

**TOWN OF MEAD, COLORADO
ORDINANCE NO. 1012**

**AN ORDINANCE OF THE TOWN OF MEAD, COLORADO, APPROVING, WITH
CONDITIONS, THE AGFINITY STATION MEAD PLANNED UNIT
DEVELOPMENT (PUD) AND ZONING MAP 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, 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 “Zoning Amendment”); and

WHEREAS, pursuant to Section 16-3-160 of the MMC, following review of a zoning map amendment by the Town’s Planning Commission, the Board of Trustees shall approve, approve with conditions, or deny the Zoning Amendment; and

WHEREAS, the Town Planning Commission approved Resolution No. 11-PC-2022, recommending to the Board of Trustees approval, with conditions, of the Zoning Amendment; and

WHEREAS, in accordance with Section 16-3-160 of the MMC, the Board of Trustees held a duly noticed public hearing on September 26, 2022, to consider the Zoning Amendment; and

WHEREAS, the Board of Trustees has reviewed the Zoning Amendment, and other materials distributed to the Board, at a public hearing, and finds that the Zoning Amendment satisfies the criteria set out in Section 16-3-160 of the MMC.

NOW, THEREFORE, BE IT ORDAINED by the Board of Trustees of the Town of Mead, Colorado, that:

Section 1. The Board finds that the public hearing on the Zoning Amendment was held, conducted, and concluded in accordance with Section 16-3-160 of the MMC.

Section 2. The Board approves of the Zoning Amendment, 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 ordinance shall be published and become effective as provided by law.


Section 4. 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.

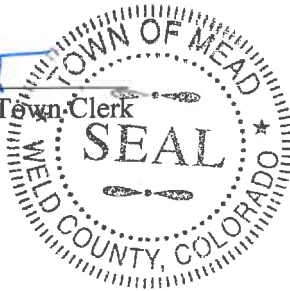
Section 5. Repealer. All ordinances or resolutions, or parts thereof, in conflict with this ordinance are hereby repealed, provided that such repealer shall not repeal the repealer clauses of such ordinance nor revive any ordinance thereby.

Section 6. 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 26TH DAY OF SEPTEMBER, 2022.

ATTEST:

By: 
Mary E. Strutt, MMC, Town Clerk



TOWN OF MEAD:

By: 
Colleen G. Whitlow, Mayor

Exhibits:

EXHIBIT 1 – Legal Description of Property

EXHIBIT 2 –Zoning Amendment

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.

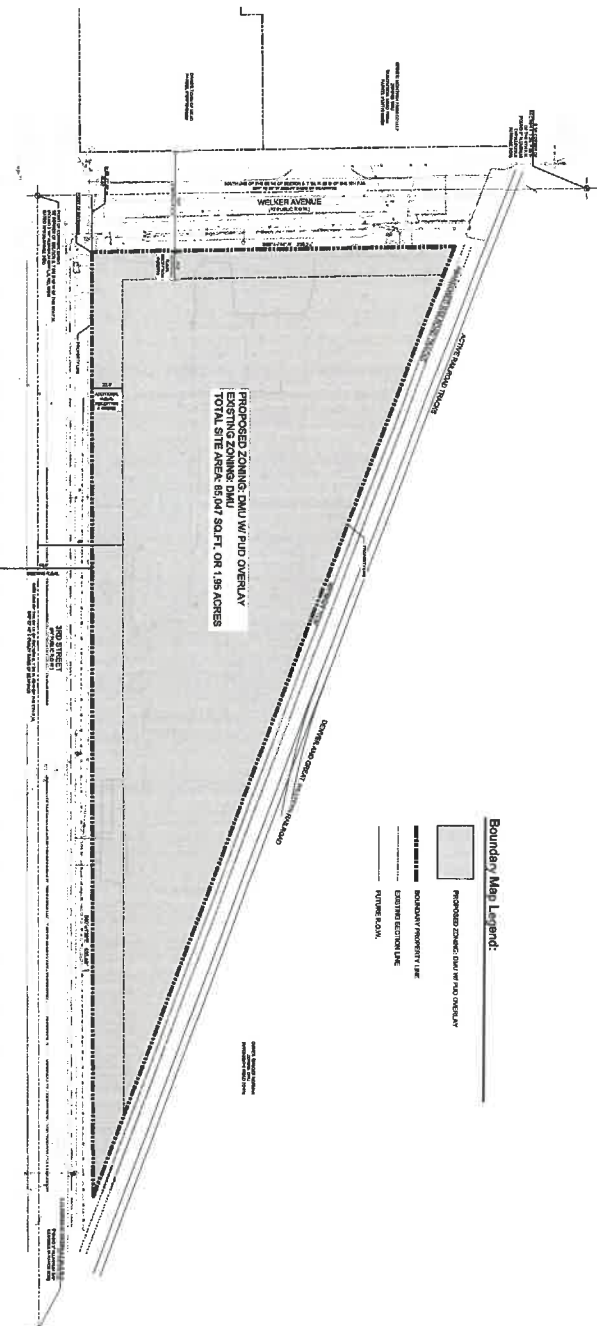
Total acreage: 1.95 acres, more or less, as more particularly shown on the Proposed Zoning Amendment Map

