

RESOLUTION NUMBER 13

(SERIES 2025)

A RESOLUTION OF THE TOWN OF BERTHOUD BOARD OF TRUSTEES APPROVING A NEIGHBORHOOD MASTER PLAN FOR A DEVELOPMENT KNOWN AS THE “FARMSTEAD 3<sup>rd</sup> FILING” DEVELOPMENT IN THE TOWN OF BERTHOUD.

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

WHEREAS, the Town of Berthoud (“Town”) approved Ordinances 850 on April 11, 2000, which approved the Zoning of the Farmstead 3<sup>rd</sup> 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 June 26, 2025, 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.

WHEREAS, notice was properly posted in a manner required by law and a public hearing was conducted on July 22, 2025, 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 July 22, 2025, 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 July 22, 2025, 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. The approval of the Neighborhood Master Plan shall be subject to the following conditions of approval:

- a. The nine (9) residential lots west of the detention pond and future Newell Farm property shall be single story. A note shall be placed on the Neighborhood Master Plan, Preliminary Plat, and Final Plat indicating such height restriction.
- b. Staff shall determine a safe location for a rectangular rapid flashing beacon pedestrian crossing of County Line Road 1 at or near Sugar Beat Lane shall be provided and indicated on the Neighborhood Master Plan, Preliminary Plat, and Final Plat. Fencing and landscape design shall be planned to direct pedestrian traffic.
- c. A note shall be placed on the Neighborhood Master Plan, Preliminary Plat, and Final Plat noticing future property owners of potential noise on adjacent properties such as Newell Farm and the existing gun club.

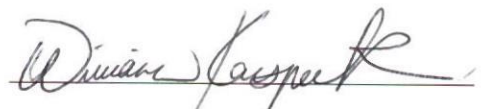
Section 2. Interpretation: This Resolution shall be interpreted and construed to effectuate its general purpose.

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

APPROVED AND ADOPTED this 22<sup>nd</sup> day of July 2025.

TOWN OF BERTHOUD

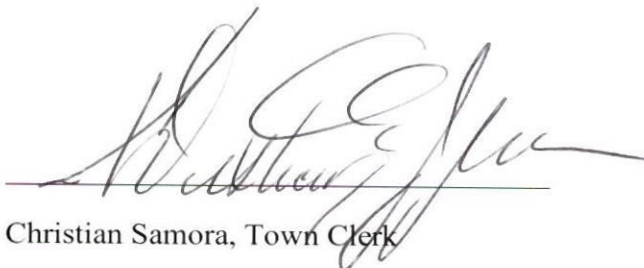
By



William Karspeck, Mayor

ATTEST:

By:



Christian Samora, Town Clerk









## AMENITY INFORMATION:

### PARK STATISTICS:

PARK SPACE REQUIRED (565 UNITS)	5.65 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:	562
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)
- ENTRYWAY (ONE ELEMENT)
- POLLINATOR GARDEN (ONE ELEMENT)
- ALL FVA (ADOPT) STREETS (TWO ELEMENTS)
- ARTWORK (ONE ELEMENT)

### OPEN SPACE CALCULATIONS:

TOTAL OPEN SPACE REQUIRED (10% OF SITE)*	12.6 AC (10.2%)
TOTAL OPEN SPACE PROVIDED*	19.7 AC (16.2%)
TOTAL SITE ACREAGE *	126.3 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

