS (MIN. 1 PER EVERY 2 TABLES) (1)
- BENCHES (MIN. ONE PER HALF ACRE) (1)
- 20 TREES PLANTED PER ACRE (1)

POCKET PARK B

SCALE: 1" = 40'



POCKET PARK ELEMENTS:

LIST A: ALL ELEMENTS REQUIRED

- ELECTRICITY
- IRRIGATION
- SECURITY LIGHTING
- TRASH RECEPTACLES (MIN. 2 PER AC)
- WATER SERVICE
- BIKE RACKS
- LANDSCAPING

LIST B: PRE-SELECTED COMPONENTS

- 1 GROUP PICNIC SHELTER W/ THREE
- TABLES
- 15,000 S.F. TURF MIN. PLAY AREA
- (COUNTED AS 1 PER 15,000 S.F.)

LIST D: SPECIALTY COMPONENTS

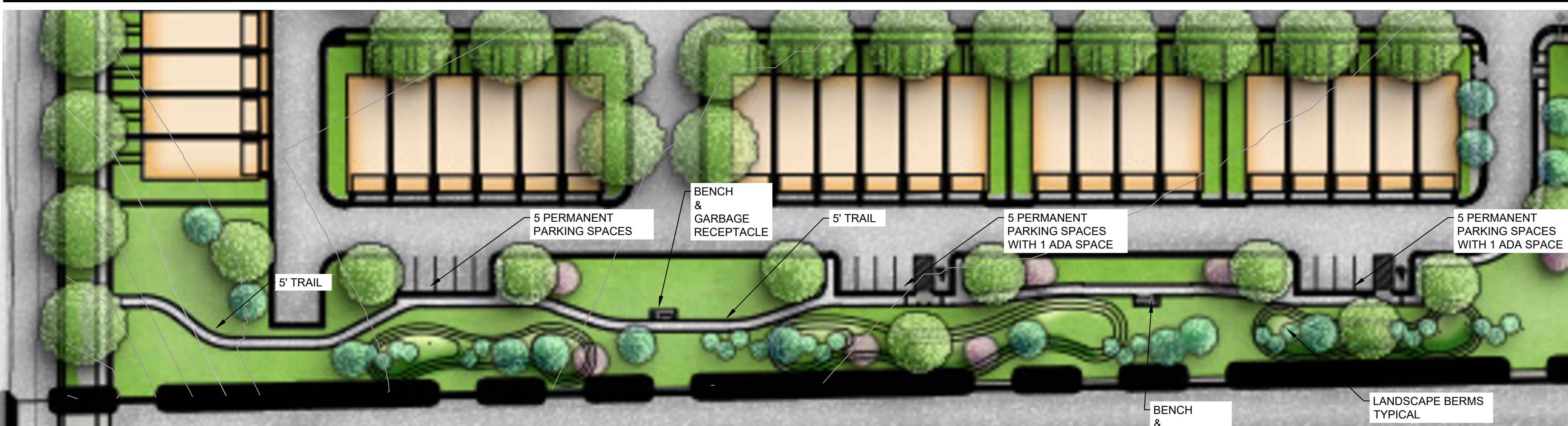
- COMMERCIAL GRADE PLAYGROUND (TOT LOT)

LIST E: COMFORT AND CONVENIENCE FEATURES

- BBQ GRILLS (MIN. 1 PER EVERY 2 TABLES) (1)
- BENCHES (MIN. ONE PER HALF ACRE) (1)
- 20 TREES PLANTED PER ACRE (1)
- 1 PORTABLE RESTROOM COMPONENT

TRAILHEAD

SCALE: 1" = 40'



REVISIONS	DATE
Staff Comments	09-08-23
Staff Comments	11-10-23
Staff Comments	02-13-24
Staff Comments	06-05-24
Staff Comments	07-29-24

FARMSTEAD THIRD FILING ZONING MAP

SITUATE IN THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH P.M.

TOWN OF BERTHOUD, COUNTY OF WELD, STATE OF COLORADO

LEGAL DESCRIPTION AND DEDICATION:

A parcel of land situate in the Northwest Quarter of Section Nineteen (19), Township Four North (T.4N.), Range Sixty-eight West (R.68W.) of the Sixth Principal Meridian (6th P.M.), and being more particularly described as follows:

Lot 3, Green Acres Minor Subdivision, County of Weld, State of Colorado.

Together with

Lot B, Recorded Exemption No. 1061-19-2 RE 1472, Recorded February 8, 1993 under Reception No. 2321003, located in the NW 1/4 of Section 19, Township 4 North, Range 68 West of the 6th P.M.,
Excepting therefrom that parcel conveyed by deed recorded December 26, 2002 under Reception No. 3018041,
and also excepting that parcel platted as Green Acres Minor Subdivision, recorded August 14, 2003 under Reception No. 3095453.
County of Weld, State of Colorado.

Said parcel contains 5,526,295 Square Feet or 126.866 Acres more or less by this survey.

OWNER: LGI HOMES - COLORADO, LLC

BY: _____
Tim Bruggman, Vice President of Development

NOTARIAL CERTIFICATE:

STATE OF COLORADO)
ss
COUNTY OF LARIMER)
The foregoing instrument was acknowledged before me this ____ day of _____, 20____, by
Tim Bruggman as Vice President of Development
Witness my hand and official seal.

Notary Public
My commission expires: _____.

APPROVAL CERTIFICATES:

This is to certify that the rezoning of the above described property was approved by Ordinance No. _____ of the Town of Berthoud, passed and adopted on the _____ day of _____, 20____, and the Mayor of the Town of Berthoud as authorized by said ordinance on behalf of the Town of Berthoud hereby for all acknowledges and adopts the said annexation upon which the certificate is endorsed for all indicated herein.

Approval by the Board of Trustees of the Town of Berthoud, Colorado this _____ day of _____, 20____.

Mayor

This forgoing map is approved for the filing and accepted by the Town of Berthoud, Colorado this _____ day of _____, 20____.

Attest: _____
Town Clerk

SURVEYOR'S CERTIFICATE

I, Steven Parks, a Licensed Land Surveyor in the State of Colorado, do hereby certify that the survey of The Farmstead Third Filing 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.

PRELIMINARY

Steven Parks - On Behalf of Majestic Surveying, LLC
Colorado Licensed Professional Land Surveyor #38348

APPROVAL CERTIFICATES:

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

Chairman

The following map is approved for filing and accepted by the Town of Berthoud, Colorado this _____ day of _____, 20____.

Attest: _____
Planning Technician

BASIS OF BEARINGS AND LINEAL UNIT DEFINITION

Assuming the North line of the Northwest Quarter of Section 19, Township 4 North, Range 68 West of the 6th P.M., monumented as shown on this drawing, as bearing North 88°20'04" East, a distance of 2557.82 feet and 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)

FLOOD PLAIN NOTE

The subject property is in flood zone 'X', "areas of minimal flood hazard" per FEMA flood map 08069C1391H revised January 15, 2021.

NOTES:

- Subject Property Address: No addresses listed for current properties within the Subject Parcel by Weld County Assessor's Map.
- There may be other documents related to the Subject Property that were not discovered by the land surveyor.
- Adjacent property owner information per the Larimer and Weld County Assessors' Maps.
- Annexation and zoning information per the Town of Berthoud Zoning Map and GIS portal.
- There are no existing buildings or structures contained within the proposed subdivision boundary.

LEGAL DESCRIPTIONS OF PROPOSED REZONING

PROPOSED SUBURBAN COMMERCIAL PARCEL

A parcel of land, being part of Lot 3, Final Plat of Green Acres Subdivision and adjacent Right of Way, as recorded August 14, 2003 as Reception No. 3095453 of the Records of the Weld County Clerk and Recorder, situate in the Northwest Quarter (NW1/4) of Section Nineteen (19), Township Four North (T.4N.), Range Sixty-eight West (R.68W.) of the Sixth Principal Meridian (6th P.M.), County of Weld, State of Colorado and being more particularly described as follows:

COMMENCING at the Northwest corner of said Section 19 and assuming the West line of said Northwest Quarter as bearing North 00°15'37" West, a distance of 2598.28 feet monumented by a #6 rebar with 2.5" aluminum cap stamped LS 28285 on the North end, and a #6 rebar with 2.5" aluminum cap stamped LS 34174 on the South end, and with all other bearings contained herein relative thereto;

THENCE South 00°15'37" East, along the West line of said NW1/4, a distance of 173.15 feet, said point being the POINT OF BEGINNING;

THENCE North 44°46'38" East a distance of 112.54 feet to the North line of said Lot 3, Green Acres Subdivision;
THENCE North 89°36'38" East, along said North line, a distance of 349.16 feet;
THENCE South 00°05'10" East a distance of 753.56 feet;
THENCE South 89°54'50" West a distance of 426.50 feet to the West line of said Northwest Quarter;
THENCE North 00°15'37" West, along said West line, a distance of 671.95 feet to the POINT OF BEGINNING.

Said described parcel of land contains 318,609 Square Feet or 7.314 Acres, more or less (±).

LEGAL DESCRIPTIONS OF PROPOSED REZONING (CONT.)

PROPOSED SUBURBAN RESIDENTIAL PARCEL

A parcel of land, being part of Lot B, Recorded Exemption No. 1061-19-2-RE1472, as recorded February 8, 1993 as Reception No. 2321003 of the Records of the Weld County Clerk and Recorder, situate in the Northwest Quarter (NW1/4) of Section Nineteen (19), Township Four North (T.4N.), Range Sixty-eight West (R.68W.) of the Sixth Principal Meridian (6th P.M.), County of Weld, State of Colorado and being more particularly described as follows:

COMMENCING at the Northwest corner of said Section 19 and assuming the North line of said Northwest Quarter as bearing North 88°20'04" East, a distance of 2557.82 feet monumented by a #6 rebar with 2.5" aluminum cap stamped LS 28285 on the West end, and a #6 rebar with 2.5" aluminum cap stamped LS 28285 on the East end, and with all other bearings contained herein relative thereto;

THENCE North 88°20'04" East, along the North line of said NW1/4, a distance of 426.38 feet;
THENCE South 01°39'56" East a distance of 103.33 feet to the North line of said Lot 3, Green Acres Subdivision, as recorded August 14, 2003 as Reception No. 3094543 of the Records of the Weld County Clerk and Recorder;
THENCE South 00°05'10" East a distance of 225.56 feet to the POINT OF BEGINNING;

THENCE North 89°54'50" East a distance of 596.11 feet to the West line of Lot A, Recorded Exemption No. 1061-19-2-RE1472;
THENCE South 01°03'02" East a distance of 311.19 feet to the Southwest Corner of said Lot A;
THENCE North 88°12'37" East a distance of 1,518.61 feet to the East line of said NW1/4, said line being an extension of the South line of said Lot A;

THENCE South 00°39'32" West, along said East Line, a distance of 664.81 feet to the Center-North Sixteenth Corner of said Section 19, monumented by a #6 rebar with 2.5" aluminum cap stamped LS28285;
THENCE South 00°39'32" West, continuing along the East line of said NW1/4, a distance of 1,318.65 feet to the Center Quarter Corner of said Section 19, monumented by a #6 rebar with 2.5" aluminum cap stamped LS28285;
THENCE South 89°11'15" West, along the South line of said NW1/4 a distance of 1348.59 feet;
THENCE North 00°05'10" West a distance of 418.39 feet;
THENCE South 79°54'50" West a distance of 186.47 feet to a Point of Curvature (PC);
THENCE along the arc of a curve concave to the Northwest a distance of 104.72 feet, having a Radius of 600.00 feet, a Delta of 10°00'00" and is subtended by a Chord that bears South 84°54'50" West a distance of 104.59 feet to a Point of Tangency (PT);
THENCE South 89°54'50" West a distance of 576.17 feet;
THENCE North 00°05'10" West a distance of 1,361.50 feet;
THENCE North 89°54'50" East a distance of 118.99 feet;
THENCE North 00°05'10" West a distance of 528.00 feet to the POINT OF BEGINNING.

Said described parcel of land contains 4,202,982 Square Feet or 96.487 Acres, more or less (±).

