

**TOWN OF MEAD, COLORADO
ORDINANCE NO. 922**

**AN ORDINANCE OF THE TOWN OF MEAD, COLORADO,
APPROVING THE INITIAL ZONING OF PROPERTY KNOWN AS THE
MEADOW RIDGE 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 Meadow Ridge Annexation, including certain rights-of-way as more particularly described in the Petition, and which property is described with particularity in the annexation map on file with the Town Clerk and in **Exhibit 1** attached hereto and incorporated herein by reference (the “Property”); and

WHEREAS, on Monday, December 9, 2019, following the conclusion of a duly noticed public hearing, the Board of Trustees of the Town of Mead adopted Ordinance No. 921 (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 December 9, 2019, 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) and General Commercial (GC) with a Planned Unit Development (PUD) Overlay under the Town’s Land Use Code as specifically shown in the Meadow Ridge Planned Unit Development (PUD) Zoning Amendment Map attached hereto as **Exhibit 2** (the “Zoning Amendment Map”); 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 Wednesday, November 20, 2019, and adopted Resolution 12-PC-2019 setting forth its favorable recommendation, which resolution has been forwarded 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 zoning of the Property, being Residential Single-Family District (RSF-4) and General Commercial (GC) with a Planned Unit Development (PUD) Overlay; 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 annexation map, 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 establishing the initial zoning of the Property in the Town of Mead as Residential Single-Family District (RSF-4) and General Commercial (GC) with a Planned Unit Development (PUD) Overlay under the Town's Land Use Code, as specifically shown in the Zoning Amendment Map 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 and GC with PUD Overlay district 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. The Town Clerk is instructed to record the Zoning Amendment Map 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 Zoning Amendment Map to conform the same to all applicable requirements of the Land Use Code or otherwise requested by the Planning Director and Town Engineer and the Applicant has fully paid any outstanding fees to the Town related to the Town's review and processing of the Zoning Amendment Map.

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

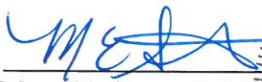
the remaining sections of the Ordinance. The Board of Trustees hereby declares that it would have passed the ordinance including each part, section, subsection, sentence, clause or phrase thereof, irrespective of the fact that one or more part, section, subsection, sentence, clause or phrase is declared 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 9TH DAY OF DECEMBER, 2019.

ATTEST:

By: 
Mary E. Strutt, MMC Town Clerk



TOWN OF MEAD:

By: 
Colleen G. Whitlow, Mayor

Exhibit 1
Legal Description
Meadow Ridge Annexation

LOT B, 2ND AMENDED RECORDED EXEMPTION NO. 1207-24-3 2NDAMRE-1181, BEING A PART OF THE SW1/4 OF SECTION 24, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH P.M.WELD COUNTY COLORADO, PER MAP RECORDED JULY 3, 2001 UNDER RECEPTION NO. 2862592, COUNTY OF WELD, STATE OF COLORADO.
AND

THE SE 1/4 OF SECTION 23, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH P.M., EXCEPTING THEREFROM THE PARCELS CONVEYED IN DEEDS RECORDED DECEMBER 13, 1957 IN BOOK 1491 AT PAGE 505 AND JUNE 8, 2001 UNDER RECEPTION NO. 2856036, COUNTY OF WELD, STATE OF COLORADO.

AND

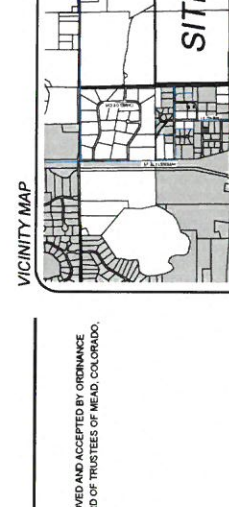
LOT A, AMENDED RECORDED EXEMPTION NO. 1207-24-3-AMRE1295, PER MAP RECORDED JULY 3, 2001 AS RECEPTION NO. 2862594 AND CORRECTED AMENDED RECORDED EXEMPTION 1207-24-AMRE-1295 RECORDED MAY 16, 2006 AS RECEPTION NO. 3388524, BEING A PART OF THE SW 1/4 OF SECTION 24, TOWNSHIP 3 NORTH, RANGE 68 WEST OF 6TH P.M., COUNTY OF WELD, STATE OF COLORADO. SAID ANNEXATION BOUNDARY CONTAINING A CALCULATED AREA OF 13,088,748 SQUARE FEET OR 300.476 ACRES, MORE OR LESS.

Total acreage (approximate): 300.476 acres, as more particularly shown in the annexation map(s) on file with the Town Clerk. To the extent of any discrepancy between the legal description set forth above and the legal description set forth in the annexation map, the map shall control.

Exhibit 2
Meadow Ridge Planned Unit Development (PUD) Zoning Amendment Map
(attached)

MEADOW RIDGE PLANNED UNIT DEVELOPMENT (PUD) & ZONING MAP

LOT B, 2ND AMENDED RECORDED EXEMPTION NO. 1207-24-3 2ND AMRE-1811,
 BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 24 TOGETHER WITH A PART OF THE SOUTHEAST QUARTER OF SECTION 23,
 TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO
 TOTAL 300.476 ACRES



LEGEND

- MEADOW RIDGE
- TOWN OF MEAD / WELD COUNTY BOUNDARY
- TOWN OF MEAD

SHEET INDEX

- 1 COVER SHEET
- 2 CONTEXT ZONING MAP
- 3 PUD PLAN
- 4, 7 DEVELOPMENT STANDARDS

SURVEYING CERTIFICATE

I, PATRICK M. STEENBURG, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE PLANNED UNIT DEVELOPMENT (PUD) ZONING AMENDMENT MAP SHOWN HEREON IS A CORRECT DELINEATION OF THE ABOVE DESCRIBED PARCEL OF LAND.

I FURTHER CERTIFY THAT THIS ZONING AMENDMENT MAP AND LEGAL DESCRIPTION WERE PREPARED UNDER MY PERSONAL SUPERVISION AND IN ACCORD WITH APPLICABLE STATE OF COLORADO REQUIREMENTS ON THIS _____ DAY OF _____, 20____.

