

**TOWN OF MEAD, COLORADO
ORDINANCE NO. 885**

**AN ORDINANCE OF THE TOWN OF MEAD, COLORADO, APPROVING THE
INITIAL ZONING OF PROPERTY KNOWN AS THE HIGHLANDS
ANNEXATION AND AMENDING THE OFFICIAL ZONING MAP OF THE
TOWN OF MEAD**

WHEREAS, a petition for annexation was filed with the Town Clerk (the "Petition") requesting the annexation of certain property commonly known as The Highlands Annexation, including certain rights-of-way as more particularly described in the Petition, and which property is described with particularity in the annexation maps on file with the Town Clerk and in **Exhibit 1** attached hereto and incorporated herein by reference (the "Property"); and

WHEREAS, on Tuesday, November 13, 2018, following the conclusion of a duly noticed public hearing, the Board of Trustees of the Town of Mead adopted Ordinance No. 884 (the "Annexation Ordinance") approving the annexation of the Property into the Town of Mead; and

WHEREAS, as required by C.R.S. § 31-12-115(2), property annexed to the Town must be zoned pursuant to the Town's zoning regulations within ninety (90) days after the effective date of the Annexation Ordinance; and

WHEREAS, at the same public hearing held and concluded on November 13, 2018, the Board of Trustees considered establishing the initial zoning for the Property under Sections 16-3-160 and 16-8-120(b) of the *Mead Municipal Code* ("MMC"), specifically, the Board of Trustees considered rezoning the Property from Weld County Agricultural (A) to Residential Single-Family District (RSF-4) with a Planned Unit Development (PUD) overlay under the Town's Land Use Code as specifically shown in the Zoning Amendment Map and The Highlands-PUD Plan attached hereto as **Exhibit 2**; and

WHEREAS, the Town's Planning Commission ("Planning Commission") considered the proposed annexation and initial zoning of the Property at a duly noticed public hearing held on Thursday, November 1, 2018, and adopted a resolution setting forth its favorable recommendation, which resolution has been forward to the Board of Trustees; and

WHEREAS, public notice has been properly given of the proposed initial zoning of the Property by publication, in the *Longmont Times-Call*, a newspaper of general circulation within the Town of Mead, by posting of the Property, and notice has been given in accordance with applicable requirements of the Land Use Code; and

WHEREAS, a public hearing on the proposed initial zoning of the Property was held before the Board of Trustees, at which time evidence and testimony were presented to the Board of Trustees concerning the proposed initial RSF-4 with PUD overlay zoning of the Property; and

WHEREAS, the administrative record for this case includes, but is not limited to, the Town of Mead Comprehensive Plan and all other applicable ordinances, resolutions and regulations of the Town, together with all Town of Mead policies that relate to the subject matter of the public hearing, reports, studies and all other submittals of the property owner(s), any evidence or correspondence submitted by members of the public at the public hearing, the Zoning Amendment Map, The Highlands-PUD Plan, the

annexation map(s), and the staff files and reports of the Town's Planning Director or planning department pertaining to this application; and

WHEREAS, pursuant to Article 23 of Title 31, C.R.S., as amended, Board of Trustees has determined that the proposed zoning of the Property, subject to the conditions set forth herein, furthers the public health, safety, convenience and general welfare of the community; conforms with the Town's Comprehensive Plan, constituting the community's three-mile plan, as amended and updated; is compatible with surrounding uses; and otherwise meets the applicable criteria set forth in the Land Use Code.

NOW THEREFORE, BE IT ORDAINED by the Board of Trustees of the Town of Mead, Weld County, Colorado, that:

Section 1. Recitals Incorporated. The recitals contained above are incorporated herein by reference and are adopted as findings and determinations of the Board of Trustees.

Section 2. Initial Zoning of Property Approved. The Board of Trustees hereby grants and approves zoning of the Property from Weld County Agricultural (A) to Residential Single-Family District (RSF-4) with Planned Unit Development (PUD) overlay under the Town's Land Use Code, as more specifically shown in the Zoning Amendment Map and The Highlands-PUD Plan attached hereto as **Exhibit 2**.

Section 3. Direction to Town Staff. In accordance with Section 16-3-160(g) of the MMC, the Official Zoning Map of the Town of Mead shall be amended to conform to and reflect the Property's RSF-4 with PUD overlay zoning. Town Staff is directed to change the zoning of the Property on the Town's Official Zoning Map and to make any technical corrections to the Official Zoning Map necessitated by the initial zoning of the Property established by this Ordinance.

Section 4. Effective Date. This ordinance shall be published and become effective as provided by law.

