

RESOLUTION NUMBER 08

(SERIES 2024)

A RESOLUTION OF THE TOWN OF BERTHOUD BOARD OF TRUSTEES APPROVING A NEIGHBORHOOD MASTER PLAN FOR A DEVELOPMENT KNOWN AS THE “WEIBEL INDUSTRIAL PARK DEVELOPMENT” IN THE TOWN OF BERTHOUD.

WHEREAS, the property under consideration is known as the “Weibel Industrial Park” development; and

WHEREAS, the Town of Berthoud (“Town”) approved Ordinance No. 1094 on July 22, 2008, which approved the Annexation and Zoning of Parcel 1 of the Weibel Industrial Park to T-Transitional, and Ordinance No. 2019-1274 on August 27, 2019, which approved the Zoning of Parcel 2 of the Weibel Industrial Park to M2 – Industrial; 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 May 9, 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 two (2) conditions:

1. The applicant shall address all remaining comments received by Little Thompson Water District pertaining to existing privately owned fire lines and LTWD waterlines at the Preliminary Plat phase.
2. The applicant shall address Baseline Engineering’s comments related to a shared drive at the upper northeast property line at the Preliminary Plat phase; and

WHEREAS, notice was properly posted in a manner required by law and a public hearing was conducted on June 11, 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 June 11, 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 June 11, 2024, the Board of Trustees determines and finds that compliance with the

Neighborhood Master Plan review criteria as provided in Section 30-6-106.E 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.

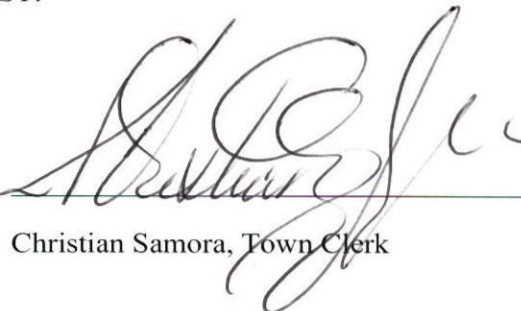
Section 3. Effective Date: The provisions of this Resolution shall take effect upon adoption.

APPROVED AND ADOPTED this 14th day of May 2024.

TOWN OF BERTHOUD

By 
William Karspeck, Mayor

ATTEST:

By: 
Christian Samora, Town Clerk



WEIBEL
INDUSTRIAL
PARK

OPEN SPACE ELEMENTS	2 ELEMENTS REQUIRED
OPEN SPACE ELEMENTS	2 ELEMENTS PROVIDED
IMPROVED DETENTION AREAS (1)	
40 GREENWAY (1)	

LAND USE SUMMARY	
EXISTING ZONING	T-3 M2
PROPOSED ZONING	M1
GROSS LAND AREA	19,375 AC
LAND USE	LIGHT INDUSTRIAL / FLEX
TOTAL BUILDING GROSS SF	124,168 SF
TOTAL PARKING SPACES	319

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WEIBEL
INDUSTRIAL
PARK

2421 1ST STREET
BERTHOUD CO 80513

WHEBEL ENTERPRISES LLC

Staff Comments: 01-25-74

JULY 21 2023

NEIGHBORHOOD MASTER
PLAN PEDESTRIAN
NETWORK PLAN AND OPEN
SPACE MAP

Sheet Number : 0f 1