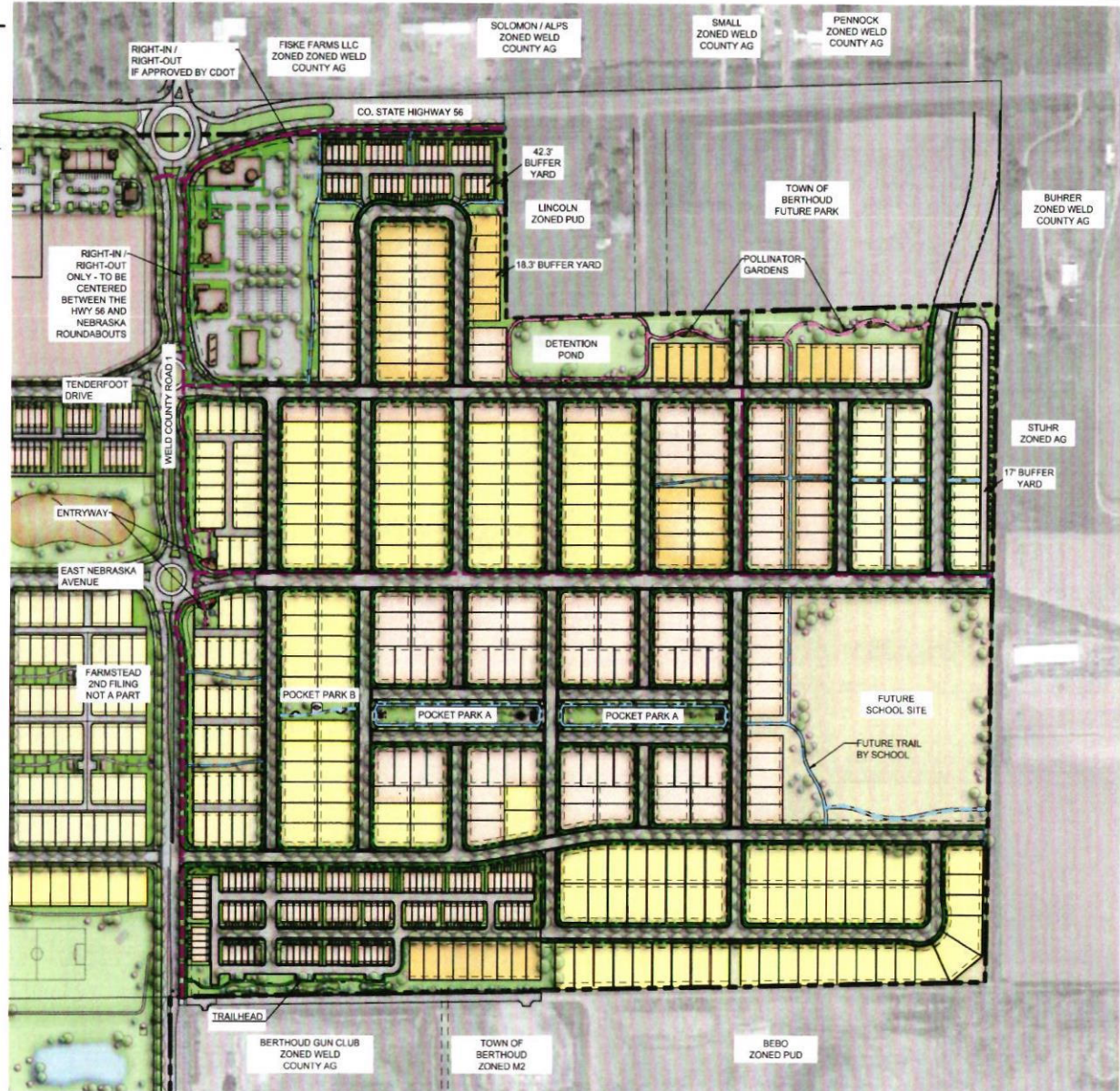
TRAIL HEAD ELEMENT	1 ELEMENT
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\*NOTE: THE FARMSTEAD IS A MASTER-PLANNED COMMUNITY. OPEN SPACE IN THE FARMSTEAD SECOND FILING IS TO COUNT TOWARDS TOTAL REQUIRED OPEN SPACE AREA.

### WALKS/TRAILS SUMMARY

6' DETACHED CONCRETE SIDEWALK - +/- 33,948 feet	
8' CONCRETE TRAIL CONNECTION TO ADJOINING DEVELOPMENTS - +/- 8,752 feet	
8' SOFT SURFACE TRAIL - +/- 2,433 feet	
6' PLANNED NEIGHBORHOOD TRAIL PER TRAILS MASTER PLAN - +/- 6,481 feet	
10' PLANNED REGIONAL TRAIL PER TRAILS MASTER PLAN - +/- 1,000 feet	

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



## THE FARMSTEAD THIRD FILING

## NEIGHBORHOOD MASTER PLAN

BERTHOUD, CO

OWNER:  
**LGI HOMES  
-COLORADO LLC**

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

REVISION #1	02-20-25
REVISION #2	04-21-25

October 23, 2024

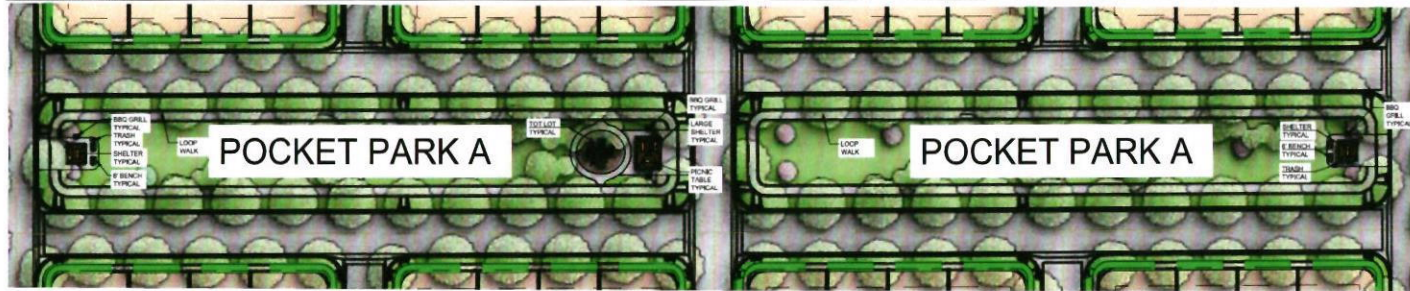
OPEN SPACE,  
CIRCULATION AND PARKS

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)
- LOOP WALK

### LIST C: COMPONENTS OF CHOICE

- SPORTS FIELD (HIGH)
- BOCCIE BALL COURT (LOW)
- HORSESHOE PITS (LOW)

# 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

### CHOSEN COMPONENTS

- BOULDER SEATING
- POLLINATOR GARDEN
- INTERPRETIVE SIGN
- ART
- MUSICAL CHIMES

# TRAILHEAD

SCALE: 1" = 40'