Section 5. Severability. If any part, section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be invalid, such invalidity shall not affect the validity of the remaining sections of the Ordinance. The Board of Trustees hereby declares that it would have passed the ordinance including each part, section, subsection, sentence, clause or phrase thereof, irrespective of the fact that one or more part, section, subsection, sentence, clause or phrase is declared invalid.

Section 6. Repealer. All ordinances or resolutions, or parts thereof, in conflict with this ordinance are hereby repealed, provided that such repealer shall not repeal the repealer clauses of such ordinance nor revive any ordinance thereby.

Section 7. Certification. The Town Clerk shall certify to the passage of this ordinance and make not less than one copy of the adopted Code available for inspection by the public during regular business hours.

INTRODUCED, READ, PASSED, AND ADOPTED THIS 13TH DAY OF NOVEMBER, 2018.



ATTEST:

By: M.E. Strutt
Mary E. Strutt, CMC, Town Clerk



TOWN OF MEAD:

By: Joyce E. Palaszewski
Joyce E. Palaszewski, Mayor Pro Tem



**Exhibit 1
Legal Description
The Highlands Annexation**

PARCEL I:

THE NORTH 1/2 OF THE SOUTH 100 ACRES OF THE NW 1/4 OF SECTION 10, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO EXCEPTING THOSE PARCELS CONVEYED BY DEEDS RECORDED SEPTEMBER 15, 2005 AT RECEPTION NO. 3323096 AND JULY 5, 2017 AT RECEPTION NO. 4315144.

NOW KNOWN AS:

LOT B, RECORDED EXEMPTION NO. 1207-10-2-RE-2579, RECORDED NOVEMBER 16, 2000 AT RECEPTION NO. 2807299, LOCATED IN THE NW 1/4 OF SECTION 10, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO.

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, WELD COUNTY, COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST SIXTEENTH CORNER OF SAID NORTHWEST 1/4 OF SECTION 10;

THENCE NORTH 00°23'44" WEST, A DISTANCE OF 25.51 FEET ALONG SAID WEST LINE OF SECTION 10;

THENCE NORTH 89°07'24" EAST, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 00°23'54" WEST, A DISTANCE OF 302.29 FEET; THENCE NORTH 88°51'54" EAST, A DISTANCE OF 1729.99 FEET; THENCE NORTH 88°52'22" EAST, A DISTANCE OF 879.52 FEET; THENCE SOUTH 00°24'21" EAST, A DISTANCE OF 821.96 FEET; THENCE SOUTH 88°54'27" WEST, A DISTANCE OF 2293.98 FEET;

THENCE NORTH 00°24'42" ^{WEST} EAST, A DISTANCE OF 341.63 FEET; THENCE SOUTH 89°07'50" WEST, A DISTANCE OF 14.76 FEET; THENCE NORTH 01°46'59" EAST, A DISTANCE OF 175.22 FEET;

THENCE SOUTH 89°07'28" WEST, A DISTANCE OF 307.43 FEET TO THE POINT OF BEGINNING,

THE ABOVE DESCRIBED PARCEL CONTAINS 1,981,309 SQUARE FEET OR 45.485 ACRES, MORE OR LESS.

PARCEL II:

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, WELD COUNTY, COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

*me
8/1/2019*



COMMENCING AT THE WEST SIXTEENTH CORNER OF SAID NORTHWEST 1/4 OF SECTION 10;
THENCE NORTH 00°23'44" WEST, A DISTANCE OF 25.51 FEET ALONG SAID WEST LINE OF SECTION 10;
THENCE NORTH 89°07'24" EAST, A DISTANCE OF 30.00 FEET;
THENCE NORTH 00°23'54" WEST, A DISTANCE OF 302.29 FEET;
THENCE NORTH 88°51'54" EAST, A DISTANCE OF 1729.99 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 00°23'54" WEST, A DISTANCE OF 960.02 FEET; THENCE NORTH 88°52'10" EAST, A DISTANCE OF 879.40 FEET;
THENCE SOUTH 00°24'21" EAST, A DISTANCE OF 960.07 FEET,
THENCE SOUTH 88°52'22" WEST, A DISTANCE OF 879.52 FEET TO THE POINT OF BEGINNING;
THE ABOVE DESCRIBED PARCEL CONTAINS 844,258 SQUARE FEET OR 19.381 ACRES, MORE OR LESS.

Total acreage (approximate): 64.86 acres, as more particularly shown in the annexation map on file with the Town Clerk.



