

**TOWN OF MEAD, COLORADO
PLANNING COMMISSION
RESOLUTION NO. 02-PC-2023**

A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF MEAD, COLORADO RECOMMENDING APPROVAL OF THE ZONING AMENDMENT FOR A PLANNED UNIT DEVELOPMENT (PUD), KNOWN AS THE TURION SOUTH PUD

WHEREAS, in accordance with Section 16-3-160 of the Mead Municipal Code (“MMC”), Front Range Investment Holdings, LLC (the “Applicant” and the “Owner”) submitted an application to amend the official Town zoning map and rezone certain real property generally known as the Turion South Property, consisting of approximately 595.31 acres, more or less, and which is described in **Exhibit 1** attached hereto (the “Property”); and

WHEREAS, the Property is currently zoned as Residential Single-Family District (RSF-4) and Highway Commercial (HC); and

WHEREAS, the Applicant is seeking an amendment to rezone the Property to Planned Unit Development Overlay, as further described in the Turion South PUD, attached hereto as **Exhibit 1**, and which includes the Turion South Regulatory Procedures document, attached hereto as **Exhibit 2**; and

WHEREAS, the Town of Mead’s 2018 Comprehensive Plan, designates the Property as being appropriate for the Single-Family Residential (SFR), Residential Mixed-Use (RMU), and Regional Commercial (RC) land use categories per the Future Land Use Plan; and

WHEREAS, in accordance with Sections 16-3-160 and 16-8-90 of the MMC, the Planning Commission held a duly noticed public hearing on January 25, 2023, to review and consider the proposed Turion South PUD, which hearing was postponed/continued from the January 18, 2023 Planning Commission meeting due to inclement weather; and

WHEREAS, the Planning Commission determined that the Turion South PUD satisfies the standards and requirements set forth in the MMC; and

WHEREAS, the Planning Commission has reviewed the PUD, and other materials distributed to the Planning Commission by Town Staff at or prior to the public hearing meeting, and desires to recommend approval of the PUD with conditions to the Board of Trustees.

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 Turion South PUD was conducted in accordance with Section 16-3-160 of the MMC.

Section 2. The Planning Commission recommends approval of the proposed Turion South PUD, in substantially the form attached hereto as **Exhibits 1** and **2**, based on a determination that the applicable review criteria set forth in Sections 16-3-160 and 16-3-30 of the MMC have been satisfied, subject to the following conditions:

1. The Applicant/Owners shall pay all fees and costs incurred by the Town and its consultants, including without limitation legal fees and costs, for review and processing of the PUD application within forty-five (45) days of receiving an

invoice from the Town.

2. The Applicant/Owner shall resolve and correct any technical issues as directed by Town staff prior to consideration by the Board of Trustees.

Section 3. Town Staff shall cause a copy of this Resolution to be provided to the Board of Trustees on or before the date of the Board of Trustees hearing, as required by Section 16-8-90 of the MMC.

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

INTRODUCED, READ, PASSED AND ADOPTED THIS 25th DAY OF JANUARY, 2023.

ATTEST:

**TOWN OF MEAD PLANNING
COMMISSION**

By: Jeannine Reed
Jeannine Reed, Secretary

By: [Signature]
Chairman or Acting Chair

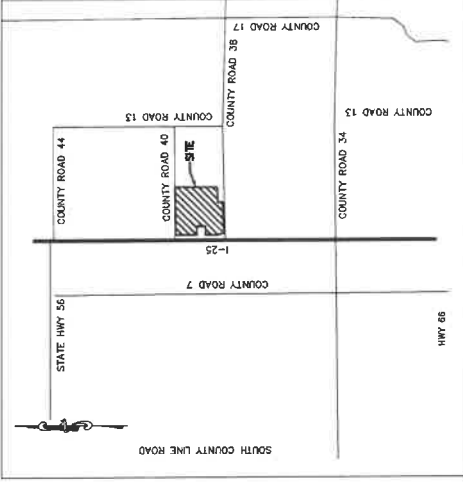


Exhibit 1
TURION SOUTH PUD

(Attached)

**TURION SOUTH
 PLANNED UNIT DEVELOPMENT**
 Town of Mead, CO

**TURION SOUTH
 PLANNED UNIT DEVELOPMENT (PUD)**
 A PORTION OF SECTION 35, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
 COUNTY OF WELD, STATE OF COLORADO
 TOTAL AREA = 25,931,610 SQ. FT. OR 595.31 ACRES, MORE OR LESS



Vicinity Map
 NOT TO SCALE

TRAILS
 ELEMENTS OF MULTIPLE TRAILS WILL BE DETERMINED AT THE TIME OF FINAL PLAT APPROVAL FOR THE LAND CONTAINING ANY PORTION OF SUCH MULTIPLE TRAILS. EACH PORTION OF THE TRAILS WILL BE CONSTRUCTED CONCURRENTLY WITH THE ASSOCIATED SUBDIVISION INFRASTRUCTURE. TRAILS, INCLUDING THE RELATED TRACTS AND/OR EASEMENTS, WILL BE DEDICATED BY FINAL PLAT, TO THE TOWN OR MAINTENANCE ENTITY.

DRAINAGE, WATER QUALITY AND DETENTION
 THIS PUD IS PLANNED TO CONFORM WITH ALL APPLICABLE REGULATIONS, STANDARDS, REQUIREMENTS, OR PLANS OF THE FEDERAL OR STATE GOVERNMENTS AND OTHER RELEVANT JURISDICTIONS, INCLUDING BUT NOT LIMITED TO WETLANDS, WATER QUALITY, DRAINAGE, DETENTION, EROSION AND SEDIMENTATION CONTROL, AND WASTEWATER REGULATIONS.

WATER CONSERVATION
 THIS PUD IS PLANNED TO INCORPORATE THE USE OF WATER CONSERVATION, WATER CONSERVATION IS PLANNED TO INCLUDE THE USE OF HIGH-PERFORMANCE PLUMBING FIXTURES AND ACCESSORIES, THE USE OF NATIVE AND DROUGHT RESISTANT PLANT MATERIAL WHERE PRACTICAL, EFFICIENT IRRIGATION SYSTEMS, AND BEST MANAGEMENT PRACTICES FOR CONSTRUCTED ENVIRONMENTS.

FIRE PROTECTION
 THIS PUD IS PLANNED WITHIN THE BOUNDARIES OF THE MOUNTAIN VIEW FIRE PROTECTION DISTRICT.

MAINTENANCE ENTITY
 IMPLEMENTATION AND ADMINISTRATION OF TURION SOUTH DESIGN GUIDELINES, ADMINISTERING OF COVENANTS, CONDITIONS, AND RESTRICTIONS, AND/OR OTHER COMMUNITY GOVERNANCE DOCUMENTS, COMMON AREA MAINTENANCE, LANDSCAPE MAINTENANCE WITHIN PUBLIC AREAS, AND/OR OTHER COMMUNITY GOVERNANCE DOCUMENTS, OPERATIONS AND MAINTENANCE, AND OTHER RESPONSIBILITIES NOT EXPLICITLY LISTED WILL BE THE RESPONSIBILITY OF A MAINTENANCE ENTITY.

CONSTRUCTION TIMING OF HIGH PLAINS BLVD. (WELD COUNTY ROAD 9.5)
 THE CONSTRUCTION TIMING OF THE FIRST PHASE OF HIGH PLAINS BLVD. (WELD COUNTY ROAD 9.5) IS PLANNED TO COINCIDE WITH THE FIRST PHASE OF DEVELOPMENT WITHIN THE PROPERTY. THE DEVELOPMENT OF HIGH PLAINS BLVD. WILL BE DEPENDENT ON THE APPROVAL OF THE PUD, THE APPROVAL OF A DISTRICT SERVICE PLAN FOR THE PROPERTY, AND THE APPROVAL OF A DEVELOPMENT AGREEMENT SPECIFIC TO THE TURION SOUTH PROPERTY.

DESIGN STANDARDS
 THE DESIGN STANDARDS CONTAINED IN THIS PUD SHALL BE ENFORCED BY THE TOWN OF MEAD. TO FURTHER THE INTENT OF THIS PUD, APPLICANT INTENDS TO ESTABLISH A TURION SOUTH COMMUNITY APPEARANCE BOARD TO IMPLEMENT AND ENFORCE THE (SUPPLEMENTAL) DESIGN GUIDELINES AUTHORIZED BY THE DESIGN COVENANT.

REGULATORY PROCEDURES
 THE APPLICABLE PROCEDURES ARE HEREBY INCORPORATED INTO THIS PUD BY REFERENCE TO THE APPLICABLE REGULATORY PROCEDURES. ALL REGULATORY PROCEDURES WILL BE APPROVED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF THE REGULATORY PROCEDURES.

GENERAL PROVISIONS

AUTHORITY
 THIS PUD IS AUTHORIZED BY SECTION 16-3-30(A)(4) - SPECIAL PURPOSE AND ZONING DISTRICTS OF THE TOWN OF MEAD, CO CODE. UPON APPROVAL AND CONSTRUCTION OF THIS PUD, THE PROVISIONS OF THE TOWN OF MEAD GOVERNMENTS ZONING DOCUMENT FOR THE DEVELOPMENT OF ALL USES AND IMPROVEMENTS WITHIN THE PROPERTY, THE PROVISIONS OF THE TOWN'S TECHNICAL STANDARDS AND DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS IS PLANNED TO APPLY TO THE DEVELOPMENT WITHIN THE PROPERTY, BOTH IN THEIR CURRENT FORM AND AS AMENDED WITHIN THIS PUD, SUBJECT TO THE "RELATION TO TOWN REGULATIONS" SECTION BELOW.

APPLICABILITY
 THE PROVISIONS OF THIS PUD SHALL RUN WITH TITLE TO THE PROPERTY.

ADOPTION
 THE ADOPTION OF THIS PUD SHALL EVIDENCE THE FINDINGS AND THE DECISION OF THE TOWN THAT THIS PUD FOR THE PROPERTY IS IN GENERAL CONFORMITY WITH THE COMPREHENSIVE PLAN; IS AUTHORIZED BY THE PROVISIONS OF SECTION 16-3-30 OF THE MEAD TOWN CODE; AND SUCH THAT THE PUD IS IN CONFORMANCE WITH THE COLORADO PLANNED UNIT DEVELOPMENT ACT OF 1972, AS AMENDED.

RELATION TO TOWN REGULATIONS
 THE PROVISIONS OF THIS PUD SHALL PREVAIL AND GOVERN THE DEVELOPMENT OF THE PROPERTY, PROVIDED, HOWEVER, THAT WHERE THE PROVISIONS OF THIS PUD DO NOT ADDRESS A PARTICULAR SUBJECT, THE RELEVANT PROVISIONS OF THE MEAD TOWN CODE, OR ANY OTHER APPLICABLE REGULATIONS, STANDARDS, REQUIREMENTS, OR PLANS, BUT NOT LIMITED TO TECHNICAL STANDARDS AND DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS, AS MAY BE AMENDED, WILL APPLY. IN THE EVENT OF A CONFLICT OR INCONSISTENCY BETWEEN THIS PUD AND THE APPLICABLE STANDARDS IN THE MEAD TOWN CODE, OR ANY OTHER APPLICABLE REGULATIONS OR REGULATIONS OF THE TOWN, INCLUDING TECHNICAL STANDARDS AND CONSTRUCTION SPECIFICATIONS, OR IN THE EVENT THAT THE STANDARDS SET FORTH IN THIS PUD ARE LESS RESTRICTIVE THAN THE APPLICABLE STANDARDS IN THE MEAD TOWN CODE, OR ANY OTHER APPLICABLE REGULATIONS OR REGULATIONS OF THE TOWN, THE STANDARDS SET FORTH IN THIS PUD SHALL CONTROL.

CONFLICT
 WHERE THERE IS MORE THAN ONE PROVISION WITHIN THE PUD THAT COVERS THE SAME SUBJECT MATTER, THE PROVISION WHICH IS MOST RESTRICTIVE OR IMPOSES HIGHER STANDARDS OR REQUIREMENTS SHALL GOVERN UNLESS DETERMINED OTHERWISE BY THE COMMUNITY DEVELOPMENT DIRECTOR OR THEIR DESIGNEE.

MAXIMUM ALLOWABLE DEVELOPMENT
 THE TOTAL NUMBER OF DWELLING UNITS OR THE TOTAL COMMERCIAL DEVELOPMENT UNITS SHALL BE LIMITED TO THE TOTAL NUMBER OF UNITS WITHIN THE PLANNING AREAS IS THE MAXIMUM DEVELOPMENT PERMITTED FOR PLATTING OR CONSTRUCTION PER THE LAND USE TABLE ON SHEET 8 OF 17. THE ACTUAL NUMBER OF DWELLINGS OR LEVEL OF DEVELOPMENT FOR COMMERCIAL, BUSINESS, OR INDUSTRIAL PROPERTIES MAY BE LESS DUE TO SUBDIVISION OR SITE IMPROVEMENT PLAN REQUIREMENTS, AND CARRYING CAPACITY. THE TOTAL NUMBER OF DWELLING UNITS IS PLANNED TO NOT BE MORE THAN 2,000.

STATEMENT OF COMMITMENTS

PARKS AND OPEN SPACE
 THE PUD PLANS TO DEDICATE AN AGGREGATE OF 20% OF GROSS ACRES BY FINAL PLAT, TO THE TOWN OR MAINTENANCE ENTITY FOR PARKS AND OPEN SPACE USES WITHIN THE PROPERTY. FINAL LOCATIONS AND ACRES ARE PLANNED TO BE DETERMINED AND PHASED THROUGH THE SUBDIVISION PROCESS.