NORTH PROPOSED URBAN RESIDENTIAL PARCEL

A parcel of land, being part of Lot 3, Final Plat of Green Acres Subdivision and adjacent Right of Way, as recorded August 14, 2003 as Reception No. 3095453 of the Records of the Weld County Clerk and Recorder, situate in the Northwest Quarter (NW1/4) of Section Nineteen (19), Township Four North (T.4N.), Range Sixty-eight West (R.68W.) of the Sixth Principal Meridian (6th P.M.), County of Weld, State of Colorado and being more particularly described as follows:

COMMENCING at the Northwest corner of said Section 19 and assuming the North line of said Northwest Quarter as bearing North 88°20'04" East, a distance of 2557.82 feet monumented by a #6 rebar with 2.5" aluminum cap stamped LS 28285 on the West end, and a #6 rebar with 2.5" aluminum cap stamped LS 28285 on the East end, and with all other bearings contained herein relative thereto;

THENCE North 88°20'04" East, along the North line of said NW1/4, a distance of 426.38 feet;
THENCE South 01°39'56" East a distance of 103.33 feet to the North line of said Lot 3, Green Acres Subdivision, said point being the POINT OF BEGINNING;

THENCE North 89°36'38" East a distance of 166.64 feet to the beginning point of a curve, non-tangent to the aforesaid line;
THENCE along the arc of a curve concave to the North a distance of 425.61 feet, having a Radius of 22,995 feet, a Delta of 01°03'38" and is subtended by a Chord that bears North 89°04'50" East a distance of 425.60 feet to the Northwest corner of Lot A, Recorded Exemption No. 1061-19-2-RE1472;
THENCE South 01°03'02" East, along the West line of said Lot A, a distance of 232.66 feet;
THENCE South 89°54'50" West a distance of 596.11 feet;
THENCE North 00°05'10" West a distance of 225.56 feet to the POINT OF BEGINNING;

Said described parcel of land contains 135,516 Square Feet or 3.111 Acres, more or less (±).

SOUTH PROPOSED URBAN RESIDENTIAL PARCEL

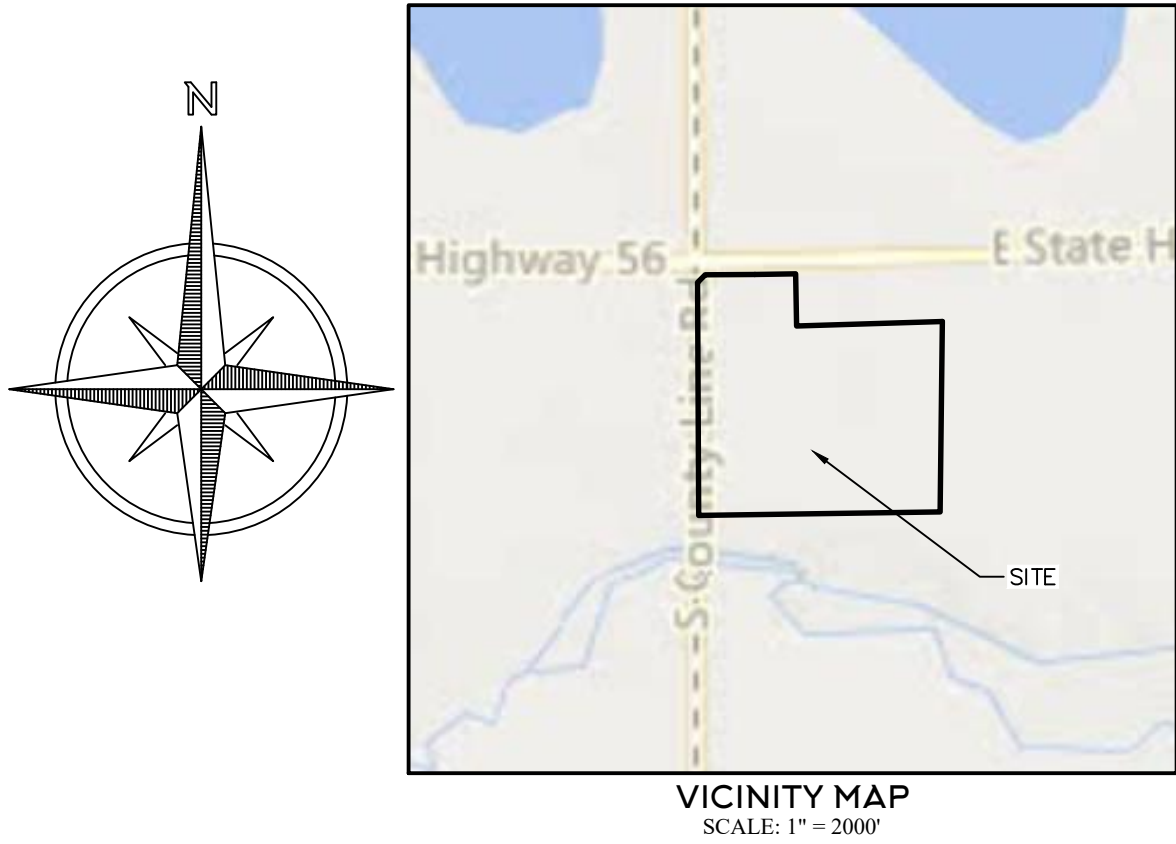
A parcel of land, being part of Lot B, Recorded Exemption No. 1061-19-2-RE1472 and adjacent Right of Way, as recorded February 8, 1993 as Reception No. 2321003 of the Records of the Weld County Clerk and Recorder, situate in the Northwest Quarter (NW1/4) of Section Nineteen (19), Township Four North (T.4N.), Range Sixty-eight West (R.68W.) of the Sixth Principal Meridian (6th P.M.), County of Weld, State of Colorado and being more particularly described as follows:

COMMENCING at the Northwest corner of said Section 19 and assuming the West line of said Northwest Quarter as bearing North 00°15'37" West, a distance of 2598.28 feet monumented by a #6 rebar with 2.5" aluminum cap stamped LS 28285 on the North end, and a #6 rebar with 2.5" aluminum cap stamped LS 34174 on the South end, and with all other bearings contained herein relative thereto;

THENCE South 00°15'37" East, along said West line, a distance of 845.10 feet to the POINT OF BEGINNING;

THENCE North 89°54'50" East a distance of 307.50 feet;
THENCE South 00°05'10" East a distance of 1,361.50 feet;
THENCE North 89°54'50" East a distance of 576.17 feet to a Point of Curvature (PC);
THENCE along the arc of a curve concave to the Northwest a distance of 104.72 feet, having a Radius of 600.00 feet, a Delta of 10°00'00" and is subtended by a Chord that bears North 84°54'50" East a distance of 104.59 feet to a Point of Tangency (PT);
THENCE North 79°54'50" East a distance of 186.47 feet;
THENCE South 00°05'10" East a distance of 418.39 feet to the South line of said NW1/4;
THENCE South 89°11'15" West, along said South line, a distance of 5.84 feet to the Center-West Sixteenth Corner of said Section 19, monumented by a #6 rebar with 2.5" aluminum cap stamped LS 28285;
THENCE South 89°11'15" West, continuing on said South line, a distance of 1,160.43 feet to the West Quarter Corner of said Section 19;
THENCE North 00°15'37" West, along the West line of said NW1/4, a distance of 1,753.18 feet to the POINT OF BEGINNING;

Said described parcel of land contains 869,188 Square Feet or 19.954 Acres, more or less (±).



VICINITY MAP
SCALE: 1" = 2000'

PROJECT CONTACTS:

OWNER:

LGI Homes - Colorado, LLC
3401 Quebec Street
Denver, CO 80207
425-308-3519

OWNER'S REPRESENTATIVE:

Tim Bruggman, Vice President of Development
3401 Quebec Street
Denver, CO
425-308-3519

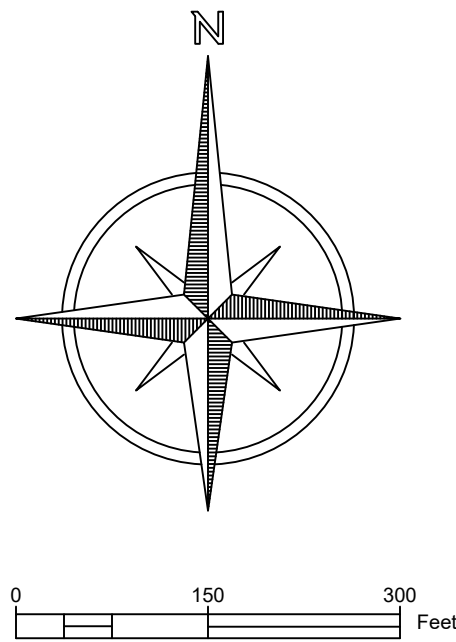
SURVEYOR:

Majestic Surveying, LLC
C/O Steven Parks, PLS
1111 Diamond Valley Drive, Suite 104
Windsor, CO 80550
970-833-5698



PROJECT NO: 2024133-A	PROJECT NAME: FARMSTEAD EAST REZONE	REVISIONS:	DATE:
DATE: 05-21-2024	CLIENT: SCHROYER RESOURCES	REDLINES - AU	6-3-24
DRAWN BY: AU	FILE NAME: 2024133ZONE		
CHECKED BY: SP	SCALE: N/A		

FARMSTEAD THIRD FILING ZONING MAP



LEGEND

	ALIQUOT CORNER AS DESCRIBED
	REFERENCE MONUMENT
	FOUND MONUMENT AS DESCRIBED
	CALCULATED POSITION
	FENCE
	FLOW LINE
	BOUNDARY LINE
	EASEMENT LINE
	RIGHT OF WAY LINE
	SECTION LINE
PUD	PLANNED UNIT DEVELOPMENT
SC	SUBURBAN COMMERCIAL
SR	SUBURBAN RESIDENTIAL
UR	URBAN RESIDENTIAL

PRELIMINARY

Steven Parks - On Behalf of Majestic Surveying, LLC
Colorado Licensed Professional Land Surveyor #38348

NOTICE

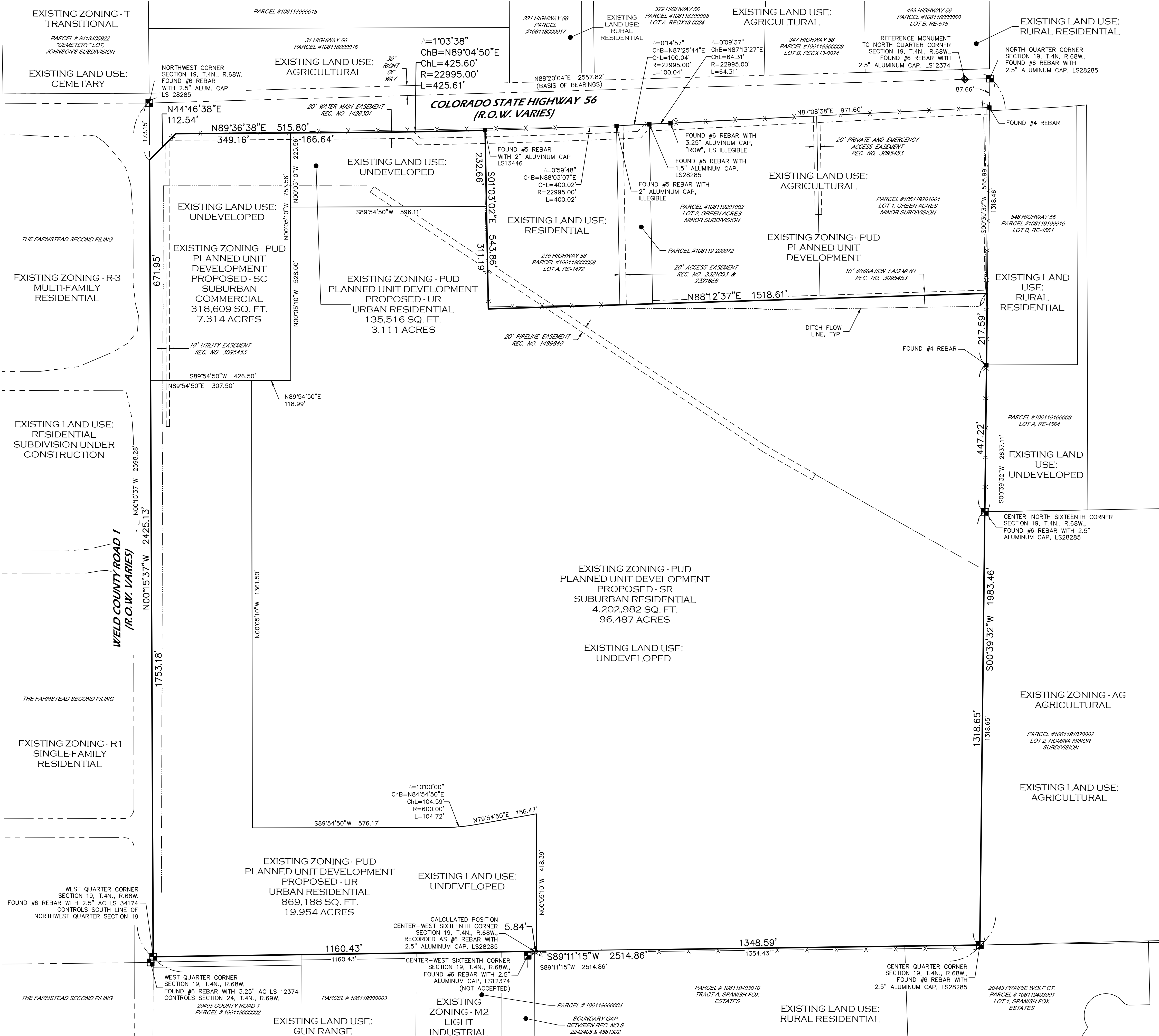
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.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