BY: PATRICK M. STEENBURG, P.L.S. 30004 (REAL)
 FOR AND ON BEHALF OF CIVIL CONSULTANTS OF COLORADO

PLANNING COMMISSION CERTIFICATE

APPROVED BY THE MEAD PLANNING COMMISSION THIS _____ DAY OF _____, 20____.

BY: CHAIRMAN _____
 PLANNING COMMISSION SECRETARY _____

CERTIFICATE OF PUD DEVELOPMENT PLAN AND PUD PLAN MAP STAFF REVIEW AND APPROVAL

THIS PUD DEVELOPMENT PLAN AND ZONING MAP OF "MEADOW RIDGE" HAS BEEN REVIEWED BY THE TOWN OF MEAD STAFF AND APPROVED FOR SUBMITTAL TO THE BOARD OF TRUSTEES FOR ACCEPTANCE BY ORDINANCE THIS _____ DAY OF _____, 20____.

BY: TOWN MANAGER _____

CERTIFICATE OF APPROVAL BY THE BOARD OF TRUSTEES

THIS PLANNED UNIT DEVELOPMENT ZONING MAP OF "MEADOW RIDGE" IS APPROVED AND ACCEPTED BY ORDINANCE NO. _____ PASSED AND ADOPTED AT THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF MEAD, COLORADO, HELD ON _____, 20____.

BY: MAYOR _____
 TOWN CLERK _____

CERTIFICATE OF OWNERSHIP

THE UNDERSIGNED, BEING THE OWNERS, MORTGAGEES, LIENHOLDERS OR CERTAIN LANDS IN MEAD, COLORADO, DESCRIBED AS FOLLOWS, EXERCISE PUBLIC RIGHTS-OF-WAY:

PARCEL A, PARCEL # 120724000004
 LOT B, 2ND AMENDED RECORDED EXEMPTION NO. 1207-24-3 2ND AMRE-1811, BEING A PART OF THE SW1/4 OF SECTION 23, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, PER MAP RECORDED JULY 3, 2001 UNDER RECEPTION NO. 286232, COUNTY OF WELD, STATE OF COLORADO.

PARCEL B, PARCEL # 120724000029
 THE SE 1/4 OF SECTION 23, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH P.M., EXCEPTING THEREFROM THE PARCELS CONVEYED IN DEEDS RECORDED DECEMBER 13, 1957 IN BOOK 1491 AT PAGE 556, JUNE 8, 2001 UNDER RECEPTION NO. 285606, COUNTY OF WELD, STATE OF COLORADO.

PARCEL C, PARCEL # 120724000059
 LOT A, AMENDED RECORDED EXEMPTION NO. 1207-24-3 AMRE 1295, PER MAP RECORDED JULY 3, 2001 AS RECEPTION NO. 286234 AND CORRECTED AMENDED RECORDED EXEMPTION 1207-24-AMRE-1295 RECORDED MAY 16, 2009 AS RECEPTION NO. 3398024, BEING A PART OF THE SW 1/4 OF SECTION 24, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO; SAID AMENDMENT BOUNDARY CONTAINING A CALCULATED AREA OF 13,088.745 SQUARE FEET OR 300.476 ACRES, MORE OR LESS.

HAVE Laid out THIS PLANNED UNIT DEVELOPMENT ZONING AMENDMENT MAP OF THE ABOVE DESCRIBED LAND UNDER THE NAME AND STYLE OF "MEADOW RIDGE" IN ACCORDANCE WITH THE REQUIREMENTS OF THE MEAD LAND USE CODE. ALL GRAPHIC DEFINITIONS, CONDITIONS, TERMS AND SPECIFICATIONS DESIGNATED OR DESCRIBED HEREON SHALL BE BINDING ON ALL PERSONS AND ASSONS. THE SIGNATURE OF ANY REPRESENTATIVE OF ANY PARTNERSHIP OR CORPORATE ENTITY INDICATED THAT ALL REQUIRED PARTNERSHIP OR CORPORATE APPROVALS HAVE BEEN OBTAINED.

THIS DESCRIBED PLANNED UNIT DEVELOPMENT ZONING AMENDMENT MAP CONTAINS 295.656 ACRES, MORE OR LESS, TOGETHER WITH AND SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY EXISTING AND/OR OF PUBLIC RECORD.

EXECUTED THIS _____ DAY OF _____, 20____.

OWNERS: _____
 BY: _____
 NAME: _____
 TITLE: _____
 STATE OF COLORADO) 155
 COUNTY OF _____)

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME BY: _____
 WITNESS MY HAND AND SEAL _____ (NOTARY PUBLIC)
 MY COMMISSION EXPIRES: _____

PROJECT TEAM

CLIENT / DEVELOPER
 BENSON FARMS, LLC
 530 HOLYOKE COURT
 FORT COLLINS, COLORADO, 80525
 CONTACT: STEPHANIE M. STEWART

PLANNER / LANDSCAPE ARCHITECT
 LAI DESIGN GROUP
 86 INVERNESS CIRCLE EAST
 ENGLEWOOD, COLORADO 80112
 PH: (303) 734-1177
 CONTACT: JENNIFER CARPENTER

TRAFFIC ENGINEER
 LSC TRANSPORTATION CONSULTANTS, INC.
 1899 YORK STREET
 FORT COLLINS, COLORADO 80506
 PH: (970) 333-1105
 CONTACT: CHRISTOPHER S. MCGRANNAM