PROJECT TEAM

OWNER/DEVELOPER
 FRONT RANGE INVESTMENT HOLDINGS, LLC
 C/O LAND ASSET STRATEGIES, LLC
 ATTN: ROBERT ECK, PRINCIPAL
 12850 W. 64TH AVENUE, UNIT E #274
 ARVADA, CO 80004

PLANNER/LANDSCAPE ARCHITECT
 DESIGNWORKSHOP
 1390 LAWRENCE STREET, SUITE 100
 DENVER, COLORADO 80204
 CONTACT: JEFFREY ZIMMERMANN

TRAFFIC ENGINEER
 LSC TRANSPORTATION CONSULTANTS, INC.
 1889 YORK STREET
 DENVER, COLORADO 80208
 PH: (303) 333-4105
 CONTACT: CHRISTOPHER McGRANAHAN

CIVIL ENGINEER/SURVEYOR
 ATWELL, LLC
 143 UNION BLVD #700
 LAKEWOOD, CO 80228
 PH: (303) 928-6742
 CONTACT: JEFF FRENCH

PROJECT NUMBER: 628

COVER SHEET

SHEET NUMBER

1 OF 24

DESIGNWORKSHOP, INC

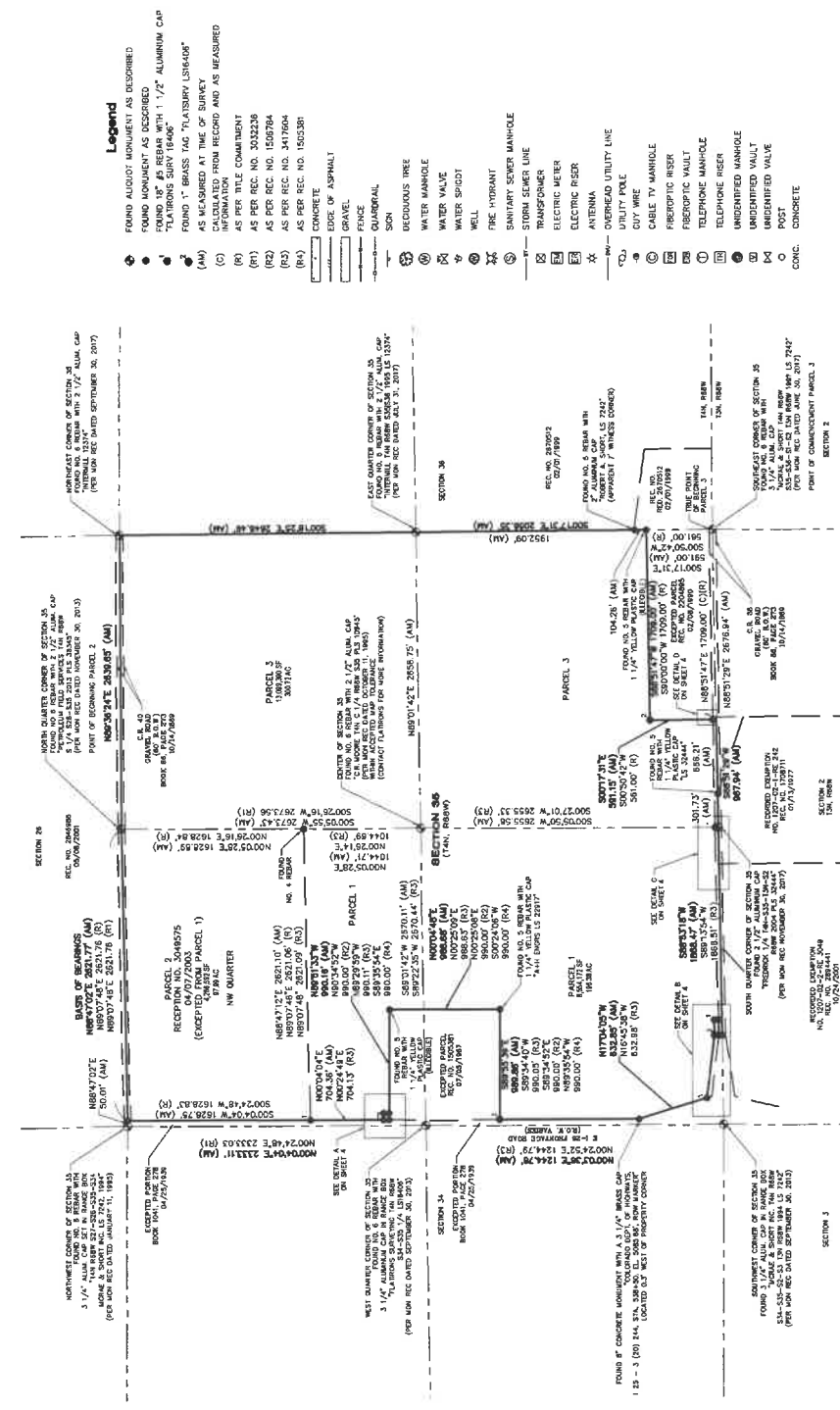
TURION SOUTH
PLANNED UNIT DEVELOPMENT
 Town of Mead, CO

TURION SOUTH
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Boundary Closure Report

Course:	N85°47'02"E	Length:	2621.77'
Course:	S89°01'25"W	Length:	2256.49'
Course:	S00°17'31"E	Length:	2056.35'
Course:	S89°01'25"W	Length:	1941.94'
Course:	S00°17'31"E	Length:	1911.57'
Course:	S55°23'18"W	Length:	1858.47'
Course:	N01°05'49"W	Length:	30.00'
Course:	N11°33'04"W	Length:	40.00'
Course:	N33°35'00"W	Length:	352.49'
Course:	N01°05'49"W	Length:	632.85'
Course:	N70°04'05"W	Length:	899.85'
Course:	S55°23'18"W	Length:	899.85'
Course:	N85°47'02"E	Length:	899.85'
Course:	N01°05'49"W	Length:	2333.11'

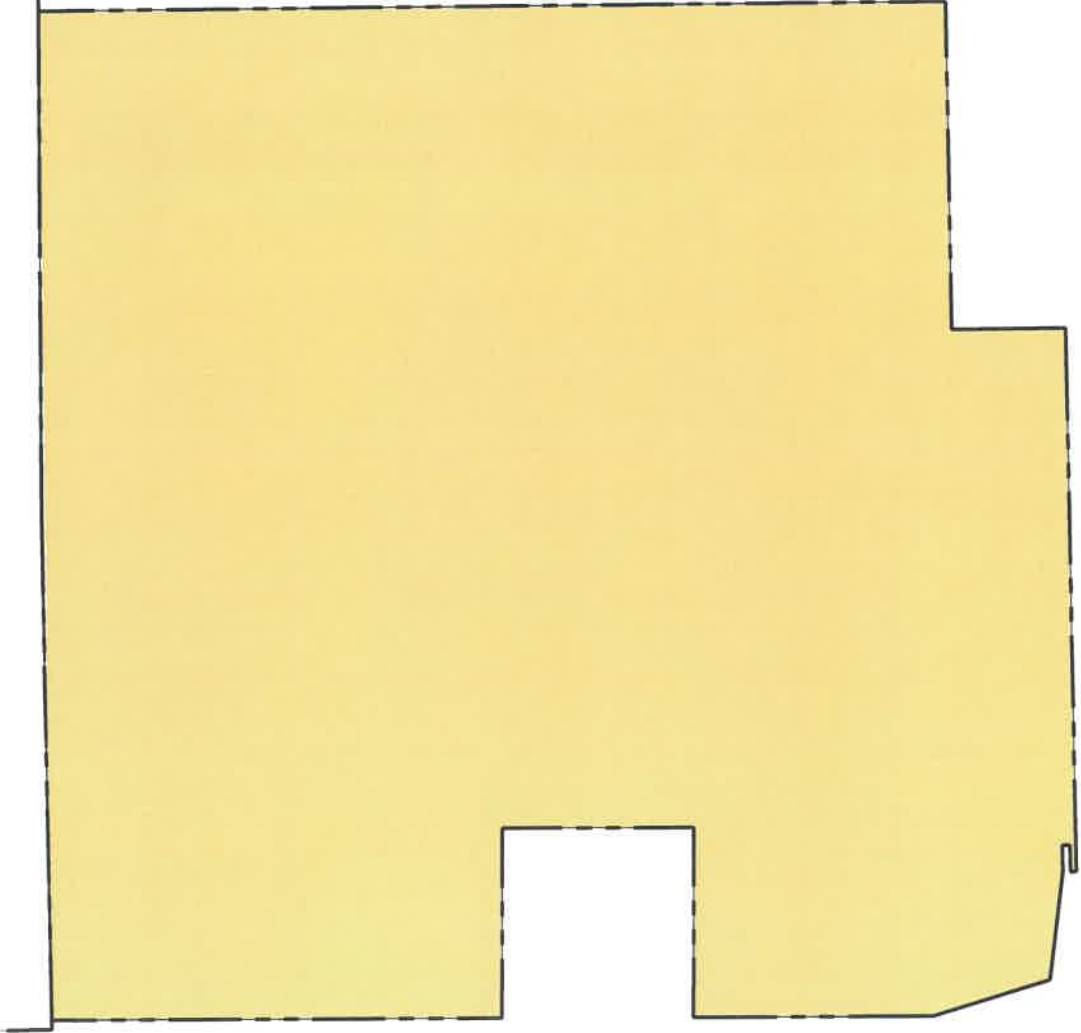
Area: 25931610.00 Sq. Ft. Course: N172°04'2"E
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 Precision: 1: 2319481



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TURION SOUTH
TOWN OF MEAD, CO
PLANNED UNIT DEVELOPMENT

TURION SOUTH
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LEGEND:
 PUD



REVISION #	DATE	DESCRIPTION

PROJECT NUMBER 1403
REQUESTED
ZONING MAP

TURION SOUTH PLANNED UNIT DEVELOPMENT (PUD)

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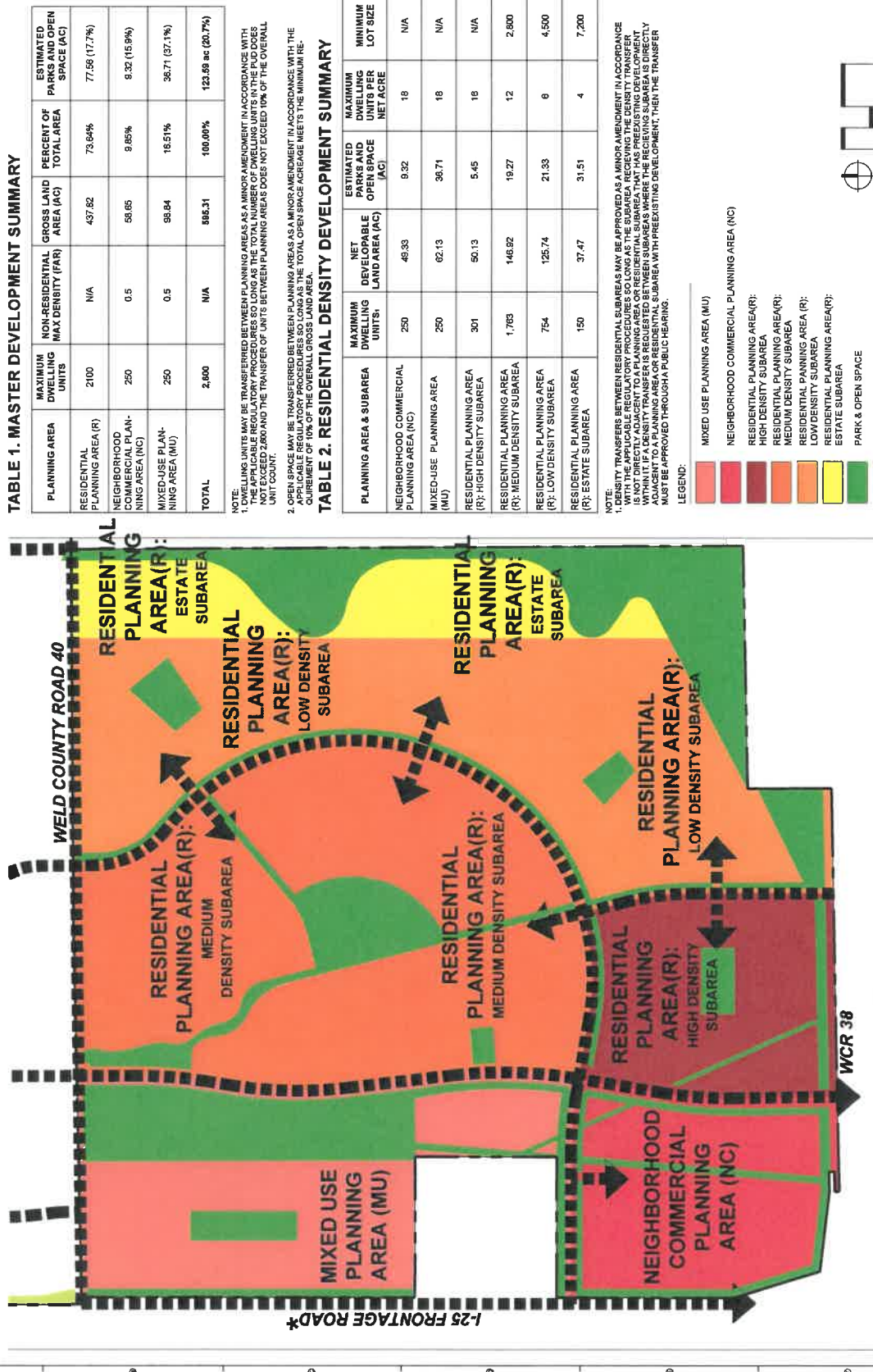


TABLE 1. MASTER DEVELOPMENT SUMMARY

PLANNING AREA	MAXIMUM DWELLING UNITS	NON-RESIDENTIAL MAX DENSITY (FAR)	GROSS LAND AREA (AC)	PERCENT OF TOTAL AREA	ESTIMATED PARKS AND OPEN SPACE (AC)
RESIDENTIAL PLANNING AREA (R)	2100	N/A	437.82	73.64%	77.56 (17.7%)
NEIGHBORHOOD COMMERCIAL PLANNING AREA (NC)	250	0.5	58.85	9.85%	9.32 (16.9%)
MIXED-USE PLANNING AREA (MU)	250	0.5	58.84	16.51%	36.71 (37.1%)
TOTAL	2,600	N/A	555.51	100.00%	123.59 ac (20.7%)

NOTE:
 1. DWELLING UNITS MAY BE TRANSFERRED BETWEEN PLANNING AREAS AS A MINOR AMENDMENT IN ACCORDANCE WITH APPLICABLE REGULATORY PROCEDURES SO LONG AS THE TOTAL OPEN SPACE ACREAGE DOES NOT EXCEED 10% OF THE OVERALL UNIT COUNT.
 2. OPEN SPACE MAY BE TRANSFERRED BETWEEN PLANNING AREAS AS A MINOR AMENDMENT IN ACCORDANCE WITH THE APPLICABLE REGULATORY PROCEDURES SO LONG AS THE TOTAL OPEN SPACE ACREAGE MEETS THE MINIMUM REQUIREMENT OF 10% OF THE OVERALL GROSS LAND AREA.

