

**TOWN OF MEAD, COLORADO
ORDINANCE NO. 899**

AN ORDINANCE OF THE TOWN OF MEAD, COLORADO, REZONING THE PROPERTY WITHIN THE RED BARN SUBDIVISION FROM RSF-4 (RESIDENTIAL SINGLE-FAMILY DISTRICT) TO RSF-4 (RESIDENTIAL SINGLE-FAMILY DISTRICT) WITH A PLANNED UNIT DEVELOPMENT OVERLAY DISTRICT UNDER THE TOWN'S LAND USE CODE, AND AMENDING THE OFFICIAL ZONING MAP

WHEREAS, the Town of Mead is authorized pursuant to Title 31, Article 23, C.R.S. and the Town of Mead Land Use Code to regulate the subdivision of land; and

WHEREAS, 13-32 Development LLC, a Colorado limited liability company ("Applicant") has submitted a rezoning request in accordance with that certain Red Barn Subdivision Planned Unit Development Plan (PUD) Overlay/Zoning Map, attached hereto and incorporated herein as **Exhibit 2** ("Rezoning Plan") for property consisting of 196.30 acres, more or less, and located generally south and west of the intersection of WCR 13 and WCR 32, Weld County, State of Colorado, as more particularly described in **Exhibit 1**, attached hereto and incorporated into this Ordinance (the "Property"); and

WHEREAS, the Applicant is the record owner of the Property; and

WHEREAS, a copy of the Rezoning Plan is on file with the Town's Planning Department; and

WHEREAS, the Planning Commission considered the Rezoning Plan at a public hearing held on May 15, 2019, and recommended approval of the Rezoning Plan to the Board of Trustees; and

WHEREAS, the Board of Trustees considered the Rezoning Plan at a public hearing held on June 10, 2019; and

WHEREAS, public notice has been properly given of the proposed rezoning of the Property by publication in *The Times-Call*, a newspaper of general circulation within the Town of Mead, by posting of the Property, and by notification of adjacent property owners and other interested parties in accordance with applicable provisions of the Land Use Code; and

WHEREAS, the administrative record for this matter includes, but is not limited to, the Town of Mead Land Use Code (including subdivision and zoning amendment regulations), the Town of Mead Comprehensive Plan, all other applicable ordinances, resolutions and regulations, the staff files and reports of the Planning Director and Town Engineer related to the Rezoning Plan, any and all submittals by the Applicant and members of the public, and the tape recordings and minutes of both the Planning Commission and Board of Trustee meetings at which this application was considered; and

WHEREAS, the Applicant has agreed to all conditions of approval as stated in this Ordinance; and

WHEREAS, the Board of Trustees has determined that the rezoning request satisfies the review criteria applicable to amendments to the Town's official zoning map set forth in Sections 16-3-30 and 16-3-160(e)(6) of the MMC, specifically that the rezoning to Planned Unit Development overlay district is requested to encourage innovative and creative design and to promote a mix of land uses in the development; and

WHEREAS, the Board of Trustees has further determined that approval of the Rezoning Plan will advance the public health, safety, convenience and general welfare of the residents of the Town.

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

Section 1. Zoning of Property Approved. The Board of Trustees hereby grants and approves rezoning of the Property from RSF-4 (Residential Single-Family District) to RSF-4 (Residential Single-Family District) with a Planned Unit Development Overlay District under the Town’s Land Use Code, as depicted on the Rezoning Plan. Following the effective date of this Ordinance, the Property shall be zoned RSF-4 with a PUD Overlay.

Section 2. Amendment of Zoning Map. The Town Clerk is instructed to record the Rezoning Plan for the Property in the real property records of Weld County, Colorado following the date on which the Planning Director and Town Engineer have made any technical corrections to the Rezoning Plan to conform the same to all applicable requirements of the Land Use Code and the Applicant has fully paid any outstanding fees to the Town related to the Town’s review and processing of the Rezoning Plan. In accordance with Sec. 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 zone district classification.

Section 3. Effective Date. This Ordinance shall be published and become effective as provided by law.

Section 4. Certification. The Town Clerk shall certify to the passage of this resolution and make not less than one copy of the adopted resolution available for inspection by the public during regular business hours.

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.

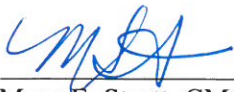
Section 6. Repealer. All ordinances or resolutions, or parts thereof, in conflict with this Ordinance are hereby repealed, provided that such repealer shall not repeal the repealer clauses of such ordinance nor revive any ordinance thereby.

