

RESOLUTION NUMBER 08  
(SERIES 2023)

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

WHEREAS, the property under consideration is known as the “Ludlow” development; and

WHEREAS, the Town of Berthoud (“Town”) approved Ordinances 1124 and 1125 on November 9 and 30, 2010 which approved the Annexation and original Zoning of the Ludlow 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 March 9, 2023, 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; and

WHEREAS, notice was properly posted in a 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 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 with the following two conditions:

1) The Developer, shall install a traffic light at the intersection of Spartan and Highway 287, contingent upon the approval of the Colorado Department of Transportation. Developer shall submit the design and engineering for such traffic signal as part of the Preliminary Plat application.

2) Developer at no cost to the Town shall install a pedestrian bridge over Dry Creek, subject to FEMA approval. Developer shall submit the design and engineering for such bridge as part of the Preliminary Plat application.

Section 2. The Preliminary Plat shall be submitted in accordance with the Neighborhood Master Plan and the processing shall follow the Land Use Code.

Section 3. Interpretation: This Resolution shall be interpreted and construed to effectuate its general purpose.

Section 4. Effective Date: The provisions of this Resolution shall take effect upon adoption.

APPROVED AND ADOPTED this 25th day of April, 2023.

TOWN OF BERTHOUD

By



William Karspeck, Mayor

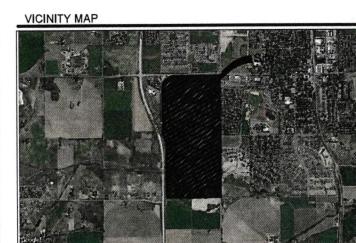
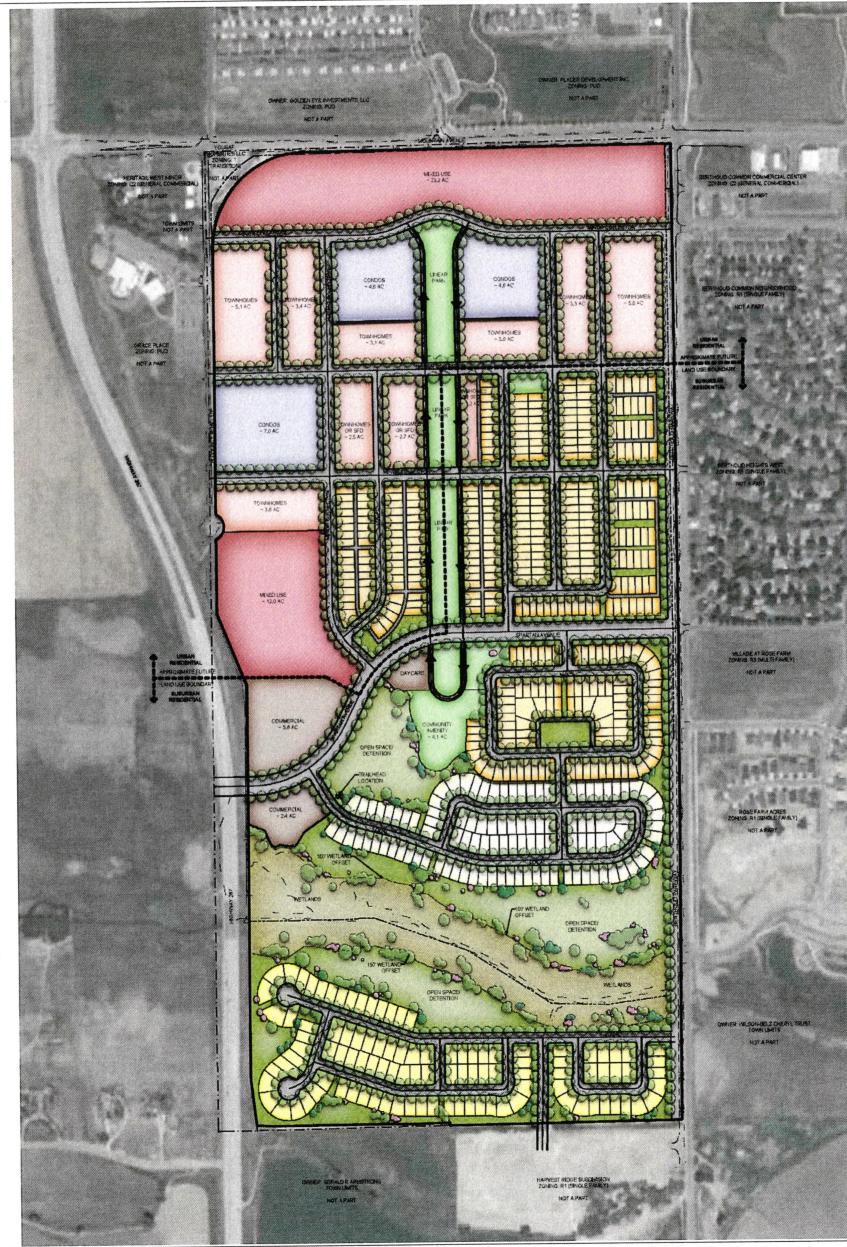
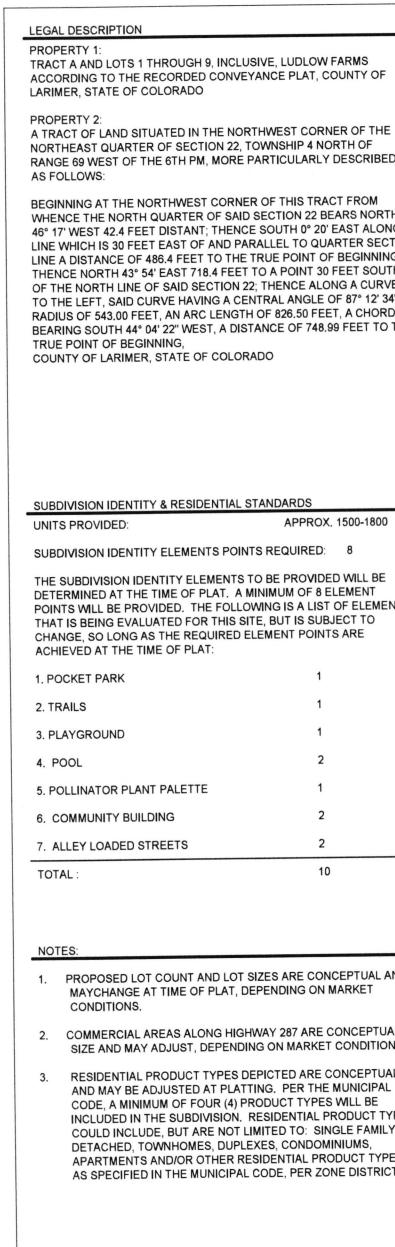
ATTEST:

