

**TOWN OF MEAD, COLORADO
PLANNING COMMISSION
RESOLUTION NO. 06-PC-2020**

A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF MEAD, COLORADO RECOMMENDING APPROVAL WITH CONDITIONS OF THE WELKER FARMS SUBDIVISION ZONING AMENDMENT TO CHANGE THE ZONING FROM SINGLE-FAMILY RESIDENTIAL (RSF-4) AND GENERAL COMMERCIAL (GC) TO DOWNTOWN MIXED USE (DMU)

WHEREAS, in accordance with Section 16-3-160(a)(1) of the Mead Municipal Code (“MMC”), Welker Farms, LLC, a Colorado limited liability company, and William C. Sears, an individual (together, the “Owner”) submitted an application to amend the official Town zoning district map and rezone certain real property generally described as the Welker Farms Subdivision, consisting of a total of 36.37 acres more or less, and which is described in **Exhibit 1** attached hereto (the “Subject Property”); and

WHEREAS, Owner is proposing that the zoning of the Subject Property be changed from General Commercial (GC) and Single-Family Residential (RSF-4) to Downtown Mixed Use (DMU) as more particularly shown and set forth in the “Welker Farms Subdivision Zoning Amendment” map, a copy of which is attached to this Resolution as **Exhibit 2** (the “Proposed Zoning Amendment Map”); and

WHEREAS, a copy of the Proposed Zoning Amendment Map has been distributed to the Planning Commission; and

WHEREAS, in accordance with Section 16-3-160(c)(4) of the *Mead Municipal Code* (“MMC”), the Planning Commission held a duly noticed public hearing on September 16, 2020 to consider the Proposed Zoning Amendment Map; and

WHEREAS, the Planning Commission has reviewed the Proposed Zoning Amendment Map, and other materials distributed to the Planning Commission by Town Staff at or prior to the September 16, 2020 meeting and public hearing, and finds that the Proposed Zoning Amendment Map satisfies the criteria set out in Section 16-3-160(e) of the MMC; and

WHEREAS, the Planning Commission further desires to recommend to the Board of Trustees that the Board of Trustees proceed to amend the zoning designation of the Subject Property, as specifically shown in the Proposed Zoning Amendment Map.

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 Zoning Amendment Map was held, conducted and concluded in accordance with Section 16-3-160 of the MMC.

Section 2. The Planning Commission recommends approval of the proposed DMU zoning of the Subject Property, subject to the conditions below, and therefore recommends that the Board of Trustees proceed to amend the zoning of the Subject Property in accordance with the Proposed Zoning Amendment Map once such conditions are met.

- (a) The Owner shall resolve and correct any technical issues as directed by Town staff prior to consideration by the Board of Trustees; and

(b) The Owner shall pay all fees and costs incurred by the Town and its consultants in reviewing and processing zoning amendment application.

Section 3. Effective Date. This resolution shall become effective immediately upon adoption.

INTRODUCED, READ, PASSED AND ADOPTED THIS 16TH DAY OF SEPTEMBER, 2020.

ATTEST:

By Jeanine Reed
Secretary

**TOWN OF MEAD PLANNING
COMMISSION**

By [Signature]
Chairman or Acting Chair

Exhibits:

EXHIBIT 1 – Legal Description of Subject Property
EXHIBIT 2 – Proposed Zoning Amendment Map



Exhibit 1
Legal Description
Welker Farms Subdivision Zoning Amendment

All of Welker Farms Subdivision, and all of Welker Farms Subdivision Replat A, being part of the south ½ of Section 10, Township 3 North, Range 68 West of the 6th P.M., County of Weld, State of Colorado.

Total acreage (approximate): 36.37 acres, as more particularly shown in the Welker Farms Subdivision Zoning Amendment (“Amendment”) 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 Amendment, the Amendment shall control.

Exhibit 2
Welker Farms Subdivision – Zoning Amendment Map
(attached)

WELKER FARMS SUBDIVISION

BEING A SUBDIVISION OF LOT 2 OF CIK RANCH ANNEXATION REPLAT NO. 1
 LOCATED IN A PORTION OF THE S 1/2 OF SECTION 10, TOWNSHIP 3 NORTH,
 RANGE 68 WEST OF THE 6TH P.M.

TOWN OF MEAD, WELD COUNTY, COLORADO
 36.67 ACRES, MORE OR LESS

CIK ANNEXATION REPLAT NO. 1

Vacant Land, RS-F-4 Zone
 LOT 1

30' UTILITY EASEMENT

30' UTILITY EASEMENT
 RECORDED ON _____
 AS REC NO. _____

Welker Farms Subdivision

TOWN OF MEAD
 FEBRUARY 25, 1999
 RN. 2875746

AMES PARK

Ames Park, Town of Mead, AG Zone

16.50 MST&T RIGHT-OF-WAY
 EASEMENT OCTOBER
 11, 1972, BOOK 677
 RN. 1599304.

S 1/4 COR SEC. 10, T3N, R68W
 6TH P.M. FOUND 2" ALUM CAP LS
 24667 (1996) IN MONUMENT BOX
 AS PER RECORD ALSO FOUND NO.
 4 REBAR APPROXIMATELY 50'
 EAST. MAY HAVE BEEN USED AS
 CORNER.