PROJECT NO: 2024133-A	PROJECT NAME: FARMSTEAD EAST REZONE	REVISIONS:	DATE:
DATE: 05-21-2024	CLIENT: SCHROYER RESOURCES	REDLINES - AU	6-3-24
DRAWN BY: AU	FILE NAME: 2024133ZONE		
CHECKED BY: SP	SCALE: 1" = 150'		

2

SHEET 2 OF 2





MEMORANDUM

TO: JD Padilla, Post Modern Development
Steve Schroyer, Schroyer Resources
Noah Nemmers, Berthoud Engineering Consultant
Cathy Mathis, TB Group

FROM: Matt Delich

DATE: March 30, 2023

SUBJECT: The Farmstead Development [East of County Line Road] Trip Generation Analyses
(File: 2187ME06)



This memorandum provides various trip generation analyses related to the Farmstead Development in Berthoud. It is south of SH56 (Mountain Avenue) and on both sides of County Line Road. There are several changes when comparing the current site plan with the site plan in the most recent transportation study for the Farmstead Development. This memorandum provides a trip generation analysis and comparison for the Farmstead Development, east of County Line Road.

The **Farmstead Development Transportation Impact Analysis (TIA)**, dated March 2021 was submitted to and accepted by the Town of Berthoud. Appendix A contains the site plan from that TIA. The following trip generation analysis was prepared for the area east of County Line Road using the site plan in the TIA. The trip generation in the TIA was calculated utilizing **Trip Generation, 10th Edition**, ITE, as the reference document. Table 1 shows the calculated daily and peak hour trip generation for the various land uses. The calculated trip generation for the area east of County Line Road was: 13,934 daily trip ends, 1,201 morning peak hour trip ends, and 1,416 afternoon peak hour trip ends.

Appendix B contains the current site plan for the Farmstead Development, east of County Line Road. In this Farmstead Development plan, the light industrial land use was eliminated/changed to residential, the multifamily land use was eliminated, and the size of the commercial area was reduced. Table 2 shows the calculated daily and peak hour trip generation for each area utilizing the current reference document, **Trip Generation, 11th Edition**, ITE. The calculated trip generation for the area east of County Line Road is: 9,742 daily trip ends, 646 morning peak hour trip ends, and 900 afternoon peak hour trip ends.

It is concluded that the trip generation for the current Farmstead Development Plan, east of County Line Road, will be less than that for the same plan area in the cited TIA. It is recommended that no additional traffic studies be required until development plans are put forth for specific parcels within the overall Farmstead Development. Do not hesitate to contact me if there are questions or if additional information is required.

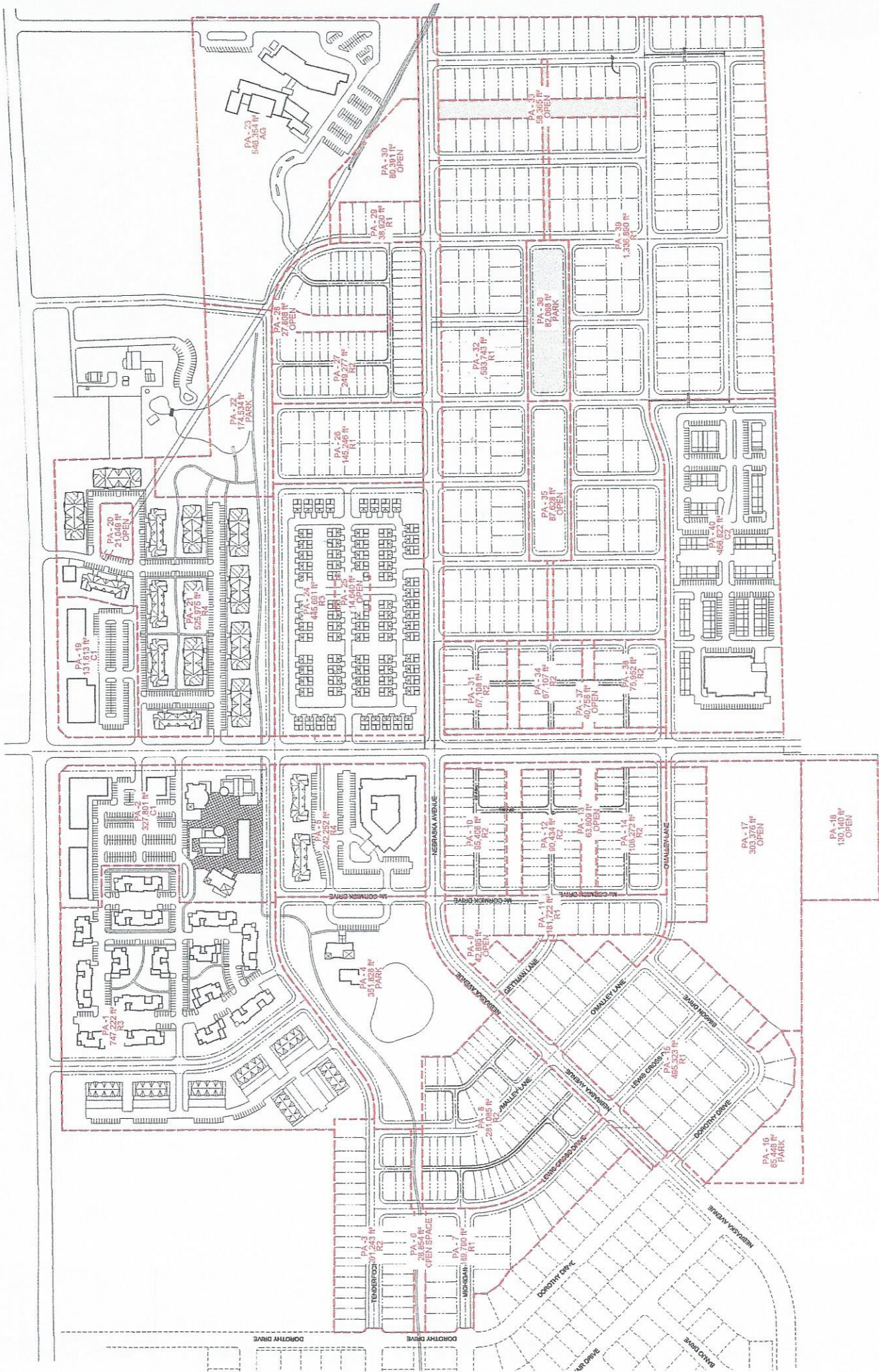
TABLE 1
Trip Generation from the Farmstead Development TIA [East of County Line Road]

Code	Use	Size	AWDTE		AM Peak Hour		PM Peak Hour	
			Rate	Trip Ends	Rate	Trip Ends	Rate	Trip Ends
820	Commercial	131.6 KSF	37.75	4968	0.94	124	3.81	501
520	Elementary School	500 Students	1.89	946	0.67	335	0.17	85
221	Multifamily	350 DU	5.44	1904	0.36	126	0.44	154
110	Light Industrial	467.0 KSF	4.96	2316	0.70	327	0.63	294
210	R1 and R2 Single-Family	339 DU	9.44	3200	0.74	251	0.99	336
220	R3 Townhomes	82 DU	7.32	600	0.46	38	0.56	46
Total Trip Generation				13,934		1,201		1,416

TABLE 2
Trip Generation for the Farmstead Development Current Plan [East of County Line Road]

Code	Use	Size	AWDTE		AM Peak Hour		PM Peak Hour	
			Rate	Trip Ends	Rate	Trip Ends	Rate	Trip Ends
822	Commercial/Retail	20.0 KSF	54.45	1090	2.36	47	6.57	131
945	C-store w/gas	5.0 KSF	624.2	3122	40.59	203	48.48	242
210	Single-Family	480 DU	9.43	4526	0.70	336	0.94	451
220	Townhomes	149 DU	6.74	1004	0.40	60	0.51	76
Total Trip Generation				9,742		646		900

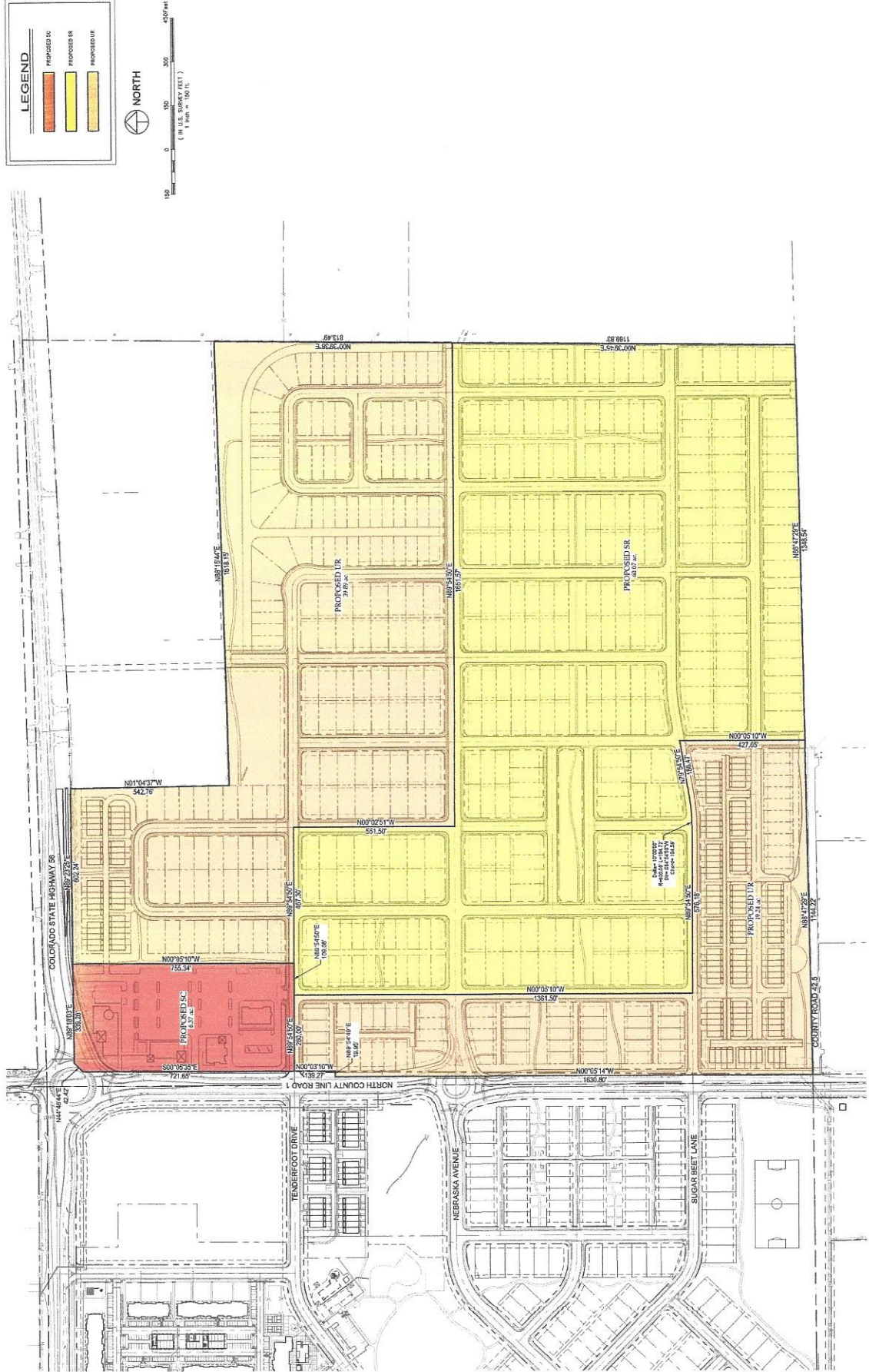
APPENDIX A



APPENDIX B

THE FARMSTEAD THIRD FILING - ZONING AMENDMENT EXHIBIT

TRACTS OF LAND LOCATED IN SECTION 24, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF BERTHOUD, COUNTY OF LARIMER,
AND SECTION 19, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF BERTHOUD, COUNTY OF WELD, STATE OF COLORADO