By: 

Michelle J Tovar, Deputy Town Clerk

Exhibit A: Neighborhood Master Plan





**LAND USE SUMMARY**

SINGLE FAMILY DETACHED (40' X 110')	
SINGLE FAMILY DETACHED (50' X 110')	
SINGLE FAMILY DETACHED (60' X 110')	
TOWNHOMES OR SFD	
CONDOS	
MIXED USE	
COMMERCIAL	
<b>ESTIMATED PROJECT TOTAL</b>	<b>1500-1800 UNITS</b>

**LAND USE STATISTICS**

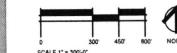
<b>TOTAL ACREAGE</b>	<b>~306.4 ACRES</b>
ROW/PRIVATE DRIVE/PARKING	~ 54.0 ACRES
% OF SITE AS ROW/DRIVE/PARKING	17.6%
OPEN SPACE ACREAGE	~67.4 ACRES
% OF SITE AS OPEN SPACE	22.0%

**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.

**SHEET INDEX**

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



4444 N University Ave. | tel. (970)325-8601  
Boulder, CO 80303 | fax (970)325-8605

**LUDLOW FARMS**  
NEIGHBORHOOD  
MASTER PLAN  
BERTHOLD, CO

OWNER:  
LUDLOW FARMS,  
LLC  
700 KEN PRATT BLVD,  
SITE 113  
LONGMONT, CO 80501

OVERALL NEIGHBORHOOD  
MASTER PLAN

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of 3

### PARK STATISTICS:

ESTIMATED PARK SPACE REQUIRED  
(APPROX. 1500-1800 UNITS) 15-18 ACRES

PARK SPACE PROVIDED 13.54 ACRES  
4.4% OF SITE

NOTE: FINAL PARK SPACE REQUIREMENT WILL BE BASED ON ACTUAL UNIT COUNT. TO BE DETERMINED WITH FINAL PLATS.