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

AGINITY STATION MEAD

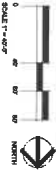
PLANNED UNIT DEVELOPMENT (PUD) AND ZONING MAP

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



Location Map

AREA OF OVERLAY



Certificate of Understanding of Title Holder:
 I, the undersigned, hereby certify that I am a legal, unencumbered owner of the above described property and that I have the right to execute this instrument and that I am not under any legal disability. I hereby acknowledge the contents and provisions of this instrument and the same and the same shall be binding on me and my heirs, assigns and assigns forever.

STATE OF COLORADO)
 COUNTY OF _____)
 I, _____)
 do hereby certify that I am the owner of the above described property and that I have the right to execute this instrument and that I am not under any legal disability. I hereby acknowledge the contents and provisions of this instrument and the same and the same shall be binding on me and my heirs, assigns and assigns forever.

PUD Overlay Regulations:

INTENT:
 The following regulations are intended to provide for the orderly development of the project area and to ensure that the project area is developed in a manner consistent with the overall goals and objectives of the Town of Mead.

DEPARTURES FROM UNDERLYING ZONING:

The following departures from the underlying zoning are hereby approved and shall be deemed to be in compliance with the intent and purpose of the underlying zoning regulations.

Signature Block:

Certificate of Ownership:
 I, the undersigned, hereby certify that I am the legal owner of the above described property and that I have the right to execute this instrument and that I am not under any legal disability. I hereby acknowledge the contents and provisions of this instrument and the same and the same shall be binding on me and my heirs, assigns and assigns forever.

DATE OF RECORD: _____
 COUNTY OF _____
 WITNESSED BY ME AND SEAL:

Surveying Certificate:
 I, the undersigned, hereby certify that I am a duly licensed professional land surveyor in the State of Colorado and that I have surveyed the above described property and that the same is correctly and accurately shown on the attached plat. I hereby acknowledge the contents and provisions of this instrument and the same and the same shall be binding on me and my heirs, assigns and assigns forever.

Planning Commission Certificate:
 This planning unit development (PUD) and zoning map is hereby recommended for approval by the Planning Commission of the Town of Mead on this _____ day of _____, 2022.