No.	Revisions	By	Date

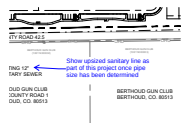
SCALE: 1" = 200'
DATE: 06/17/24
DRAWN BY: C. Weber
REVIEWED BY: J. Weber
SURVEY | MUNICIPAL | LAND DEVELOPMENT
NORTHERN ENGINEERING
505.551.4186
NORTHENGINEERING.COM

THE FARMSTEAD THIRD FILING
ZONING AMENDMENT EXHIBIT

Sheet
1
of 1 Sheet

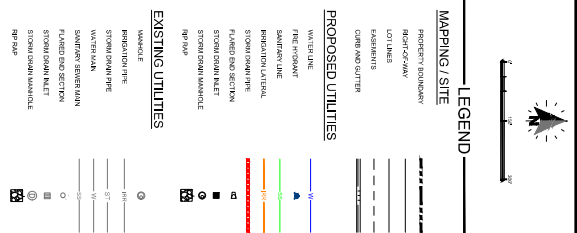
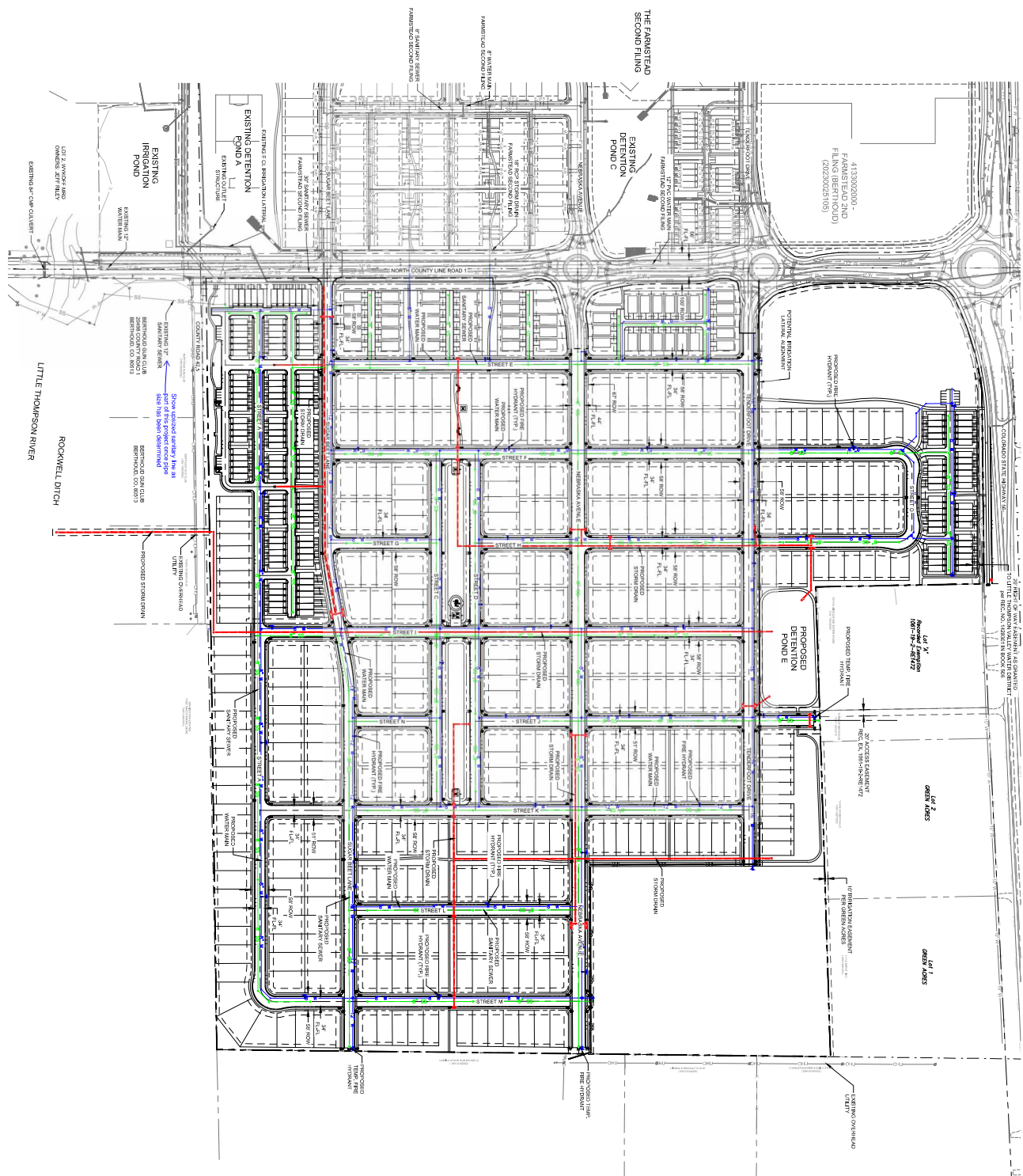
4 - 05 Farmstead 3rd Filing_Utility Exhibit.pdf Markup Summary

Iseeber (1)



Subject: Engineer
Page Label: [1] OU1
Author: Iseeber
Date: 7/11/2024 9:19:11 AM
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Show upsized sanitary line as part of this project
once pipe size has been determined



THE FARMSTEAD THIRD FILING

PROPOSED UTILITY EXHIBIT

SUBMITTAL DATE: 06/04/2024



1337 RIVERSIDE AVE. #2
FORT COLLINS, CO 80524 970.285.7995 AVANTCIVILGROUP.COM

[illegible]

CAUTION

The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or use of these plans. All changes must be approved by the Professional Engineer of these Plans.

SCALE:

HORIZ: 1" = 150'

VERT: N/A

SHEET:

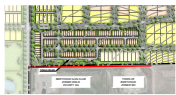
1 - 05 Farmstead 3rd Filing_NMP.pdf Markup Summary

Iseeber (2)



Subject: Engineer
Page Label: [1] OVERALL1
Author: Iseeber
Date: 7/2/2024 11:21:26 AM
Status:
Color: ■
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Space:

Per Section 305 of Town Standards, street frontage improvements are a requirement prior to final plat approval for new subdivisions. The roadway will need to be designed and paved per previous comments, with curb and gutter along the north side and an interim road width of 24'



Subject: Line
Page Label: [1] OVERALL1
Author: Iseeber
Date: 7/2/2024 10:28:55 AM
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PARCEL 1:

LOT 3, GREEN ACRES MINOR SUBDIVISION, COUNTY OF WELD, STATE OF COLORADO.
 PARCELS 2
 LOT 8, EXCEPTING EXEMPTION NO. 1061-124-RE, 4122, RECORDED FEBRUARY 8, 1993, UNDER RECEPTION NO. 221003, LOCATED IN THE NW/4 OF SECTION 19, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
 EXCEPTING THEREFROM THAT PARCEL, CONVEYED BY DEED RECORDED DECEMBER 28, 2002, UNDER RECEPTION NO. 3018041,
 AND ALSO EXCEPTING THAT PARCEL, PLATTED AS GREEN ACRES MINOR SUBDIVISION, RECORDED AUGUST 4, 2003, UNDER RECEPTION NO. 3095453,
 COUNTY OF WELD, STATE OF CO. COLORADO.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS (NOT A PART OF SAID TITLE COMMITMENT),

CONSIDERING THE WESTERLY LINE OF THE NORTHWEST QUARTER OF SECTION NINETEEN (19), TOWNSHIP FOUR (4) NORTH, RANGE SIXTY-EIGHT (68) WEST OF THE SIXTH (6) PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, WITH THE WEST QUARTER CORNER OF SAID SECTION 19, BEING MONUMENTED BY A 2.5" ALUMINUM CAP ON A W/6 REBAR STAMPED "U.S. 12374" IN A MONUMENT BOX, AND THE NEAREST CORNER OF SAID SECTION 19 BEING MONUMENTED BY A 2.5" ALUMINUM CAP ON A #6 REBAR STAMPED "U.S. 28285" IN A MONUMENT BOX AS BEARING NORTH 00°05'10" WEST AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

THESE LONGS SAID EASTLY R/C-AY LANE NORTH 007051 WEST 16308 IN BLT TO A #4
REAR WITH YELLOW PLASTIC CAP BEARING SN 3244, ALSO BEING THE NORTHEAST CORNER
SPECIAL WARRANTY DEED RECORDED UNDER WEALD COUNTY CLERK & RECORDER RECEPTION
NUMBER 0794827.

THENCE ALONG THE NORTHERLY BOUNDARY OF SAID DEED SOUTH 89°55'00" EAST 20.00 FEET TO A #4 REBAR WITH AN ILLEGIBLE YELLOW PLASTIC CAP, ALSO BEING THE SOUTHWEST CORNER OF LOT 3, THREE ACRES, RECORDED UNDER WELD COUNTY CLERK & RECORDER RECEPTION NUMBER 3093453.

THESE ALONG THE EASTERLY RIGHT-OF-WAY OF COUNTY LINE ROAD 1, ALSO BEING THE WESTERLY LINE OF SAID LOT 3, NORTH 00°05'10" WEST 860.98 FEET TO A #4 REBAR WITH YELLOW PLASTIC CAP BEARING "LS 32444".

THENCE DEPARTING SAID RIGHT-OF-WAY LINE AND CONTINUING ALONG THE SOUTHERLY RIGHT-OF-WAY OF E. STATE HIGHWAY 56, ALSO BEING THE NORTHEASTERLY LINE OF SAID LOT 3 NORTH 44°47'56" WEST 42.41 FEET TO A #4 REBAR WITH YELLOW PLASTIC CAP BEARING "LS 32444".