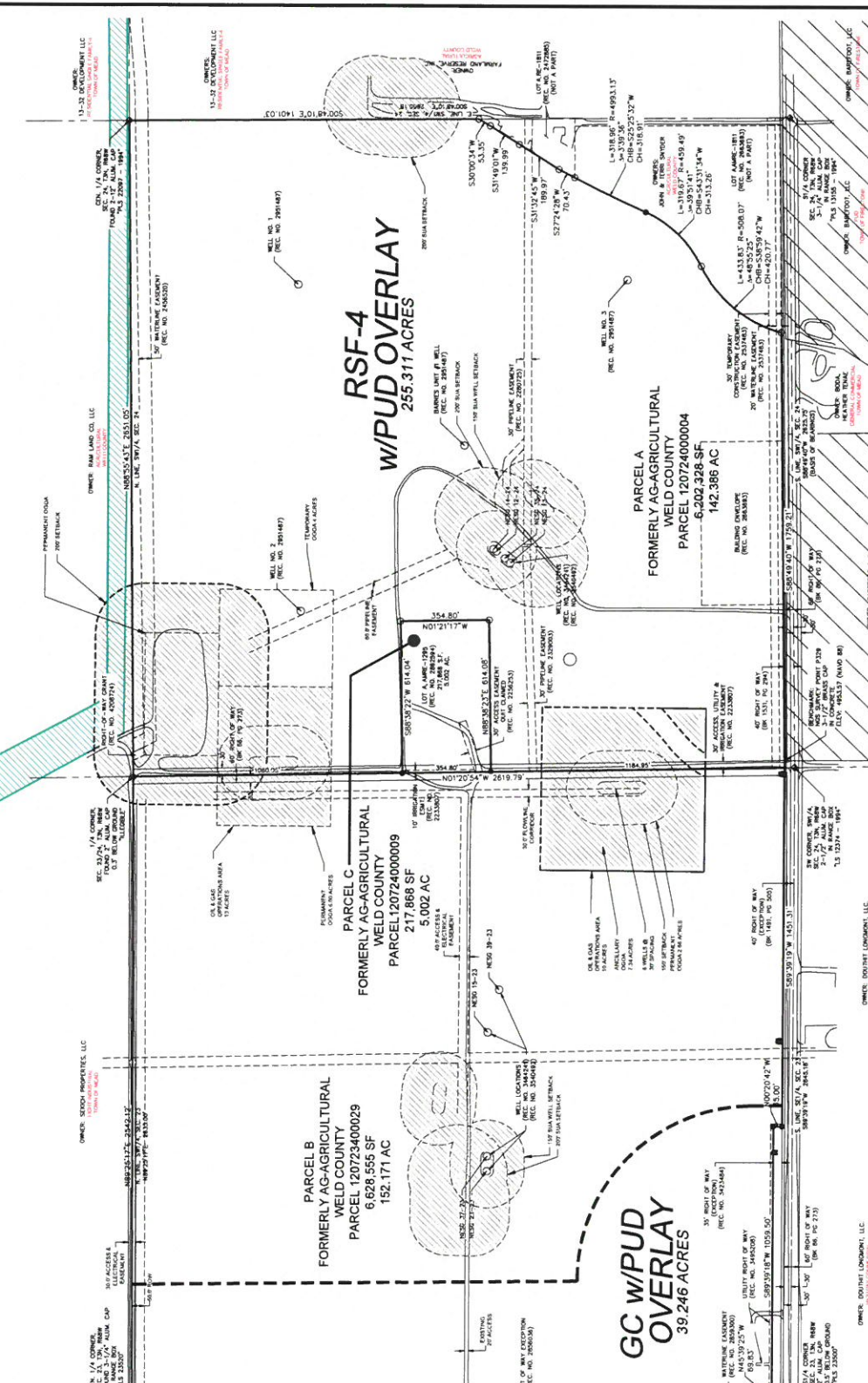
CIVIL ENGINEER / SURVEYOR
 CIVIL CONSULTANTS
 10333 EAST DRY CREEK ROAD, SUITE 240
 FORT COLLINS, COLORADO 80525
 PH: (970) 482-5646
 CONTACT: TOM OOLE

MEADOW RIDGE

PLANNED UNIT DEVELOPMENT (PUD) & ZONING MAP

LOT B, 2ND AMENDED DEVELOPMENT EXEMPTION NO. 1207-24-3 2ND AMRE-1811,
 BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 24 TOGETHER WITH A PART OF THE SOUTHEAST QUARTER OF SECTION 23,
 TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6th P.M., COUNTY OF WELD, STATE OF COLORADO
 TOTAL 300.476 ACRES

ZONING LEGEND
 MEADOW RIDGE
 PUD PLAN BOUNDARY
 LIMITING SITE FACTOR AREA



MEADOW RIDGE PLANNED UNIT DEVELOPMENT (PUD) & ZONING MAP

LOT B, 2ND AMENDED RECORDED EXEMPTION NO. 1207-24-3 2ND AMRE-1811,
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 TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6th P.M., COUNTY OF WELD, STATE OF COLORADO
 TOTAL 300.476 ACRES

RIGHT TO FARM STATEMENT

WELD COUNTY IS ONE OF THE MOST PRODUCTIVE AGRICULTURAL COUNTIES IN THE UNITED STATES. TYPICALLY RANKING IN THE TOP TEN COUNTIES IN THE COUNTRY IN TOTAL MARKET VALUE OF AGRICULTURAL PRODUCTS SOLD. THE RURAL AREAS OF WELD COUNTY MAY BE OPEN AND SPACIOUS, BUT THEY ARE INTENSIVELY USED FOR AGRICULTURE. PERSONS MOVING INTO A RURAL AREA MUST RECOGNIZE AND ACCEPT THERE ARE DRAWBACKS, INCLUDING CONFLICTS WITH LONG-STANDING AGRICULTURAL PRACTICES AND A LOWER LEVEL OF SERVICES THAN IN TOWN. ALONG WITH THE DRAWBACKS COME THE INCENTIVES WHICH ATTRACT URBAN DWELLERS TO RELOCATE TO RURAL AREAS: OPEN VIEWS; SPACIOUSNESS; WILDLIFE; LACK OF CITY NOISE AND CONGESTION; AND THE RURAL ATMOSPHERE AND WAY OF LIFE. WITHOUT THESE INCENTIVES, THOSE FEATURES WHICH ATTRACT URBAN DWELLERS TO RURAL WELD COUNTY WOULD QUICKLY BE GONE FOREVER.