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 10TH DAY OF JUNE, 2019.

ATTEST:

TOWN OF MEAD:

By: 
Mary E. Strutt, CMC, Town Clerk

By: 
Colleen G. Whitlow, Mayor



Attachments:

Exhibit 1 - Legal Description - Red Barn Subdivision

Exhibit 2 - Red Barn Subdivision Planned Unit Development Plan (PUD) Overlay/Zoning Map

EXHIBIT 1
Legal Description – Red Barn Subdivision

KNOW ALL MEN BY THESE PRESENTS THAT 13-32 DEVELOPMENT, LLC BEING THE OWNER OF CERTAIN LANDS IN MEAD, COLORADO, DESCRIBED AS FOLLOWS:

BEING PORTIONS OF SECTION 13 AND SECTION 24, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH P.M., AND PORTIONS OF SECTION 18 AND SECTION 19 TOWNSHIP 3 NORTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 24 AS BEARING SOUTH 00°00'00" WEST AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 24, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED AS LOT D, RECORDED EXEMPTION NO. 1207-24-01 RECX17-0048 AS FILED IN THE OFFICE OF THE WELD COUNTY CLERK AND RECORDER AT RECEPTION NO. 4325830 ON AUGUST 9, 2017; THENCE NORTH 00°00'00" EAST 30.00 FEET ALONG THE NORTHERLY PROLONGATION OF SAID EAST LINE OF SAID SECTION 24 TO A POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF WELD COUNTY ROAD 32; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY NORTH 89°15'24" EAST 30.00 FEET TO A POINT OF INTERSECTION ON SAID NORTHERLY RIGHT-OF-WAY AND THE EASTERLY RIGHT-OF-WAY OF WELD COUNTY ROAD 13, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF SAID WELD COUNTY ROAD 13 AND PARALLEL TO SAID EAST LINE OF SAID NORTHEAST QUARTER SOUTH 00°00'00" WEST 752.79 FEET; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE AND ALONG THE EASTERLY PROLONGATION AND THE NORTHERLY LINE OF A CERTAIN PARCEL OF LAND DESCRIBED AS LOT A OF RECX16-0188 AS FILED IN THE OFFICE OF THE WELD COUNTY CLERK AND RECORDER AT RECEPTION NO. 4278689 ON FEBRUARY 15, 2017 NORTH 89°35'09" WEST 319.52 FEET TO THE NORTHWEST CORNER OF SAID LOT A; THENCE ALONG THE WEST LINE OF LOT A AND LOT B OF SAID RECX16-0188 SOUTH 00°00'39" WEST 751.50 FEET TO THE SOUTHWEST CORNER OF SAID LOT B; THENCE ALONG THE SOUTH LINE OF SAID LOT B AND THE EASTERLY PROLONGATION OF THE SOUTH LINE OF SAID LOT B SOUTH 89°34'57" EAST 319.67 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF SAID WELD COUNTY ROAD 13; THENCE DEPARTING SAID EASTERLY PROLONGATION AND ALONG SAID EASTERLY RIGHT-OF-WAY SOUTH 00°00'00" WEST 860.17 FEET; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY AND ALONG THE EASTERLY PROLONGATION OF THE NORTH LINE OF A CERTAIN PARCEL OF LAND DESCRIBED AS LOT A OF RE-2478 AS FILED IN THE OFFICE OF THE WELD COUNTY CLERK AND RECORDER AT RECEPTION NO. 2733405 ON NOVEMBER 18, 1999 SOUTH 89°10'42" WEST 384.09 FEET TO THE NORTHWEST CORNER OF SAID LOT A; THENCE ALONG THE WEST LINE OF SAID LOT A OF RE-2478 SOUTH 00°19'04" EAST 308.39 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHEAST QUARTER OF SAID SECTION 24, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID LOT A OF RE-2478 AND THE SOUTHEAST CORNER OF SAID LOT D, RECORDED EXEMPTION NO. 1207-24-01 RECX17-0048; THENCE ALONG THE SOUTH LINE OF SAID LOT A NORTH 89°12'31" EAST 322.37 FEET TO THE SOUTHEAST CORNER OF SAID LOT A, SAID POINT BEING THE SOUTHEAST CORNER OF

