

**Town of Mead
Planning Commission
Minutes
Regular Meeting
April 21, 2010
7:00 PM**

Chairman Sword called the regular meeting of the Planning Commission of the Town of Mead to order.

Roll call: Chairman Ryan Sword
 Commissioner Arthur Harris
 Commissioner Richard Macomber
 Commissioner Diana Kure
 Commissioner Francis Toni
 Commissioner Scott Clanton
 Commissioner Debra Bancroft
 Commissioner Carmelita Thorndike

Absent were Commissioners Thorndike, Bancroft and Harris

Also present:

Dan Dean, Town Manager, Steve Stamey, Town Planner, Sandi F. Sugden, Deputy Town Clerk

1) Pledge to the Flag

The assembly pledged allegiance to the flag.

2) Request Approval of the Minutes of the March 17, 2010 Planning Commission Meeting.

Motion was made by Commissioner Kure, seconded by Commissioner Harris to approve the March 17, 2010 minutes as submitted. Motion carried unanimously; Chairman Sword, Toni, Macomber, Kure and Clanton voting yes.

3) **Mead Western Meadows, Filing 3 and Waivers Land Use Code – Public Hearing:**

Chairman Sword opened the floor to Staff.

Steve Stamey said that the Planning Commission is considering three separate, but related applications tonight.

- a. Application to re-zone the property from RSF-4, to RMF-8.
- b. Waivers to the Land Use Code.

- c. Application for a new Final Plat, with 114 proposed lots.

The property is 24.889 acres in size and located just west of 7th street, on the north side of Welker Avenue, south of Ginger Avenue in the original Mead Western Meadows subdivision.

Mr. Stamey said the applicant requested waivers from 5 land use code standards and through the review process, staff identified additional waivers that also need to be recognized and addressed by the Planning Commission and applicant. The Planning Commission can make one motion to approve certain waivers, and, one motion to deny certain waivers.

Mr. Stamey also said that the subdivision proposal, using the RMF-8 zoning increases the current number of lots from 102 to 114. In addition, a 0.998 acre pocket park is proposed, and, an extension of Rosemary Lane to the west property line has been added.

Since preparation of the staff report, there has been a question regarding the open space requirement.

The current land Use Code required .08 acres of open space per dwelling unit. Founders Park was dedicated with the first Mead Western Meadows Filing 1, and is 17.62 (founders park – 13.573) acres. The total number of lots in the first filing and this Filing 3 is 249 lots. That would have a requirement of 19.92 acres of open space. With the 0.998 acre pocket park in this Filing 3, the open space total is 17.62 plus 0.998 = 18.618. This Filing would technically need to provide an additional 1.302 acres of open/park space to meet the Land Use Code requirements.

Mr. Stamey said that staff has also recommended that the pocket park be re-locate to a site more internal to the neighborhood, and not on an arterial or collector street. Staff would also recommend that the block plan – landscape plan, provide more “green” landscaping on both street frontages for the corner lots.

Approval of Mead Western Meadows, Filing 3, should include the following:

- a. The resulting development shall conform to Town of Mead Community Design standards, including Architectural Design Standards for single-family dwellings.
- b. The proposed pocket park be increased to 1.00 acres in size, and be relocated to an area centrally located within this neighborhood, bordered on one side by public streets (excluding collector and arterial) to provide easy public access, visual surveillance and parking, accessible from surrounding neighborhood using sidewalks and/or trails.
- c. The applicant provides an Amended Memorandum of Agreement for Public Improvements (MOAPI) and a new Subdivision Improvement Agreement (SIA), as required.
- d. The Final Plat approval is contingent upon approval of the requested Waivers to the Land Use Code.
- e. The Final Plat is contingent upon approval of the re-zoning from RSF-4, to RMF-8.
- f. The applicant shall make all required technical corrections to the Final Plat map and documents, prior to recordation.

Chairman Sword opened the floor to the applicant.

Larry Buckendorf representing Journey Homes, Greeley Colorado, said that Little Thompson Water District has instituted a plan that they are trying to promote to conserve water resources. This will improve the subdivision and bring it into compliance with the current town standards because the standards have changed since the subdivision was platted. Mr. Buckendorf said that they already have a platted subdivision and would be able to pursue at this time. He is requesting to keep the basic plans with some changes, such as adding a pocket park that is not there at the time.