AGRICULTURAL USERS OF THE LAND SHOULD NOT BE EXPECTED TO CHANGE THEIR LONG-ESTABLISHED AGRICULTURAL PRACTICES TO ACCOMMODATE THE INTRUSIONS OF URBAN USERS INTO A RURAL AREA. WELL-RUN AGRICULTURAL ACTIVITIES WILL GENERATE OFF-SITE IMPACTS, INCLUDING NOISE FROM TRACTORS AND EQUIPMENT; SLOW-MOVING FARM VEHICLES ON RURAL ROADS; DUST FROM ANIMAL PENS; FIELD WORK, HARVEST AND GRAVEL ROADS; ODOOR FROM ANIMAL CONFINEMENT, SILAGE AND MANURE; SMOKE FROM DITCH BURNING; TIRES AND MUDGOUTS; HUNTING AND TRAPPING ACTIVITIES; SHOOTING SPORTS; LEGAL, HAZING OF MANSAGE WILDLIFE; AND THE USE OF PESTICIDES AND FERTILIZERS IN THE FIELDS, INCLUDING THE USE OF AGRICULTURAL MACHINERY. THESE ACTIVITIES ARE PART OF THE RURAL LIFE AND SHOULD BE PROTECTED. A CONCENTRATION OF MISCELLANEOUS AGRICULTURAL ACTIVITIES IN THEIR AGRICULTURAL OPERATIONS. A MIXTURE OF RURAL AND URBAN AREAS OF THE COUNTY, SECTION 36.5.5 (C), AS WELL AS AN AGRICULTURAL OPERATION ALLEGED TO BE A MESSAGE EMPLOY'S METHODS OR PRACTICES THAT ARE COMMONLY OR REASONABLY ASSOCIATED WITH AGRICULTURAL PRODUCTION.

WATER HAS BEEN AND CONTINUES TO BE THE LIFELINE FOR THE AGRICULTURAL COMMUNITY. IT IS UNREALISTIC TO ASSUME THAT DITCHES AND RESERVOIRS MAY SIMPLY BE MOVED "OUT OF THE WAY" OF RESIDENTIAL DEVELOPMENT. WHEN MOVING TO THE COUNTY, PROPERTY OWNERS AND RESIDENTS MUST RECOGNIZE THAT DITCHES AND RESERVOIRS ARE PART OF THE RURAL LIFE AND SHOULD BE PROTECTED, UNLESS THEY HAVE AN ALLOCATED RIGHT TO THE WATER.

WELD COUNTY COVERS A LAND AREA OF APPROXIMATELY FOUR THOUSAND (4,000) SQUARE MILES IN SIZE (TWICE THE SIZE OF THE STATE OF DELAWARE) WITH MORE THAN THREE THOUSAND SEVEN HUNDRED (3,700) MILES OF STATE AND COUNTY ROADS OUTSIDE OF MUNICIPALITIES. THE SHEER MAGNITUDE OF THE AREA TO BE SERVED STRETCHES AVAILABLE RESOURCES. LAW ENFORCEMENT IS BASED ON RESPONSES TO COMPLAINTS MORE THAN ON PATROLS OF THE COUNTY, AND THE DISTANCES WHICH MUST BE TRAVELED MAY DELAY ALL EMERGENCY RESPONSES, INCLUDING LAW ENFORCEMENT, AMBULANCE AND FIRE. FIRE DEPARTMENTS ARE LIMITED TO RESIDENTIAL AREAS. VOLUNTEERS WHO MUST LEAVE THEIR JOBS AND FAMILIES TO RESPOND TO EMERGENCIES. NO MATTER HOW OFTEN THEY ARE CALLED, WILL NOT PROVIDE THE SAME KIND OF SURFACE SERVICES. IN MANY CASES, WILL NOT BE AVAILABLE AT A MAJOR SHOW/TORNA SERVICE IN RURAL AREAS. IN MANY CASES, WILL NOT BE EQUIVALENT TO MUNICIPAL SERVICES. RURAL DWELLERS MUST, BY NECESSITY, BE MORE SELF-SUFFICIENT THAN URBAN DWELLERS.

PEOPLE ARE EXPOSED TO DIFFERENT HAZARDS IN THE COUNTRY THAN IN AN URBAN OR SUBURBAN SETTING. PUMP AND OIL FIELD EQUIPMENT, PONDS AND IRRIGATION DITCHES, ELECTRICAL POWER LINES, HIGH-SPEED TRAFFIC, SAND BURS, PUNCTURE WOUNDS, TERRITORIAL PAIN COOL AND UNEXPECTED OPEN SPACES PRESENT REAL THREATS. CONTROLLING CHILDREN'S ACTIVITIES IS IMPORTANT, NOT ONLY FOR THEIR SAFETY, BUT ALSO FOR THE PROTECTION OF THE FARMERS LIVELIHOOD.

(WELD COUNTY CODE ORDINANCE 2009-6, WELD COUNTY CODE ORDINANCE 2008-13)

SUMMARY PER ZONE DISTRICT

SUMMARY	MAX. DUSIF	GROSS AREA	% TOTAL AREA
TOTAL GC w/ PUD OVERLAY	370,260 S.F. / 1274 DU	34.9 AC	11%
TOTAL RSF-4 w/ PUD OVERLAY	793 DU	183.4 AC	61%
TOTAL DETENTION PONDS		30.3 AC	10%
TOTAL R.O.W. CORRIDORS		21.7 AC	7%
TOTAL O.G.O.A. (OIL AND GAS OPERATION AREA)		30.1 AC	11%
TOTAL	370,260 S.F. / 1007 DU (MAX)	299.5 AC	100%

PARKS & OPEN SPACE SUMMARY

REQUIRED PARKS & OPEN SPACE PER TOWN OF MEAD:	GROSS AREA	MINIMUM ACRES REQUIRED	ACRES PROVIDED
LAND USE / ZONING	34.9 AC	6%	2.7 AC
GC w/ PUD OVERLAY	183.4 AC	20%	38.7 AC
RSF-4 w/ PUD OVERLAY			
TOTAL REQUIRED			39.4 AC

OWNERSHIP AND MAINTENANCE

LOCATION	INSTALLATION	OWNERSHIP	MAINTENANCE
PONDS & OPEN SPACE	HOA / DISTRICT	HOA / DISTRICT	HOA / DISTRICT
RIGHT OF WAY (ROW)	HOA / DISTRICT	TOWN OF MEAD	TOWN OF MEAD
NEIGHBORHOOD PARKS	HOA / DISTRICT	HOA / DISTRICT	HOA / DISTRICT
LANDSCAPE TRACTS	HOA / DISTRICT	HOA / DISTRICT	HOA / DISTRICT