SAID NORTHEAST QUARTER OF SECTION 24; THENCE NORTH 89°59'41" EAST 60.00 FEET TO A POINT ON SAID EASTERLY RIGHT-OF-WAY LINE OF WELD COUNTY ROAD 13; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF WELD COUNTY ROAD 13 SOUTH 00°00'19" EAST 587.67 FEET; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE EASTERLY PROLONGATION AND THE NORTH LINE OF A CERTAIN PARCEL OF LAND DESCRIBED AS LOT A OF RECX17-0097 AS FILED IN THE OFFICE OF THE WELD COUNTY CLERK AND RECORDER AT RECEPTION NO. 4345567 ON OCTOBER 19, 2017 SOUTH 89°11'27" WEST 248.64 FEET; THENCE ALONG THE NORTHERLY LINES OF SAID LOT A THE FOLLOWING TWO (2) COURSES AND DISTANCES, NORTH 00°00'19" WEST 187.50 FEET; THENCE SOUTH 89°11'27" WEST 530.43 FEET TO THE NORTHWEST CORNER OF SAID LOT A OF RECX17-0097; THENCE ALONG THE WEST LINE OF SAID LOT A AND THE EASTERLY LINE OF A CERTAIN PARCEL OF LAND DESCRIBED AS LOT B OF SAID RECX17-0097 SOUTH 00°00'19" EAST 546.31 FEET TO THE SOUTHWEST CORNER OF SAID LOT A AND THE SOUTHEAST CORNER OF SAID LOT B; THENCE ALONG THE SOUTH LINE OF SAID LOT B SOUTH 89°11'27" WEST 1901.46 FEET TO THE SOUTHWEST CORNER OF SAID LOT B; THENCE ALONG THE WEST LINE OF SAID LOT B AND THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 24 NORTH 00°29'13" WEST 948.08 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF SAID SECTION 24; THENCE ALONG SAID WEST LINE OF SAID NORTHEAST QUARTER AND ALONG THE WEST LINE OF SAID LOT D, RECORDED EXEMPTION NO. 1207-24-01 RECX17-0048 NORTH 00°08'49" WEST 2065.21 FEET TO THE SOUTHWEST CORNER OF A CERTAIN PARCEL OF LAND DESCRIBED AS LOT B OF SAID RECORDED EXEMPTION NO. 1207-24-01 RECX17-0048; THENCE ALONG THE SOUTH LINE OF SAID LOT B NORTH 89°15'24" EAST 528.35 FEET TO THE SOUTHEAST CORNER OF SAID LOT B; THENCE ALONG THE EAST LINE OF SAID LOT B NORTH 00°08'44" WEST 150.01 FEET TO THE SOUTHWEST CORNER OF LOT C OF SAID RECORDED EXEMPTION NO. 1207-24-01 RECX17-0048; THENCE ALONG THE SOUTH LINE OF SAID LOT C NORTH 89°15'24" EAST 285.60 FEET TO THE SOUTHEAST CORNER OF SAID LOT C; THENCE ALONG THE EAST LINE OF SAID LOT C AND THE NORTHERLY PROLONGATION OF SAID EAST LINE OF LOT C NORTH 00°08'44" WEST 460.02 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF SAID WELD COUNTY ROAD 32; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY NORTH 89°15'24" EAST 1881.36 FEET TO SAID POINT OF INTERSECTION ON SAID NORTHERLY RIGHT-OF-WAY OF WELD COUNTY ROAD 32 AND THE EASTERLY RIGHT-OF-WAY OF SAID WELD COUNTY ROAD 13 AND THE TRUE POINT OF BEGINNING.

HAVE LAID OUT THIS PRELIMINARY PLAT OF THE ABOVE DESCRIBED LAND UNDER THE NAME AND STYLE OF RED BARN SUBDIVISION, SHOWING THE PROPOSED LOTS, BLOCKS, TRACTS, OUTLOTS, STREETS, ALLEYS, PARKS, OPEN SPACE AND UTILITY EASEMENTS ON THE PROPERTY.

THUS-DESCRIBED PROPERTY CONTAINS 196.30± ACRES, MORE OR LESS, TOGETHER WITH AND SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY EXISTING AND/OR OF PUBLIC RECORD.

