

**TOWN OF MEAD, COLORADO
PLANNING COMMISSION
RESOLUTION NO. 05-PC-2020**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF MEAD,
COLORADO RECOMMENDING CONDITIONAL APPROVAL OF THE
CONDITIONAL USE PERMIT FOR TOWNHOME DEVELOPMENT IN THE
GENERAL COMMERCIAL (GC) ZONE DISTRICT IN ACCORDANCE WITH
AND SUBJECT TO APPROVAL OF THE LIBERTY RANCH FILING NO. 3 SITE
PLAN**

WHEREAS, the Town of Mead (“**Town**”) is authorized pursuant to Title 31, Article 23, C.R.S. and the Town of Mead Municipal Code (“**MMC**”) to regulate the development of land, streets and utilities within the Town for the purposes of promoting the public health, safety, convenience, and the general welfare of the community; and

WHEREAS, pursuant to Section 16-3-120 of the MMC, applications for conditional use are reviewed by the Town of Mead Planning Commission (“**Planning Commission**”); and

WHEREAS, following review by the Planning Commission, the Planning Commission is required to recommend approval, conditional approval, or denial of a conditional use to the Board of Trustees; and

WHEREAS, Lorson South Land Corp., a Colorado corporation, as the applicant (“**Applicant**”), has submitted an application for a conditional use permit for the property described below, to allow development of townhomes within the General Commercial (GC) zone district (“**Conditional Use**”):

TRACTS A AND K, LIBERTY RANCH FILING NO. 1, TOWN OF MEAD, STATE
OF COLORADO (“**Property**”); and

WHEREAS, the Property is zoned for General Commercial (GC) uses in accordance with Section 16-3-40 of the MMC; and

WHEREAS, townhomes in the General Commercial (GC) zone is a conditional use that may be allowed following public hearings by the Planning Commission and Board of Trustees; and

WHEREAS, in conjunction with the application for Conditional Use, the Applicant has submitted a preliminary plat and intends to develop the Property in accordance with such preliminary plat and final plat, to be approved by the Town; and

WHEREAS, in addition, the Applicant has submitted the Liberty Ranch Filing No. 3 Site Plan, depicting the intended development of the Property, for approval by the Town and which is currently under review by the Town (“**Site Plan**”); and

WHEREAS, pursuant to Section 16-4-100 of the MMC, the Site Plan will be administratively approved, conditionally approved or denied by Town Staff and thereafter referred to the Board of Trustees for its adoption by ordinance; and

WHEREAS, in accordance with Section 16-3-120 of the MMC, the Planning Commission held a duly noticed public hearing on August 19, 2020 to consider the Conditional Use; and

WHEREAS, the Planning Commission has reviewed the proposed Conditional Use and other materials distributed to the Planning Commission by Town staff at or prior to the August 19, 2020 meeting and public hearing, and desires to recommend to the Board of Trustees that the Board of Trustees proceed to approve the Conditional Use.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the Town of Mead, Colorado, that:

Section 1. The Planning Commission finds that the public hearing on the proposed Conditional Use was conducted and concluded in accordance with Section 16-3-120(c)(4) of the MMC.

Section 2. The Planning Commission recommends approval of the Conditional Use to permit development of townhomes on the Property, as approved by the Town, based on a determination that the applicable review criteria set forth in Section 16-3-120(d) of the MMC have been satisfied, subject to the following conditions of approval:

- a. The Applicant shall pay all fees and costs incurred by the Town and its consultants in reviewing and processing the Conditional Use application;
- b. If the Applicant fails to file a complete application for final plat and the Site Plan within one (1) year of the approval or conditional approval of the Conditional Use by the Board of Trustees, or within such extended time as may be granted by the Board of Trustees by resolution duly adopted, a new conditional use permit application must be submitted to the Town and processed according to applicable provisions of the MMC before the Town may act on the final plat or Site Plan; and
- c. The Site Plan shall conform to the final plat for the Property and shall address all conditions of approval for the final plat and Site Plan as required by Town staff and the Board of Trustees.

Section 3. The Planning Commission further recommends that if the Board of Trustees approves or conditionally approves the Conditional Use, that the Town Clerk proceed to file a certified copy of the Board of Trustees resolution related to the approval or conditional approval of the Conditional Use in lieu of the requirement to record a conditional use map, as set forth in Section 16-3-120(c)(7) of the MMC.

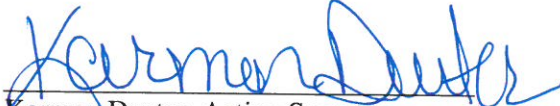
Section 4. Town staff shall distribute a copy of this Resolution to the Board of Trustees at or prior to date at which the Board of Trustees is scheduled to consider the Conditional Use at a public hearing held for that purpose.


Section 5. Effective Date. This Resolution shall become effective immediately upon adoption.

INTRODUCED, READ, PASSED AND ADOPTED THIS 19TH DAY OF AUGUST, 2020.

ATTEST:

TOWN OF MEAD PLANNING
COMMISSION

By: 
Karmen Deuter, Acting Secretary

By: 
Jeff Kuriz, Presiding Officer