MASTER DEVELOPMENT SUMMARY

PLANNING AREA	LAND USES / ZONING DISTRICT	MAXIMUM DENSITY/FAR	MAXIMUM DUSIF	GROSS AREA	% TOTAL AREA
GC w/ PUD OVERLAY (CMU - COMMERCIAL MIXED USE) * DENSITY TRANSFERS WITHIN GC ALLOWED					
PA-1	GC	0.25 FAR / 8 DU/AC	64,251 S.F. / 48 DU	5.9 AC	2%
PA-2	GC	0.25 FAR / 8 DU/AC	129,291 S.F. / 96 DU	11.9 AC	4%
PA-3	GC	0.25 FAR / 8 DU/AC	178,418 S.F. / 130 DU	16.2 AC	5%
GC w/ PUD OVERLAY SUB-TOTAL			370,260 S.F. / 1274 DU	34.0 AC	11%
RSF-4 w/ PUD OVERLAY (RSF - SINGLE FAMILY RESIDENTIAL) * DENSITY TRANSFERS WITHIN RSF-4 ALLOWED					
PA-5	RSF-4	4 DU/AC	91 DU	23.3 AC	6%
PA-6	RSF-4	4 DU/AC	25 DU	6.2 AC	1.5%
PA-8	RSF-4	4 DU/AC	6 DU	1.4 AC	0.5%
PA-9	RSF-4	4 DU/AC	33 DU	8.3 AC	3%
PA-11	RSF-4	4 DU/AC	168 DU	47.0 AC	16%
PA-14	RSF-4	4 DU/AC	194 DU	46.1 AC	15%
PA-15	RSF-4	4 DU/AC	204 DU	51.1 AC	17%
RSF-4 w/ PUD OVERLAY SUB-TOTAL			733 DU	183.4 AC	61%
DETENTION PONDS (AND OPEN SPACE)					
PA-4	POND AND OPEN SPACE			1.5 AC	1%
PA-7	POND AND OPEN SPACE			4.9 AC	2%
PA-10	POND AND OPEN SPACE			11.4 AC	4%
PA-12	POND AND OPEN SPACE			2.8 AC	1%
PA-13	POND AND OPEN SPACE			2.9 AC	1%
PA-16	POND AND OPEN SPACE			2.7 AC	1%
PA-17	POND AND OPEN SPACE			4.6 AC	2%
PONDS AND OPEN SPACE (POS) SUB-TOTAL				30.3 AC	10%
R.O.W. CORRIDORS					
PA-18	MAJOR LOCAL R.O.W.			8.9 AC	3%
PA-19	COLLECTOR R.O.W.			1.9 AC	1%
PA-20	COLLECTOR R.O.W.			3.2 AC	1%
PA-21	MAJOR LOCAL R.O.W.			0.7 AC	0.3%
PA-22	COLLECTOR R.O.W.			0.9 AC	0.3%
PA-23	MAJOR LOCAL R.O.W.			6.7 AC	3%
R.O.W. CORRIDOR SUB-TOTAL				21.7 AC	7%
O.G.O.A. (OIL AND GAS OPERATION AREA)					
PA-24	O.G.O.A. * PA-24 PRODUCTION FACILITY LOCATION			6.9 AC	3%
PA-25a	O.G.O.A.			6.4 AC	2%
PA-25b	O.G.O.A.			2.9 AC	1%
PA-25c	O.G.O.A.			0.4 AC	0.2%
PA-26	O.G.O.A.			2.7 AC	1%
PA-27	O.G.O.A.			3.3 AC	1%
PA-28	O.G.O.A.			6.4 AC	2%
PA-29	O.G.O.A.			1.5 AC	1%
O.G.O.A. SUB-TOTAL				30.1 AC	11%
MASTER DEVELOPMENT TOTAL			370,260 S.F. / 1007 DU (MAX)	299.5 AC	100%

Notes:
 1. THE TOTAL REQUIRED PARK SPACE WILL BE SATISFIED WHILE THE DISTRIBUTION OF PARK ACREAGE WILL BE LOCATED ACROSS VARIOUS PLANNING AREAS.
 2. WITHIN THIS PUD THE ACCUMULATIVE NEIGHBORHOOD PARK AREA MUST BE 7 ACRES PER 300 DWELLING UNITS, AT MINIMUM.
 3. THESE PARKS CAN INCLUDE BUT ARE NOT LIMITED TO MULTIPLE-USE LAWN AREAS; PICNIC AREAS; PLAYGROUND EQUIPMENT; COURT GAME FACILITIES AND COMMUNITY GARDENS.
 4. STORM DRAINAGE FACILITIES, INCLUDING STORM WATER DETENTION AND STORM WATER RETENTION PONDS, MAY FUNCTION AS OPEN SPACE FOR ACTIVE RECREATION, TRAIL CORRIDORS OR HABITAT ENHANCEMENT AREAS IF THEY ARE DESIGNED APPROPRIATELY. CREDIT TOWARD THE OPEN SPACE DEDICATION REQUIREMENTS INCLUDING UP TO FIFTY PERCENT 50% OF THE TOTAL OPEN SPACE ALLOCATED TO DRAINAGE FACILITIES WILL BE CONSIDERED ON A CASE-BY-CASE BASIS BY THE BOARD OF PROPERTIES AT THE TIME OF PLATTING.
 5. CREDIT TOWARD OPEN SPACE REQUIREMENTS MAY NOT BE GIVEN FOR 150-FOOT SETBACK AREAS FROM OIL AND GAS FACILITIES (WELLS, AND PRODUCTION STORAGE EQUIPMENT).