EXHIBIT 2
Red Barn Subdivision Planned Unit Development Plan (PUD) Overlay/Zoning Map

RED BARN SUBDIVISION PLANNED
 UNIT DEVELOPMENT PLAN (PUD)
 OVERLAY / ZONING MAP

**RED BARN SUBDIVISION PLANNED UNIT
 DEVELOPMENT PLAN (PUD) OVERLAY / ZONING MAP**
 A SUBDIVISION BEING PORTIONS OF SECTION 13 AND SECTION 24, TOWNSHIP 3 NORTH,
 RANGE 68 WEST OF THE 6TH P.M., AND PORTIONS OF SECTION 18 AND SECTION 19, TOWNSHIP 3 NORTH,
 RANGE 67 WEST OF THE 6TH P.M., TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO
 196.30 ACRES TOTAL
 454 SINGLE FAMILY DWELLING UNITS

LAND USE SUMMARY

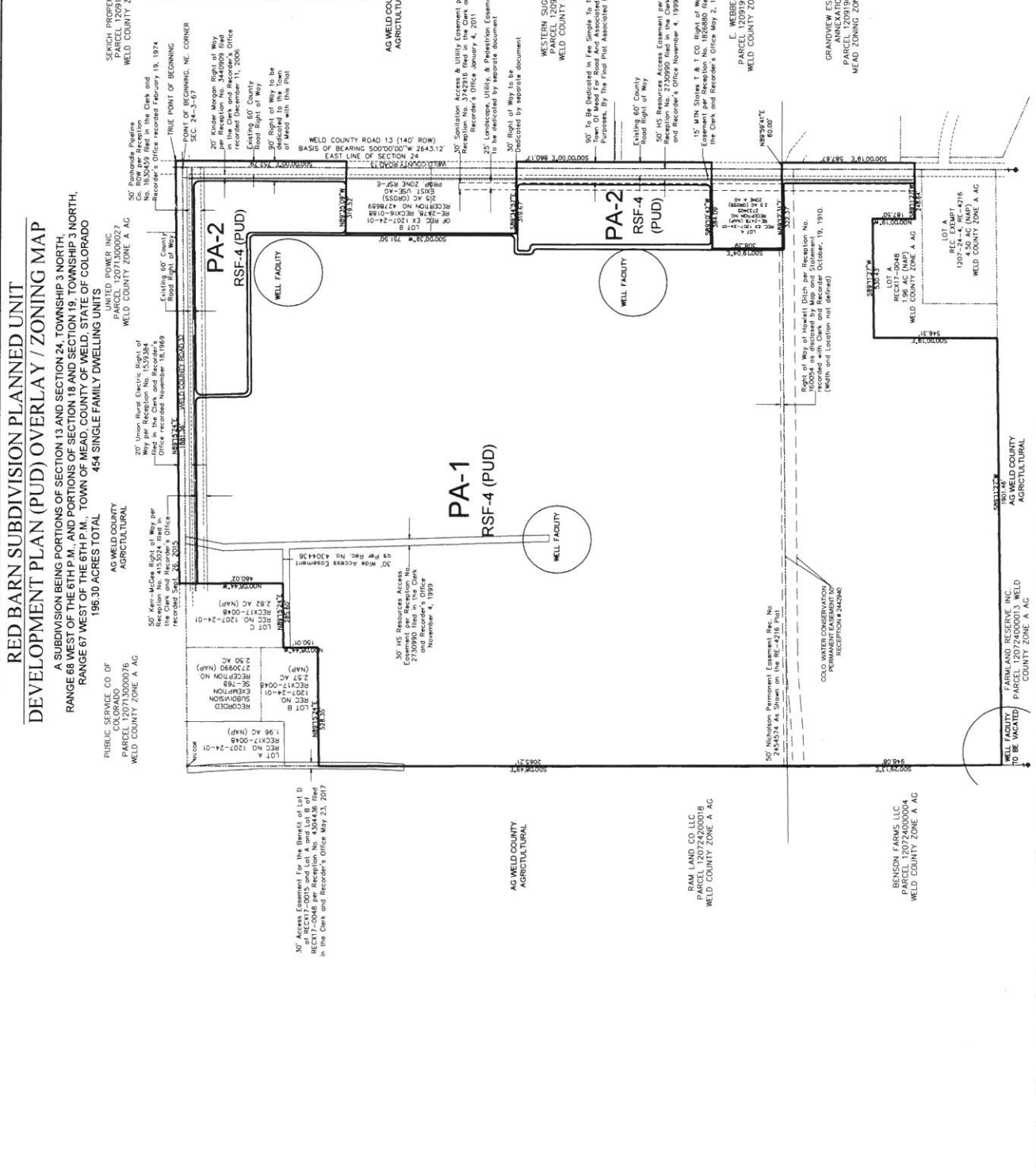
| TYPE | AREA (ACRES) | % OF TOTAL SITE | NUMBERS OF LOTS |
|------------------|--------------|-----------------|-----------------|
| RESIDENTIAL LOTS | 84.44 | 48.1 | 454 |
| PARKS | 63.93 | 32.6 | |
| PUBLIC ROW | 31.93 | 16.3 | |
| TOTAL | 179.30 | 100 | |