TABLE 2. RESIDENTIAL DENSITY DEVELOPMENT SUMMARY

PLANNING AREA & SUBAREA	MAXIMUM DWELLING UNITS	NET DEVELOPABLE LAND AREA (AC)	ESTIMATED MAXIMUM UNITS PER OPEN SPACE NET ACRE	MAXIMUM UNITS PER NET ACRE	MINIMUM LOT SIZE
NEIGHBORHOOD COMMERCIAL PLANNING AREA (NC)	250	48.33	8.32	18	N/A
MIXED-USE PLANNING AREA (MU)	250	62.13	38.71	18	N/A
RESIDENTIAL PLANNING AREA (R): HIGH DENSITY SUBAREA	301	50.13	5.45	18	N/A
RESIDENTIAL PLANNING AREA (R): MEDIUM DENSITY SUBAREA	1,783	148.82	19.27	12	2,800
RESIDENTIAL PLANNING AREA (R): LOW DENSITY SUBAREA	754	125.74	21.33	6	4,500
RESIDENTIAL PLANNING AREA (R): ESTATE SUBAREA	150	37.47	31.51	4	7,200

NOTE:
 DENSITY TRANSFERS BETWEEN RESIDENTIAL SUBAREAS MAY BE APPROVED AS A MINOR AMENDMENT IN ACCORDANCE WITH THE APPLICABLE REGULATORY PROCEDURES SO LONG AS THE SUBAREA RECEIVING THE DENSITY TRANSFER IS NOT DIRECTLY ADJACENT TO A PLANNING AREA OR RESIDENTIAL SUBAREA THAT HAS PREVIOUSLY DEVELOPED OR IS BEING DEVELOPED. DENSITY TRANSFERS FROM A PLANNING AREA OR RESIDENTIAL SUBAREA WITH PREVIOUSLY DEVELOPED OR BEING DEVELOPED TO AN ADJACENT PLANNING AREA OR RESIDENTIAL SUBAREA WITH PREVIOUSLY DEVELOPED OR BEING DEVELOPED MUST BE APPROVED THROUGH A PUBLIC HEARING.

LEGEND:

- MIXED USE PLANNING AREA (MU)
- NEIGHBORHOOD COMMERCIAL PLANNING AREA (NC)
- RESIDENTIAL PLANNING AREA (R): HIGH DENSITY SUBAREA
- RESIDENTIAL PLANNING AREA (R): MEDIUM DENSITY SUBAREA
- RESIDENTIAL PLANNING AREA (R): LOW DENSITY SUBAREA
- RESIDENTIAL PLANNING AREA (R): ESTATE SUBAREA
- PARK & OPEN SPACE

NORTH ORIGINAL SCALE 1"=600'

*NOTE: ACCESS TO TURION SOUTH SHALL NOT RELY EXCLUSIVELY ON THE FRONTAGE ROAD.

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Town of Mead, CO



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- LEGEND:**
- COMMUNITY PARK
 - NEIGHBORHOOD PARK
 - LINEAR PARK
 - EDGE OPEN SPACE
 - DEVELOPMENT



ISSUE DATE	REVISIONS	DATE	DESCRIPTION	DRAWN	REVIEWED

PROJECT NUMBER: 6029
**CONCEPT PARKS
AND OPEN SPACE
PLAN**
SHEET NUMBER:
9 OF 24
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STATEMENT OF INTENT
 THIS PROJECT IS LOCATED ON THE EASTERN SIDE OF INTERSTATE 25, WELD COUNTY ROAD 40 BOUNDS THE PROPERTY TO THE NORTH, WELD COUNTY ROAD 38 FRONTAGE ROAD IS PLANNED TO REMAIN IN USE TO PROVIDE ACCESS TO WCR 40 AND THE AT&T FACILITY.

THIS APPROXIMATE 66-ACRE PROPERTY IS PROPOSED AS A NEW MASTER PLANNED COMMUNITY TO BE KNOWN AS TURION SOUTH. TURION SOUTH IS PLANNED TO INCLUDE A MIX OF HOUSING OPTIONS, INCLUDING SINGLE- AND MULTI-FAMILY RESIDENTIAL, OPEN SPACE AREAS FOR PARKS AND TRAIL CORRIDORS, AND DEDICATED SPACE FOR NEIGHBORHOOD COMMERCIAL AND RETAIL CENTERS. THE PROPERTY IS LOCATED ON THE HISTORIC HIGH POINT HOMESTEAD THAT PLAYED HOME TO THE EARLY SETTLERS OF THE FRONT RANGE OF NORTHERN COLORADO.

TURION SOUTH SEEKS TO ESTABLISH A NEW STANDARD FOR DEVELOPMENT IN NORTHERN COLORADO. TURION SOUTH IS PLANNED TO EMPHASIZE APPRECIATION FOR THE NATURAL LANDSCAPE AND HISTORY OF THE SITE BY PRESERVING LAND FOR PARKS AND OPEN SPACE AND PROMOTING DEVELOPMENT THAT ENHANCES THE NATURAL LANDSCAPE.

TURION SOUTH INTENDS TO SHOWCASE ITS COMMITMENT TO SUSTAINABILITY THROUGH MULTIPLE METHODS, SUCH AS SUSTAINABLE STORM DRAINAGE AND STORMWATER STRATEGIES, ON-SITE RENEWABLE ENERGY, AGRARIAN PRODUCTION AT MULTIPLE SCALES, EDUCATION FOCUSED ON SUSTAINABLE AND REGENERATIVE DESIGN, LOCAL FOODS, AND METHODS TO REDUCE VEHICLE TRIPS AND INCREASE OPPORTUNITIES FOR ALTERNATIVE TRANSPORTATION THROUGHOUT THE PROPERTY.

THE PUD FURTHERS THE GOALS AND POLICIES OF THE TOWN OF MEAD. PROPOSED PLANNING AREAS WITHIN THE PUD ARE CONSISTENT WITH LAND USES LISTED IN THE TOWN OF MEAD GENERAL PLAN. THE PUD SEEKS TO ENCOURAGE HIGH QUALITY DEVELOPMENT THAT PROMOTES THE GENERAL WELFARE, CONVENIENCE AND GENERAL WELFARE OF THE RESIDENTS AND FUTURE RESIDENTS OF THE PROPERTY AND REGION.

PERMITTED USES
 THE FOLLOWING ARE THE MOST PERMISSIBLE USES WITHIN EACH PLANNING AREA AND THEIR INTENT, WHEN A USE IS NOT SPECIFICALLY IDENTIFIED WITHIN A PARTICULAR PLANNING AREA, SUCH USE SHALL BE EVALUATED IN ACCORDANCE WITH ZONE DISTRICT DEFAULT IDENTIFIED FOR EACH PLANNING AREA OR, IF SUCH USE IS NOT IDENTIFIED IN THE APPLICABLE ZONE DISTRICT DEFAULT, IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF THE REGULATORY PROCEDURES.

PERMITTED USES BY PLANNING AREAS ARE LISTED IN TABLE 3. USES ARE EITHER USES BY RIGHT ("A"), PERMITTED AS CONDITIONAL USES ("C"), OR NOT ALLOWED ("NA"). USES BY RIGHT AND CONDITIONAL USES ARE ALSO SUBJECT TO THE APPLICABLE DESIGN STANDARDS SET FORTH IN THIS PUD.

RESIDENTIAL PLANNING AREA
 INTENT: THE RESIDENTIAL PLANNING AREA IS LOCATED EAST OF WCR 8.5. THE RESIDENTIAL PLANNING AREA IS PLANNED TO BE THE PRIMARY AREA FOR RESIDENTIAL DEVELOPMENT WITHIN THE PUD. THE PLANNING AREA IS PLANNED TO INCLUDE A MIX OF HOUSING TYPES, INCLUDING SINGLE-FAMILY, ATTACHED SINGLE-FAMILY, AND TOWNHOME DWELLING UNITS. RESIDENTIAL HOUSING OPTIONS WITHIN THE PLANNING AREA IS PLANNED TO BE CLUSTERED BY DENSITY, WITH LOWER DENSITY RESIDENTIAL DEVELOPMENT (I.E. SINGLE-FAMILY ATTACHED AND DETACHED HOMES) BEING LOCATED WITHIN HIGHER DENSITY RESIDENTIAL DEVELOPMENT (I.E., TOWNHOME COMPLEXES).

IN CASES WHERE A DESIRED LAND USE IS NOT STATED IN THE PUD, BUT IS PERMITTED WITHIN THE TOWN'S RSF-4 ZONE DISTRICT FOR THE SINGLE FAMILY SUBAREA, AND THE TOWN'S RMF-A ZONE DISTRICT FOR THE MULTI-FAMILY SUBAREA, SUCH DESIRED USE WILL BE A PERMITTED USE PURSUANT TO THIS PUD.

THIS AREA MAY ALSO INCLUDE NEIGHBORHOOD RETAIL AND SERVICE USES TO SUPPORT THE RESIDENTIAL POPULATION.

NEIGHBORHOOD COMMERCIAL PLANNING AREA
 INTENT: THE NEIGHBORHOOD COMMERCIAL PLANNING AREA IS LOCATED IN THE SOUTH WESTERN PORTION OF THE PUD. WEST OF WCR 8.5, THE NEIGHBORHOOD COMMERCIAL PLANNING AREA IS INTENDED TO BE THE LOCATION OF COMMUNITY SERVING STRIP-STYLE, MIXED-USE, AND PAD SITE COMMERCIAL AND RETAIL SPACING. IN CASES WHERE A DESIRED LAND USE IS NOT STATED IN THE PUD, BUT IS PERMITTED WITHIN THE TOWN'S HC (HIGHWAY COMMERCIAL) ZONE DISTRICT, SUCH DESIRED USE WILL BE A PERMITTED USE PURSUANT TO THIS PUD.

MIXED-USE PLANNING AREA
 INTENT: THE MIXED-USE PLANNING AREA IS ALONG THE WESTERN PORTION OF THE PUD. WEST OF WCR 8.5, THE MIXED-USE PLANNING AREA IS THE MOST FLEXIBLE USE AREA IN THE PUD AND IS PLANNED TO CONTAIN THE WIDEST VARIETY OF USES THAT MAY BE DEVELOPED. THE MIXED-USE PLANNING AREA HAS GREAT VISIBILITY FROM INTERSTATE 25 AND IS PLANNED TO BE THE PRIMARY LOCATION FOR COMMERCIAL, RETAIL, OFFICE, AND INDUSTRIAL USES.

IN CASES WHERE A DESIRED LAND USE IS NOT STATED IN THE PUD, BUT IS PERMITTED WITHIN THE DMU (DOWNTOWN MIXED-USE) ZONE DISTRICT, SUCH DESIRED USE WILL BE A PERMITTED USE PURSUANT TO THIS PUD.

Table 3. Allowable Uses by Planning Area

USE CLASSIFICATION	SPECIFIC USE TYPE	USES ALLOWED BY PLANNING AREA	
		A = USE BY RIGHT/NA = NOT ALLOWED	C = CONDITIONAL USE
AGRICULTURE USE		NA	NA
ANIMAL SERVICES	Animal production, pasture grazing, land, dog training, kennels, boarding kennels, pet grooming, kennels, and small animal clinics	A	A
ARTS AND CRAFTS	Arts and crafts studio, pottery, jewelry, metal, and wood	A	A
CHILDREN'S USE	Children's day care, day camps, after-school care, preschool, and other children's care facilities	A	A
COMMERCIAL USE	Commercial office, professional office, retail, and other commercial uses	A	A
INDUSTRIAL USE	Manufacturing, processing, and other industrial uses	A	A
RECREATION AND CULTURAL USE	Amusement parks, sports, and other recreation and cultural facilities	A	A
RESIDENTIAL USE	Single-family detached dwelling, townhome, multi-family detached dwelling, mobilehome, and other residential uses	A	A
RETAIL AND SERVICE USE	Food and beverage sales, retail, and other retail and service uses	A	A
RECREATION AND CULTURAL USE	Amusement parks, sports, and other recreation and cultural facilities	A	A
INDUSTRIAL USE	Manufacturing, processing, and other industrial uses	A	A

11 OF 24 - 11/18/10

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TURION SOUTH PLANNED UNIT DEVELOPMENT

Town of Mead, CO

- 2.0 SIDEWALKS**
- 2.1 GENERAL STANDARDS**
- ALL SIDEWALK AND PEDESTRIAN WALKWAYS MUST CONNECT EXCEPT IN NEIGHBORHOOD PARKS AND OPEN SPACE AREAS, NO DEAD-END WALKWAYS ARE PLANNED TO BE PERMITTED.
- 3.0 DRAINAGE**
- 3.1 GENERAL STANDARDS**
- GRADING OF MANUFACTURED SLOPES WITHIN THE COMMUNITY SHALL NOT EXCEED A RISE OF 1' FOR A HORIZONTAL DISTANCE OF 3' (MAX 3:1 SLOPES).
 - GRADING OF PADS AND DEVELOPMENT SITES SHALL NOT BE LESS THAN 1%.
 - THE MAXIMUM ROAD GRADIENT SHALL NOT EXCEED 8%.
 - RETAINING WALLS SHALL BE A MAXIMUM OF FOUR (4) FEET IN HEIGHT AND UTILIZE MATERIALS THAT COMPLEMENT THE NATIVE VERNACULAR AND ARCHITECTURE.
- 4.0 OPEN SPACE AND TRAILS**
- 4.1 OPEN SPACE TYPES WITHIN TURION SOUTH WILL BE:**
- COMMUNITY PARKS
 - NEIGHBORHOOD PARKS
 - LINEAR PARKS
 - EDGE OPEN SPACES
 - POCKET PARKS AND PLAZAS
 - TRAILS
- 4.2 COMMUNITY PARKS**
- COMMUNITY PARKS WILL BE SIZED BETWEEN THREE AND TEN ACRES IN SIZE. THE FINAL DESIGN AND SIZING OF COMMUNITY PARKS WILL BE COMPLETED DURING THE PRELIMINARY PLAT PHASE.
 - COMMUNITY PARKS WILL BE OPEN TO THE PUBLIC.
 - COMMUNITY PARKS SHALL HAVE A MINIMUM DIMENSION OF 150'.
- 4.3 NEIGHBORHOOD PARKS**
- NEIGHBORHOOD PARKS ARE TO BE LOCATED SO THAT EVERY RESIDENT IS WITHIN 1/4 MILE OF A NEIGHBORHOOD PARK RESULTING IN NO MORE THAN A 5-MINUTE WALK FROM THEIR FRONT DOOR TO A NEIGHBORHOOD PARK.
 - NEIGHBORHOOD PARKS WILL TYPICALLY BE SIZED BETWEEN ONE AND FIVE ACRES IN SIZE. THE FINAL DESIGN AND SIZING OF NEIGHBORHOOD PARKS WILL BE COMPLETED DURING THE PRELIMINARY PLAT PHASE.
 - NEIGHBORHOOD PARKS SHALL HAVE A MINIMUM DIMENSION OF 60'.
- 4.4 LINEAR PARKS**
- LINEAR PARKS TRAILS AND RECREATION PROGRAMMING AND WILL BE A MINIMUM OF 15' WIDE.
- 4.5 EDGE OPEN SPACE**
- EDGE OPEN SPACE WILL BE A MINIMUM OF 20' WIDE AT THEIR NARROWEST POINTS
- 4.6 POCKET PARKS / PLAZAS**
- POCKET PARKS WILL HAVE A MINIMUM DIMENSION OF 40'.
 - PLAZAS WILL HAVE A MINIMUM DIMENSION OF 30'.
- 4.7 TRAILS**
- TRAILS ARE TO BE BUFFERED FROM VEHICULAR TRAFFIC WITH A MINIMUM BUFFERING DISTANCE OF 10 FEET.