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MEADOW RIDGE PLANNED UNIT DEVELOPMENT (PUD) & ZONING MAP

LOT B, 2ND AMENDED RECORDED EXEMPTION NO. 1207-24-3 2ND AMRE-1811,
BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 24 TOGETHER WITH A PART OF THE SOUTHEAST QUARTER OF SECTION 23,
TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6th P.M., COUNTY OF WELD, STATE OF COLORADO
TOTAL 300.476 ACRES

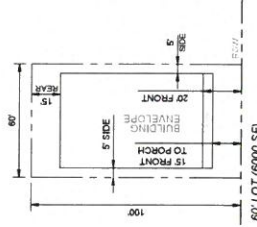
IV. RESIDENTIAL DEVELOPMENT

RESIDENTIAL ARCHITECTURE (RESIDENTIAL SINGLE-FAMILY DISTRICT-4):
THE INTENT WITHIN MEADOW RIDGE PUD IS TO BUILD MEDIUM DENSITY RESIDENTIAL NEIGHBORHOODS WITH A VARIETY OF LOT SIZES THAT ARE SUPPORTED BY A NETWORK OF PARKS AND TRAIL CORRIDORS FOR RESIDENTS. THE PROGRAM ACCOMMODATES A MIX OF SINGLE-FAMILY HOUSING PRODUCT TO INCLUDE TRADITIONAL FRONT LOAD AND ALLEY LOAD LOT CONFIGURATIONS. LOT SIZES RANGE FROM 35' X 89' ALLEY LOADED UP TO 87' X 100' FRONT LOADED. FRONT LOADED LOTS WOULD ALLOW FOR OFF-STREET PARKING. LARGER LOTS WILL BE ORIENTED ALONG THE PERIMETER OF THE DEVELOPMENT. ARCHITECTURAL DESIGNS WILL RELATE TO THE STREET AND NEIGHBORHOOD VARIETY WITH A MIX OF MODELS AND STYLES WHILE MEETING THE INTENT OF THE TOWN CODES THAT WILL BE APPROPRIATE TO THE DISTRICT AND TOWN CODE. QUALITY BUILDING MATERIALS INCLUDING BRICK, STONE, WOOD AND STUCCO AS WELL AS PRECAST CONCRETE SHALL BE USED. REQUIREMENTS AS INDIVIDUAL HOMES ARE BUILT ON SAID LOTS.

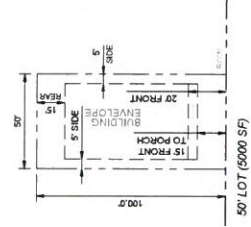
THE INTENT OF THE PUD IS THAT THE MAJORITY OF THE LOTS WILL BE 67' LOTS AND/OR 6000 SF MIN. THE PUD WILL ALLOW FOR SOME LOTS TO BE A MIN. OF 3150 SF. THE PUD ALLOWS THIS FLEXIBILITY DUE TO THE MARKET CONDITIONS AT THE TIME OF DEVELOPMENT. OVERALL DENSITY WILL REMAIN AT A MAX. OF 4 DUAC.

ALL RESIDENTIAL DEVELOPMENT REQUIREMENTS SHALL FOLLOW THE TOWN OF MEAD MUNICIPAL CODE, EXCEPT WHERE OUTLINED BELOW.

SINGLE FAMILY DETACHED - TYPICAL LOTS 60' x 100'



SINGLE FAMILY DETACHED - TYPICAL LOTS 50' x 100'



I. GENERAL INTENT
THE PROPOSED MEADOW RIDGE PUD IS LOCATED ON THE EAST SIDE OF THE 125 CORRIDOR, COLORADO STATE HIGHWAY 68 BORDERS THE SUBJECT PROPERTY TO THE SOUTH, WELD COUNTY ROAD (WCR) 9 1/2 TO THE WEST, WCR 13 TO THE EAST, AND WCR 32 TO THE NORTH.

THE MEADOW RIDGE PROPOSAL IS A 30-ACRE MASTER PLANNED COMMUNITY TO INCLUDE SINGLE FAMILY DETACHED PRODUCT, OPEN SPACE AREAS FOR PARKS AND TRAIL CORRIDORS AND A GENERAL COMMERCIAL SITE AT A SECONDARY GATEWAY INTO THE MEAD COMMUNITY. THE ZONING WITHIN THE PUD OVERLAY FOR MEADOW RIDGE IS SINGLE FAMILY RESIDENTIAL-4 WHICH WILL ALLOW MAX DUAC (73.1 DU/AC) WHILE GENERAL COMMERCIAL WILL ALLOW 0.25 FAR (37K SF) AND MAX 8 DUAC (274 DU). THE PLAN PROVIDES FOR A MIX OF RESIDENTIAL HOME PRODUCTS FRONT AND ALLEY-LOADED TO PROVIDE FOR A VARIETY OF LIFESTYLES AND INCOME LEVELS. THE COMMERCIAL SITE IS INTENDED TO PROVIDE A GROCERY STORE ANCHORED RETAIL CENTER WITH A VARIETY OF OTHER NEIGHBORHOOD COMMERCIAL USES THAT MAY INCLUDE A GAS STATION, CASUAL DINING ESTABLISHMENTS AND A VARIETY OF OTHER NEIGHBORHOOD-ORIENTED BUSINESS. THIS PLANNING AREA WILL SERVE AS A BUFFER TO THE RESIDENTIAL NEIGHBORHOODS ON THE INTERIOR OF THE PROJECT SITE. THE PARKS AND OPEN SPACE FEATURES WILL PROVIDE PASSIVE AND ACTIVE RECREATION FOR RESIDENTS OF MEADOW RIDGE. OIL AND GAS WELL OPERATIONS ARE ALSO PART OF THE OPEN SPACE NETWORK, LOCATED NEAR SOME OF THE NEIGHBORHOOD PARKS AND LANDSCAPE TRACTS. PARK AMENITIES AND HOMES SITES ARE LOCATED A SAFE DISTANCE AND SCREENED FROM THE OPERATIONS TO MINIMIZE THE VISUAL EFFECTS OF THE WELL SITES.

THE PUD IS IN COMPLIANCE WITH THE GOALS AND POLICIES OF THE COMPREHENSIVE PLAN. THE PUD ENSURES HIGH QUALITY DEVELOPMENT AND PROMOTE THE HEALTH, SAFETY, ORDER, CONSERVATION, PROSPERITY AND GENERAL WELFARE OF ITS RESIDENTS, AS WELL AS THOSE IN ADJACENT DEVELOPMENTS.