OPEN SPACE SUMMARY

| TYPE | AREA (ACRES) | AREA (ACRES) (EXC'D) | % OF TOTAL (EXC'D) |
|--------------|--------------|----------------------|--------------------|
| PARK | 9.94 | 9.94 | 4.9 |
| OPEN SPACE | 31.84 | 31.84 | 15.8 |
| DETENTION | 17.49 | 8.75 | 4.5 |
| WELL SETBACK | 4.95 | 0 | 0 |
| TOTAL | 63.93 | 50.33 | 25.30 |

LOT SIZE SUMMARY

| LOT SIZE | NUMBER OF LOTS |
|------------|----------------|
| 500 ± 100' | 213 |
| 600 ± 100' | 115 |
| 75 ± 100' | 15 |
| ESTATE | 15 |
| TOTAL | 454 |



30' Access Easement for the benefit of Lot D of RECD 7-0015 and Lot A, and Lot B of RECD 7-0016, as shown on the Record Plat, in the Clerk and Recorder's Office May 23, 2017.

30' HS Resources Access Easement for the benefit of RECD 7-0015 and RECD 7-0016, as shown on the Record Plat, in the Clerk and Recorder's Office November 4, 1999.

30' Water Conservation Easement for the benefit of RECD 7-0015 and RECD 7-0016, as shown on the Record Plat, in the Clerk and Recorder's Office May 2, 1990.

Right of Way of Inland Ditch per Reception No. 2454574 As Shown on the RE-4216 Plat, recorded with Clerk and Recorder, October 19, 1910. (With end location not defined)

Right of Way of Inland Ditch per Reception No. 2454574 As Shown on the RE-4216 Plat, recorded with Clerk and Recorder, October 19, 1910.

15' Utility Easement, T & T CO, Right of Way Easement per Reception No. 1826280 filed in the Clerk and Recorder's Office May 2, 1990.

Existing 60' County Right of Way

90' to be Dedicated in Fee Simple to the County of Weld for the purpose of a Public Use, By the Record Plat Associated Herein.

30' Right of Way to be Discarded by separate document.

RED BARN SUBDIVISION PLANNED UNIT DEVELOPMENT PLAN (PUD) OVERLAY / ZONING MAP

A SUBDIVISION BEING PORTIONS OF SECTION 13 AND SECTION 24, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH P.M., AND PORTIONS OF SECTION 16 AND SECTION 19, TOWNSHIP 3 NORTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO
196.30 ACRES TOTAL
454 SINGLE-FAMILY DWELLING UNITS

V. COMMUNITY DESIGN PRINCIPLES AND DEVELOPMENT STANDARDS

The following states how the proposed PUD deviates from Article 4 - Community Design and Development Standards as stated within the Town of Mead Municipal Code:

A. Residential Architecture - Single Family Detached

The intent within the Red Barn PUD and Subdivision is to build homes of various architectural designs that relate to the street and create diversity and variety along residential streets. Many of the homes shall have porches, staggered setbacks, variation in garage placement, and a variety of cladding that reflects traditional Colorado styles and neighborhoods.

Each custom home within PA-2 will have a unique character in keeping with the farming theme. Materials and colors will be complementary to the internal neighborhood homes within PA-1.

These PUD standards are intended to ensure that an adequate mix of models and styles are offered within the PA-1 neighborhood for each block face. The standards included herein vary slightly from the Town's density requirements as stated within the Town of Mead Municipal Code. The standards included herein vary slightly from the Town's density requirements as stated within the Town of Mead Municipal Code. The standards included herein vary slightly from the Town's density requirements as stated within the Town of Mead Municipal Code.

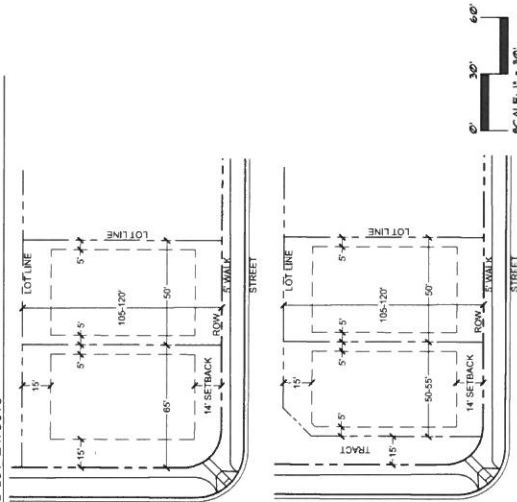
- Model diversity for blocks greater than 6 lots; a block is defined by intersecting streets or open space tracts.
 - Each side of the block shall contain no more than three (3) of the same building elevations with the same architectural style.
- Roof forms/profiles and profiles
 - Roof forms/profiles and profiles
 - Varied window and door styles
 - Varied entry treatments and locations including porches, columns, etc.
 - Single and two-story homes