USE CLASSIFICATION	SPECIFIC USE TYPE	A = USE BY RIGHT MA = NOT ALLOWED C = CONDITIONAL USE	R
Office	Office	MA	A
Community/Institutional	Community/Institutional	MA	A
Open Space, Parks, Trails and Boulevards	Open Space, Parks, Trails and Boulevards	A	A
Neighborhood Parks	Neighborhood Parks	A	A
Community Parks	Community Parks	MA	A
Linear Parks	Linear Parks	MA	A
Edge Open Space	Edge Open Space	MA	A
Pocket Parks and Plazas	Pocket Parks and Plazas	MA	A
Trails	Trails	C	C
Other	Other	MA	A

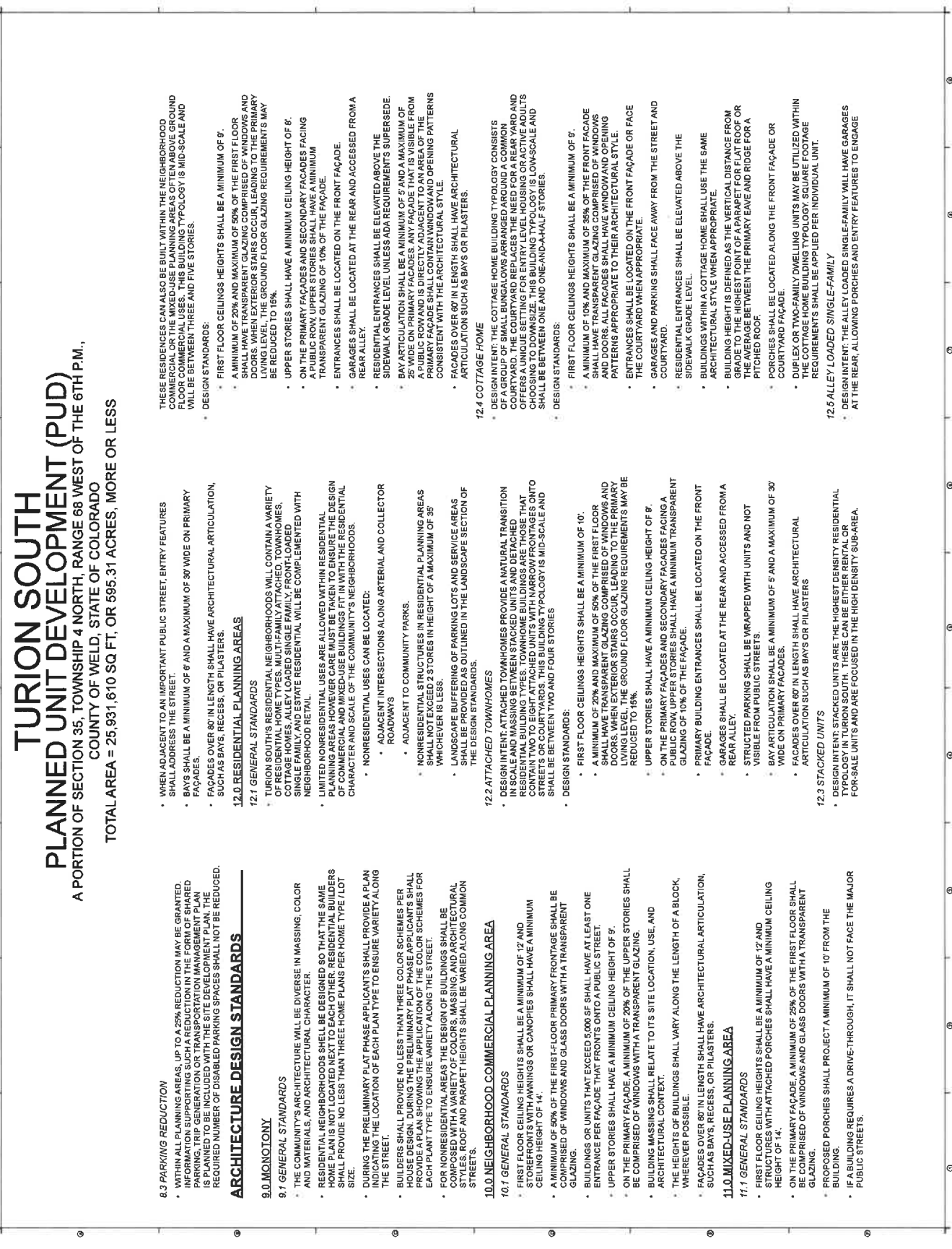
USE CLASSIFICATION	SPECIFIC USE TYPE	A = USE BY RIGHT MA = NOT ALLOWED C = CONDITIONAL USE	R
Communications Facilities**	Communications Facilities**	A	A
Manufacturing	Manufacturing	C	C
Warehouse	Warehouse	C	C
Industrial	Industrial	C	C
Office	Office	MA	A
Community/Institutional	Community/Institutional	MA	A
Open Space, Parks, Trails and Boulevards	Open Space, Parks, Trails and Boulevards	A	A
Neighborhood Parks	Neighborhood Parks	A	A
Community Parks	Community Parks	MA	A
Linear Parks	Linear Parks	MA	A
Edge Open Space	Edge Open Space	MA	A
Pocket Parks and Plazas	Pocket Parks and Plazas	MA	A
Trails	Trails	C	C
Other	Other	MA	A

GENERAL DESIGN STANDARDS

1.0 ROADWAYS

- 1.1 ROAD HIERARCHY**
- THE FOLLOWING CRITERIA ADDRESS BASIC PLANNING CONCEPTS FOR ARRANGING AND DESIGNING ARTERIAL STREETS, COLLECTOR STREETS, AND LOCAL STREETS:
 - ARTERIAL STREETS ARE PLANNED TO PROVIDE ACCESS THROUGH THE DEVELOPMENT AND CONNECT DIRECTLY WITH THE PRIMARY THROUGH ROUTE. LOCAL STREETS ARE TO BE DESIGNED AS LOCAL STREETS.
 - COLLECTOR STREETS ARE PLANNED TO PROVIDE DIRECT ACCESS FROM THE ARTERIAL STREETS TO RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT PARCELS AND CONNECT WITH THE PERIMETER ROADWAYS AND OTHER INTERNAL ROADWAYS WITHIN THE DEVELOPMENT.
 - SECONDARY ENTRYWAYS WHERE THEY CONNECT WITH THE PERIMETER ROADWAYS, COLLECTOR STREETS MAY BE DESIGNED AS DIVIDED OR UNDIVIDED ROADWAYS, AND WILL FEATURE STREETSCAPE AND ENTRYWAY LANDSCAPING, SIMILAR TO THE ARTERIAL STREETS.
 - LOCAL STREETS ARE PLANNED TO PROVIDE ACCESS TO RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT PARCELS AND CAN BE SHARED BY SEVERAL BUILDING SITE FACILITIES.
 - ONLY COLLECTOR STREETS MAY INTERSECT WITH ARTERIAL STREETS. LOCAL STREETS MAY CONNECT TO ARTERIAL STREETS UNLESS SUCH CONNECTION CREATES A MORE COHESIVE STREET NETWORK.
 - CURB RETURN RADIUS IS PLANNED TO BE GUIDED BY THE TOWN OF MEAD'S DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS AS MAY BE REQUIRED FOR TURNING MOVEMENTS AND SMALLER RADIUS MAY BE REQUIRED TO IMPROVE PEDESTRIAN AND BICYCLE MOBILITY.
 - MEDIANS ARE REQUIRED ON ALL ALPANE ARTERIAL STREETS. MEDIANS REQUESTED WITHIN THIS PUD MAY BE APPROVED IF ADDITIONAL RIGHTS-OF-WAY ARE DEDICATED AND ALL MAINTENANCE IS PLANNED TO BE DONE BY A MAINTENANCE ENTITY OTHER THAN THE TOWN.

USE CLASSIFICATION	SPECIFIC USE TYPE	A = USE BY RIGHT MA = NOT ALLOWED C = CONDITIONAL USE	R
Public, Institutional, & Civic Uses	Public, Institutional, & Civic Uses	A	A
Multi-Family	Multi-Family	MA	A
Emergency Services	Emergency Services	MA	A
Offices	Offices	MA	A
Hotels and Lodges	Hotels and Lodges	MA	A
Community Services	Community Services	MA	A
Day Care Center, Adult or Child	Day Care Center, Adult or Child	A	A



TURION SOUTH PLANNED UNIT DEVELOPMENT (PUD)

A PORTION OF SECTION 35, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
 COUNTY OF WELD, STATE OF COLORADO

TOTAL AREA = 25,931,610 SQ FT, OR 595.31 ACRES, MORE OR LESS

8.3 PARKING REDUCTION

- WITHIN ALL PLANNING AREAS, UP TO A 25% REDUCTION MAY BE GRANTED. INFORMATION SUPPORTING SUCH A REDUCTION IN THE FORM OF SHARED PARKING OR OTHER ALTERNATIVE PARKING ARRANGEMENTS MUST BE SUBMITTED TO THE CITY ENGINEER FOR REVIEW. THE CITY ENGINEER SHALL REVIEW THE REQUIRED NUMBER OF DISABLED PARKING SPACES SHALL NOT BE REDUCED.

ARCHITECTURE DESIGN STANDARDS

- 9.0 MONOTONY**
- 9.1 GENERAL STANDARDS**
- THE COMMUNITY'S ARCHITECTURE WILL BE DIVERSE IN MASSING, COLOR AND MATERIALS, AND ARCHITECTURAL CHARACTER.
 - RESIDENTIAL NEIGHBORHOODS SHALL BE DESIGNED SO THAT THE SAME HOME PLAN IS NOT LOCATED NEXT TO EACH OTHER. RESIDENTIAL BUILDERS SHALL PROVIDE NO LESS THAN THREE HOME PLANS PER HOME TYPE/LOT SIZE.
 - DURING THE PRELIMINARY PLAT PHASE APPLICANTS SHALL PROVIDE A PLAN INDICATING THE LOCATION OF EACH PLAN TYPE TO ENSURE VARIETY ALONG THE STREET.
 - BUILDERS SHALL PROVIDE NO LESS THAN THREE COLOR SCHEMES PER HOUSE DESIGN. DURING THE PRELIMINARY PLAT PHASE APPLICANTS SHALL PROVIDE A PLAN SHOWING THE APPLICATION OF THE COLOR SCHEMES FOR EACH PLAN TYPE TO ENSURE VARIETY ALONG THE STREET.
 - FOR NONRESIDENTIAL AREAS THE DESIGN OF BUILDINGS SHALL BE COMPOSED WITH A VARIETY OF COLORS, MASSING, AND ARCHITECTURAL STYLES. ROOF AND PARAPET HEIGHTS SHALL BE VARIED ALONG COMMON STREETS.

10.0 NEIGHBORHOOD COMMERCIAL PLANNING AREA

- 10.1 GENERAL STANDARDS**
- FIRST FLOOR CEILING HEIGHTS SHALL BE A MINIMUM OF 12' AND STOREFRONT'S WITH AWNINGS OR CANOPIES SHALL HAVE A MINIMUM CEILING HEIGHT OF 14'.
 - A MINIMUM OF 50% OF THE FIRST-FLOOR PRIMARY FRONTAGE SHALL BE GLAZING.
 - BUILDINGS OR UNITS THAT EXCEED 5,000 SF SHALL HAVE AT LEAST ONE ENTRANCE PER FACADE THAT FRONTS ONTO A PUBLIC STREET.
 - UPPER STORIES SHALL HAVE A MINIMUM CEILING HEIGHT OF 9'.
 - ON THE PRIMARY FACADE, A MINIMUM OF 20% OF THE UPPER STORIES SHALL BE COMPOSED OF WINDOWS WITH A TRANSPARENT GLAZING.
 - BUILDING MASSING SHALL RELATE TO ITS SITE LOCATION, USE, AND ARCHITECTURAL CONTEXT.
 - THE HEIGHTS OF BUILDINGS SHALL VARY ALONG THE LENGTH OF A BLOCK, WHEREVER POSSIBLE.
 - FACADES OVER 80' IN LENGTH SHALL HAVE ARCHITECTURAL ARTICULATION, SUCH AS BAYS, RECESSES, OR PILASTERS.

11.0 MIXED-USE PLANNING AREA

- 11.1 GENERAL STANDARDS**
- FIRST FLOOR CEILING HEIGHTS SHALL BE A MINIMUM OF 12' AND BUILDINGS WITH ATTACHED PORCHES SHALL HAVE A MINIMUM CEILING HEIGHT OF 14'.
 - ON THE PRIMARY FACADE, A MINIMUM OF 20% OF THE FIRST FLOOR SHALL BE COMPOSED OF WINDOWS AND GLASS DOORS WITH A TRANSPARENT GLAZING.
 - PROPOSED PORCHES SHALL PROJECT A MINIMUM OF 10' FROM THE BUILDING.
 - IF A BUILDING REQUIRES A DRIVE-THROUGH, IT SHALL NOT FACE THE MAJOR PUBLIC STREET.

- WHEN ADJACENT TO AN IMPORTANT PUBLIC STREET, ENTRY FEATURES SHALL ADDRESS THE STREET.
- BAYS SHALL BE A MINIMUM OF 6' AND A MAXIMUM OF 30' WIDE ON PRIMARY FACADES.
- FACADES OVER 80' IN LENGTH SHALL HAVE ARCHITECTURAL ARTICULATION, SUCH AS BAYS, RECESSES, OR PILASTERS.