Chairman Sword opened the floor to the audience.

Bob Koehler a resident of Mead said that he has a few concerns:

1. With the reduction of lots from 8000 to 5000 this will impact the Western Meadows Metro District taxes. There is also a concern with the smaller lots and smaller houses that this will attract the wrong people to buy in this development.
2. There is also a concern that this will affect and create a hazardous traffic conditions.

Chairman Sword closed the public hearing to the public and opened it to commissioners.

Commissioner Clanton said that he is concerned with the setbacks and spacing between homes and wanted to know what would happen if they need to work on the utilities if they would be able to get between the homes without scraping one or both houses.

Mr. Buckendorf said that the front lot is already platted and this does not change that. The side set back filing 2 Phase I on a 5000sq. ft. lot all utilities are front to back and are all underground. Regarding the architecture, it will meet all design standards and the set back of 20ft in front and 30ft in rear.

Commissioner Toni wanted to clarify the reason Mr. Buckendorf wants to change the lot sizes at this time.

Mr. Buckendorf said that since Little Thompson Water District had suggested a new plan that would be helpful in both water conservation and economically and at the same time would bring the subdivision up to the current town standards, which have changed since this was originally platted. It will also include xeriscaping which the Town does not require but is something that Journey Homes chose to put in place. Also at the time of closing the yard will be landscaped as well as have irrigation in both front and back, under the old plan they wouldn't have this benefit.

Commissioner Kure asked when a person purchases a home in Mead Western Meadows from Journey Homes will there be guidelines as to how they have to landscape their yards.

Mr. Buckendorf stated that if the homeowner wants to have more grass then they would pay more for the sod, irrigation and to Little Thompson.

Commissioner Kure commented that native grass could be planted in the park which would be better.

Mr. Buckendorf said he would be discussing this with Mr. Stamey as well as the Town Board to get clarification.

Mr. Buckendorf said he would like to answer the concerns that Mr. Koehler expressed:

1. the lots would go from 7300 to 6200
2. the Mead Western Meadows Metro District will not change, but it will overall improve the Metro District.
3. As far as the type of people this will attract in this development, I cannot address.

Mr. Stamey asked Mr. Buckendorf if it would be possible to receive a better set of detailed plans.

Mr. Buckendorf said he will make sure they are better detailed as they move forward.

Mr. Stamey asked Mr. Buckendorf if he knew when he planned on starting.

Mr. Buckendorf stated that once the Board approves and it gets re-platted, it would be within 2 weeks.

Commissioner Macomber said that in 1998 the Mead Western Meadow was annexed into the town with a proposed 150 dwelling unit lots. In November, 2005 the location of Founders Park was moved and a re-plat permitted the development to expand to 216 single family lots and with the 21 lots on 7th Street the total was 237 single family lots. This proposed re-plat tonight would alter filing two, phase tow from 102 single family lots into 114 single family lots and a one acre park. This will amount to 249 single family lots for filing one or two.

Motion was made by Commissioner Macomber and seconded by Commissioner Clanton to recommend to the Board of Trustees approval of the re-plat with the following conditions:

1. The re-plat will only permit a maximum of 114 single family lots.
2. Dwelling building standards will encompass the latest LEED standards for energy conservation.
3. All dwelling units will be stick built on site.
4. The pocket park be enlarged to a full acre, be designed in conjunction with the municipal park planner, and have accommodation on the fringes for community gardens, as well as a water tap provided by the

developer. Consideration should be given to moving the park to a more central location.