Enhancements on elevations shall be provided for homes on corner lots that also a street or park. Corner lots shall be wide enough to allow for side elevation enhancements. At least two (2) of the following enhancements are required:

- Windows or glazed doors that face the side street or park
- A change in the vertical or horizontal wall plane
- Balconies, projections, belt courses or other such details
- Change doors that complete steps that are 25% for a two-car garage and 50% for a three-car garage of the street facing front building footprint for a 60-foot or wider lot.

Garage car garages shall not have the same front facade plane. One garage bay shall be at least two feet off-set from the two-car garage and be separated by a wall of at least two feet wide.

TYPICAL LOT LAYOUTS



I. GENERAL INTENT

The Red Barn Subdivision is a proposed family friendly neighborhood that provides a variety of attached single-family home options. The subdivision is designed to provide a mix of housing types and densities, including single-family detached homes, townhomes, and multi-family units. The subdivision is designed to provide a mix of housing types and densities, including single-family detached homes, townhomes, and multi-family units.

In accordance with the general intent of the Town's Comprehensive Plan, the PUD provides the Town with a coordinated and harmonious development which will best promote the health, safety, order, convenience, prosperity and general welfare of its residents. The PUD responds to the goals and policies of the Comprehensive Plan and is planned to ensure high quality development compatible with the surrounding land uses and the natural environment.

II. AUTHORITY

Upon approval and adoption of this PUD by the Town of Mead Board of Trustees, this document shall become the governing authority for the subdivision. The standards outlined in the RSE-4 and RSE-5 Zoning of the Town of Mead Land Use Code will be adhered to with the exception of these specified PUD Modifications listed below.

B. Conflicts

The provisions of this PUD shall prevail and govern the development of the Red Barn PUD provided; however, where the provisions of this PUD conflict with the provisions of the Town of Mead Municipal Code for the underlying Zoning District shall apply, as determined by the Community Development Director.

C. Underlying Zoning Districts

The proposed underlying Town of Mead Zoning District is Residential - 4 (RSE-4) and R-4.

III. GENERAL REQUIREMENTS

A. Landscaping

Community design elements will contribute to making Red Barn a quality community focused around local farming and the farm-to-table concept. Farming on private lots will be restricted to vegetable gardens and fruit trees, and domestic animals as well as small-scale agriculture. The landscaping standards are intended to ensure that an adequate mix of models and styles are offered within the PA-1 neighborhood for each block face. The standards included herein vary slightly from the Town's density requirements as stated within the Town of Mead Municipal Code. The standards included herein vary slightly from the Town's density requirements as stated within the Town of Mead Municipal Code.

- Homeowner of the custom homes will be responsible for all private lot landscaping. The home builder of the neighborhood lots shall install front yard landscaping and automatic irrigation systems as follows:
 - Seven (7) shrubs for the front yard setback of each home
 - Seven (7) shrubs for the front yard setback of each home
 - A minimum of seventy percent (70%) live material shall be provided between the front of the house and the curb unless otherwise approved by the Town.
 - The automatic irrigation system shall be from the domestic tap for the home.
 - Installation of the remainder of the yard. It is encouraged to plant additional trees, shrubs and flowers using native species and the general provisions set forth in Town regulations.
 - Internal lot landscaping within the adjacent road right-of-way in accordance with Town regulations.

B. Fencing

The fencing program for Red Barn shall be of a consistent design and color throughout the neighborhood and shall include the following:

- Fencing for residential lots within Red Barn shall be vinyl or stained wood. Vinyl or wood fencing shall be of a color complementary to the primary color of the homes within the neighborhood.
- Privacy fences shall be vinyl or stained wood a maximum of six (6) feet in height. Where fences of differing heights are used, the taller fence shall not be taller than the height of the lower fence.
- Fencing shall be a minimum of four (4) feet in height and located on property adjacent to internal open space, and on lot lines of the homes within PA-2.
- Internal lot fencing shall be vinyl or stained wood privacy or rail, and shall be of a consistent design.

C. Trail Connections

Pedestrian and bicycle access will be provided throughout the neighborhood with connectors via the sidewalk and trail system from all homes to the 246 amenities.

