

ORDINANCE NO. 1318

**AN ORDINANCE AMENDING THE ZONING MAP OF THE TOWN OF BERTHOUD
TO REZONE THE LUDLOW PROPERTY PREVIOUSLY ZONED TO PLANNED UNIT
DEVELOPMENT TO SUBURBAN RESIDENTIAL AND URBAN RESIDENTIAL
DISTRICTS**

WHEREAS, the property under consideration, which property is more specifically described in Exhibit A attached hereto and incorporated herein by this reference, is known as the “Ludlow” development and was zoned to Planned Unit Development by Ordinances 1124 and 1125 in 2010 by the Town of Berthoud upon annexation; 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, notice was properly posted in the manner required by law and the Planning Commission considered the request to rezone the property at its public hearing on March 9, 2023 and moved to forward its recommendation for 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 April 25, 2023 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 March 28, 2023 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 March 28 2023, the Board of Trustees determines and finds that compliance with the criteria for amendments to the official zoning map set forth in Section 30-3-110.D of the Berthoud Municipal Code has been demonstrated.

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 “Ludlow” development as described in Exhibit A, shall be rezoned from Planned Unit Development to Suburban Residential (SR) and Urban Residential (UR) as illustrated in Exhibit B.

Section 2. Interpretation: This Ordinance shall be 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 25th day of April, 2023.

TOWN OF BERTHOUD

By *William Karspeck*
William Karspeck, Mayor

ATTEST:

By: *Michelle Glover, Deputy Town Clerk*
Christian Samora, Town Clerk



EXHIBIT A: LEGAL DESCRIPTION

Parcel 1:

Tract A, and Lots 1 through 9, inclusive, Ludlow Farms according to the recorded Conveyance Plat, County of Larimer, State of Colorado

Parcel 2:

A tract of land situated in the Northwest Corner of the Northeast Quarter of Section 22, Township 4 North of Range 69 West of the 6th PM, more particularly described as follows:

Beginning at the Northwest corner of this tract from whence the North Quarter of said Section 22 bears North $46^{\circ}17'$ West 42.4 feet distant; thence South $0^{\circ}20'$ East along a line which is 30 feet East of and parallel to quarter section line a distance of 486.4 feet to the TRUE POINT OF BEGINNING; thence North $43^{\circ}54'$ East 718.4 feet to a point 30 feet South of the North line of said Section 22; thence along a curve to the left, said curve having a central angle of $87^{\circ}12'34''$, a radius of 543.00 feet, an arc length of 826.50 feet, a chord bearing South $44^{\circ}04'22''$ West, a distance of 748.99 feet to the TRUE POINT OF BEGINNING,

County of Larimer, State of Colorado

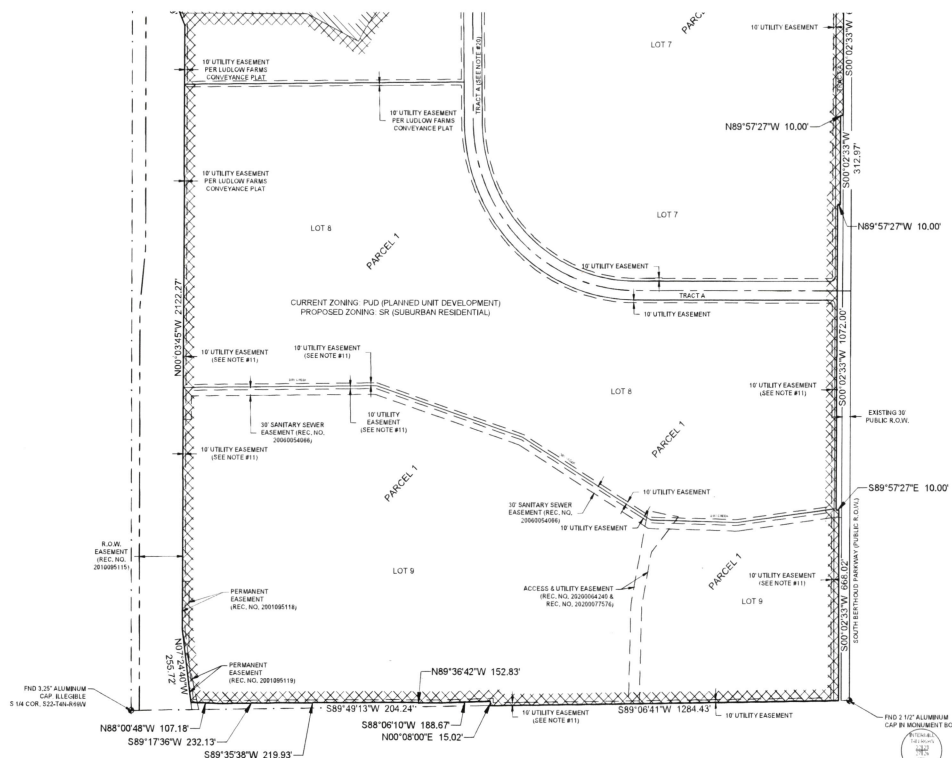
LOCATED IN THE EAST HALF OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH P.M.,
TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO

LEGEND:

PROPOSED REZONING BOUNDARY SR
PROPOSED REZONING BOUNDARY UR
SECTION LINE
PROPERTY BOUNDARY
SECTION CORNER MONUMENT

DRAFT
09-15-22
PRELIMINARY - NOT FOR CONSTRUCTION,
CORDING PURPOSES OR IMPLEMENTATION
PRELIMINARY

For and on behalf of Northern Engineering Services, Inc.
Robert C. Tessely
Colorado Registered Professional Land Surveyor No. 38470



NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years after the date of the certificate shown.

SECTION: 22	TOWNSHIP: 4 N	RANGE:
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NE | **NORTHERN
ENGINEERING**
SURVEY | MUNICIPAL | LAND DEVELOPMENT

PROJECT: 1859-001	DATE: 09/15/22
CLIENT: LUDLOW FARMS LLC	SCALE: 1" = 200'
DRAWN BY:	REVIEWED BY:

LUDLOW FARMS REZONE MAP
CITY OF FORT COLLINS
LARIMER COUNTY, COLORADO

Sheet
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Of 2 Sheets