THE PUD WILL FOLLOW THE TOWN OF MEAD MUNICIPAL CODE EXCEPT WHERE MODIFICATIONS ARE REFERENCED WITHIN. THIS PUD WILL SET MINIMUM LOT SIZES AND SETBACKS FOR RESIDENTIAL LOTS, AS WELL AS ALLOW DENSITY TRANSFERS. THE PROPOSED VARIETY OF HOUSING TYPES WILL PROVIDE QUALITY HOUSING FOR A RANGE OF LIFESTYLES AND INCOME LEVELS, WHILE ENCOURAGING A COMMUNITY FOR GENERATIONAL LIVING. WILL COMMERCIAL WILL BE LIMITED TO 0.25 FAR WHICH IS STRICTER THAN THE CODE ALLOWANCE OF 0.50 FAR; AS WELL AS, SET THE MINIMUM LOT SIZE TO 0.5 ACRES FROM 1.0 ACRES. THE PUD WILL PROVIDE LARGER QUANTITIES OF PARKS AND OPEN SPACE AND AMENITIES WHICH WILL IMPROVE THE OVERALL AESTHETICS AND RECREATIONAL LIFESTYLE OF THE DEVELOPMENT. THE PUD PROVIDES EXCEPTIONAL ACCESS THROUGHOUT THE AREA BY IMPROVING CIRCULATION AND CONNECTIVITY AND INTRODUCING A TRAIL NETWORK.

II. AUTHORITY

APPROVAL OF PLANS
UPON APPROVAL OF AND ADOPTION OF THIS PUD BY THE TOWN OF MEAD BOARD OF TRUSTEES, THIS DOCUMENT SHALL BECOME THE GOVERNING ZONING DOCUMENT FOR THE DEVELOPMENT OF ALL USES WITHIN MEADOW RIDGE. ANY ITEM NOT COVERED BY THESE STIPULATIONS SHALL BE GOVERNED BY THE TOWN OF MEAD MUNICIPAL CODE.

CONFLICTS

THE PROVISIONS OF THIS PUD SHALL PREVAIL AND GOVERN THE DEVELOPMENT OF MEADOW RIDGE PUD PROVIDED HOWEVER, WHERE THE PROVISIONS OF THE PUD DO NOT CLEARLY ADDRESS A SPECIFIC SUBJECT, AS DETERMINED BY THE COMMUNITY DEVELOPMENT DIRECTOR.

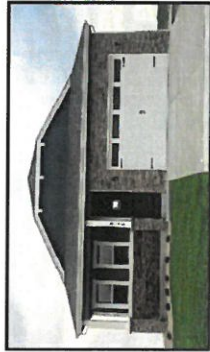
UNDERLYING ZONE DISTRICTS

THE UNDERLYING TOWN OF MEAD ZONE DISTRICTS WITHIN THIS PUD IS RSF-4, RESIDENTIAL-4 AND GC, GENERAL COMMERCIAL.

III. COMMUNITY DESIGN PRINCIPLES AND DEVELOPMENT STANDARDS

COMMUNITY DESIGN ELEMENTS WILL CONTRIBUTE TO HAVING MEADOW RIDGE A QUALITY AND COHESIVE COMMUNITY. THESE ELEMENTS INCLUDE STREETSCAPE DESIGN, LANDSCAPE DESIGN, OPEN SPACE, TRAIL CORRIDORS, ENTRY FEATURES, ALONG WITH LIGHTING, UNDERGROUND PERMITS, FENCING AND SIGNAGE. APPROPRIATE DESIGN FEATURES. IN COMPLIANCE WITH THE TOWN'S COMPREHENSIVE PLAN DATED MARCH 2018, AN OVERALL MAXIMUM OF 1007 DWELLING UNITS ARE ALLOWED AT A GROSS DENSITY OF 3.38 DWELLING UNITS PER ACRE (CALCULATED USING THE 298.5 TOTAL SITE ACREAGE). THIS IS CALCULATED USING 4.0 DU/AC MAX RESIDENTIAL AND 0.4 DU/AC FOR GENERAL COMMERCIAL. MEADOW RIDGE SHALL FOLLOW ALL COMMUNITY DESIGN PRINCIPLES AND DEVELOPMENT STANDARDS PER THE TOWN OF MEAD MUNICIPAL CODE, EXCEPT WHERE OUTLINED SPECIFICALLY WITHIN THIS PUD. THE FOLLOWING STATES HOW THE PROPOSED PUD DEVIATES FROM ARTICLE II - COMMUNITY DESIGN AND DEVELOPMENT STANDARDS.

ZONING DISTRICT	RSF-4 (PER CODE)	RSF-4 (PER PUD)
DENSITY (DWELLING UNITS PER ACRE)		
MIN	4	4
MAX	2	1
MINIMUM LOT SIZE (NET AREA (SQ. FT.))	6,250	3,150
MINIMUM STREET FRONTAGE WIDTH (FT.)	50	35
MINIMUM SETBACKS (PRINCIPAL/ACCESSORY)	40'	25'
STREET (FEET) / ACCESSORY SIDE (FEET) / ACCESSORY CORNER REAR (FEET) / ACCESSORY	20/25	15' TO PORCH 20 TO GARAGE/25
MAXIMUM LOT COVERAGE (%)	55	55 10' CORNER
MAXIMUM FAR	25/10	15/10
MAXIMUM BUILDING SIZE (SQ. FT.)	50	80
MAXIMUM HEIGHT (FEET)	N/A	N/A
	35/30	35/30

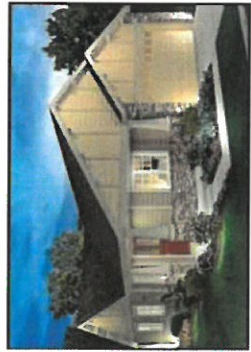


MEADOW RIDGE PLANNED UNIT DEVELOPMENT (PUD) & ZONING MAP

LOT B, 2ND AMENDED RECORDED EXEMPTION NO. 1207-24-3 2ND AMRE-1811,
BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 24 TOGETHER WITH A PART OF THE SOUTHEAST QUARTER OF SECTION 23,
TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6th P.M., COUNTY OF WELD, STATE OF COLORADO
TOTAL 300.476 ACRES

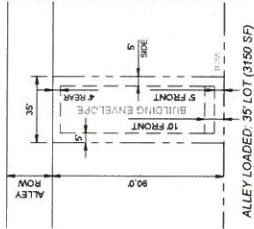
IV. RESIDENTIAL DEVELOPMENT, CONTINUED.

