

**TOWN OF MEAD, COLORADO
PLANNING COMMISSION
RESOLUTION NO. 09-PC-2022**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN
OF MEAD, COLORADO RECOMMENDING CONDITIONAL
APPROVAL OF THE SCHULZ PROPERTY ZONING AMENDMENT**

WHEREAS, the Town of Mead (the “Town”) is authorized pursuant to Title 31, Article 23, C.R.S. and the Town of Mead Municipal Code (the “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 16-3-160 of the MMC, following review of a zoning map amendment by the Town of Mead’s Planning Commission (the “Planning Commission”), the Planning Commission shall recommend to the Board of Trustees approval, approval with conditions, or denial of a zoning map amendment; and

WHEREAS, Mead Investors 2, LLC (the “Owner”), has submitted an application for the Schulz Property Zoning Amendment (the “Zoning Amendment”) for the 5 acre property known as the Schulz property, generally located south of WCR 36, and east of the I-25 Frontage Road, in the Town of Mead, County of Weld, State of Colorado, as more particularly described in **Exhibit 1**, attached hereto and incorporated into this Resolution (the “Property”); and

WHEREAS, the Owner is proposing that the zoning of the Property be changed from Highway Commercial (HC) to Light Industrial (LI); and

WHEREAS, the Future Land Use Plan, from the Town’s 2018 Comprehensive Plan, designates the Subject Property as Planned Industrial Mixed Use (PI), which corresponds with the Light Industrial (LI) zoning district in the Town Land Use Code; and

WHEREAS, in accordance with Sections 16-3-160 and 16-3-30 of the MMC, the Planning Commission held a duly noticed public hearing on September 21, 2022 to consider the Zoning Amendment; and

WHEREAS, the Planning Commission has reviewed the proposed Zoning Amendment and other materials distributed to the Planning Commission by Town staff at or prior to the September 21, 2022 meeting and public hearing, and desires to recommend to the Board of Trustees that the Board of Trustees proceed to approve the Zoning Amendment consistent with the conditions set forth in this Resolution.

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 was conducted and concluded in accordance with Section 16-3-160 of the MMC.

Section 2. The Planning Commission recommends approval of the Zoning Amendment, in substantially the form attached hereto as **EXHIBIT 1**, based on a determination that the applicable review criteria set forth in Section 16-3-160(e) of the MMC have been satisfied, subject to the following conditions of approval:

- a) The Applicant shall resolve and correct any technical issues as directed by Town staff prior to signature of Town officials on the Zoning Amendment; and
- b) The Applicant shall pay all fees and costs incurred by the Town and its consultants in reviewing and processing the Zoning Amendment application.

Section 3. Town staff shall distribute a copy of this Resolution to the Board of Trustees at or prior to the date at which the Board of Trustees is scheduled to consider the Zoning Amendment at a public hearing held for that purpose.

Section 4. Effective Date. This Resolution shall become effective immediately upon adoption.

INTRODUCED, READ, PASSED AND ADOPTED THIS 21st DAY OF September, 2022.

ATTEST:

**TOWN OF MEAD PLANNING
COMMISSION:**

By: Jeannine Reed
Jeannine Reed, Secretary



[Signature]
Chair or Chair Pro Tem

EXHIBIT 1

Schulz Property Zoning Amendment Map
[Exhibit begins on the next page.]

