

**TOWN OF MEAD, COLORADO
PLANNING COMMISSION
RESOLUTION NO. 11-PC-2022**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF MEAD,
COLORADO, RECOMMENDING APPROVAL, WITH CONDITIONS, OF THE
AGFINITY STATION MEAD PLANNED UNIT DEVELOPMENT (PUD) AND
ZONING**

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, Bruce McClymonds (the “Applicant”), on behalf of the property owner, AGFINITY, INC. (the “Owner” or “Agfinity”) submitted an application to amend the official Town zoning district map and rezone certain real property, generally located on the northwest corner of the intersection of Welker Avenue/WCR 34 and Third Street in the Town of Mead, County of Weld, State of Colorado, and consisting of a total of 1.95 acres more or less, and which is more particularly described in **Exhibit 1**, attached hereto and incorporated herein (the “Property”); and

WHEREAS, Owner is proposing that the zoning of the Property be changed from Downtown Mixed Use (DMU) to DMU with a Planned Unit Development (PUD) Overlay, as more particularly shown and set forth in the “Agfinity Station Mead Planned Unit Development (PUD) and Zoning Map,” a copy of which is attached hereto and incorporated herein 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 of the MMC, the Planning Commission held a duly noticed public hearing on September 21, 2022, 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, at public hearing, and finds that the Proposed Zoning Amendment Map satisfies the criteria set out in Section 16-3-160 of the MMC; and

WHEREAS, the Planning Commission recommends, to the Board of Trustees, that the Board of Trustees approves the Proposed Zoning Amendment Map, attached hereto, and incorporated herein, as **Exhibit 2**.

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 Zoning Amendment Map, based on a determination that the applicable review criteria set forth in Sections 16-3-30 and 16-3-160(e) of the MMC have been satisfied, subject to the following conditions of approval:

- (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 the zoning amendment application.

Section 3. 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
Secretary

By [Signature]
Chairman or Acting Chair



Exhibits:

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

Exhibit 1
Legal Description

THAT PORTION OF BLOCK 5, TOWN OF MEAD, IN THE SE 1/4 OF SECTION 9, TOWNSHIP
3 NORTH, RANGE
68 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, MORE
PARTICULARLY DESCRIBED

AS FOLLOWS:

CONSIDERING THE EAST LINE OF THE SE 1/4 OF SAID SECTION 9 AS BEARING N 00° 01'
39" W AND WITH

ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO:

COMMENCING AT THE SE CORNER OF SAID SECTION 9; THENCE S 89° 46' 44" W, 38.00
FEET; THENCE N

00° 01' 39" W, 40.00 FEET TO THE TRUE POINT OF BEGINNING AT THE SE CORNER OF
SAID BLOCK 5;

THENCE ALONG THE SOUTH LINE OF SAID BLOCK 5, S 89° 46' 44" W, 255.26 FEET;
THENCE PARALLEL

WITH AND 8.50 EASTERLY OF THE CENTERLINE OF THE GREAT WESTERN RAILWAY
SIDETRACK, N 20°

56' 02" E, 713.54 FEET TO THE EAST LINE OF SAID BLOCK 5; THENCE ALONG SAID
EAST LINE, S 00° 01'

39" E, 655.46 FEET TO THE TRUE POINT OF BEGINNING.

SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY OF RECORD.

Total acreage: 1.95 acres, more or less, as more particularly shown on the Proposed Zoning
Amendment Map

Exhibit 2
Agfinity Station Mead Planned Unit Development (PUD) and Zoning Map
(attached)

AGFINITY STATION MEAD

PLANNED UNIT DEVELOPMENT (PUD) AND ZONING MAP

A PORTION OF BLOCK 5, TOWN OF MEAD, SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO



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AGFINITY STATION
MEAD

MEAD, COLORADO

AGFINITY, INC.
10001 FT. CLOUD DRIVE
SUITE 200
LOVELAND CO 80538



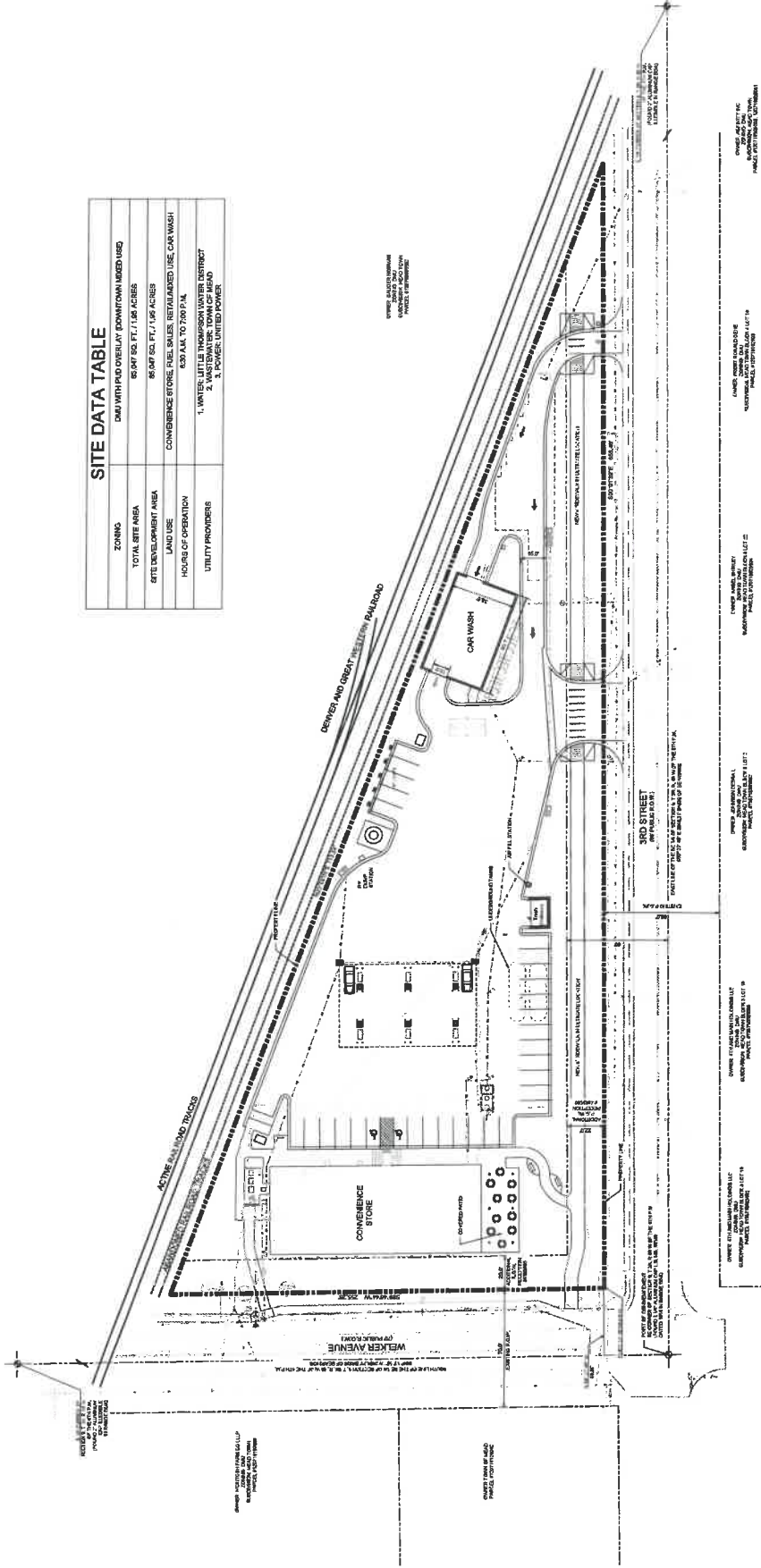
Staff Comments: 06/22/22

May 31, 2022

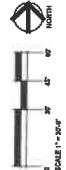
PROPOSED
SITE PLAN

SHEET NUMBER A2.0

SITE DATA TABLE	
ZONING	DMU WITH PUD OVERLAY (DOWNTOWN MIXED USE)
TOTAL SITE AREA	65.047 SQ. FT. / 1.50 ACRES
GRT DEVELOPMENT AREA	6.647 SQ. FT. / 0.15 ACRES
LAND USE	CONVENIENCE STORE, FUEL SALES, RETAIL/MADE USE, CAR WASH
HOURS OF OPERATION	8:00 A.M. TO 7:00 P.M.
UTILITY PROVIDERS	1. WATER: UTILITY (TRIMPOSON WATER DISTRICT) 2. GAS: UTILITY (UNITED) 3. POWER: UNITED POWER



Conceptual Site Plan



Not for Construction

In Association with:

General Contractor
 Benson Construction
 PO Box 2001
 1000 Washington Post Office, CO 80804
 Phone: 303.440.4400
 Email: info@bencon.com

Structural Engineer
 Baker Rhode
 2100 S. W. 10th Ave
 Suite 1000
 Denver, CO 80202
 Phone: 303.733.1442
 Email: bakersr@baker-rhode.com