THESE CONTINUING ALONG SAID RIGHT-OF-WAY LINE; ALSO BEING THE NORTHERLY LINE OF SAID LOT 3 NORTH 89°36'54" WEST 515.71 FEET TO A #5 REBAR WITH 2" ALUMINUM CAP STAMPED "LS 13446";

THENCE ALONG A CURVE CONCAVE TO THE NORTH 425.77 FEET, SAID CURVE HAVING A RADIUS OF 20412.48 FEET A CENTRAL ANGLE OF 1°11'42", AND WHOSE CHORD BEARS NORTH 89°43'45" EAST 425.76 FEET TO THE NORTHWEST CORNER OF EXCEPTION LOT A RE 1061-19-2-NE 1472, ALSO BEING THE NORTHEAST CORNER OF SAID LOT 3;

THENCE SOUTH 01°02'05" EAST 544.11 FEET ALONG THE EASTERLY LINE OF SAID LOT 3 TO A #4 REBAR WITH YELLOW PLASTIC CAP BEARING LS 3244;

THESE DEPARTING SAID EASTERLY LINE AND CONTINUING ALONG THE SOUTHERLY LINE OF LOT
A OF RECORDED EXEMPTION 1061-19-2-RE 1472 RECORDED UNDER WELD COUNTY RECEPTION
NUMBER 2321003 NORTH 88°12'10" EAST 399.98 FEET TO A #5 REBAR WITH 2" ALUMINUM CAP
STANDARD 1344B:

THENCE ALONG THE SOUTHERLY LINE OF THE EXCEPTED PARCEL DESCRIBED IN BOOK 1609
PAGE 969 NORTH 88°18'58" EAST 100.12 FEET TO A #6 REBAR WITH AN ILLEGIBLE 1.5" ALUMINUM
CAP, ALSO BEING THE SOUTHWEST CORNER OF LOT 2, GREEN ACRES, RECORDED UNDER WELD
COUNTY RECEPTION NUMBER 395453.

THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 2 NORTH 88°10'49" EAST 509.18 FEET TO A #5 REBAR WITH AN ILLEGIBLE 1.5" ALUMINUM CAP, ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 2 AND THE SOUTHWEST CORNER OF LOT 1, GREEN ACRES RECORDED UNDER WELD COUNTY RECEPTION NUMBER 30964543.

THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 1 NORTH 88°13'28" EAST 509.31 FEET TO A #4 REBAR WITH YELLOW PLASTIC CAP BEARING LS 32444, ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 4 AND A POINT ON THE EASTERLY LINE OF THE NORTHWEST QUARTER OF SECTION 10,

THENCE CONTINUING ALONG SAID EASTERLY LINE SOUTH 00°39'27" WEST 664.77 FEET TO THE CENTER NORTH SIXTEENTH CORNER OF SAID SECTION 19, BEING MONUMENTED BY A 2.5" ALUMINUM CAP ON A #6 REBAR STAMPED "S 28265, 2002";

THESE CONTINUING ALONG SAID EASTERLY LINE SOUTH 00°39'47" WEST 1327.42 FEET TO THE
ACCEPTED CENTER QUARTER CORNER OF SAID SECTION 19, BEING MONUMENTED BY A #6
REBAR WITH NO CAP.

THENCE DEPARTING SAID EASTERLY LINE AND DEVIATING FROM THE ACCEPTED SOUTHERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 19, AND CONTINUING ALONG THE APPARENT NORTHERLY LINE OF SPANISH FOX ESTATES PUDF18-0007 RECORDED UNDER WELD

THENCE ALONG THE WESTERLY LINE OF SAID SPANISH FOX ESTATES PLAT SOUTH 00°05'51" WEST 9.24 FEET TO A POINT ON THE SOUTHERLY LINE OF THE NORTHWEST QUARTER OF SAID

THENCE DEPARTING SAID WESTERLY LINE SOUTH 89°00'18" WEST 21.30' ALONG THE ACCEPTED SOUTHERLY LINE OF THE NORTHWEST QUARTER OF SECTION 19 TO THE CENTER WEST

SIXTEENTH CORNER OF SAID SECTION 19, BEING MONUMENTED BY A 2.5" ALUMINUM CAP ON A #6 REBAR STAMPED "LS 12374".

THE ABOVE-DESCRIBED PARCEL OF LAND CONTAINS 5,471.817 SQUARE FEET OR 125.62 ACRES,

SINGLE FAMILY DETACHED FRONT LOAD (60" X 110")..... 145

	SINGLE FAMILY DETACHED, FRONT LOAD (50' X 110')	170
	SINGLE FAMILY DETACHED, FRONT LOAD (40' X 110')	52
	SINGLE FAMILY DETACHED, REAR LOAD (40' X 110')	48
	TOWNHOMES (20' X 110')	148

ESTIMATED PROJECT TOTAL..... 564 UNITS

TOTAL ACREAGE ~125.6 ACRES

ROW/PRIVATE DRIVE/PARKING	~22.6 ACRES
% OF SITE AS ROW/PRIVATE/PARKING	18.0%
OPEN SPACE & PARK AREAS	~13.3 ACRES
% OF SITE AS OPEN SPACE	10.8%
FUTURE SCHOOL SITE AREAS	~10.8 ACRES
% OF SITE AS FUTURE SCHOOL	8.8%



1. REFER TO PLAN FOR PROPOSED STREET NETWORK AND EXISTING ROAD NETWORK INCLUDING ALL ACCESS POINTS

2. UNLESS OTHERWISE NOTED ON THE PLAN, ALL STREETS ARE EXISTING ROAD NETWORK INCLUDING ALL ACCESS POINTS, LOCAL STREETS AND/OR ALLEYS.

1 PROF

3. WHERE APPLICABLE, EACH FRONT YARD SHALL HAVE AT LEAST TWO ORNAMENTAL TREES ON THE PROPERTY.

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

day of _____, 2022.

Mayor

The foregoing map is approved for filing and accepted by the Town of Berthoud, Colorado this _____ day of _____, 202_.

Town Clerk

Approved by the Planning Commission of the Town of

Berthoud, Colorado this _____ day of _____, 202_.

Chairman

TOWN OF BERTHOUD, COLORADO
FINAL APPROVAL

SHEET 1 - OVERALL NEIGHBORHOOD MASTER PLAN



AMENITY INFORMATION:

PARK STATISTICS:

PARK SPACE REQUIRED
(964 UNITS) 5.64 ACRES

PARK SPACE PROVIDED 8.6 ACRES*

*NOTE: THE FARMSTEAD IS A MASTER PLANNED COMMUNITY. COMMUNITY PARK AMENITIES IN THE FARMSTEAD SECOND FILING ARE TO COUNT TOWARDS TOTAL REQUIRED PARK AREA.

SUBDIVISION IDENTITY & PLACE STANDARDS:

UNITS PROVIDED: 964

SUBDIVISION IDENTITY ELEMENTS POINTS REQUIRED: 8

FARMSTEAD WAS DESIGNED AS A MASTER PLANNED COMMUNITY. SITE AMENITIES AND OPEN SPACE WERE INCORPORATED INTO THE OVERALL PLAN TO ENSURE DEVELOPMENT OF A COHESIVE COMMUNITY, WITH AMENITIES AND OPEN SPACE STRATEGICALLY LOCATED TO SERVE THE NEIGHBORHOOD.

THE FOLLOWING IS A LIST OF SITE AMENITY ELEMENTS:

- TRAIL & THREE ELEMENTS
- POCKET PARKS (TWO ELEMENTS)
- COMMERCIAL GRADE PLAYGROUND (ONE ELEMENT)
- ALLEY-LOADED STREETS (TWO ELEMENTS)

OPEN SPACE CALCULATIONS:

TOTAL OPEN SPACE REQUIRED (10% OF SITE) = 11.5 AC 10.0%

TOTAL OPEN SPACE PROVIDED = 5.1 AC 0.04%*

TOTAL SITE ACREAGE = 114.9 AC

*NOTE: THE FARMSTEAD IS A MASTER PLANNED COMMUNITY. OPEN SPACE IN THE FARMSTEAD SECOND FILING IS TO COUNT TOWARDS TOTAL REQUIRED OPEN SPACE AREA.

OPEN SPACE ELEMENTS

OPEN SPACE ELEMENTS: 3 ELEMENTS REQUIRED

*OPEN SPACE ELEMENTS: 1 ELEMENT PROVIDED

TRAIL HEAD ELEMENT: 1 ELEMENT

*NOTE: THE FARMSTEAD IS A MASTER PLANNED COMMUNITY. OPEN SPACE IN THE FARMSTEAD SECOND FILING IS TO COUNT TOWARDS TOTAL REQUIRED OPEN SPACE AREA.

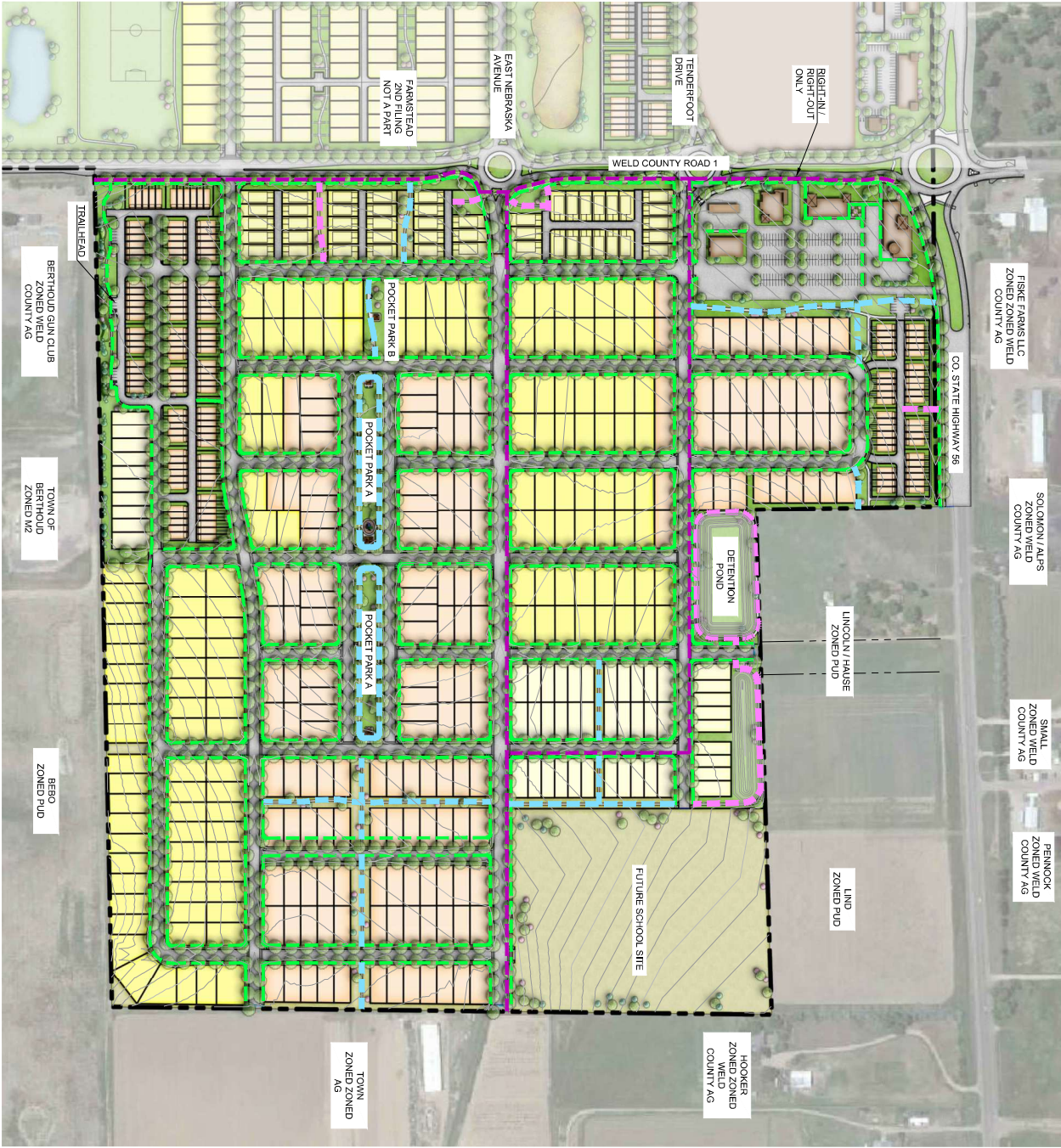
OPEN SPACE SUMMARY

POCKET PARK A	1.91 ACRES
POCKET PARK B	0.36 ACRES
OPEN SPACE	5.1 ACRES
TOTAL	7.37 ACRES

WALKS/TRAILS SUMMARY

DETACHED CONCRETE SIDEWALK -	+/- 33,396 feet
TO CONCRETE TRAIL CONNECTION TO ADJOINING DEVELOPMENTS - +/- 8,792 feet	
SOFT SURFACE TRAIL - +/- 2,433 feet	
PLANNED NEIGHBORHOOD TRAIL PER TRAILS MASTER PLAN - +/- 6,461 feet	

*NOTE: TRAIL LOCATIONS ARE CONCEPTUAL. FINAL LOCATION TO BE DETERMINED AT PLAT.