12.0 RESIDENTIAL PLANNING AREAS

- 12.1 GENERAL STANDARDS**
- TURION SOUTH'S RESIDENTIAL NEIGHBORHOODS WILL CONTAIN A VARIETY OF RESIDENTIAL HOME TYPES. MULTI-FAMILY ATTACHED, TOWNHOMES, SINGLE-FAMILY, AND ESTABLISHED RESIDENTIAL WILL BE COMPLEMENTED WITH NEIGHBORHOOD RETAIL.
 - LIMITED NONRESIDENTIAL USES ARE ALLOWED WITHIN RESIDENTIAL PLANNING AREAS. HOWEVER, CARE MUST BE TAKEN TO ENSURE THE DESIGN OF COMMERCIAL AND MIXED-USE BUILDINGS FIT IN WITH THE RESIDENTIAL CHARACTER AND SCALE OF THE COMMUNITY'S NEIGHBORHOODS.
 - NONRESIDENTIAL USES CAN BE LOCATED:
 - ADJACENT INTERSECTIONS ALONG ARTERIAL AND COLLECTOR ROADWAYS
 - ADJACENT TO COMMUNITY PARKS.
 - NONRESIDENTIAL STRUCTURES IN RESIDENTIAL PLANNING AREAS SHALL NOT EXCEED 2 STORES IN HEIGHT OF A MAXIMUM OF 35' WHOEVER IS LESS.
 - LANDSCAPE BUFFERING OF PARKING LOTS AND SERVICE AREAS SHALL BE PROVIDED AS OUTLINED IN THE LANDSCAPE SECTION OF THE DESIGN STANDARDS.

12.2 ATTACHED TOWNHOMES

- DESIGN INTENT: ATTACHED TOWNHOMES PROVIDE A NATURAL TRANSITION IN SCALE AND MASSING BETWEEN STACKED UNITS AND DETACHED RESIDENTIAL BUILDING TYPES. TOWNHOME BUILDINGS ARE THOSE THAT CONTAIN TWO TO EIGHT ATTACHED UNITS WITH NARROW FRONTAGES ONTO STREETS OR COURTYARDS. THIS BUILDING TYPOLOGY IS MID-SCALE AND SHALL BE BETWEEN TWO AND FOUR STORIES.
- DESIGN STANDARDS:
 - FIRST FLOOR CEILING HEIGHTS SHALL BE A MINIMUM OF 10'.
 - A MINIMUM OF 20% AND MAXIMUM OF 50% OF THE FIRST FLOOR SHALL HAVE TRANSPARENT GLAZING COMPRISED OF WINDOWS AND DOORS. WHEN EXTERIOR STAIRS OCCUR, LEADING TO THE PRIMARY LIVING LEVEL, THE GROUND FLOOR GLAZING REQUIREMENTS MAY BE REDUCED TO 10%.
 - UPPER STORIES SHALL HAVE A MINIMUM CEILING HEIGHT OF 9'.
 - ON THE PRIMARY FACADES AND SECONDARY FACADES FACING A PUBLIC ROW, UPPER STORIES SHALL HAVE A MINIMUM TRANSPARENT GLAZING OF 10% OF THE FACADE.
 - PRIMARY BUILDING ENTRANCES SHALL BE LOCATED ON THE FRONT FACADE.
 - GARAGES SHALL BE LOCATED AT THE REAR AND ACCESSED FROM A REAR ALLEY.
 - STRUCTURED PARKING SHALL BE WRAPPED WITH UNITS AND NOT VISIBLE FROM PUBLIC STREETS.
 - BAY ARTICULATION SHALL BE A MINIMUM OF 5' AND A MAXIMUM OF 30' WIDE ON PRIMARY FACADES.
 - FACADES OVER 80' IN LENGTH SHALL HAVE ARCHITECTURAL ARTICULATION SUCH AS BAYS OR PILASTERS.

12.3 STACKED UNITS

- DESIGN INTENT: STACKED UNITS ARE THE HIGHEST DENSITY RESIDENTIAL TYPOLOGY IN TURION SOUTH. THESE CAN BE EITHER RENTAL OR FOR-SALE UNITS AND ARE FOCUSED IN THE HIGH DENSITY SUB-AREA.

THESE RESIDENCES CAN ALSO BE BUILT WITHIN THE NEIGHBORHOOD COMMERCIAL USES. THE MIXED-USE PLANNING AREAS, OTHER THAN ABOVE-GROUND FLOOR COMMERCIAL USES, THIS BUILDING TYPOLOGY IS MID-SCALE AND WILL BE BETWEEN THREE AND FIVE STORIES.

DESIGN STANDARDS:

- FIRST FLOOR CEILING HEIGHTS SHALL BE A MINIMUM OF 9'.
- A MINIMUM OF 20% AND MAXIMUM OF 50% OF THE FIRST FLOOR SHALL HAVE TRANSPARENT GLAZING COMPRISED OF WINDOWS AND DOORS. WHEN EXTERIOR STAIRS OCCUR, LEADING TO THE PRIMARY LIVING LEVEL, THE GROUND FLOOR GLAZING REQUIREMENTS MAY BE REDUCED TO 15%.
- UPPER STORIES SHALL HAVE A MINIMUM CEILING HEIGHT OF 8'.
- ON THE PRIMARY FACADES AND SECONDARY FACADES FACING A PUBLIC ROW, UPPER STORIES SHALL HAVE A MINIMUM TRANSPARENT GLAZING OF 10% OF THE FACADE.
- ENTRANCES SHALL BE LOCATED ON THE FRONT FACADE.
- GARAGES SHALL BE LOCATED AT THE REAR AND ACCESSED FROM A REAR ALLEY.
- RESIDENTIAL ENTRANCES SHALL BE ELEVATED ABOVE THE SIDEWALK GRADE LEVEL UNLESS ADA REQUIREMENTS SUPERSEDE.
- RAY ARTICULATION SHALL BE A MINIMUM OF 5' AND A MAXIMUM OF 25' WIDE ON PRIMARY FACADES. ANY FACADE THAT IS VISIBLE FROM A PUBLIC ROW AND IS DIRECTLY ADJACENT TO AN AREA OF THE PRIMARY FACADE SHALL CONTAIN WINDOW AND OPENING PATTERNS CONSISTENT WITH THE ARCHITECTURAL STYLE.
- FACADES OVER 60' IN LENGTH SHALL HAVE ARCHITECTURAL ARTICULATION SUCH AS BAYS OR PILASTERS.

12.4 COTTAGE HOME

- DESIGN INTENT: THE COTTAGE HOME BUILDING TYPOLOGY CONSISTS OF A GROUP OF SMALL BUILDINGS ARRANGED AROUND A COMMON COURTYARD. THE COURTYARD REPLACES THE NEED FOR A REAR YARD AND OFFERS A UNIQUE SETTING FOR ENTRY LEVEL HOUSING OR ACTIVE ADULTS CHOOSING TO DOWNSIZE. THIS BUILDING TYPOLOGY IS LOW-SCALE AND SHALL BE BETWEEN ONE AND ONE-AND-A-HALF STORIES.
- DESIGN STANDARDS:
 - FIRST FLOOR CEILING HEIGHTS SHALL BE A MINIMUM OF 9'.
 - A MINIMUM OF 10% AND MAXIMUM OF 20% OF THE FRONT FACADE SHALL HAVE TRANSPARENT GLAZING COMPRISED OF WINDOWS AND DOORS. ALL FACADES SHALL HAVE WINDOW AND OPENING PATTERNS APPROPRIATE TO THEIR ARCHITECTURAL STYLE.
 - ENTRANCES SHALL BE LOCATED ON THE FRONT FACADE OR FACE THE COURTYARD WHEN APPROPRIATE.
 - GARAGES AND PARKING SHALL FACE AWAY FROM THE STREET AND COURTYARD.
 - RESIDENTIAL ENTRANCES SHALL BE ELEVATED ABOVE THE SIDEWALK GRADE LEVEL.
 - BUILDINGS WITHIN A COTTAGE HOME SHALL USE THE SAME ARCHITECTURAL STYLE WHEN APPROPRIATE.
 - BUILDING HEIGHT IS DEFINED AS THE VERTICAL DISTANCE FROM GRADE TO THE HIGHEST POINT OF A PARAPET FOR FLAT ROOF OR THE AVERAGE BETWEEN THE PRIMARY EAVE AND RIDGE FOR A PITCHED ROOF.
 - PORCHES SHALL BE LOCATED ALONG THE FRONT FACADE OR COURTYARD FACADE.
 - DUPLEX OR TWO-FAMILY DWELLING UNITS MAY BE UTILIZED WITHIN THE COTTAGE HOME BUILDING TYPOLOGY. SQUARE FOOTAGE REQUIREMENTS SHALL BE APPLIED PER INDIVIDUAL UNIT.

12.5 ALLEY LOADED SINGLE-FAMILY

- DESIGN INTENT: THE ALLEY LOADED SINGLE-FAMILY WILL HAVE GARAGES AT THE REAR, ALLOWING PORCHES AND ENTRY FEATURES TO ENGAGE

WITH SIDEWALK, COMPLIMENTING WALKABILITY AND ENCOURAGING SOCIAL INTERACTION. THIS BUILDING TYPOLOGY IS LOW-SCALE AND SHALL BE BETWEEN ONE AND TWO-AND-A-HALF STORES.

DESIGN STANDARDS:

- FIRST FLOOR CEILINGS HEIGHTS SHALL BE A MINIMUM OF 8'.
A MINIMUM OF 10% AND MAXIMUM OF 30% OF THE FRONT FACADE SHALL HAVE TRANSPARENT GLAZING COMPRISED OF WINDOWS AND DOORS. ALL FACADES SHALL HAVE WINDOW AND OPENING PATTERNS APPROPRIATE TO THEIR ARCHITECTURAL STYLE.
SECONDARY FACADES VISIBLE FROM A PUBLIC ROW SHALL HAVE A WINDOW AND OPEN PATTERNS CONSISTENT WITH THE PRIMARY FACADE
RESIDENTIAL ENTRANCES SHALL BE ELEVATED ABOVE THE SIDEWALK GRADE LEVEL. STEPS MAY ENCRACH OVER THE FRONT YARD SETBACK, PROVIDED THERE IS A MINIMUM OF 5' SETBACK FROM THE PROPERTY LINE
WRAPPING PORCHES AT CORNER LOTS ARE ENCOURAGED.
DUPLEX OR TWO-FAMILY DWELLING UNITS MAY BE UTILIZED WITHIN THIS BUILDING TPOLOGY. SQUARE FOOTAGE REQUIREMENTS SHALL BE APPLIED PER INDIVIDUAL UNIT. DUPLEX LOTS ARE SUBJECT TO APPROVAL BY THE COMMUNITY APPEARANCE BOARD.

12.6 SINGLE-FAMILY - FRONT LOADED

- DESIGN INTENT: THE SINGLE-FAMILY FRONT LOADED IS A COMMON TYPOLOGY WITHIN TURION SOUTH. LIKE THEIR ALLEY-COURTER COUNTER PARTS, THESE LOTS WILL HAVE PORCHES AND ENTRY FEATURES THAT INTERACT WITH THE SIDEWALKS AND PUBLIC WAYS. THIS BUILDING TPOLOGY IS LOW-SCALE AND SHALL BE BETWEEN ONE AND TWO-AND-A-HALF STORES.

DESIGN STANDARDS:

- FIRST FLOOR CEILINGS HEIGHTS SHALL BE A MINIMUM OF 8'.
A MINIMUM OF 10% AND MAXIMUM OF 30% OF THE FRONT FACADE SHALL HAVE TRANSPARENT GLAZING COMPRISED OF WINDOWS AND DOORS. ALL FACADES SHALL HAVE WINDOW AND OPENING PATTERNS APPROPRIATE TO THEIR ARCHITECTURAL STYLE.
GARAGES SHALL NOT DOMINATE THE FRONT ELEVATION OF THE HOME. IF GARAGES ARE LOCATED IN FRONT OF THE MAIN LIVING AREA THEN THEY SHALL BE RECESSED AT LEAST 5' FROM THE FRONT ELEVATION OF THE HOME.
IT IS PREFERRED THAT GARAGES BE RECESSED AT LEAST 5' FROM THE FRONT ELEVATION OF THE HOME.
GARAGE SHALL BE PLACED AT THE REAR OF THE LOT WHEN POSSIBLE (SEE DIAGRAM 'X' CT-2- NO ALLEY- OPTION B.
SECONDARY FACADES VISIBLE FROM A PUBLIC ROW SHALL HAVE A WINDOW AND OPENING PATTERNS CONSISTENT WITH THE PRIMARY FACADE
RESIDENTIAL ENTRANCES SHALL BE ELEVATED ABOVE THE SIDEWALK GRADE LEVEL. STEPS MAY ENCRACH OVER THE FRONT YARD SETBACK, PROVIDED THERE IS A MINIMUM OF 5' SETBACK FROM THE PROPERTY LINE.
WRAPPING PORCHES AT CORNER LOTS ARE ENCOURAGED.
DUPLEX OR TWO-FAMILY DWELLING UNITS MAY BE UTILIZED WITHIN THIS BUILDING TPOLOGY. SQUARE FOOTAGE REQUIREMENTS SHALL BE APPLIED PER INDIVIDUAL UNIT. DUPLEX LOTS ARE SUBJECT TO APPROVAL BY THE COMMUNITY APPEARANCE BOARD.
SHARED DRIVEWAYS OR AUTO COURTS MAY BE CONSIDERED BY THE COMMUNITY APPEARANCE BOARD.

12.7 ESTATE HOME

- DESIGN INTENT: THE ESTATE HOME BUILDING TYPOLOGY IS RESERVED FOR LARGER HOME SITES WITHIN THE DEVELOPMENT. THE ESTATE HOME SHALL BE COMPARED TO THE SINGLE-FAMILY TPOLOGY, BUT WITH LARGER SETBACKS.

TURION SOUTH PLANNED UNIT DEVELOPMENT (PUD)

A PORTION OF SECTION 35, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO

TOTAL AREA = 25,931,610 SQ. FT. OR 595.31 ACRES, MORE OR LESS

DESIGN STANDARDS:

- FIRST FLOOR CEILINGS HEIGHTS SHALL BE A MINIMUM OF 9'.
A MINIMUM OF 10% AND MAXIMUM OF 30% OF THE FRONT ELEVATION SHALL HAVE TRANSPARENT GLAZING COMPRISED OF WINDOWS AND DOORS. ALL FACADES SHALL HAVE WINDOW AND OPENING PATTERNS APPROPRIATE TO THEIR ARCHITECTURAL STYLE.
SECONDARY FACADES VISIBLE FROM A PUBLIC ROW SHALL HAVE A WINDOW AND OPENING PATTERNS CONSISTENT WITH THE PRIMARY FACADE.
RESIDENTIAL ENTRANCES SHALL BE ELEVATED ABOVE THE SIDEWALK GRADE LEVEL. STEPS MAY ENCRACH OVER THE FRONT YARD SETBACK, PROVIDED A MINIMUM OF 5' SETBACK FROM THE PROPERTY LINE.
GARAGES SHALL BE SIDE ENTRY WHEN LOT WIDTH ALLOWS. GARAGE SETBACK IS NOT REQUIRED ON SIDE FACING GARAGE DOORS.
WRAPPING PORCHES ARE ENCOURAGED AT CORNER LOTS.