5. The developer will participate in the voluntary school district mitigation fee.
6. The applicant will provide an amended MPAPI and a new Subdivision Improvement Agreement.
7. All sidewalks will have ADA curb cuts at intersections.
8. The applicant shall make all required technical corrections to the Final Plat map and documents prior to recordation.
9. Driveway access will not be permitted onto Welker Avenue.
10. Driveway access on Ginger Avenue from Welker Avenue will be permitted to be 80 feet.
11. Welker Avenue improvement such as sidewalk must be installed by the developer to permit children to safely walk to school from this development and those approved to the west.
12. Side yard setbacks must conform to the Mead Comprehensive Plan (Land Use Code) for RMF-8 zoning as well as easement and utility standards.
13. Driveway access shall be limited to one curb cut per dwelling unit and no more than 40% of the width of the residence.
14. A four foot detached sidewalk is permitted.
15. Street trees shall be provided for each dwelling unit.
16. Residential architecture standards will meet the recommended requirements in the Mead Comprehensive Plan (Land Use Code) Section 16-2-118.
17. The waivers requested will not have a substantial deviation from the Mead Land Use Code.
18. A variance (waiver), where necessary will be permitted on the rear yard setback of 40 feet for those lots bordering Welker Avenue.
19. The applicant will apply for water conservation taps for lots smaller than 6,500 square feet. Those lots larger than 6,500 square feet will need a full size domestic water tap. To accommodate the conservation taps the developer agrees to completely landscape the lots, with irrigation provided.
20. The Mead Comprehensive Plan/Land Use Code calls for 0.08 dedication for Parks and Open Space. At 249 lots this amounts to 19.92 acres; subtracting Founders Park and the proposed new outlet amounts to 17.62 acres. The difference required to the Town is 1.302 acres. The developer can satisfy this requirement by either a further land dedication or cash-in-lieu.
21. Corner lots should consider moving the green areas to border the streets for appearance purposes.
22. Road construction equipment needs to access off a Ginger Avenue construction road and not through 7th Street, and therefore through the current subdivision.

Motion carried unanimously; Chairman Sword, Toni, Macomber, Kure and Clanton voting yes.

4) **Mead Western Meadows, Filing 3 Zoning – Public Hearing:**

ZONING

1. Application to rezone from RSF-4 to RMF-8.
2. Major difference is that the RSF-4 has a minimum lot area requirement of 8,000 sq. ft., and the RMF-8 allows a minimum lot area of 5,000 sq. ft.
3. Setbacks are also adjusted in the RMF-8 district.
4. The applicant has stated that the smaller lots are necessary for water conservation and to address changing market conditions.
5. Staff has recommended that the PC consider approval of the re-zoning, and, since the application is concurrent with the proposed Filing 3 Final Plat, that the zoning be conditioned on the following:
 - a. The resulting development shall conform to Town of Mead Community Design Standards, including Architectural Design Standards for single-family dwellings.
 - b. The re-zoning is contingent upon approval of the Waivers included in the Mead Western Meadows application, as well as additional Waivers as identified by staff.
 - c. The re-zoning is contingent upon approval of the Final Plat, for Mead Western Meadows, Filing 3.
 - d. The applicant shall make all required technical corrections to the Zoning map and documents, prior to recordation.
6. The action on the zoning application should be the first motion by the Planning Commission.

Motion was made by Commissioner Macomber and seconded by Commissioner Kure to recommend to the Board of Trustees approval of the zoning request for Mead Western Meadows filing 3 with the following conditions:

1. The resulting development shall conform to the Town of Mead Community Design Standards, including architectural design standards for single family dwellings.
2. Rezoning is contingent upon approval of the Final Plat for Filing 3, but will not permit more than 114 single-family dwelling lots.
3. The applicant shall make all required technical corrections to the zoning map and documents prior to recordation.
4. The applicant will apply for water conservation taps for lots smaller than 6,500 square feet. Thos lots larger than 6,500 square feet will need a full size domestic water tap.

Motion carried unanimously; Chairman Sword, Toni, Macomber, Kure and Clanton voting yes.

Chairman Sword closed the Public Hearing for Mead Western Meadows

5) Updates and Developments:

Mr. Stamey reported that the Board of Trustees has referred two annexations to the Planning Commission:

- a. Haley Annexation
- b. NSN Concrete in Sekich Business Park

Mr. Stamey extended an invitation to the planning commission to attend a review meeting that is tentatively scheduled for Monday May 3rd from 6:00pm – 8:00pm; this meeting will be in conjunction with the Downtown Development Committee. They will be discussing the current and updated concept plan.

6) Adjournment

Chairman Sword asked for a motion to adjourn.

Motion was made by Commissioner Kure, seconded by Commissioner Toni, to adjourn. Motion carried unanimously; Chairman Sword, Toni, Macomber, Kure and Clanton voting yes.

The meeting adjourned at approximately 8:26 PM on Wednesday, April 21, 2010.

Respectfully submitted,

Sandi F. Sugden, CMC
Deputy Town Clerk

Approved at the regular Planning Commission meeting May 19, 2010.