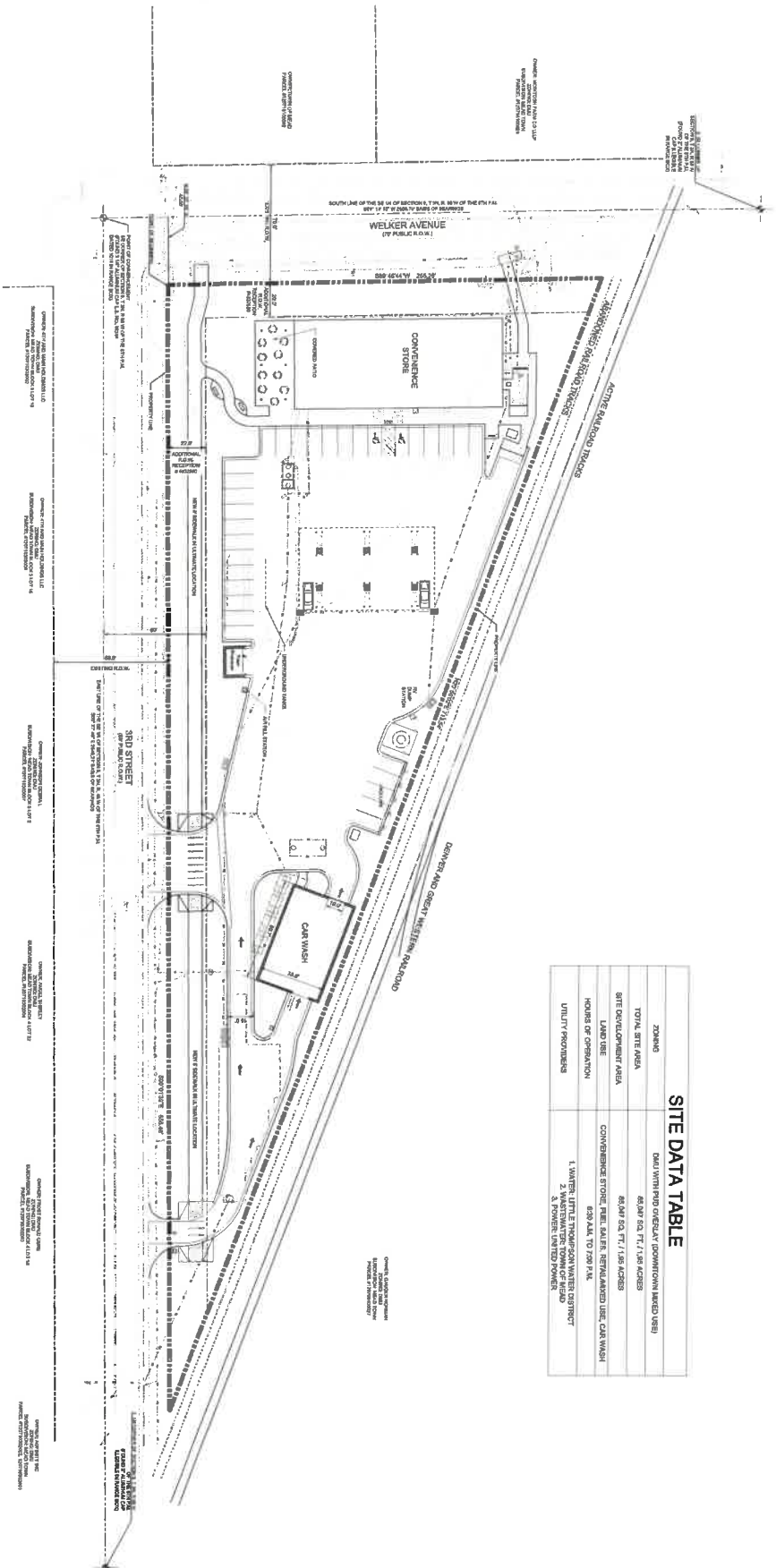
Certificate of Approval by The Board of Trustees:
 This planning unit development (PUD) and zoning map is hereby approved by the Board of Trustees of the Town of Mead on this _____ day of _____, 2022.

AGFINITY STATION MEAD

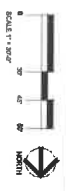
PLANNED UNIT DEVELOPMENT (PUD) AND ZONING MAP

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

SITE DATA TABLE	
ZONING	DATA WITH PUD OVERLAY (DOWNTOWN BARED USE)
TOTAL SITE AREA	86,347 SQ. FT. (1.58 ACRES)
SITE DEVELOPMENT AREA	86,347 SQ. FT. (1.58 ACRES)
LAND USE	COMMERCE STONE, RETAIL SALES, RESTAURANT USE, CAR WASH
HOURS OF OPERATION	7:00 AM TO 7:00 PM
UTILITY PROVIDERS	1. WATERS LITTLE THOMPSON WATER DISTRICT 2. WATSON ELECTRIC COMPANY 3. POWER UNITED POWER

