

RESOLUTION NUMBER 14

(SERIES 2024)

A RESOLUTION OF THE TOWN OF BERTHOUD BOARD OF TRUSTEES APPROVING A NEIGHBORHOOD MASTER PLAN FOR A DEVELOPMENT KNOW AS THE “FICKLE FARM 5TH FILING” DEVELOPMENT” IN THE TOWN OF BERTHOUD.

WHEREAS, the property under consideration is known as the “Fickel Farm 5th Filing” development; and

WHEREAS, the Town of Berthoud (“Town”) approved Ordinances 747 on August 26, 1996, which approved the Zoning of the Fickel Farm 5th 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 October 24, 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; and

WHEREAS, notice was properly posted in a manner required by law and a public hearing was conducted on November 12, 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 November 12, 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 November 12, 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:

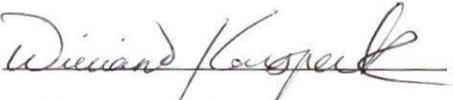
Section 1. NMP Approval. The Neighborhood Master Plan is hereby approved. The Preliminary Plat shall be submitted in accordance with the Neighborhood Master Plan and the processing shall follow the Land Use Code and all master plans affecting the property.

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.

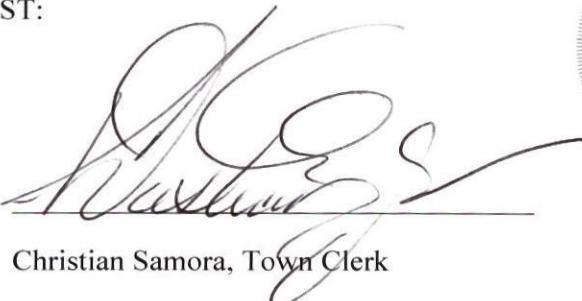
APPROVED AND ADOPTED this 12th day of November 2024.

TOWN OF BERTHOUD

By 
William Karspeck, Mayor



ATTEST:

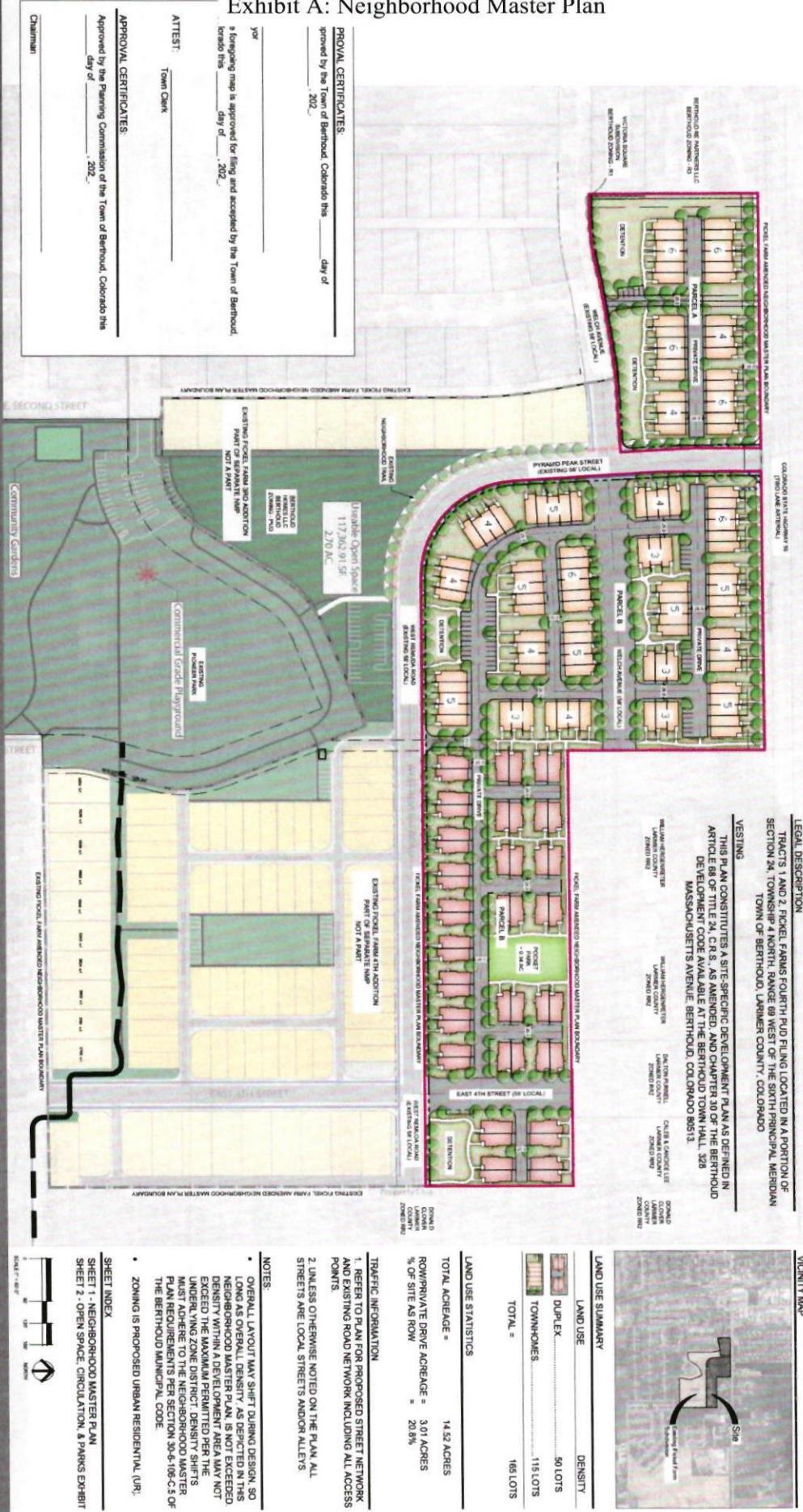
By: 