SCALE: 1" = 40'



LIST B: PRE-SELECTED COMPONENTS

- ### LIST B: PRE-SELECTED COMPONENTS

LIST C: COMPONENTS OF CHOICE

- LIST C: COMPONENTS OF CHOICE**

LIST D: SPECIALTY COMPONENTS

- **COMMERCIAL GRADE PLAYGROUND (1)**

- LIST D: SPECIALTY COMPONENTS**
- **COMMERCIAL GRADE PLAYGROUND (1)**

SCALE: 1" = 40'



SCALE: 1" = 40'



LIST B: PRE-SELECTED COMPONENTS

- ### LIST B: PRE-SELECTED COMPONENTS

LIST D: SPECIALTY COMPONENTS

- LIST D: SPECIALTY COMPONENTS**

LIST E: COMFORT AND CONVENIENCE FEATURES

- ### LIST E: COMFORT AND CONVENIENCE FEATURES

RESOLUTION NUMBER 10

(SERIES 2024)

A RESOLUTION OF THE TOWN OF BERTHOUD BOARD OF TRUSTEES APPROVING A NEIGHBORHOOD MASTER PLAN FOR A DEVELOPMENT KNOW AS THE “FARMSTEAD 3rd FILING” DEVELOPMENT IN THE TOWN OF BERTHOUD.

WHEREAS, the property under consideration is known as the “Farmstead 3rd Filing” development; and

WHEREAS, the Town of Berthoud (“Town”) approved Ordinances 850 on April 11, 2000, which approved the Zoning of the Farmstead 3rd Filing property to Planned Unit Development; and

WHEREAS, the applicant has reviewed the 2021 Comprehensive Plan and seeks to incorporate the Town’s new zoning classifications and conform to the land development vision outlined in the 2021 Comprehensive Plan at the request of staff; and

WHEREAS, the Neighborhood Master Plan attached herein as Exhibit A has been reviewed by referral agencies to ensure the proposed development does not present a burden on service provision; and

WHEREAS, notice was properly posted in the manner required by law and a public hearing was conducted on August 8, 2024, before the Berthoud Planning Commission; and

WHEREAS, after the public hearing, the Berthoud Planning Commission made a unanimous recommendation to the Town Board of Trustees to approve the Neighborhood Master Plan as presented with the following condition:

1. The applicant shall confirm and show the upsized sanitary line, as referenced in Baseline Engineering referral comments dated July 24, 2024, with the Farmstead 3rd Filing Preliminary Plat application submittal.
2. The applicant shall include sufficient right-of-way width for the north half of Weld County Road 42.5 extending from Weld County Road 1 east approximately 1,160-feet. This must be included with the Farmstead 3rd Filing Preliminary Plat application submittal to ensure completion of the required local street section frontage improvements along the southern property boundary.

WHEREAS, notice was properly posted in a manner required by law and a public hearing was conducted on September 10, 2024, before the Board of Trustees as required by law and which public hearing incorporated the testimony of citizens which were allowed to speak during “Citizen Participation” during the Board of Trustees meeting held September 10, 2024, and which testimony the applicant confirmed it had reviewed; and

WHEREAS, based on the testimony and evidence presented at the public hearing and that given September 10, 2024, the Board of Trustees determines and finds that compliance with the Neighborhood Master Plan review criteria as provided in Section 30-6-106.G of the Berthoud Municipal Code has been demonstrated.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF BERTHOUD, COLORADO:

Section 1. NMP Approval. The Neighborhood Master Plan is hereby approved. The Preliminary Plat shall be submitted in accordance with the Neighborhood Master Plan and the processing shall follow the Land Use Code.

Section 2. Interpretation: This Resolution shall be interpreted and construed to effectuate its general purpose.

Section 3. Effective Date: The provisions of this Resolution shall take effect upon adoption.

APPROVED AND ADOPTED this 10th day of September 2024.

TOWN OF BERTHOUD

By _____

William Karspeck, Mayor

ATTEST:

By: _____

Christian Samora, Town Clerk

Exhibit A: Neighborhood Master Plan

LEGAL DESCRIPTION

PARCEL 1:
LOT 7, GREEN ACRES MINOR SUBDIVISION, COUNTY OF WELD, STATE OF COLORADO.

PARCEL 2:
LOT 8, RECORDED EXEMPTION NO. 1061-192 RE: 1472, RECORDED FEBRUARY 8, 1993 UNDER RECEPTION NO. 2321003, LOCATED IN THE NW 1/4 OF SECTION 19, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH PM.

EXCEPTING THEREAFTER THAT PARCEL 1, CONVERTED BY DEED RECORDED DECEMBER 28, 2002 UNDER RECEPTION NO. 309445, LOCATED IN THE NW 1/4 OF SECTION 19, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH PM, AND ALSO EXCEPTING THAT PARCEL 1, PLATTED AS GREEN ACRES MINOR SUBDIVISION, RECORDED AUGUST 14, 2003 UNDER RECEPTION NO. 309451, COUNTY OF WELD, STATE OF COLORADO.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS (NOT A PART OF SAID TITLE COMMITMENT),

CONSIDERING THE WESTERN LINE OF THE NORTHWEST QUARTER OF SECTION NINE (9) TOWNSHIP 36 NORTH, RANGE 12 WEST, COUNTY OF COLOMBO, WITH THE WEST QUARTER CORNER OF SAID MERIDIAN, COUNTY OF WELD STATE OF COLOMBO, WITH THE WEST QUARTER CORNER OF SAID MERIDIAN, COUNTY OF WELD STATE OF COLOMBO, WITH A 25' ALIENATION OF AN ABERNATHY STAMPED S. 14.272' BY A 1.2 ALIENATION OF AN ABERNATHY STAMPED S. 25.255' IN ALIENATION MARK AS BEING NORTH 07°05'19" WEST AND WITH ALL BEARINGS CONTAINED HEREIN RELY THEREON.

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 18, THENCE ALONG THE RIGHT-OF-WAY OF THE NORTHWEST QUARTER OF SAID SECTION 18, THENCE ALONG THE RIGHT-OF-WAY OF NORTH WELD COUNTY LINE ROAD 1, ALSO KNOWN AS SOUTH LAMBER LINE ROAD 1, THENCE ALONG THE WEST LINE OF SAID ROAD 1, ALSO BEING THE LINE OF BEGINNING, THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE NORTH 07°05'19" WEST 1650.30 FEET TO A 4.4' ALIENATION OF AN ABERNATHY STAMPED S. 14.272' BY A 1.2 ALIENATION OF AN ABERNATHY STAMPED S. 25.255' IN ALIENATION MARK AS BEING NORTH 73°04'57" WEST, THEREUPON BEING RECORDED UNDER WELD COUNTY CLERK'S RECORDED RECEPTION NUMBER 7798452.

A #4 REBAR WITH AN ILLEGIBLE YELLOW PLASTIC CAP, ALSO BEING THE SOUTHWEST CORNER OF LOT 3, GREEN ACRES, RECORDED UNDER WELD COUNTY CLERK & RECORDER RECEPTION NUMBER 3095453.

THENCE ALONG THE EASTERLY RIGHT-OF-WAY OF COUNTY LINE ROAD 1, ALSO BEING THE WESTERLY LINE OF SAID LOT 3, NORTH 00°05'10" WEST 860.98 FEET TO A #4 REBAR WITH YELLOW PLASTIC CAP BEARING "LS 3244".

RIGHT-OF-WAY OF E. STATE HIGHWAY 56, ALSO BEING THE NORTHWESTERLY LINE OF SAID LOT 3 NORTH 44° 47' 56" WEST 42.41 FEET TO A #4 REBAR WITH YELLOW PLASTIC CAP BEARING "LS 3244";

THEENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, ALSO BEING THE NORTHERLY LINE OF SAID LOT 3 NORTH 89°36'54" WEST 515.71 FEET TO A #5 REBAR WITH 2" ALUMINUM CAP STAMPED "LS 13446".

OF 20412.46 FEET, A CENTRAL ANGLE OF 111°42", AND WHOSE CHORD BEARS NORTH 89°43'45" EAST 425.78 FEET TO THE NORTHWEST CORNER OF EXCEPTION LOT A RE 106-115-2-RE 1472, ALSO BEING THE NORTHEAST CORNER OF SAID LOT 3;

THEENCE DEPARTING SAID EASTERLY LINE AND CONTINUING ALONG THE SOUTHERLY LINE OF LOT 14 OF RECORDED EXEMPTION 1061-19-2-RF 1472 RECORDED UNDER WEI D COUNTY RECEPTION REBAR WITH YELLOW PLASTIC CAP BEARING LS 3244;

THENCE ALONG THE SOUTHERLY LINE OF THE EXCEPTED PARCEL DESCRIBED IN BOOK 1609
PAGE 496 NORTH 88°18'58" EAST 100.12 FEET TO A #5 REBAR WITH AN ILLEGIBLE 1.5" ALUMINUM
STAMPED L3 13440.

THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 2 NORTH 88°10'49" EAST 509.18 FEET TO A #5 REBAR WITH AN ILLEGIBLE 1.5" ALUMINUM CAP, ALSO BEING THE SOUTHEAST CORNER OF SAID

THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 1 NORTH 88°13'28" EAST 509.31 FEET TO A #4 REBAR WITH YELLOW PLASTIC CAP BEARING LS 3244, ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 4 AND A POINT ON THE EASTERLY LINE OF THE NORTHEAST QUARTER OF SECTION 10,

THESE CONTINUING ALONG SAID EASTERLY LINE SOUTH 00°39'27" WEST 664.77 FEET TO THE CENTER NORTH SIXTEENTH CORNER OF SAID SECTION 19, BEING MONUMENTED BY A 2.5" ALUMINUM CAP ON A #6 REBAR STAMPED "LS 28286, 2002";

THENCE DEPARTING SAID EASTERLY LINE AND DEVIATING FROM THE ACCEPTED SOUTHERLY
ACCEPTED CENTER QUARTER CORNER OF SAID SECTION 19, BEING MONUMENTED BY A NO
REBAR WITH NO CAP.

THENCE ALONG THE WESTERLY LINE OF SAID SPANISH FOX ESTATES PLAT SOUTH 00°05'1"

THENCE DEPARTING SAID WESTERLY LINE SOUTH 89°00'16" WEST 21.30' ALONG THE ACCEPTED SOUTHERLY LINE OF THE NORTHWEST QUARTER OF SECTION 19 TO THE CENTER WEST SOUTHERLY CORNER OF SAID ACCELOTED 1/4 SECTION 19; THENCE S 89°00'16" W 21.30' ALONG THE

THENCE CONTINUING ALONG SAID SOUTHERLY LINE SOUTH 88°58'53" WEST 1117.01 FEET TO THE POINT OF BEGINNING.

MORE OR LESS (+/-) AND MAY BE SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY NOW ON RECORD OR EXISTING.

LAND USE SUMMARY

	SINGLE FAMILY DETACHED, FRONT LOAD (60' X 110')..... 140
	SINGLE FAMILY DETACHED, FRONT LOAD (50' X 110')..... 170
	SINGLE FAMILY DETACHED, FRONT LOAD (40' X 110')..... 52
	SINGLE FAMILY DETACHED, REAR LOAD (40' X 110')..... 48
	TOWNHOMES (20' X 110') 148

LAND USE STATISTICS

TOTAL ACREAGE	~125.6 ACRES
ROW/PRIVATE DRIVE/PARKING	~ 22.6 ACRES
% OF SITE AS ROW/DRIVE/PARKING	18.8%
OPEN SPACE & PARK ACREAGE	~13.5 ACRES
% OF SITE AS OPEN SPACE	10.8%
FUTURE SCHOOL SITE ACREAGE	~10.8 ACRES
% OF SITE AS FUTURE SCHOOL	8.6%

VICINITY MAP



TRAFFIC INFORMATION

1. REFER TO PLAN FOR PROPOSED STREET NETWORK AND EXISTING ROAD NETWORK INCLUDING ALL ACCESS POINTS.
2. UNLESS OTHERWISE NOTED ON THE PLAN, ALL STREETS ARE LOCAL, STREETS AND/OR ALLEYS.