4458099 Pages: 6 of 10
01/07/2019 01:22 PM R Fee:\$58.00
Carly Koppes, Clerk and Recorder, Weld County, CO



Exhibit 2
Zoning Amendment Map
The Highlands – PUD Plan

4510803 Pages: 6 of 10
08/01/2019 10:35 AM R Fee:\$58.00
Carly Koppes, Clerk and Recorder, Weld County, CO

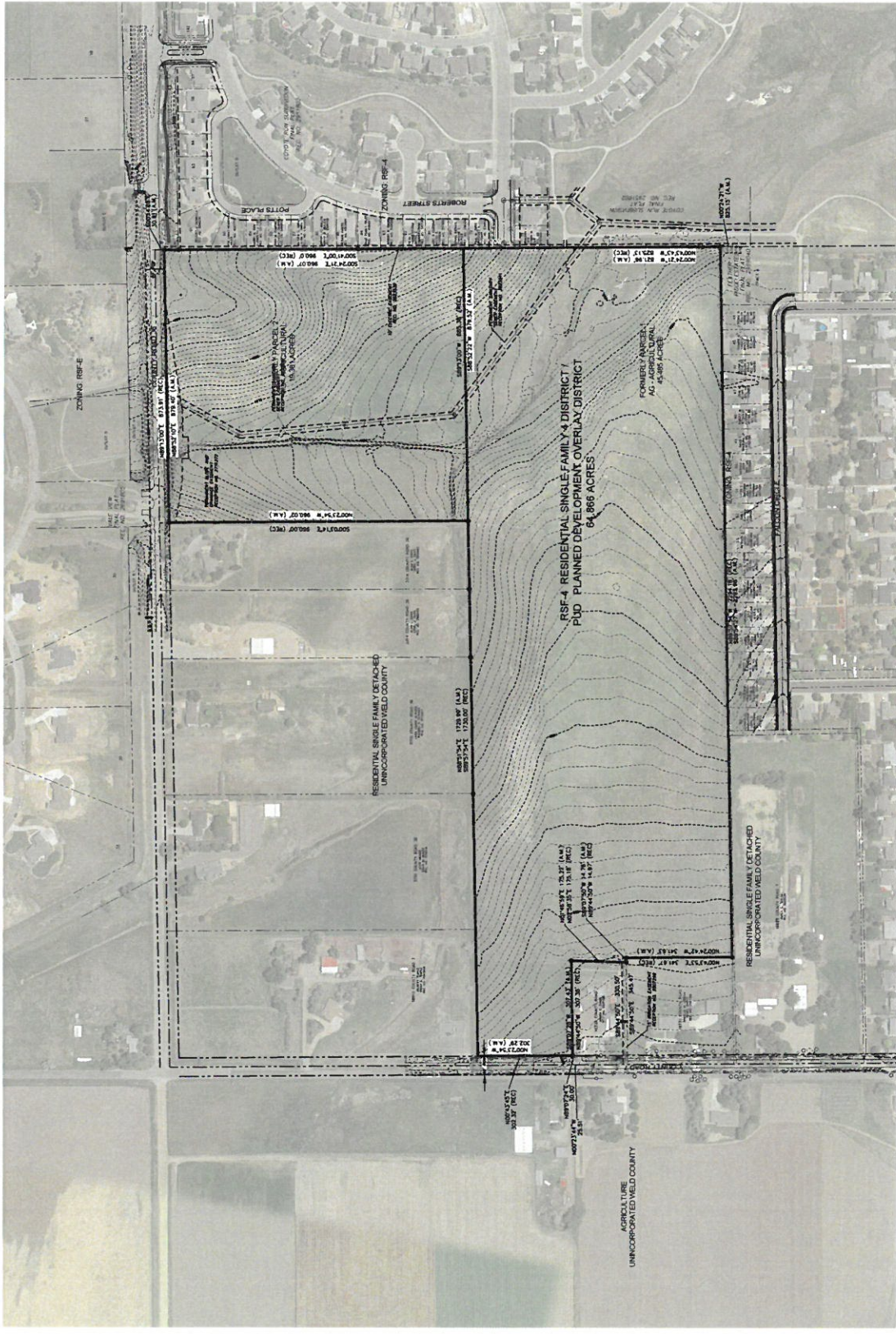


4458099 Pages: 7 of 10
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4510803 Pages: 7 of 10
 08/01/2019 10:35 AM R Fee:\$58.00
 Carly Koppes, Clerk and Recorder, Weld County, CO

P.U.D. PLAN
THE HIGHLANDS

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 3 NORTH,
 RANGE 68 WEST OF THE 6TH P.M. TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO
 64.866 ACRES TOTAL 220 SINGLE FAMILY DWELLING UNITS



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THE HIGHLANDS
 P.U.D. Plan
 Mead, Colorado

DATE P.L. 21	
DATE P.L. 22	
DATE P.L. 23	
DATE P.L. 24	
DATE P.L. 25	
DATE P.L. 26	
DATE P.L. 27	
DATE P.L. 28	
DATE P.L. 29	
DATE P.L. 30	