Christian Samora, Town Clerk

FICKEL FARM PROPERTY SEPTEMBER 2024

NEIGHBORHOOD MASTER PLAN

Exhibit A: Neighborhood Master Plan



FICKEL FARM PROPERTY | SEPTEMBER 2024



OPEN SPACE, CIRCULATION, & PARKS EXHIBIT

SUBDIVISION IDENTITY & RESIDENTIAL STANDARDS

THE SUBDIVISION IDENTITY ELEMENTS LISTED INCLUDE ELEMENTS AT THE EXISTING FICKEL FARM DEVELOPMENTS, IN ADDITION TO NEW AMENITIES TO BE PROVIDED. SPECIFIC AMENITIES AND LOCATIONS WERE DESIGNED AS PART OF THE MASTER PLANNING FOR THE COMMUNITY, WITH THE INTENTION OF SATISFYING TOWN REQUIREMENTS FOR THE OVERALL FICKEL FARM DEVELOPMENT.

SUBDIVISION LOT UNIT COUNTS

PREVIOUSLY APPROVED NMP UNITS (A/B ONLY):	70
PROPOSED NMP UNITS (A/B ONLY):	165
PREVIOUSLY APPROVED NMP UNITS (A-N):	171
PROPOSED AMENDED NMP UNITS (A-N):	266
TOTAL CHANGE IN UNITS	+95

SUBDIVISION IDENTITY ELEMENT

- PREVIOUSLY APPROVED SUBDIVISION IDENTITY ELEMENTS REQUIRED: 6
- AMENDED SUBDIVISION IDENTITY ELEMENTS REQUIRED: 1

TOTAL

THE FOLLOWING IS A LIST OF ELEMENTS THAT IS BEING EVALUATED FOR THIS SITE, BUT IS SUBJECT TO CHANGE, SO LONG AS THE REQUIRED ELEMENT POINTS ARE ACHIEVED AT THE TIME OF PLAT:

SUBDIVISION IDENTITY ELEMENTS PROVIDED PER EXISTING/APPROVED NEIGHBORHOOD MASTER PLAN:

1. COMMUNITY GARDENS	1
2. USABLE OPEN SPACE	2
3. PLAYGROUND	1
4. ENHANCED ENTRYWAY	1
5. ALLEY-LOADED STREETS, MAINTAINED BY TOWN	1
SUBTOTAL:	6

PROPOSED SUBDIVISION IDENTITY ELEMENT PER AMENDED NEIGHBORHOOD
MASTER PLAN

1. POCKET PARK 1

OPEN SPACE ELEMENTS

PARK AND OPEN SPACE REQUIREMENTS APPROVED AND SATISFIED PER THE FICKEL FARM PUD.

TRAILS AND WALKS

■ DETACHED CONCRETE SIDEWALK (6') - 7,734 feet

NEIGHBORHOOD TRAIL - 237 feet