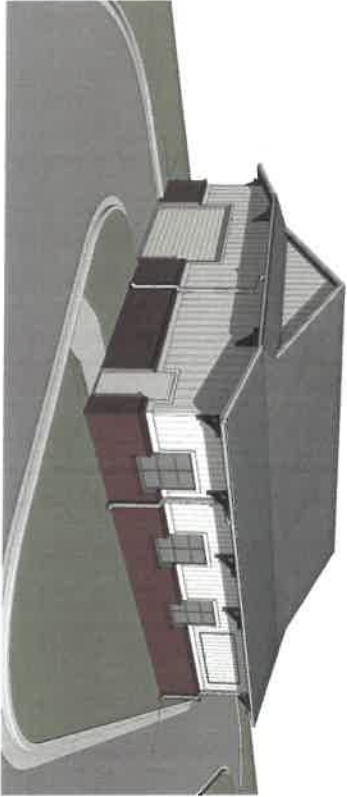


Conceptual Site Plan

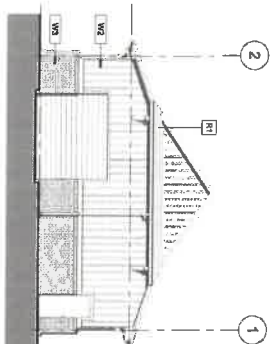


MATERIAL LEGEND

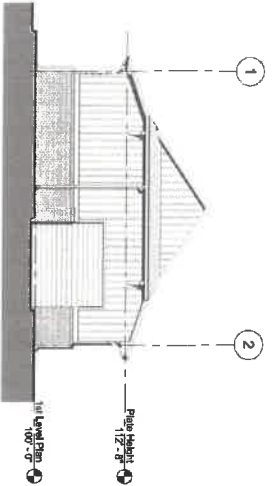
	<p>Exterior Siding Cedar Shakes Color: Shady Wilderness, #198A, PAW 020710 1/2" x 6" x 12" (Actual Dimensions) Product: Cedar Shakes, #198A, PAW 020710 Color: Shady Wilderness Grade: Standard Ply</p>
	<p>Interior Siding Cedar Shakes Color: Shady Wilderness, #198A, PAW 020710 1/2" x 6" x 12" (Actual Dimensions) Product: Cedar Shakes, #198A, PAW 020710 Color: Shady Wilderness Grade: Standard Ply</p>
	<p>Roofing Asphalt/Flt Shingles Color: Shady Wilderness, #198A, PAW 020710 1/2" x 6" x 12" (Actual Dimensions) Product: Cedar Shakes, #198A, PAW 020710 Color: Shady Wilderness Grade: Standard Ply</p>



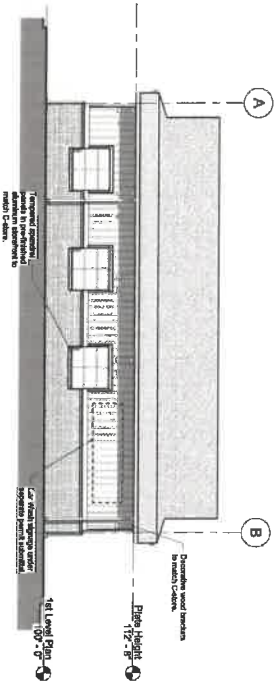
5 View from Southeast



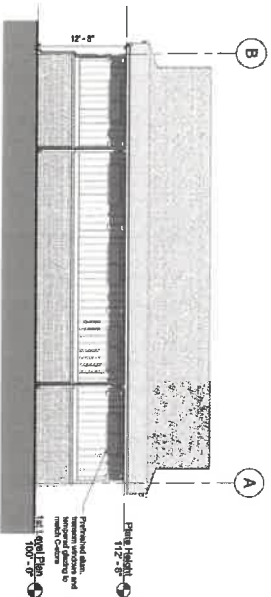
2 South Building Elevation
1/8" = 1'-0"



1 North Building Elevation
1/8" = 1'-0"



3 East Building Elevation
1/8" = 1'-0"



4 West Building Elevation
1/8" = 1'-0"



Not for Construction

In Association with:

General Contractor

Structural Engineer

Mechanical/Electrical

Plumbing & Landscaping

Architectural

Interior Design

Site Planning

Construction Management

Energy Modeling

Cost Estimation

Construction Scheduling

Construction Safety

Construction Quality Control

Construction Risk Management

Construction Claims Management

Construction Dispute Resolution

Construction Law

Construction Insurance

Construction Financing

Construction Marketing

Construction Recruitment

Construction Training

Construction Research

Construction Innovation

Construction Sustainability

Construction Technology

Construction Analytics

Construction Automation

Construction Collaboration

Construction Integration

Construction Transformation

Construction Evolution

Construction Revolution

Construction Innovation

Construction Disruption

Construction Reinvention

Construction Transformation

Construction Evolution

Construction Revolution

Construction Innovation

Construction Disruption

Construction Reinvention

Construction Transformation

Construction Evolution

Construction Revolution

Construction Innovation

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Construction Reinvention

Construction Transformation

Construction Evolution

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Construction Innovation

Construction Disruption

Construction Reinvention

Construction Transformation

Construction Evolution

Construction Revolution

Construction Innovation

Construction Disruption

Construction Reinvention

Construction Transformation

Construction Evolution

Construction Revolution

Construction Innovation

Construction Disruption

Construction Reinvention

Construction Transformation

Construction Evolution

Construction Revolution

Construction Innovation

Construction Disruption

Aginity Car Wash

PUD Submittal

Project No. 202408

Drawn By: MK

Reviewed By: MK

Exterior Elevations

3 of 3