12.8 RESIDENTIAL DESIGN STANDARDS

- AVOID FLOOR PLANS THAT CREATE OVERLY COMPLEX ROOF FORMS AND ARE DIFFICULT TO CONSTRUCT AND ARE VISUALLY DISTRACTING TO THE OVERALL STREET SCAPE.
SIMPLE VOLUMES AND RESTRAINED, BUT WELL EXECUTED DETAILS, ARE ENCOURAGED.
OVERALL PROPORTIONS OF UPPER-LEVEL WINDOWS SHALL APPEAR TO BE VERTICAL IN NATURE.
WINDOWS AND OPENINGS AT UPPER LEVELS SHALL APPEAR IN REGULAR RHYTHMS AND RELATE TO BAY RHYTHMS OF THE FAÇADE BASE BELOW.
PRIMARY ENTRANCES SHALL FACE STREETS AND COURTYARDS AND BE EASILY IDENTIFIABLE ALONG THE PRIMARY FRONTAGE.
SHUTTERS SHALL BE APPROPRIATELY SIZED TO MATCH THE WINDOW OPENING SIZE.
ROOF OVERHANGS WHEN USED SHALL BE A MINIMUM OF 12" FOR PRIMARY STRUCTURES AND 6" FOR SMALLER SHED ROOFS AND OUTBUILDINGS.
PORCHES SHALL HAVE A MINIMUM DIMENSION OF 6'.
EXPOSED CHIMNEY MATERIALS SHALL BE BRICK, STONE, OR STUCCO.
GARAGE DOORS ARE ENCOURAGED TO BE DESIGNED AS A SINGLE BAY PER VEHICLE. WHEN DOUBLE WIDE DOORS ARE USED, THEY SHALL APPEAR AS TWO INDIVIDUAL CARRIAGE DOOR UNITS.
RESIDENTIAL BUILDING TYPOLOGIES SHALL BE CONSTRUCTED USING A MAXIMUM OF THREE PRIMARY MATERIALS. TRIM, ACCENT AND ROOF MATERIALS SHALL NOT BE COUNTED TOWARDS PRIMARY MATERIAL MAXIMUMS. USE OF THE NUMBER OF PRIMARY MATERIALS SHALL BE CONSISTENT WITH SELECTED ARCHITECTURAL STYLE.
VINYL, METAL SIDING, AND EXTERIOR INSULATION FINISH SYSTEMS (EIFS) ARE PROHIBITED.

13.0 MISCELLANEOUS DESIGN STANDARDS

- AIR CONDITIONING EQUIPMENT
NO TYPES OF REFRIGERATING, COOLING OR HEATING APPARATUS SHALL BE VISIBLE FROM PUBLIC RIGHT-OF-WAYS
3.2 ANTENNAS
NO EXTERIOR RADIO ANTENNA, TELEVISION ANTENNA, SATELLITE DISH, AERIAL OR OTHER RECEPTION DEVICE OR OTHER ANTENNAE OF ANY TYPE OR SIZE SHALL BE ERRECTED OR MAINTAINED ON THE LOT.
3.3 BOATS
BOATS AND BOAT TRAILERS SHALL NOT BE PARKED ON THE STREETS OF THE COMMUNITY OR STORED ON ANY LOT UNLESS FULLY CONTAINED WITHIN A COVERED GARAGE. BOAT TRAILERS AND BOATS SHALL NOT BE STORED ON TRAILERS. TRAILERS MAY BE PARKED UPON THE DRIVEWAY OF THE LOT OR UPON THE STREET IMMEDIATELY ADJACENT TO THE LOT FOR EXPEDIENT LOADING OR UNLOADING NOT TO EXCEED 48 HOURS.

DESIGN STANDARDS:

- FIRST FLOOR CEILINGS HEIGHTS SHALL BE A MINIMUM OF 9'.
A MINIMUM OF 10% AND MAXIMUM OF 30% OF THE FRONT ELEVATION SHALL HAVE TRANSPARENT GLAZING COMPRISED OF WINDOWS AND DOORS. ALL FACADES SHALL HAVE WINDOW AND OPENING PATTERNS APPROPRIATE TO THEIR ARCHITECTURAL STYLE.
SECONDARY FACADES VISIBLE FROM A PUBLIC ROW SHALL HAVE A WINDOW AND OPENING PATTERNS CONSISTENT WITH THE PRIMARY FACADE.
RESIDENTIAL ENTRANCES SHALL BE ELEVATED ABOVE THE SIDEWALK GRADE LEVEL. STEPS MAY ENCRACH OVER THE FRONT YARD SETBACK, PROVIDED A MINIMUM OF 5' SETBACK FROM THE PROPERTY LINE.
GARAGES SHALL BE SIDE ENTRY WHEN LOT WIDTH ALLOWS. GARAGE SETBACK IS NOT REQUIRED ON SIDE FACING GARAGE DOORS.
WRAPPING PORCHES ARE ENCOURAGED AT CORNER LOTS.

13.4 BASKETBALL BACKBOARDS

- PLACEMENT ON THE HOME IS PROHIBITED. FREE-STANDING BASKETBALL BACKBOARDS PERMANENTLY INSTALLED ALONG THE DRIVEWAY ARE ALLOWED WITH APPROVAL. PORTABLE BASKETBALL HOOPS WILL BE ALLOWED ON THE DRIVEWAY IF NOT USED DURING THE MONTHS OF OCTOBER THROUGH APRIL. THE PORTABLE BASKETBALL STANDARD MUST BE IN GOOD CONDITION IF LEFT OUT DURING THE WARM SEASON MONTHS (MAY THROUGH SEPTEMBER). THE PORTABLE BASKETBALL STANDARD MUST NOT BE USED OR STORED ON THE PUBLIC STREET OR THE SIDEWALK.

13.5 CONSTRUCTION STAGING AND MATERIALS STORAGE

- CONSTRUCTION MATERIALS, INCLUDING TRASH AND/OR STORAGE CONTAINERS, MAY NOT BE PLACED ON ANY LOT OR STREET WITHOUT PERMISSION. ADDITIONALLY, STORAGE OF CONSTRUCTION MATERIALS (INCLUDING STORAGE CONTAINERS) ARE ONLY PERMITTED 7 DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION WITHIN THE DEVELOPMENT AND UTILITY TRAILERS ARE NOT PERMITTED FOR STORAGE PURPOSES. ALL CONTAINERS MUST BE IN GOOD CONDITION AND THE AMOUNT OF MATERIALS STORED MUST NOT EXCEED THE AMOUNT REQUIRED FOR THE CURRENT PROJECT.

13.6 DOGHOUSES

- DOGHOUSES AND DOG RUNS MUST BE APPROPRIATELY CONCEALED FROM THE STREET AND NEIGHBORING YARDS.

13.7 DRIVEWAYS

- DRIVEWAYS FROM THE PUBLIC STREET TO THE GARAGE OF THE HOME SHALL BE CONSTRUCTED ONLY WITH NEUTRAL TONE (STANDARD GREY) CONCRETE.

13.8 HOT TUBS / SPA TUBS

- HOT TUBS/SPA TUBS SHOULD BE AN INTEGRAL PART OF THE DECK OR PATIO AREAS AND NOT BE LOCATED IN THE REAR YARD. LANDSCAPING AND SHALL NOT BE IMMEDIATELY VISIBLE FROM THE FRONT YARD OR ADJACENT STREETS. SIDE PROPERTY LINES AND 25' TO FRONT PROPERTY LINES.

13.9 WEEDS AND GRASSES

- WEEDS ON ALL LOTS (INCLUDING, WITHOUT LIMITATION, LOTS OWNED BY BUILDERS) SHALL BE KEPT MOWED/ED WHEN THEY EXCEED 4 INCHES IN HEIGHT. MAINTENANCE OF ALL LANDSCAPE ELEMENTS IS REQUIRED (EXAMPLE: IF AN AREA IS DESIGNED AS A ROCK/MULCH BED, IT SHOULD BE MAINTAINED TO BE FREE OF WEEDS AND GRASSES).

13.10 PATIO COVERINGS

- PATIO COVERINGS MUST BE APPROVED. THEY MUST BE CONSTRUCTED OF WOOD OR MATERIALS GENERALLY RECOGNIZED AS COMPLEMENTARY TO THE RESIDENCE AND MUST BE SIMILAR OR GENERALLY RECOGNIZED AS COMPLEMENTARY IN COLOR TO THE PRIMARY RESIDENCE COLOR PALETTE.

13.11 PLAY AND SPORTS EQUIPMENT

- PLAY EQUIPMENT, TRAMPOLINES AND OTHER SPORTS EQUIPMENT SHALL ONLY BE ALLOWED IN THE REAR YARD OF A RESIDENCE.

13.12 POOLS

- ALL SWIMMING POOLS MAY BE LOCATED ONLY IN THE REAR YARD OF A RESIDENCE.

13.13 RECREATION VEHICLES/ CAMPEERS

- EXCEPT AS OTHERWISE SET FORTH IN THESE RULES AND REGULATIONS, RECREATIONAL VEHICLES SUCH AS MOTOR HOMES, TRAILERS, CAMPERS, BOATS AND OTHER WATERCRAFT, GOLF CARTS, AND BOAT TRAILERS SHALL BE PARKED ONLY IN ENCLOSED GARAGES OR SPECIFIC AREAS.
OVERIZED COMMERCIAL VEHICLES SHALL BE PROHIBITED FROM PARKING ON ANY LOT OR COMMUNITY STREETS WITHOUT THE PRIOR CONSENT

DESIGNWORKSHOP Landscape Architecture + Land Planning Urban Design + Tourism Planning... 1350 Lawrence Street, Suite 100, Denver, Colorado 80204

TURION SOUTH PLANNED UNIT DEVELOPMENT Town of Mead, CO

Table with columns: REVISION #, DATE, DESCRIPTION

PROJECT NUMBER: 629

DEVELOPMENT STANDARDS

SHEET NUMBER

TURION SOUTH
PLANNED UNIT DEVELOPMENT (PUD)
 A PORTION OF SECTION 35, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
 COUNTY OF WELD, STATE OF COLORADO

TOTAL AREA = 25,931,610 SQ FT, OR 595.31 ACRES, MORE OR LESS

OF THE DISTRICT AND/OR THE CITY, THIS RESTRICTION, HOWEVER, SHALL NOT PROHIBIT VEHICLES (INCLUDING, WITHOUT LIMITATION, EMERGENCY VEHICLES DRIVEN BY AN ON OR OFF DUTY EMPLOYEE OF THE ENTITY PROVIDING EMERGENCY SERVICES) THAT MAY BE PARKED ON A TEMPORARY BASIS FOR LOADING, DELIVERY, EMERGENCY OR FOR ANY OTHER LAWFUL PURPOSE.

13.14 SATELLITE DISHES

SATELLITE DISHES MAY BE INSTALLED BELOW THE ROOF LINE OR ON THE REAR FACING ROOF OF ANY RESIDENCE WITHOUT COMMUNITY APPEARANCE BOARD APPROVAL, PROVIDED THAT THE SATELLITE DISH IS NOT VISIBLE FROM THE STREET.

13.15 SEASONAL DECORATIONS

SEASONAL DECORATIONS ARE PERMITTED WITH THE FOLLOWING QUALIFICATIONS AND CONDITIONS:

- CHRISTMAS DECORATIONS SHALL NOT BE DISPLAYED PRIOR TO NOVEMBER 10 AND MUST BE REMOVED BY JANUARY 25 OF THE FOLLOWING YEAR;
- OTHER HOLIDAY DECORATIONS SHALL NOT BE DISPLAYED EARLIER THAN THE COMMENCEMENT OF THE HOLIDAY AND MUST BE REMOVED WITHIN TWO WEEKS THEREAFTER.

13.16 TEMPORARY STRUCTURES

TEMPORARY STRUCTURES ARE NOT ALLOWED.

13.17 TEMPORARY STRUCTURES

UTILITY TRAILERS SHALL NOT BE PARKED ON THE STREETS WITHIN THE COMMUNITY OR STORED ON ANY LOT UNLESS FULLY CONTAINED WITHIN A GARAGE.

TURION SOUTH
PLANNED UNIT DEVELOPMENT
 Town of Mead, CO

ISSUE DATE	REVISION #	DATE	DESCRIPTION
DRAWN:			REVIEWED:

PROJECT NUMBER: 609

DEVELOPMENT STANDARDS

SHEET NUMBER
16 OF 24

5207 PHEM 031018TWP001.DWG

TURION SOUTH PLANNED UNIT DEVELOPMENT (PUD)

A PORTION OF SECTION 35, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
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RESIDENTIAL DENSITY & DIMENSIONAL STANDARDS

TABLE 4. MINIMUM SETBACKS

LAND USE	MINIMUM FRONT SETBACKS*				LOCAL STREET ROW
	WCR 38 ROW	ARTERIAL STREET ROW	COLLECTOR STREET ROW	LOCAL STREET ROW	
RSF-4	PRIOR ZONING SETBACKS				20'
	SIDE - 5'	REAR - 25'	20'	20'	
MULTI-FAMILY HOUSING	PUD SETBACKS				10'
	SIDE - 0'	CORNER SIDE - 10'	ALLEYS - 3'	20'	
TOWNHOUSE / DUPLEX	PRIOR ZONING SETBACKS				10'
	SIDE - 0'	REAR - 4'	ALLEYS - 3'	10'	
COTTAGE HOME (SINGLE LOT SINGLE FAMILY)	PUD SETBACKS				10'
	SIDE - 5'	CORNER SIDE - 10'	REAR - 15'	ALLEYS - 3'	
STANDARD SINGLE FAMILY DETACHED	PRIOR ZONING SETBACKS				10'
	SIDE - 5'	CORNER SIDE - 10'	REAR - 15'	ALLEYS - 3'	
LARGE LOT SINGLE FAMILY DETACHED	PUD SETBACKS				10'
	SIDE - 5'	CORNER SIDE - 10'	REAR - 15'	ALLEYS - 3'	
OTHER HOUSING TYPES (I.E. SENIOR, NURSING HOME, ETC.)	PRIOR ZONING SETBACKS				10'
	SIDE - 0'	CORNER SIDE - 10'	ALLEYS - 3'	10'	
ANCILLARY UNITS	SAME AS PRIMARY UNIT				

NOTE: 1. SIDE SETBACKS FOR BAY WINDOWS, CHIMNEYS, WINDOW WELLS, AND OTHER DESIGN ELEMENTS MAY ENCRoACH INTO SETBACKS NO MORE THAN 2'.
 2. *NO SETBACKS ARE ONLY ALLOWED FOR SHARED WALL HOUSING PRODUCTS. FOR HOUSING PRODUCTS WITH NO SHARED WALL, A 3' SETBACK SHALL BE PROVIDED.
 3. IN CASES WHERE A DRIVEWAY IS PROVIDED, ALLEY SETBACKS SHALL BE 20'.