SINGLE FAMILY DETACHED, TYPICAL LOTS 40' x 100'



40' LOT (4000 SF)

SINGLE FAMILY DETACHED, TYPICAL LOTS 35' X 90' (ALLEY - LOADED)



ALLEY LOADED, 35' LOT (3150 SF)

MULTI-FAMILY DETACHED (TOWNHOMES) TYPICAL



MULTI-FAMILY (APARTMENTS) TYPICAL



MULTI-FAMILY (APARTMENTS) TYPICAL



MEADOW RIDGE
PUD PLAN and ZONING MAP
TOWN OF MEAD, CO
DEVELOPMENT STANDARDS

PROFESSIONAL STAMP

PROJECT INFORMATION
PROJECT # 171034
DRAWN BY JAC
CHECKED BY JAC

ISSUE RECORD
DATE SUBMITTED 04/11/2018
SUBMITTED BY JAC
DATE APPROVED 11/02/2018
APPROVED BY JAC

SHEET NUMBER

6

6 OF 7

MEADOW RIDGE PLANNED UNIT DEVELOPMENT (PUD) & ZONING MAP

LOT B, 2ND AMENDED RECORDED EXEMPTION NO. 1207-24-3 2ND AMRE-1811,
BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 24 TOGETHER WITH A PART OF THE SOUTHEAST QUARTER OF SECTION 23,
TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6th P.M., COUNTY OF WELD, STATE OF COLORADO
TOTAL 300.476 ACRES



V. COMMERCIAL DEVELOPMENT

COMMERCIAL ARCHITECTURE (GENERAL COMMERCIAL).
THE INTENT WITH THIS ZONING DISTRICT IS TO OFFER A MIX OF COMMUNITY-GENERATING COMMERCIAL USES,
MODERATE TO HIGH DENSITY RESTAURANTS AND ENTERTAINMENT CELEBRITY WITH TRANSPORTATION ACCESS (TAXI)
ACCESS TO MAJOR ARTERIAL AND MAJOR COLLECTOR STREETS AREAS WITH TRANSPORTATION ACCESS (TAXI)
ACCESSIBLE TO NEIGHBORHOODS AND NEAR MULTI-FAMILY RESIDENTIAL. THE CHARACTER OF COMMERCIAL
ARCHITECTURE SHALL BE CONSISTENT WITH THE RESIDENTIAL CHARACTER OF THE DEVELOPMENT. LINKS
HIPPO AND GABLED ROOF DETAILS TO DEFINE THE ROOF PLAN WHERE APPLICABLE. FACADE MATERIALS LIKE
THOSE USED IN RESIDENTIAL AREAS SHALL BE INCORPORATED INTO THE COMMERCIAL AREAS TO INCLUDE BUT
ARE NOT LIMITED TO BRICK, STONE, WOOD AND STUCCO/PLASTER.

ALL COMMERCIAL DEVELOPMENT REQUIREMENTS SHALL FOLLOW THE TOWN OF MEAD MUNICIPAL CODE, EXCEPT
WHERE OUTLINED BELOW.

COMMERCIAL DENSITY AND DIMENSIONAL STANDARDS

ZONING DISTRICT	GC (PER CODE)	GC (PER PUD)
DENSITY (DWELLING UNITS PER ACRE)		
MAX	8	8
MIN	NA	NA
MINIMUM LOT SIZE (NET)	1 ACRE	0.5 ACRE
WIDTH (FT.)	50	50
MINIMUM STREET FRONTAGE	NA	NA
MINIMUM SETBACKS (PRINCIPAL/ACCESSORY)		
STREET (FEET)	20 / 25	20 / 25
SIDE (FEET) CORNER	0 / 0	0 / 0
REAR (FEET)	0 / 0	0 / 0
MAXIMUM LOT COVERAGE (%)	80	80
MAXIMUM FAR	0.50	0.25
MAXIMUM BUILDING SIZE (SQ. FT.)	125,000 USE	250,000 USE
MAXIMUM HEIGHT (FEET)	40	40

COMMERCIAL - TYPICAL



OFFICE / FLEX SPACE - TYPICAL



OFFICE / FLEX SPACE - TYPICAL CONTINUED



MEADOW RIDGE PUD PLAN and ZONING MAP TOWN OF MEAD, CO DEVELOPMENT STANDARDS

VI. SITE DESIGN



TYPICAL NEIGHBORHOOD PARK

TYPICAL TRAIL CORRIDOR



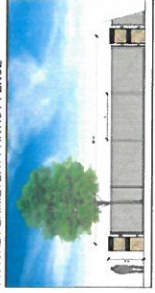
TYPICAL OPEN SPACE



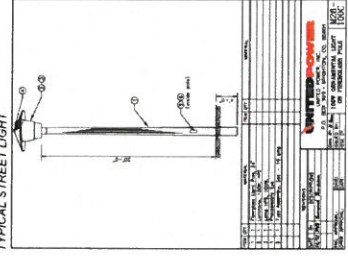
TYPICAL RESIDENTIAL 3-RAIL FENCE



TYPICAL PERIMETER / PRIVACY FENCE



TYPICAL STREET LIGHT



TYPICAL DETENTION SECTION



TYPICAL BUFFERING



PROFESSIONAL STAMP

PROJECT INFORMATION	PROJECT #	17189
	DATE	11/15/19
	CHECKED BY	JC
ISSUE RECORD	NO. PRELIMINARY	NO. 0008
	DATE	NOV 15 2019
	REVISION #	NO. 0008
	DATE	NOV 15 2019
	REVISION #	NO. 0008
	DATE	NOV 15 2019
SHEET NUMBER		7
		7 OF 7