D. Parks and Open Space

A total of 66.1 acres (33.6%) of the site area is reserved as open space parks, retention facilities, backstop buffers and oil and gas well facilities. Of the 66.1 acres, approximately 17.7 acres is located in well setbacks with no credit for open space. 27.8 acres are located in retention areas with 50% of the area credited toward open space. 9.6 acres are devoted to developed parks and the farm open space. The overall net open space and park credit is 42.3 acres or 21% of the site.

E. Density

In compliance with the Town's Comprehensive Plan Draft dated March 2018, a total of 654 dwelling units are proposed on the 196.30-acre site for a gross density of 2.31 dwelling units per acre.

V. MODIFICATIONS TO RESIDENTIAL DENSITY AND DIMENSIONAL STANDARDS

| ZONE | RSE-4 STANDARD | RSE-4 PUD |
|--|-----------------------------|--|
| STANDARD | Planning Areas 1 and 2 | Planning Areas 1 and 2 |
| Minimum Lot Area per Dwelling | 6,250 SF | 5,500 SF |
| Gross Density | 2.0 Dwelling Units per Acre | N/A |
| Gross Density | 4.0 Dwelling Units per Acre | 2.27 DU/Ac |
| Minimum Lot Width (feet per dwelling) | 50 feet | 50 feet measured at front setback |
| Minimum Street Frontage | 40 feet | 50 feet on a straight street frontage 30 feet on a cul-de-sac or curved |
| Front Yard Setback - as measured from Edge of Public Street Right of Way or Pavement edge on a Private Drive | 20 feet | 20 feet to face of garage door |
| Garage | 20 feet | 14 feet |
| Accessory Structure | 25 feet | May not be placed forward of the front face of the structure |
| Side Yard Setback | 5 feet | 5 feet |
| Principal Building | 5 feet | 5 feet |
| Accessory Building | 5 feet | 5 feet |
| Rear Yard Setback | 15 feet | 15 feet |
| Principal Building | 25 feet | 15 feet |
| Garage with its entrance facing | 5 feet | 5 feet |
| Accessory Buildings | 10 feet | 10 feet |
| Maximum Building Height - Structure | 35 feet | 35 feet |
| Maximum Building Height - Accessory Structure | 30 feet | 30 feet |
| Maximum Lot Coverage | 50% | 50% |

Permitted encroachments into building setbacks:

- Architectural features including but not limited to eaves, bay windows, chimneys, entertainment centers, brick ledges, cantilevers, cornices, canopies, wing walls and like architectural features may encroach into the required setbacks a maximum of twenty-four (24) inches.
- Unenclosed or unenclosed porches less than thirty (30) inches deep may encroach into building setbacks to within five (5) feet of a lot line.
- Encroachments may not extend into easements without written approval from the easement holder.

RED BARN SUBDIVISION PLANNED UNIT DEVELOPMENT PLAN (PUD) OVERLAY / ZONING MAP

A SUBDIVISION BEING PORTIONS OF SECTION 13 AND SECTION 34, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH P.M. AND PORTIONS OF SECTION 18 AND SECTION 19, TOWNSHIP 3 NORTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO
454 SINGLE FAMILY DWELLING UNITS
196.30 ACRES TOTAL



- SUGGESTED PLAN PALETTE**
- SHRUBS**
 - DELTOIDOCENTALS
 - QUERCUS ROBUR
 - FRAXINUS VIRGINIANA
 - ACER PLATANOIDES NORWEGIAN SUNSET
 - GLEDITSIA TRICANTIOS INFERNS SKYLINE
 - PRUNUS GALLERIANA
 - FRAXINUS VIRGINIANA
 - KOELUTERARIA PANICULATA
 - PRUNUS NIGRA
 - PRUNUS ARIATA
 - PRUNUS FLEULES WAGNERWOLF'S PYRAMID
 - ORIENTAL TREES**
 - CHAMPEDLER PAIR
 - CHAMPEDLER PAIR
 - PRUNUS NIGRA
 - GOLDEN HAWK TREE
 - EVERGREEN TREES
 - AUSTRIAN PINE
 - WANDERWOLF'S PYRAMID PINE
 - SHRUBS**
 - IRISIDA VARIETAL BLUE
 - IRISIDA VARIETAL BLUE
 - IRISIDA VARIETAL BLUE
 - ARONIA MELANOCARPA PRODUCE BEAUTY
 - SPINOSA
 - CYTISUS PURSHIAN SPANISH GOLD
 - PRUNUS BESSERT

CONCEPTUAL LANDSCAPE PLAN
The Conceptual Landscape Plan identifies key areas designed for parks and open space improvements within the overall context of the P.U.D. General descriptions are included to provide the character of each space. Each area has a brief list of potential uses and character that is not intended to be an all inclusive list of potential uses. Additional uses may be added or removed in any of these areas during detailed design process.