NOTES:

1. PROPOSED LOT COUNT AND LOT SIZES ARE CONCEPTUAL AND MAY CHANGE AT THE TIME OF PLAT, DEPENDING ON MARKET CONDITIONS. RESIDENTIAL PRODUCT TYPES MAY BE ADJUSTED AS LONG AS THE OVERALL DENSITY IS NOT MODIFIED.
2. RESIDENTIAL PRODUCT TYPES DELETED ARE CONCEPTUAL AND MAY BE ADJUSTED AT PLATTING. PER THE MUNICIPAL CODE, A MINIMUM OF FOUR (4) PRODUCT TYPES WILL BE INCLUDED IN THE SUBDIVISION. RESIDENTIAL PRODUCT TYPES COULD INCLUDE, BUT ARE NOT LIMITED TO: SINGLE FAMILY DETACHED, TOWNHOMES, DUPLEXES, CONDOS, AND OTHER RESIDENTIAL PRODUCT TYPES AS SPECIFIED IN THE MUNICIPAL CODE PER ZONE DISTRICT.
3. WHERE FEASIBLE, EACH FRONT YARD SHALL HAVE AT LEAST TWO ORNAMENTAL TREES ON THE PROPERTY.

APPROVAL CERTIFICATES:

Approved by the Town of Berthoud, Colorado this _____ day of _____, 202_.

Mayor

The foregoing map is approved for filing and accepted by the Town of Berthoud, Colorado this _____ day of _____, 202_.

ATTEST

Town Clerk

APPROVAL CERTIFICATES

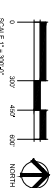
Approved by the Planning Commission of the Town of
Berthoud, Colorado this _____ day of _____
202_.

Chairman

Town Planner _____ Date _____

SHEET INDEX

- SHEET 1 - OVERALL NEIGHBORHOOD MASTER PLAN
SHEET 2 - OPEN SPACE, CIRCULATION, & PARKS
SHEET 3 - PARKS ENLARGEMENT



AMENITY INFORMATION:

PARK STATISTICS:

PARK SPACE REQUIRED 5.64 ACRES
(984 UNITS)
PARK SPACE PROVIDED 8.6 ACRES*

*NOTE: THE FARMSTEAD IS A MASTER PLANNED COMMUNITY. COMMUNITY PARK AMENITIES IN THE FARMSTEAD SECOND FILING ARE TO COUNT TOWARDS TOTAL REQUIRED PARK AREA.

SUBDIVISION IDENTITY & PLACE STANDARDS:

UNITS PROVIDED: 564

SUBDIVISION IDENTITY ELEMENTS POINTS REQUIRED: 8

FARMSTEAD WAS DESIGNED AS A MASTER PLANNED COMMUNITY. SITE AMENITIES AND OPEN SPACE WERE INCORPORATED INTO THE OVERALL PLAN TO ENSURE DEVELOPMENT OF A COHESIVE COMMUNITY, WITH AMENITIES AND OPEN SPACE STRATEGICALLY LOCATED TO SERVE THE NEIGHBORHOOD.

THE FOLLOWING IS A LIST OF SITE AMENITY ELEMENTS:

- TRAIL (S, THREE ELEMENTS)
- POCKET PARKS (TWO ELEMENTS)
- COMMERCIAL GRADE PLAYGROUND (ONE ELEMENT)
- ALLEY-LOADED STREETS (TWO ELEMENTS)

OPEN SPACE CALCULATIONS:

TOTAL OPEN SPACE REQUIRED (10% OF SITE)= 11.5 AC 10.0%
TOTAL OPEN SPACE PROVIDED= 5.1 AC 0.04%*

TOTAL SITE ACREAGE = 114.8 AC

*NOTE:

THE FARMSTEAD IS A MASTER PLANNED COMMUNITY. OPEN SPACE IN THE FARMSTEAD SECOND FILING IS TO COUNT TOWARDS TOTAL REQUIRED OPEN SPACE AREA.

OPEN SPACE ELEMENTS

OPEN SPACE ELEMENTS: 3 ELEMENTS REQUIRED
OPEN SPACE ELEMENTS: 1 ELEMENT PROVIDED

TRAIL HEAD ELEMENT: 1 ELEMENT

*NOTE: THE FARMSTEAD IS A MASTER PLANNED COMMUNITY. OPEN SPACE IN THE FARMSTEAD SECOND FILING IS TO COUNT TOWARDS TOTAL REQUIRED OPEN SPACE AREA.

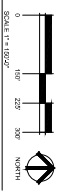
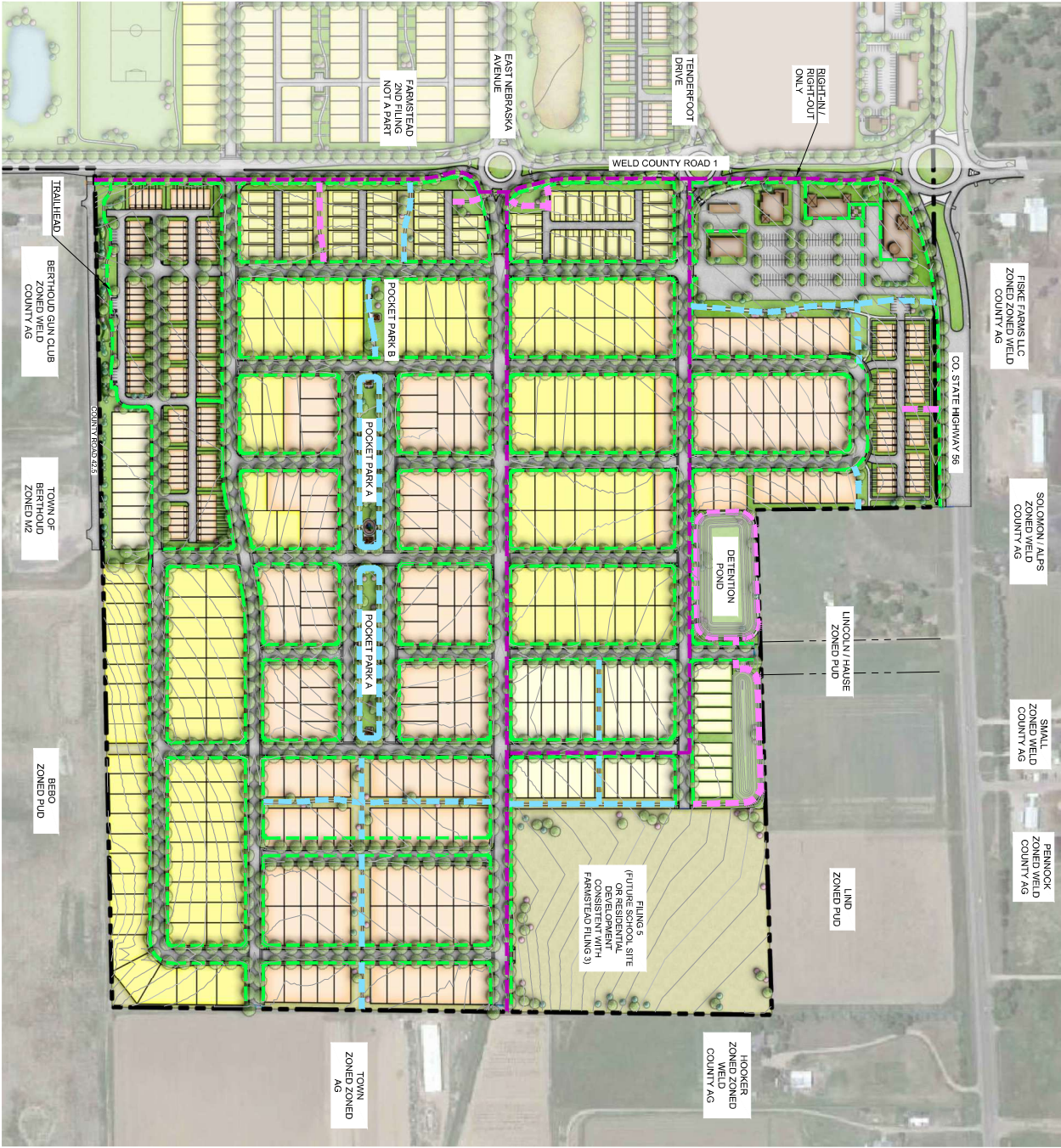
OPEN SPACE SUMMARY

POCKET PARK A	1.81 ACRES
POCKET PARK B	0.36 ACRES
OPEN SPACE	5.1 ACRES
TOTAL	7.37 ACRES

WALK/TRAILS SUMMARY

DETACHED CONCRETE SIDEWALK - +/- 33,946 feet
10' CONCRETE TRAIL CONNECTION TO ADJOINING DEVELOPMENTS - +/- 8,792 feet
SOFT SURFACE TRAIL - +/- 2,433 feet
PLANNED NEIGHBORHOOD TRAIL PER TRAILS MASTER PLAN - +/- 6,467 feet

*NOTE: TRAIL LOCATIONS ARE CONCEPTUAL. FINAL LOCATION TO BE DETERMINED AT PLAT.



SCALE: 1" = 40'



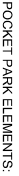
LIST B: PRE-SELECTED COMPONENTS

- 2 INDIVIDUAL SHELTERS W/ ONE PICNIC TABLE EACH (1)
- MIN. 15,000 S.F. TURF PLAY AREA (COUNTED AS 1 PER 15,000 S.F.) (2)
- MIN. 10,000 S.F. NATURAL AREA (1)

- LIST D: SPECIALTY COMPONENTS**
- **COMMERCIAL GRADE PLAYGROUND (1)**

- **BBQ GRILLS (MIN. 1 PER EVERY 2 TABLES) (1)**
- **BENCHES (MIN. ONE PER HALF ACRE) (1)**
- **20 TREES PLANTED PER ACRE (1)**

SCALE: 1" = 40'



SCALE: 1" = 40'

- LIST B: PRE-SELECTED COMPONENTS
- 1 GROUP PICNIC SHELTER W/ THREE TABLES
- 15,000 S.F. TURF MIN. PLAY AREA (COUNTED AS 1 PER 15,000 S.F.)
-

- LIST D: SPECIALTY COMPONENTS
- COMMERCIAL GRADE PLAYGROUND (TOT LOT)
- LIST E: COMFORT AND CONVENIENCE FEATURES
- BBQ GRILLS (MIN. 1 PER EVERY 2 TABLES) (1)
- BENCHES (MIN. ONE PER HALF ACRE) (1)
- 20 TREES PLANTED PER ACRE (1)
- 1 PORTABLE RESTROOM COMPONENT

ORDINANCE NO. 1343

**AN ORDINANCE AMENDING THE ZONING MAP OF THE TOWN OF BERTHOUD
TO REZONE THE FARMSTEAD 3RD FILING PROPERTY PREVIOUSLY ZONED TO
PLANNED UNIT DEVELOPMENT TO SUBURBAN RESIDENTIAL, SUBURBAN
COMMERCIAL, AND URBAN RESIDENTIAL DISTRICTS**

WHEREAS, the property under consideration is known as the “Farmstead 3rd Filing” development and was zoned to Planned Unit Development by Ordinances 850 in 2000 by the Town of Berthoud; and

WHEREAS, the applicant has reviewed the 2021 Comprehensive Plan and seeks to incorporate the Town’s new zoning classifications and conform to the land development vision outlined in the 2021 Comprehensive Plan at the request of staff; and

WHEREAS, the Planning Commission considered the request to rezone the property at their public hearing on August 8, 2024 and moved to forward their approval of the request to the Town Board of Trustees; and

WHEREAS, notice was properly posted in the manner required by law and a public hearing was conducted on August 8, 2024, before the Berthoud Planning Commission and a public hearing was conducted on September 10, 2024, before the Board of Trustees as required by law; and

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF BERTHOUD, COLORADO:

Section 1. Map Revision: The official zoning map of the Town of Berthoud shall be amended hereinafter and which property is commonly known as the “Farmstead 3rd Filing” development as described in Exhibit A, shall be rezoned from Planned Unit Development to Suburban Residential (SR), Suburban Commercial (SC), and Urban Residential (UR) as illustrated in Exhibit B.