TABLE 5. RESIDENTIAL BUILDING DENSITY

LAND USE	MINIMUM LOT SIZE (SQUARE FEET)	MAXIMUM HEIGHT** (FEET)	MAX. UNITS PER GROSS ACRE	MAX. LOT COVERAGE BY STRUCTURE(S)†
RSF-4 STANDARD	6,250	25	N/A	55%
MULTI-FAMILY HOUSING	N/A	45	18	N/A - REFER TO SETBACK TABLE
				40
SINGLE FAMILY ATTACHED (TOWNHOME)	1,200	35	12	70%
TWO FAMILY DWELLING (DUPLX)	2,800	35	10	70%
COTTAGE HOME	3,900	35	6	70%
SMALL LOT SINGLE FAMILY DETACHED	4,500	35	4	80%
LARGE LOT SINGLE FAMILY DETACHED	7,200	40		

NOTE: 1. HEIGHT OF INDIVIDUAL LOTS, NOT ENTIRE PLATTED AREA.
 2. **HEIGHT OF STRUCTURES THE BUILDING IS MEASURED FROM THE AVERAGE OF FINISHED GRADE AT THE CENTER OF ALL WALLS OF THE BUILDING TO THE TOP OF THE PARAPET OR HIGHEST ROOF BEAM (WHICHEVER IS HIGHER) ON A FLAT OR SHED ROOF, TO THE TOP OF THE FACE OF THE DECK LEVEL (WHICHEVER IS HIGHER) OF A MANSARD ROOF, OR THE AVERAGE DISTANCE BETWEEN THE HIGHEST RIDGE AND THE EDGE OF A GABLE, HIP, OR GAMBREL ROOF.

NON-RESIDENTIAL DENSITY & DIMENSIONAL STANDARDS

TABLE 6. MINIMUM SETBACKS

LAND USE	MINIMUM FRONT SETBACKS*				LOCAL STREET ROW
	WCR 38 ROW	ARTERIAL STREET ROW	COLLECTOR STREET ROW	LOCAL STREET ROW	
HC	PRIOR ZONING SETBACKS				20'
	SIDE AND REAR PROPERTY LINE	1-28 ROW	WCR 38 ROW	ARTERIAL STREET ROW	
AGRICULTURAL STRUCTURES	PUD SETBACKS				15'
	*25' MIN.	40'	35'	35'	
COMMERCIAL STRUCTURES	PRIOR ZONING SETBACKS				10-15'
	ATTACHED SIDE PAD - 0'	40'	35'	20-35'	
PARKING STRUCTURES	PUD SETBACKS				15'
	REAR - 15-25'	40'	35'	25-35'	
INSTITUTIONAL/ CIVIC/PUBLIC STRUCTURES	PRIOR ZONING SETBACKS				10'
	*25' MIN.	40'	35'	20'	
INDUSTRIAL STRUCTURES	PUD SETBACKS				15'
	*25' MIN.	40'	35'	35'	

NOTE: 1. *25' MIN OR 1 FOOT FOR EVERY FOOT OF BUILDING HEIGHT, WHICHEVER IS GREATER.
 2. **HEIGHT OF STRUCTURES THE BUILDING IS MEASURED FROM THE AVERAGE OF FINISHED GRADE AT THE CENTER OF ALL WALLS OF THE BUILDING TO THE TOP OF THE PARAPET OR HIGHEST ROOF BEAM (WHICHEVER IS HIGHER) ON A FLAT OR SHED ROOF, TO THE TOP OF THE FACE OF THE DECK LEVEL (WHICHEVER IS HIGHER) OF A MANSARD ROOF, OR THE AVERAGE DISTANCE BETWEEN THE HIGHEST RIDGE AND THE EDGE OF A GABLE, HIP, OR GAMBREL ROOF.
 3. **WHERE PARKING STRUCTURES ARE PROPOSED, AS ACCESSORY TO NON-RESIDENTIAL USES, THE COMBINED FLOOR AREA RATIO SHALL NOT EXCEED 3.0.

TABLE 7. NON-RESIDENTIAL BUILDING DENSITY

LAND USE	MAXIMUM HEIGHT (FT)	MAX. FLOOR AREA RATIO (FAR)†	MAX. LOT COVERAGE BY STRUCTURE(S)†
HC STANDARD	40'	0.5	75%
HOOD STANDARD	40'	0.5	75%
AGRICULTURE	40	1.00	55%
			40%-60%
COMMERCIAL	55	0.60-1.00	40%
INSTITUTIONAL, CIVIC, PUBLIC	65	1.00	40%
INDUSTRIAL	50	1.00	55%
WAREHOUSE, STORAGE	50	1.00	55%
HOTEL, MOTEL	65	1.00	40%
OTHER	45	0.50	30%

NOTE: 1. **WHERE PARKING STRUCTURES ARE PROPOSED, AS ACCESSORY TO NON-RESIDENTIAL USES, THE COMBINED FLOOR AREA RATIO SHALL NOT EXCEED 3.0.

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TURION SOUTH PLANNED UNIT DEVELOPMENT

Town of Mead, CO

TABLE 8. STREET STANDARDS

Street Classification:	4-lane Arterial	2-lane Minor Arterial	Major Collector (with/without parking)	Minor Collector (with/without parking)	Local Commercial/Industrial	Residential Local	Residential Lane	Residential Connector Local	Alley
Right of Way (ROW) Width	130'	100'	86'	76'	60'	66' m	37.5'	62'	12'-20'
Roadway Width	15'	50'	40'	30'	34'	30'	24'	36'	12'-20'
Median Width	15'	15'	Optional 'c	Optional 'c	Optional 'c	None	None	Optional 'c	None
No. of Travel Lanes	4	2	2	2	2	1	1	2	1
Designated Bike Lanes?	Y	Y	Y	Y	N %	N %	N %	N %	12'-20'
Bike Lane Width	7'	7'	8'	8'	7'	8' 4"	8' 4"	8' 4"	8'
Parking Lane Width	None	None	None	None	8' or none 'j	8' on one side of street	8' or none 'j	8' or none 'j	None
Lane Stripping Req'd (stripes, (p)	T,B	T,B	T,B	T,B,P	T,B or T,B	None	None	T, P, or None	None
Min. Parkway Width	10'	10'	8'	8'	8'	8' m	8'	8'	NA
Min. Sidewalk width	6'	6'	6'	6'	6'	6'	6'	6'	None
Left Turn Lanes	Y	Y	N or 'Y-d	N or 'Y-d	N or 'Y-d	N	N	N or 'Y-d	NA
Right Turn Lanes	12'	12'	0' or 12'	0' or 12'	0' or 11'	0'	0'	0' or 10'	NA
Traffic Volume Cap. (per 1000 vehicles)	15-55	3.5-15	3.5-5	3.5-5	<2.5	<1.0	<0.7	1.0-2.5	NA
Speed Limit, mph	35-45	30-45	30-35	25-30	25	25	25	25	15
Minimum sidewalk width edge of sidewalk	8'	7'	7'	7'	6.5'	6.5'	6.5'	6.5'	5 or 8' 1"
Driveway & Street Access	Limited	Limited	Limited	Limited	Unlimited	Unlimited	None	Unlimited	Unlimited
Driveway (see definition)	Unlimited	Unlimited	1320'	1320'	1320'	660' m	660'	1320'	660'
Curb & Gutter Vertical Offset	V	V	V	V	V or D	V or D	V or D	V	V or D

TABLE 9. STREET STANDARDS - TECHNICAL DESIGN CRITERIA

Design Element	4 or 6 lane Arterial	2 lane Arterial	Major Collector	Minor Collector	Local Residential	Alley
Overall Design Parameters	AS (6) 50/35-45 (4) 40/25-30	AS (6) 50/35-45 (4) 40/25-30	40/30-35	40/25-30	30/25 connector 25/22	15
Stopping Sight Distance	400'	400'	275'	275'	200'	100'
Horizontal Alignment	10/7.5'	10/7.5'	600'	600'	275' connector 165'	50'
Minimum centerline to curb offset	0.04 ft/R	0.04 ft/R	0.04 ft/R	NA	NA	NA
Maximum superelevation	2.00%	2.00%	150'	100'	100'	20'
Minimum tangent length	200'	200'	150'	100'	100'	20'
Minimum intersection length	1000'	1000'	660'	660'	280'	210'
Vertical Alignment	5%	5%	6%	8%	8%	8%
Grade	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%
Flowline Grade	110	110	60	60	30	10
Minimum Crest	90	90	60	60	40	20
K-values for Vertical Curves	1000'	1000'	660'	660'	310'	210'
Intersection Design	Without Median Raised Median	With Raised Median	Without Median Raised Median	Without Median Raised Median	Without Median Raised Median	Without Median Raised Median
Minimum sight distance at intersections 1, 2, 3, 4, 5	2540 Min.	2540 Min.	2540 Min.	2540 Min.	2540 Min.	2540 Min.
Access Management	Signalized	Signalized	Signalized	Signalized	Signalized	Signalized
Distance between signalized intersections 2, 5	1320' Min.	1320' Min.	1320' Min.	1320' Min.	1320' Min.	1320' Min.
Distance between high volume drive-ways 2, 5	660' Min.	660' Min.	660' Min.	660' Min.	660' Min.	660' Min.
Distance between driveway edges 5	460' Min.	460' Min.	460' Min.	460' Min.	460' Min.	460' Min.
Corner chamfers	460' - 660'	460' - 660'	460' - 660'	460' - 660'	460' - 660'	460' - 660'
Distance between drive-ways/alleyways & street intersections 2, 5	1320' Min.	1320' Min.	1320' Min.	1320' Min.	1320' Min.	1320' Min.
Street curb return	Radius curb return	Radius curb return	Radius curb return	Radius curb return	Radius curb return	Radius curb return
1 Intersection tangents are measured from flowline of the intersected street at intersections. Note: Two curves in the same direction must be separated by a tangent at least two times the minimum tangent length shown in Table 9.						
2 These distances are measured as the separation between the centerlines						
3 600' for speeds < 45 mph subject to Traffic Impact Study findings						
4 Radii curb returns are also allowed where traffic volumes meet the requirements for a High Volume Driveway						
5 Distances may be reduced if approved by the Planning Director or his or her designee.						