Mechanical/Electrical
 Integrated Mechanical
 2100 S. W. 10th Ave
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 Denver, CO 80202
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 Email: info@integratedme.com

Electrical Engineer
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 1125 Larimer Street
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 Denver, CO 80202
 Phone: 303.733.1442
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Planning & Landscape
 444 Broadway Avenue
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 Denver, CO 80202
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 Email: info@planning.com

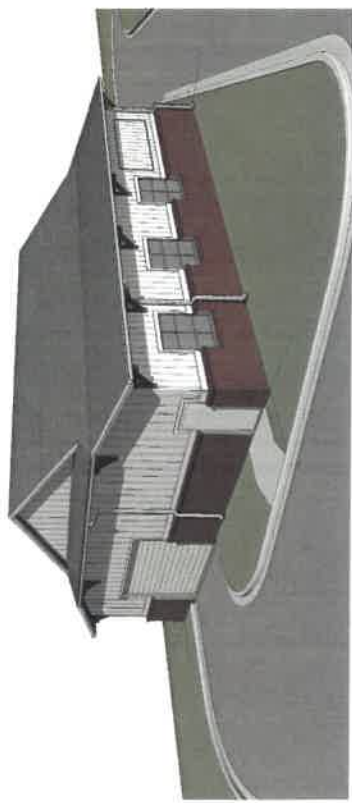
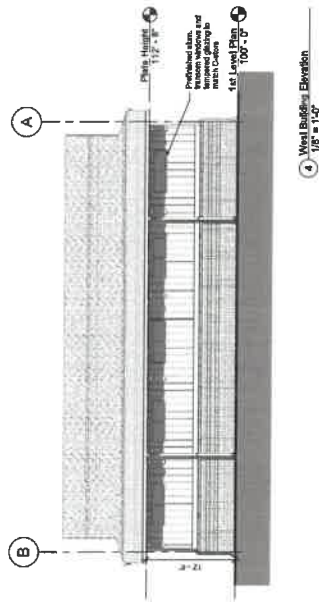
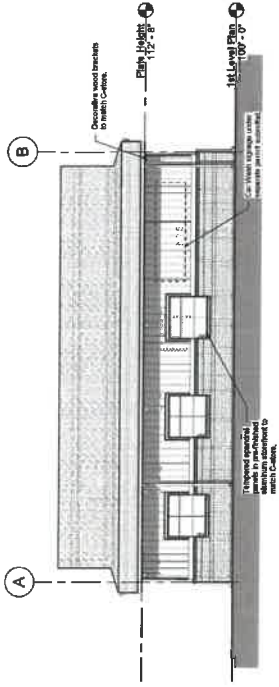
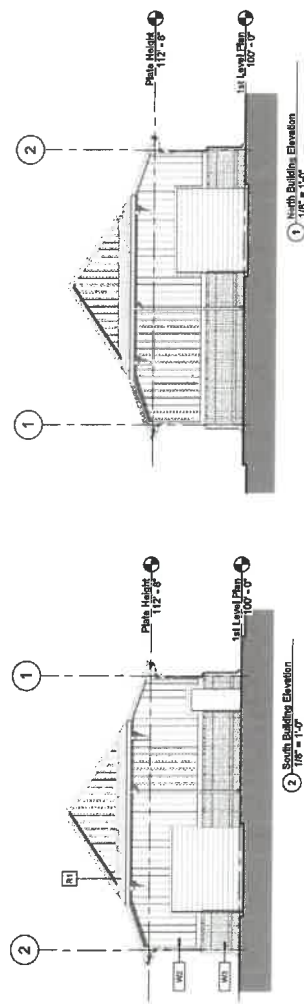
Civil Engineer
 Intervent Consulting Group
 1100 W. 13th Ave
 Suite 1000
 Denver, CO 80202
 Phone: 303.733.1442
 Email: info@intervent.com

Revised	No.	Description	Date

Aginity Car Wash

PUD Submittal
 Project No. 2022-09
 Drawn by: [Name]
 Reviewed by: [Name]

Exterior Elevations
 Drawing Number
 Scale: As Shown
 3 of 3



5. View from Southeast

MATERIAL LEGEND	
AS	Aluminum Siding and Metal Mesh Product: North/South Arch Panel, Color: Pewter Vendor: Sherrill Williams, "White Oak" 2021/22 Color: standard grey
MS	Mesh Product: Slatted Mesh, 1/2" x 1/2" mesh Color: standard grey
BS	Black Siding Product: Slatted Mesh, 1/2" x 1/2" mesh Color: Black Siding