- ENTRY LANDSCAPE**
- STREET TREES
 - LANDSCAPE TREATMENT
 - SIGNAGE & MONUMENTATION

- LANDSCAPE BUFFERS**
- SPECIALTY LANDSCAPE TREATMENT

- DETTENTION**
- SPECIALTY LANDSCAPE TREATMENT
 - TRAILS
 - SITE FURNISHING
 - NATIVE GRASS

- OPEN SPACE**
- LANDSCAPE ACCENT NODES
 - TRAILS
 - NATIVE GRASS

- POCKET PARK**
- PLAYGROUND
 - SHADE STRUCTURE
 - LANDSCAPE ACCENT NODES
 - TRAILS
 - SITE FURNISHING
 - TURF OPEN PLAY FIELD
 - COMMUNITY MARKER

- ENTRY LANDSCAPE**
- STREET TREES
 - SPECIALTY LANDSCAPE TREATMENT
 - SIGNAGE & MONUMENTATION

- NEIGHBORHOOD PARK**
- COMMUNITY SHELTER
 - ACTIVE RECREATION BOCCIE
 - GATHERING SPACE
 - TRAILS
 - SITE FURNISHING
 - TURF OPEN PLAY FIELD
 - ACTIVE RECREATION BOCCIE (HORSESHOE)
 - ORCHARD / CO-OP FARMING
 - BARN / SHED

- TRAIL CORRIDOR**
- LANDSCAPE ACCENT NODES
 - TRAILS
 - NATIVE GRASS

- TRAIL CORRIDOR**
- LANDSCAPE ACCENT NODES
 - TRAILS
 - NATIVE GRASS

- TRAIL CORRIDOR**
- LANDSCAPE ACCENT NODES
 - TRAILS
 - NATIVE GRASS

- TRAIL CORRIDOR**
- LANDSCAPE ACCENT NODES
 - TRAILS
 - NATIVE GRASS

RED BARN SUBDIVISION PLANNED UNIT DEVELOPMENT PLAN (PUD) OVERLAY / ZONING MAP

A SUBDIVISION BEING PORTIONS OF SECTION 13 AND SECTION 24, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH P.M., AND PORTIONS OF SECTION 18 AND SECTION 19, TOWNSHIP 3 NORTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO
 196.30 ACRES TOTAL
 454 SINGLE FAMILY DWELLING UNITS

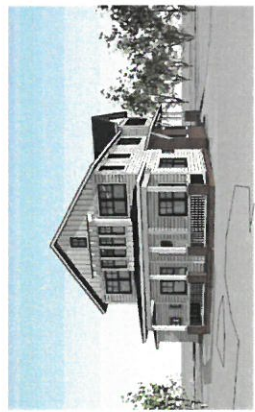
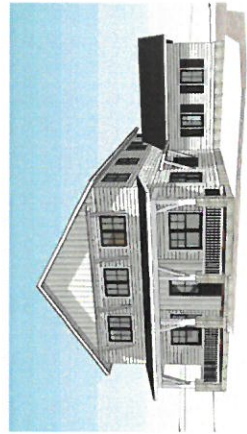
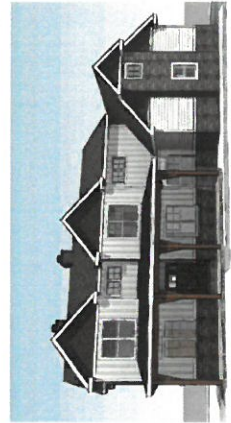
PROJECT: 15-DEVELOPMENT-LLC

DATE: 08/14/2018

ROCKY RIDGE CIVIL ENGINEERING
 1500 W. 10TH AVENUE, SUITE 100
 FORT COLLINS, CO 80521
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RED BARN SUBDIVISION PLANNED UNIT DEVELOPMENT PLAN (PUD) OVERLAY / ZONING MAP



FARMHOUSE COLLECTION - ESTATE LOT



HOMESTEAD COLLECTION - 50' and 60' LOT



MEADOWS COLLECTION - 75' LOT

DESIGNED BY: JAC
 CHECKED BY: JAC
 REVISIONS: 11/18/2018
 REVISIONS: 11/18/2018
 DATE: 11/18/2018

ARCHITECTURAL ELEVATIONS