Section 2. Interpretation: This Ordinance shall be so interpreted and construed to effectuate its general purpose.

Section 3. Publication: The Town Clerk shall certify to the passage of this Ordinance and cause its contents to be published and shall cause the appropriate change to be made to the official Berthoud Zoning District Map.

Section 4. Effective Date: The provisions of this Ordinance shall take effect thirty days after publication as required by law.

INTRODUCED, READ, ADOPTED, APPROVED, AND ORDERED PUBLISHED IN FULL on this 10th day of September 2024.

TOWN OF BERTHOUD

By _____

William Karspeck, Mayor

ATTEST:

By: _____

Christian Samora, Town Clerk

EXHIBIT A: LEGAL DESCRIPTION

PARCEL 1:

LOT 3, GREEN ACRES MINOR SUBDIVISION, COUNTY OF WELD, STATE OF COLORADO.

PARCEL 2:

LOT B, RECORDED EXEMPTION NO. 1061-19-2 RE 1472, RECORDED FEBRUARY 8, 1993 UNDER RECEPTION NO. 2321003, LOCATED IN THE NW 1/4 OF SECTION 19, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH P.M.,

EXCEPTING THEREFROM THAT PARCEL CONVEYED BY DEED RECORDED DECEMBER 26, 2002 UNDER RECEPTION NO. 3018041,

AND ALSO EXCEPTING THAT PARCEL PLATTED AS GREEN ACRES MINOR SUBDIVISION, RECORDED AUGUST 14, 2003 UNDER RECEPTION NO. 3095453, COUNTY OF WELD, STATE OF COLORADO.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Considering the Westerly line of the Northwest Quarter of Section Nineteen (19) Township Four (4) North, Range Sixty-eight (68) West of the Sixth (6) Principal Meridian, County of Weld, State of Colorado, with the West Quarter Corner of said Section 19, being monumented by a 3.25" Aluminum Cap on a #6 Rebar stamped "LS 12374" in a monument box, and the Northwest Corner of said Section 19, being monumented by a 2.5" Aluminum Cap on a #6 Rebar stamped "LS 28285" in a monument box as bearing North 00°05'10" West and with all bearings contained herein relative thereto:

COMMENCING at the West Quarter Corner of said Section 19, THENCE along the Southerly line of the Northwest Quarter of said Section 19 to the Easterly right-of-way of North Weld County Line Road 1, also known as South Larimer County Line Road 13, North 88°58'53" East 30.00 feet also being the POINT OF BEGINNING;

THENCE along said Easterly right-of-way line North 00°05'10" West 1630.80 feet to a #4 Rebar with Yellow Plastic Cap stamped LS 32444, also being the Northwest Corner of Special Warranty Deed recorded under Weld County Clerk & Recorder Reception Number 4794857;

THENCE along the Northerly boundary of said deed South 89°55'50" East 20.00 feet to a #4 Rebar with an illegible Yellow Plastic Cap, also being the Southwest Corner of Lot 3, Green Acres, recorded under Weld County Clerk & Recorder Reception Number 3095453;

THENCE along the Easterly right-of-way of County Line Road 1, also being the Westerly line of said Lot 3, North $00^{\circ}05'10''$ West 860.98 feet to a #4 Rebar with Yellow Plastic Cap stamped "LS 32444";

THENCE departing said right-of-way line and continuing along the Southerly right-of-way of E. State Highway 56, also being the Northwesterly line of said Lot 3, North $44^{\circ}47'56''$ East 42.41 feet to a #4 Rebar with Yellow Plastic Cap stamped "LS 32444";

THENCE continuing along said right-of-way line, also being the Northerly line of said Lot 3 North $89^{\circ}36'54''$ East 515.71 feet to a #5 Rebar with 2" Aluminum Cap stamped "LS 13446";

THENCE along a curve concave to the North 425.77 feet, said curve having a radius of 20412.46 feet, a central angle of $1^{\circ}11'42''$, and whose chord bears North $89^{\circ}02'47''$ East 425.76 feet to the Northwest Corner of Exception Lot A RE 1061-19-2-RE 1472, also being the Northeast corner of said Lot 3;

THENCE South $01^{\circ}02'05''$ East 544.11 feet along the Easterly line of said Lot 3 to a #4 Rebar with Yellow Plastic Cap stamped LS 32444;

THENCE departing said Easterly line and continuing along the Southerly line of Lot A of Recorded Exemption 1061-19-2-RE 1472 recorded under Weld County Reception Number 2321003 North $88^{\circ}12'10''$ East 399.98 feet to a #5 Rebar with 2" Aluminum Cap stamped LS 13446;

THENCE along the Southerly line of the excepted parcel described in Book 1609 Page 496 North $88^{\circ}18'58''$ East 100.12 feet to a #5 Rebar with an illegible 1.5" Aluminum Cap, also being the Southwest Corner of Lot 2, Green Acres, recorded under Weld County Reception Number 3095453;

THENCE along the Southerly line of said Lot 2 North $88^{\circ}10'49''$ East 509.18 feet to a #5 Rebar with an illegible 1.5" Aluminum Cap, also being the Southeast Corner of said Lot 2 and the Southwest Corner of Lot 1, Green Acres recorded under Weld County Reception Number 3095453;

THENCE along the Southerly line of said Lot 1 North $88^{\circ}13'28''$ East 509.31 feet to a #4 Rebar with Yellow Plastic Cap stamped LS 32444, also being the Southeast Corner of said Lot 1 and a point on the Easterly line of the Northwest Quarter of Section 19;

THENCE continuing along said Easterly line South $00^{\circ}39'27''$ West 664.77 feet to the Center North Sixteenth Corner of said Section 19, being monumented by a 2.5" Aluminum Cap on a #6 Rebar stamped "LS 28285, 2002";

THENCE continuing along said Easterly line South $00^{\circ}39'47''$ West 1327.42 feet to the accepted Center Quarter Corner of said Section 19, being monumented by a #6 Rebar with no cap;

THENCE departing said Easterly line and deviating from the accepted Southerly line of the Northwest Quarter of said Section 19, and continuing along the apparent Northerly line of Spanish Fox Estates PUDF18-0007 recorded under Weld County Reception Number 4581302, South $89^{\circ}23'43''$ West 1354.13 feet;

THENCE along the Westerly line of said Spanish Fox Estates Plat South $00^{\circ}05'51''$ West 9.24 feet to a point on the Southerly line of the Northwest Quarter of said Section 19;

THENCE departing said Westerly line South $89^{\circ}00'16''$ West 21.30' along the accepted Southerly line of the Northwest Quarter of Section 19 to the Center West Sixteenth Corner of said Section 19, being monumented by a 2.5" Aluminum Cap on a #6 Rebar stamped "LS 12374";

THENCE continuing along said Southerly line South $88^{\circ}58'53''$ West 1117.01 feet to the POINT OF BEGINNING.

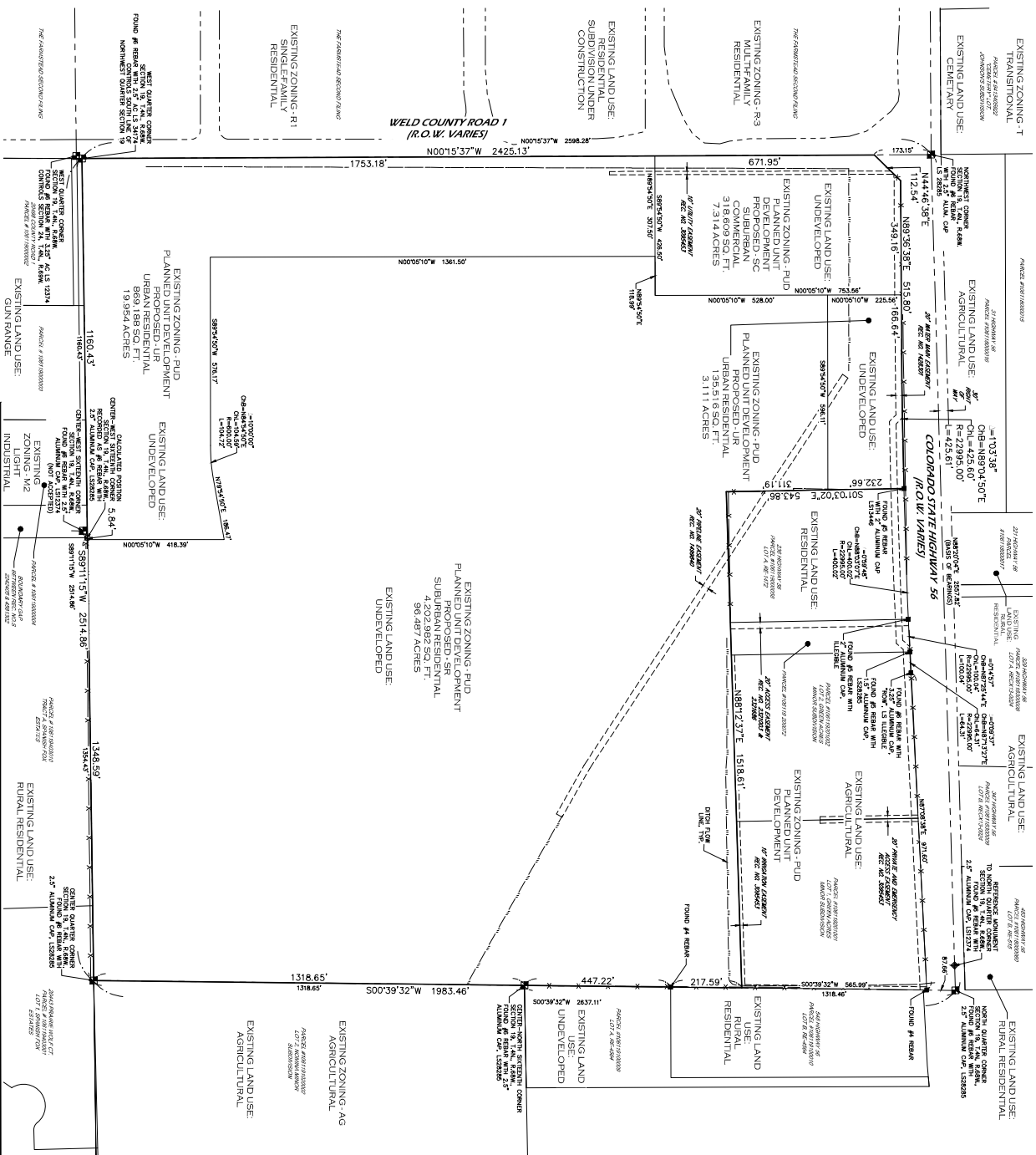
The above-described parcel of land contains 5,471,817 square feet or 125.62 acres, more or less ($\pm$), and may be subject to easements and rights-of-way now on record or existing.

EXISTING ZONING - T
TRANSITIONAL
PARCELS # 9413409022
726 E. JERRY LOT
JOHNSON'S SUBDIVISION



 AUGUST CORNER AS DESCRIBED
 REFERENCE MONUMENT
 FOUND MONUMENT AS DESCRIBED

- UR URBAN RESIDENTIAL



Seven Parks - On Behalf of Majestic Surveying, LLC
Colorado Licensed Professional Land Surveyor #38348

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. (12-501-105 C.R.S. 2012)



PROJECT NO. 20243-4	PROJECT NAME: FARMIS LEADERSHIP	REVISIONS	DATE
DATE: 05-21-2024	CLIENT: SCHROEDER RESOURCES	REDLINES: ALL	6-3-24
DRAWN BY: AU	FILE NAME: 2024332320E		
CHECKED BY: SP	SCALE: 1" = 160'		

SHEET 2 OF 2

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