SHEET TITLE
 CONTEXT
 MAP
 SHEET NUMBER
 2 of 7

P.U.D. PLAN
 THE HIGHLANDS

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 3 NORTH,
 RANGE 68 WEST OF THE 6TH P.M., TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO
 64.866 ACRES TOTAL
 220 SINGLE FAMILY DWELLING UNITS

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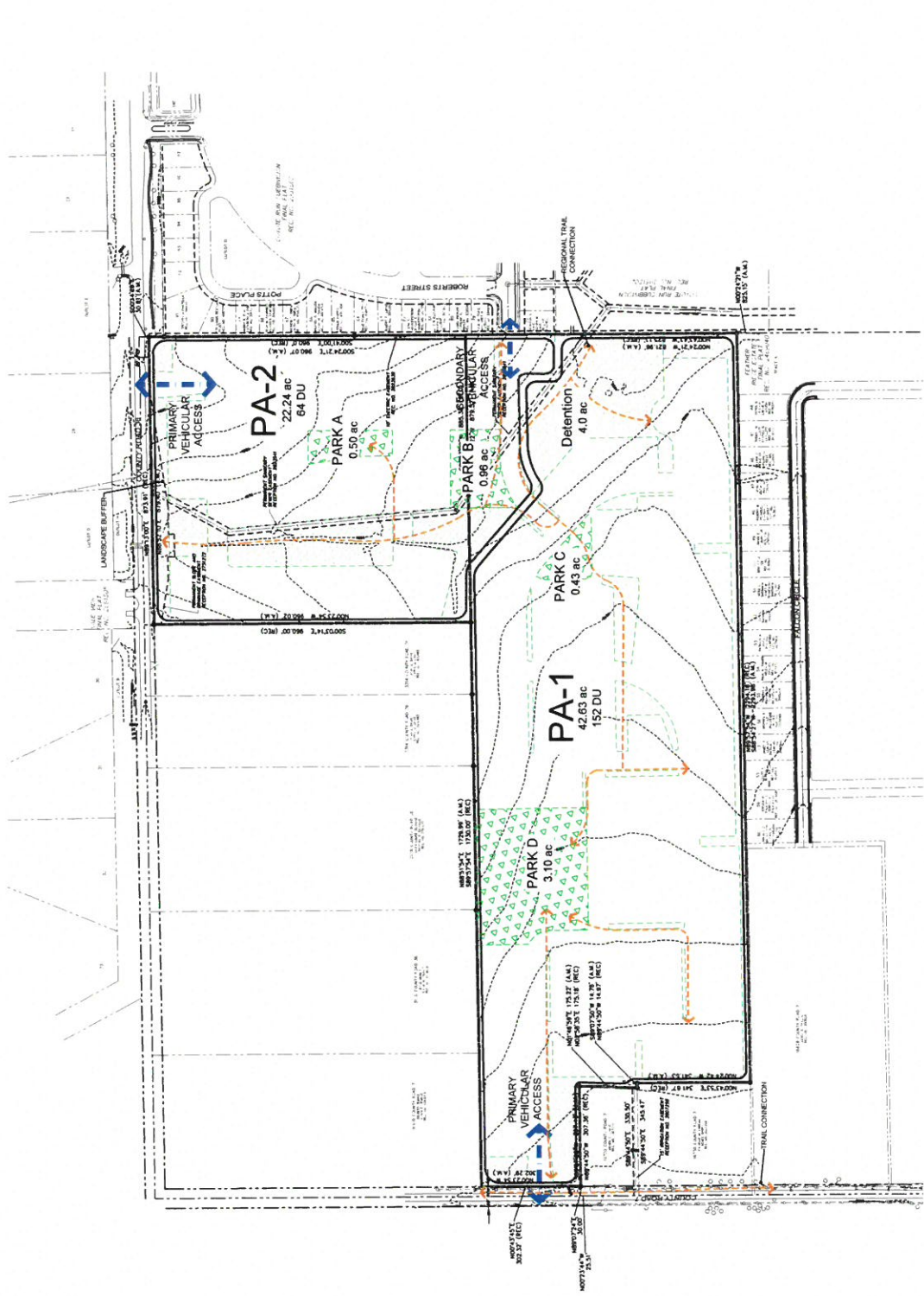
THE HIGHLANDS
 P.U.D. Plan
 Mead, Colorado

DRAWN BY: AV
 CHECKED BY: DK
 REVISION DATE: 08/23/2018
 REVISIONS: 01/23/2018

SHEET TITLE

P.U.D.
 PLAN

SHEET NUMBER
 3 of 7



LEGEND

- PARK
- OPEN SPACE
- LANDSCAPE BUFFER
- VEHICULAR ACCESS POINT
- TRAIL CONNECTION

North

SCALE: 1" = 50'