Rocky Mountain Assets
 Agricultural Production, GC Zone

_____ AVENUE (COUNTY ROAD 34)

N89°07'08"E 856.37'

N89°12'14"E 1323.20'

1556.40'

16.50 MST&T RIGHT-OF-WAY
 EASEMENT OCTOBER
 11, 1972, BOOK 677
 RN. 1599304.

Vacant Land, HC Zone
 CIK ANNEXATION REPLAT NO. 1
 LOT 1

978.27' 500'24'04"E 1155.14'

Vacant Land, AG Zone

L25 L12 L13
 L26 N87°26'00"E 350.00'
 L27 L11 L12 L13 L14 L15 L16 L17 L18 L19 L20 L21 L22 L23 L24 L25 L26 L27 L28 L29 L30 L31 L32 L33 L34 L35 L36 L37 L38 L39 L40 L41 L42 L43 L44 L45 L46 L47 L48 L49 L50 L51 L52 L53 L54 L55 L56 L57 L58 L59 L60 L61 L62 L63 L64 L65 L66 L67 L68 L69 L70 L71 L72 L73 L74 L75 L76 L77 L78 L79 L80 L81 L82 L83 L84 L85 L86 L87 L88 L89 L90 L91 L92 L93 L94 L95 L96 L97 L98 L99 L100 L101 L102 L103 L104 L105 L106 L107 L108 L109 L110 L111 L112 L113 L114 L115 L116 L117 L118 L119 L120 L121 L122 L123 L124 L125 L126 L127 L128 L129 L130 L131 L132 L133 L134 L135 L136 L137 L138 L139 L140 L141 L142 L143 L144 L145 L146 L147 L148 L149 L150 L151 L152 L153 L154 L155 L156 L157 L158 L159 L160 L161 L162 L163 L164 L165 L166 L167 L168 L169 L170 L171 L172 L173 L174 L175 L176 L177 L178 L179 L180 L181 L182 L183 L184 L185 L186 L187 L188 L189 L190 L191 L192 L193 L194 L195 L196 L197 L198 L199 L200

Conditions of Acceptance
 The Zoning Administrator of the Town of Mead, Colorado, has approved the subdivision of the above described land into the lots and blocks shown on the attached plat. The subdivision is subject to the following conditions:
 1. The subdivision shall be subject to the provisions of the Colorado Subdivision Map Act, C.R.S. 31-1-101 through 31-1-109.
 2. The subdivision shall be subject to the provisions of the Colorado Zoning Code, C.R.S. 31-2-101 through 31-2-109.
 3. The subdivision shall be subject to the provisions of the Colorado Land Use Code, C.R.S. 31-3-101 through 31-3-109.
 4. The subdivision shall be subject to the provisions of the Colorado Planning Code, C.R.S. 31-4-101 through 31-4-109.
 5. The subdivision shall be subject to the provisions of the Colorado Environmental Code, C.R.S. 31-5-101 through 31-5-109.
 6. The subdivision shall be subject to the provisions of the Colorado Health Code, C.R.S. 31-6-101 through 31-6-109.
 7. The subdivision shall be subject to the provisions of the Colorado Fire Code, C.R.S. 31-7-101 through 31-7-109.
 8. The subdivision shall be subject to the provisions of the Colorado Safety Code, C.R.S. 31-8-101 through 31-8-109.
 9. The subdivision shall be subject to the provisions of the Colorado Public Works Code, C.R.S. 31-9-101 through 31-9-109.
 10. The subdivision shall be subject to the provisions of the Colorado Parks and Recreation Code, C.R.S. 31-10-101 through 31-10-109.
 11. The subdivision shall be subject to the provisions of the Colorado Cultural Code, C.R.S. 31-11-101 through 31-11-109.
 12. The subdivision shall be subject to the provisions of the Colorado Historical Code, C.R.S. 31-12-101 through 31-12-109.
 13. The subdivision shall be subject to the provisions of the Colorado Arts and Entertainment Code, C.R.S. 31-13-101 through 31-13-109.
 14. The subdivision shall be subject to the provisions of the Colorado Community Development Code, C.R.S. 31-14-101 through 31-14-109.
 15. The subdivision shall be subject to the provisions of the Colorado Housing Code, C.R.S. 31-15-101 through 31-15-109.
 16. The subdivision shall be subject to the provisions of the Colorado Transportation Code, C.R.S. 31-16-101 through 31-16-109.
 17. The subdivision shall be subject to the provisions of the Colorado Utilities Code, C.R.S. 31-17-101 through 31-17-109.
 18. The subdivision shall be subject to the provisions of the Colorado Public Safety Code, C.R.S. 31-18-101 through 31-18-109.
 19. The subdivision shall be subject to the provisions of the Colorado Environmental Code, C.R.S. 31-19-101 through 31-19-109.
 20. The subdivision shall be subject to the provisions of the Colorado Parks and Recreation Code, C.R.S. 31-20-101 through 31-20-109.

Owner: Welker Farms, LLC (Platting & Public Manager)
 State of Colorado _____
 County of _____
 The foregoing certificate of ownership was acknowledged before me by _____ on this _____ day of _____, 20____.
 Witness My Hand and Seal
 My commission expires _____.

Owner: Welker Farms, LLC (Platting & Public Manager)
 State of Colorado _____
 County of _____
 The foregoing certificate of ownership was acknowledged before me by _____ on this _____ day of _____, 20____.
 Witness My Hand and Seal
 My commission expires _____.

Witness My Hand and Seal
 My commission expires _____.

Notary Public
 My commission expires _____.

Platting Commission Officer
 Approved by the Mead Planning Commission this _____ day of _____, 20____.

Chairman
 Planning Commission Secretary

Notary Public
 My commission expires _____.

Conditions of Approval for the Board of Trustees
 This Zoning Amendment Map of the Welker Farms Subdivision is approved and accepted by the Board of Trustees of the Town of Mead, Colorado, this _____ day of _____, 20____.

Scale: 1"=100'

July 13, 2020

Welker Farms Subdivision

Zoning Change Application