#### OPEN SPACE CALCULATIONS:

TOTAL OPEN SPACE REQUIRED= 30.6 AC 10.0%  
TOTAL OPEN SPACE PROVIDED= 76.7 AC 25.0%

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TOTAL SITE ACREAGE = ~306.4 AC

## OPEN SPACE ELEMENTS

OPEN SPACE ELEMENTS      4 ELEMENTS REQUIRED  
OPEN SPACE ELEMENTS      4 ELEMENTS PROVIDED

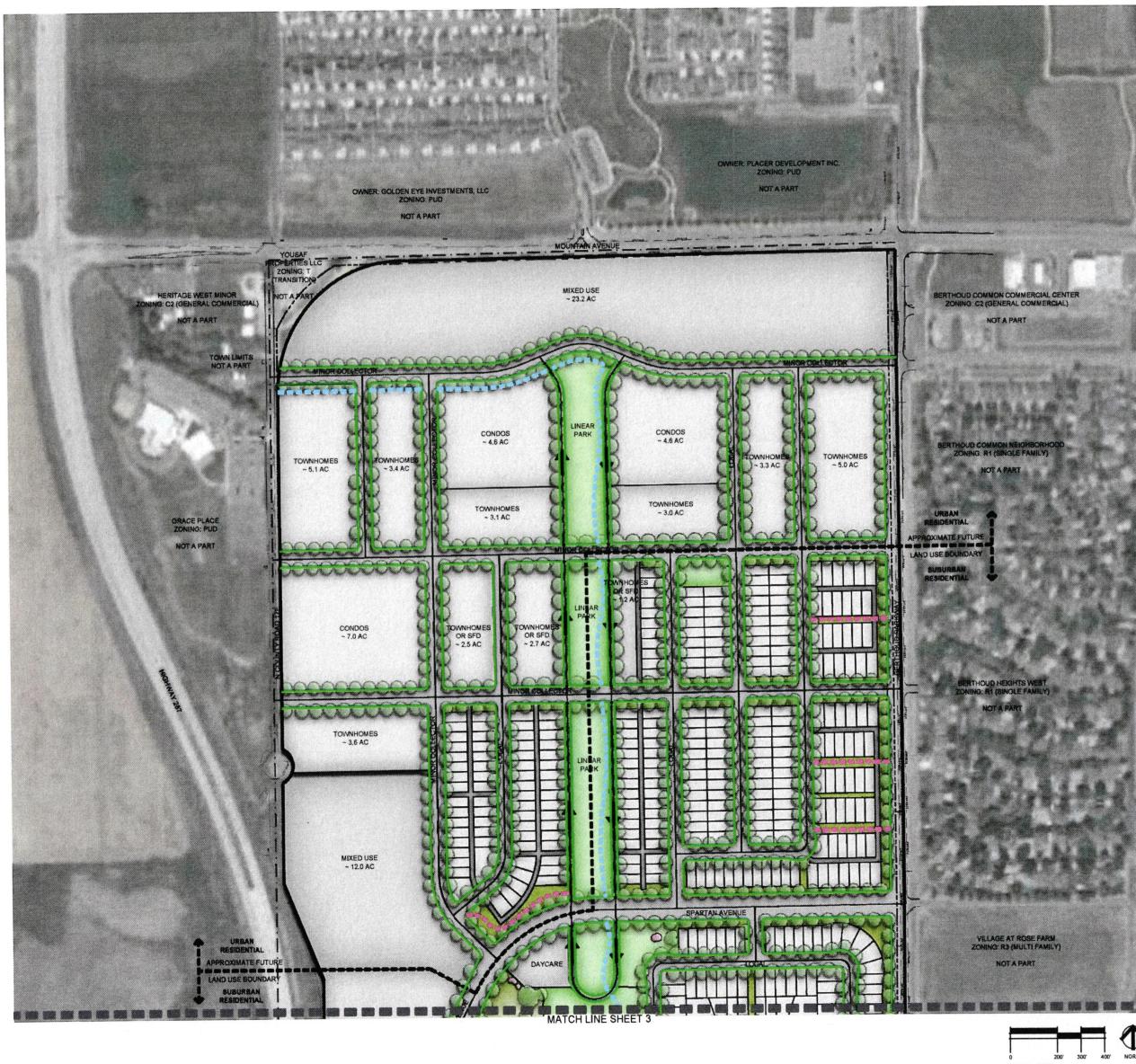
HABITAT AREA 1 ELEMENT  
GREEN AREA 2 ELEMENTS  
TRAIL HEAD 1 ELEMENT

#### OPEN SPACE SUMMARY

PARK SPACE	13.5 ACRES
OPEN SPACE	67.4 ACRES
<b>TOTAL</b>	<b>80.9 ACRES</b>

#### WALKS/TRAILS SUMMARY

	DETACHED CONCRETE SIDEWALK - 75,034 feet
	PROPOSED TRAIL, MATERIAL TBD - 4,950 feet
	TRAIL CONNECTION PER TOWN PLAN - 7,280 feet



Sheet Number: 2

