



Longs Peak Farms - Project Description

May 26, 2015

Summary

The project site is located in Larimer County, west of Highway 287. Bordered to the east by North County Road 19, and to the south by West County Road 8, the property hosts approximately 86.4 acres. The project site is zoned FA-1 Farming. The proposed design meets the 80/20 Conservation Development requirements with a minimum of 80% of the total developable land area retained for residual land.

Review Criteria

The proposed Conservation Development meets the requirements as stated in Section 5.3 of the Larimer County Land Use Code. The design utilizes these requirements to create a residential cluster, surrounded by contiguous open space and/or lots reserved for agriculture. This layout is intended to ensure compatibility with surrounding land uses and preserve the rural character, while supporting the continuation of agricultural uses.

Existing Conditions

The property is currently used for agriculture. At approximately 86.4 acres, the site is bordered by farming to the north, south, and west with future commercial and existing residential to the east. Properties to the east have been annexed to the Town of Berthoud. Off-site conditions include paved, county roads providing access to the site from the south and east.

Proposed Changes and Improvements

The following table provides a summary of the proposed changes and improvements:

LAND USE	APPROXIMATE ACREAGE	LOTS	DENSITY	PERCENT
Residential	15.6	41	.5 D.U./AC	18%
Building Envelopes	2.0	2	-	2%
Internal Right of Way	5.3	-	-	6%
External Right of Way	4.8	-	-	6%
Open Space	58.7	-	-	68%
Total	86.4	43	-	100%

The proposed design includes several outlots which serve as open space buffers and common areas. Drainage areas will be incorporated into the larger open space buffers. The residential cluster is designed around a large, open meadow park with trail connections. Primary access from West County Road 8 presents an entry corridor with enhanced landscaping leading to the park. A paved secondary access, emergency only, will be provided in the northeast corner of the site to North County Road 19.

Infrastructure

A public sanitary sewer wastewater system will be connected to the Town of Berthoud through the proposed extension of an existing 8" sewer line, east of the site near West County Road 8 and Highway 287.

Water service will be provided by Little Thompson Water District through the proposed extension of an existing 6" water line, west of the site near West County Road 8 and North County Road 21.

Fire protection will be provided by Berthoud Fire Protection District. The proposed water service will provide hydrants not to exceed 1000 feet from any occupied structure. In addition, Estates at Matthews Farms, the development northeast of the project site, allows for a Berthoud Fire Department temporary hose, rated at 1000 gallons per minute fire flow.

Road type within the proposed development will be a paved, rural road section with borrow ditch, in order to preserve and encourage the rural character.

Existing easements include a 40' easement for water line, underground electric, telephone, and gas line running north-south through the center of the site. A 50' natural gas easement running east-west exists along West County Road 8 at the southern edge of the site.

Traffic and Access

Direct access to public right-of-way allows for adequate access to the site. Primary access is proposed from West County Road 8 near the center of the site. Secondary access is proposed from North County Road 19 near the northeast corner of the site. Roads are to be paved as described in Infrastructure section. Site distance is adequate with final access locations determined at time of Traffic Impact Study.