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- DEFINITIONS**
- ALL TERMS NOT DEFINED IN THIS PUD SHALL HAVE THE MEANINGS ASCRIBED TO THEM IN THE MEAD TOWN CODE, WHERE TERMS ARE DEFINED IN BOTH THIS PUD AND THE MEAD TOWN CODE. THE DEFINITIONS CONTAINED IN THIS PUD SHALL CONTROL.
- "AGRICULTURE" SHALL MEAN THE USE OF PROPERTY WHERE THE PRINCIPAL USE, OR A SIGNIFICANT OR SUBSTANTIAL ADJUNCT TO ANOTHER USE OF THE PROPERTY, IS THE SALE, RENTAL, DISPLAY OR OTHER OFFERING OF LIVE ENTERTAINMENT, DANCING OR MATERIAL WHICH IS DISTINGUISHED BY DESCRIBING OR REFERRING TO SPECIFIED SEXUAL ACTIVITIES OR SPECIFIED ANATOMICAL AREAS AS THE PRIMARY ATTRACTION TO THE PREMISES AS DEFINED BY SECTION 16-1-150 OF THE MEAD TOWN CODE, AS MAY BE AMENDED.
 - "AGRICULTURAL USE" OR "AGRICULTURE" SHALL MEAN FARMING, INCLUDING THE USE OF PROPERTY FOR THE PURPOSES OF AGRICULTURAL MANAGEMENT PRACTICES, SEEDING, CULTIVATING OR HARVESTING FOR THE PRODUCTION OF FOOD OR FIBER PRODUCTS (EXCEPT COMMERCIAL LOGGING AND TIMBER HARVESTING OPERATIONS); THE GRAZING OR RAISING OF LIVESTOCK (EXCEPT IN FEEDLOTS); AQUACULTURE; SOY PRODUCTION; ORCHARDS; CHRISTMAS TREE PLANTATIONS; NURSERIES; AND PRODUCTION OF PRODUCTS AS PART OF A RECOGNIZED COMMERCIAL ENTERPRISE.
 - "AGRICULTURAL STRUCTURE" SHALL MEAN ANY STRUCTURE THAT IS BUILT FOR INTENDED AGRICULTURAL USE.
 - "ANCILLARY DWELLING UNIT" SHALL MEAN A DWELLING UNIT LOCATED ON THE SAME LOT EITHER ATTACHED OR DETACHED TO ANOTHER SINGLE FAMILY DWELLING UNIT AND IN COMMON OWNERSHIP WITH THE PRIMARY USE OR RESIDENCE ON THE LOT.
 - "ANIMAL BOARDING (KENNELS) AND TRAINING" SHALL MEAN A FACILITY LICENSED TO HOUSE DOGS, CATS OR OTHER HOUSEHOLD PETS AND/OR TRAINING OR TRAINING OR TRAINING OR TRAINING OR SELLING OF ANIMALS IS CONDUCTED AS BUSINESS.
 - "AUTHORIZED REPRESENTATIVE" OR THE OPTIONEE OF THE LAND.
 - "BAR OR TAVERN" SHALL MEAN AN ESTABLISHMENT PROVIDING OR DISPENSING FERMENTED MALT BEVERAGES AND/OR MALT, VINOUS OR SPIRITUOUS LIQUORS AND IN WHICH THE SALE OF FOOD PRODUCTS SUCH AS SANDWICHES OR LIGHT SNACKS IS SECONDARY.
 - "BED & BREAKFAST" IS LODGING, TYPICALLY RESTRICTED TO 3-6 ROOMS, WITH THE PROPRIETOR RESIDING ON THE PREMISES.
 - "BOARDING HOUSES OR ROOMING HOUSES" MEANS A BUILDING OR PORTION THEREOF WHICH IS USED TO ACCOMMODATE, FOR COMPENSATION, THREE OR MORE BOARDERS OR ROOMERS, NOT INCLUDING MEMBERS OF THE "IMMEDIATE" FAMILY WHO MIGHT BE OCCUPYING SUCH BUILDING.
 - "BUILDING MATERIALS AND SERVICES" SHALL MEAN A BUILDING WHOSE PRIMARY USE IS THE RETAIL SALE OF LANDSCAPING EQUIPMENT, HARDSCAPE MATERIALS, AND TOOLS, MATERIALS, AND SERVICES FOR HOME OR STRUCTURAL IMPROVEMENT AND/OR CONSTRUCTION.
 - "CATERING SERVICES" SHALL MEAN AN ESTABLISHMENT IN WHICH THE PREPARATION OF FOOD AND BEVERAGES IS THE PRIMARY BUSINESS AND WHERE SUCH FOOD AND MEALS ARE DELIVERED TO ANOTHER LOCATION FOR CONSUMPTION. USE INCLUDES CATERING FOR FOOD FOR SINGLE EVENT-BASED FOOD SERVICES AND CONTRACTUAL AGREEMENTS FOR A SPECIFIED PERIOD OF TIME. THIS MAY INCLUDE THE STORAGE OF MOBILE FOOD TRUCKS, AND CATERING TRANSPORT VEHICLES, AND BEHIND SUBORDINATE, SECONDARY USE OF CATERING TO A FOOD ESTABLISHMENT.
 - "CEMETERY" SHALL MEAN LAND USED OR INTENDED TO BE USED FOR THE BURIAL OF THE DEAD AND DEDICATED FOR CEMETERY PURPOSES, INCLUDING MAUSOLEUMS AND MORTUARIES WHEN OPERATED IN CONJUNCTION WITH, AND WITHIN THE BOUNDARIES OF, SUCH CEMETERY.
 - "CLUBS AND LODGES" SHALL MEAN CLUBS AND LODGES MEANS ORGANIZATIONS OF PERSONS FOR SPECIAL PURPOSES OR FOR THE PROMULGATION OF SPORTS, ARTS, LITERATURE, POLITICS OR OTHER COMMON GOALS, INTERESTS OR ACTIVITIES CHARACTERIZED BY CLUBS OPERATED FOR PROFIT AND/OR PLACES OF WORSHIP OR ASSEMBLY.
 - "COMMERCIAL USE" SHALL MEAN AN ESTABLISHMENT OR BUSINESS THAT GENERALLY HAS SALES, SERVICES, OR OFFICES.
 - "COMMERCIAL STRUCTURES" SHALL MEAN ANY STRUCTURE THAT IS BUILT FOR INTENDED COMMERCIAL USE.
 - "COMMUNITY APPEARANCE BOARD" MEANS THE ENTITY ORGANIZED PURSUANT TO THE DESIGN COVENANT TO ADMINISTER AND ENFORCE THE (SUPPLEMENTAL) DESIGN GUIDELINES.
 - "CONVENIENCE STORE" SHALL MEAN A RETAIL STORE CONTAINING LESS THAN FIVE THOUSAND (5,000) SQUARE FEET OF GROSS FLOOR AREA WHICH SELLS EVERYDAY GOODS AND SERVICES WHICH MAY INCLUDE, WITHOUT LIMITATION, READY-TO-EAT FOOD PRODUCTS, GROCERIES, OVER-THE-COUNTER DRUGS AND SUNDRIES.
 - "CONVENIENCE STORE" SHALL MEAN A RETAIL STORE CONTAINING LESS THAN FIVE THOUSAND (5,000) SQUARE FEET OF GROSS FLOOR AREA WHICH SELLS EVERYDAY GOODS AND SERVICES WHICH MAY INCLUDE, WITHOUT LIMITATION, READY-TO-EAT FOOD PRODUCTS, GROCERIES, OVER-THE-COUNTER DRUGS AND SUNDRIES, AND FUEL.
 - "COTTAGE HOMES" ARE SMALL LOT, SINGLE FAMILY DWELLING UNITS— THAT MAY BE TYPED OR DETACHED, OFTEN A DEVELOPMENT SCHEME WITH THESE TYPES OF HOMES PERMITS DEVELOPMENT WITH ASSURED MINIMUM SEPARATION BETWEEN BUILDINGS TO MAXIMIZE THE EFFICIENCY OF THE LOT.
 - "COVERAGE" MEANS THE PERCENTAGE OF EACH TRACT OR BUILDING SITE COVERED BY EITHER STRUCTURES, OR BY PARKING LOTS(DRIVEWAYS)/ PARKING STRUCTURES, OR BY OPEN SPACE. COVERAGE IS TO BE CALCULATED BASED ON THE AREA OF THE FOOTPRINT OF A STRUCTURE OR A SURFACE WHERE IT MEETS THE GROUND.
 - "CULTURAL ASSEMBLY HALL OR EXHIBITION FACILITIES" SHALL MEAN A HALL, AUDITORIUM OR OTHER SUITABLE ROOM OR ROOMS USED FOR THE PURPOSE OF CONDUCTING MEETINGS OF THE MEMBERSHIP AND GUESTS OF THE OWNER OF SUCH STRUCTURE. THE SAME SHALL NOT INCLUDE COMMERCIAL ENDEAVORS SUCH AS COMMERCIAL MOVIE PICTURE HOUSES, STAGE PRODUCTIONS OR THE LIKE.
 - "CUSTOM CRAFTS" SHALL MEAN A FACILITY WHEREIN GOODS ARE PRODUCED OR REPAIRED BY HAND, USING HAND TOOLS OR SMALL-SCALE EQUIPMENT, INCLUDING CERAMICS, STAINED-GLASS PRODUCTION, FURNITURE MAKING AND RESTORING, UPHOLSTERING, RESTORATION OF ANTIQUES AND OTHER ART OBJECTS OR OTHER SIMILAR USES.
 - "DESIGN COVENANT" MEANS THAT CERTAIN TURION SOUTH DESIGN COVENANT RECORDED IN THE REAL PROPERTY RECORDS OF WELD COUNTY, COLORADO, WITH RESPECT TO THE PROPERTY.
 - "DESIGN STANDARDS" SHALL MEAN ANY DESIGN STANDARD CONTAINED WITHIN THIS PUD.
 - "DESIGN GUIDELINES" SHALL MEAN ANY DESIGN GUIDELINES ESTABLISHED BY THE COMMUNITY APPEARANCE BOARD IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE DESIGN COVENANT.
 - "DEVELOPER" SHALL MEAN ANY ENTITY WHO OWNS OR OTHERWISE HAS A RIGHT TO APPLY FOR DEVELOPMENT APPROVALS WITHIN ALL OR ANY PORTION OF THE PROPERTY.
 - "DIRECTOR" MEANS THE COMMUNITY DEVELOPMENT DIRECTOR OF THE TOWN.
 - "DISTRICT" SHALL MEAN ANY TITLE 32 SPECIAL DISTRICT ORGANIZED TO SERVE THE PROPERTY OR ANY PORTION THEREOF.
 - "DUPLEX" SEE "SINGLE FAMILY ATTACHED DWELLING UNIT."
 - "DWELLING UNIT" SHALL MEAN A BUILDING OR SPACE WITHIN A BUILDING USED EXCLUSIVELY FOR RESIDENTIAL OCCUPANCY, INCLUDING SINGLE-FAMILY DWELLING UNITS, APARTMENTS, CONDOS, TOWNHOMES, FLOORS, WALK-UPS, AND WALK-OUTS (A MINIMUM OF FIVE HUNDRED (500) SQUARE FEET OF FLOOR AREA, OR (B) IN THE CASE OF AN ANCILLARY DWELLING, A MINIMUM OF FOUR-HUNDRED (400) SQUARE FEET OF FLOOR AREA. THE TERM DWELLING SHALL NOT INCLUDE HOTELS, MOTELS, TENTS, OR OTHER STRUCTURES DESIGNED OR USED PRIMARILY FOR TEMPORARY OCCUPANCY. TO BE THE PRINCIPAL USE OR BUILDING.
 - "ENTERTAINMENT FACILITY" SHALL MEAN A BUILDING OR PART OF A BUILDING DEVOTED TO SHOWING MOTION PICTURES OR DRAMATIC, MUSICAL OR LIVE PERFORMANCES.
 - "EVENTS CENTER" SHALL MEAN A HALL, AUDITORIUM OR OTHER SUITABLE ROOM OR ROOMS USED FOR THE PURPOSE OF CONDUCTING EVENTS SUCH AS COMMERCIAL MOVIE PICTURE HOUSES, STAGE PRODUCTIONS OR THE LIKE.
 - "FAST FOOD RESTAURANT WITH DRIVE THROUGH" SHALL MEAN ANY ESTABLISHMENT WHEREIN THE CUSTOMER IN A READY-TO-CONSUME STATE AND BEVERAGES TO THE CUSTOMER IN A READY-TO-CONSUME STATE AND IN WHICH THE DESIGN OR PRINCIPAL METHOD OF OPERATION OF ALL OR ANY PORTION OF THE BUSINESS IS TO ALLOW FOOD OR BEVERAGES TO BE SERVED DIRECTLY TO THE CUSTOMER IN A MOTOR VEHICLE WITHOUT THE NEED FOR THE CUSTOMER TO EXIT THE MOTOR VEHICLE.
 - "FAST FOOD RESTAURANT WITHOUT DRIVE THROUGH" SHALL MEAN ANY ESTABLISHMENT IN WHICH THE PRINCIPAL BUSINESS IS THE SALE OF FOOD AND BEVERAGES TO THE CUSTOMER IN A READY-TO-CONSUME STATE, AND IN WHICH THE DESIGN OR PRINCIPAL METHOD OF OPERATION INCLUDES THE FOLLOWING CHARACTERISTICS.
 - FOOD AND BEVERAGES ARE USUALLY SERVED IN PAPER, PLASTIC OR OTHER DISPOSABLE CONTAINERS;
 - THE CONSUMPTION OF FOOD AND BEVERAGES IS ENCOURAGED OR PERMITTED WITHIN THE RESTAURANT BUILDING, WITHIN A MOTOR VEHICLE PARKED UPON THE PREMISES OR AT OTHER FACILITIES ON THE PREMISES OUTSIDE THE RESTAURANT BUILDING OR FOR CARRY-OUT; AND
 - DRIVE-THROUGH FACILITIES ARE ALLOWED, SUBJECT TO REVIEW OF TRAFFIC PATTERNS, VEHICLE STACKING AREAS AND ENTRANCE AND EXIT LOCATIONS.
 - "FINANCIAL INSTITUTIONS" (MTH DRIVE THROUGH OR WITH NO DRIVE THROUGH) SHALL MEAN ANY ESTABLISHMENT IN WHICH THE PRINCIPAL USE IS BANKING, LENDING, OR FINANCIAL ADVISORY SERVICES.
 - "FUNERAL AND INTERMENT SERVICES" SHALL MEAN A BUILDING USED FOR THE PREPARATION OF THE DECEASED FOR BURIAL OR CREMATION, FOR THE DEPOSIT OF THE DECEASED FOR CREMATION OR SERVICES FOR THE DEPOSIT OF THE DECEASED FOR BURIAL OR CREMATION, FUNERAL URNS, FUNERAL VEHICLES AND OTHER FUNERAL SUPPLIES.
 - "GENERAL MACHINE SHOP" SHALL MEAN A WORKSHOP WHERE POWER-DRIVEN TOOLS ARE USED FOR MAKING, FINISHING OR REPAIRING MACHINES OR MACHINE PARTS.
 - "GROCERY STORE (GREATER THAN 30,000 SF)" SHALL MEAN A RETAIL ESTABLISHMENT WHICH PRIMARILY SELLS FOOD, BUT ALSO MAY SELL OTHER CONVENIENCE AND HOUSEHOLD GOODS, AND WHICH OCCUPIES A SPACE GREATER THAN TWENTY-FIVE THOUSAND (25,000) SQUARE FEET. THE TERM "GROCERY STORE" IS SYNONYMOUS WITH SUPERMARKET.
 - "GROSS LAND AREA" SHALL MEAN THE TOTAL LAND AREA WITHIN THE BOUNDARY OF THE PROPERTY, PLANNING AREA, PLANNING SUBAREA, OR PARCEL, AS APPLICABLE, INCLUDING WITHOUT LIMITATION ANY PUBLIC OR PRIVATE STREETS, OPEN SPACE, AND OTHER FACILITIES.
 - "HEALTH CLUB" SHALL MEAN A FACILITY THAT PROVIDES PHYSICAL FITNESS SERVICES AND/OR EQUIPMENT TO ITS MEMBERS.
 - "HOSPITAL" SHALL MEAN AN INSTITUTION PROVIDING HEALTH SERVICES PRIMARILY FOR HUMAN IN-PATIENT MEDICAL OR SURGICAL CARE FOR THE SICK OR INJURED AND INCLUDING RELATED FACILITIES, SUCH AS NURSING HOMES, REHABILITATION CENTERS, TRAINING AND CENTRAL SERVICES FACILITIES AND STAFF OFFICES.

TURION SOUTH PLANNED UNIT DEVELOPMENT (PUD) A PORTION OF SECTION 35, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO

TOTAL AREA = 25,931.610 SQ. FT. OR 595.31 ACRES, MORE OR LESS

- 42. "HOTEL" AND "MOTEL" SHALL MEAN A BUILDING DESIGNED FOR OCCUPANCY AS THE MORE OR LESS TEMPORARY ABIDING PLACE OF INDIVIDUALS WHO ARE LODGED WITH OR WITHOUT MEALS IN WHICH THERE ARE TEN OR MORE GUEST ROOMS, AND IN WHICH NO PROVISION IS MADE FOR COOKING IN ANY INDIVIDUAL ROOM OR SUITE, A MOTEL OR HOTEL ROOM OR SUITE WHICH INCLUDES COOKING FACILITIES SHALL BE CONSIDERED A HOTEL UNIT.
- 43. "INDOOR RECREATION FACILITY" SHALL MEAN A PLACE WHERE RECREATION ACTIVITIES OCCUR COMPLETELY WITHIN AN ENCLOSED STRUCTURE, INCLUDING BUT NOT LIMITED TO BOWLING ALLEYS, SKATING RINKS, INDOOR SWIMMING POOLS, POOL HALLS, VIDEO AND PINBALL PARLORS.
- 44. "INDUSTRIAL USE" SHALL MEAN ANY USE DEVOTED PRIMARILY TO MANUFACTURING, PROCESSING, ASSEMBLY OR STORAGE OF TANGIBLE PERSONAL PROPERTY, RESEARCH FACILITIES, EXPERIMENTAL OR TESTING LABORATORIES, WAREHOUSES, DISTRIBUTION AND WAREHOUSE USES, INCLUDING BUT NOT LIMITED TO THE MANUFACTURE OF PRODUCTS OR THE ASSEMBLY OF AIRCRAFT AND CARETAKERS' QUARTERS AND OTHER ACCESSORY BUILDINGS REASONABLY REQUIRED FOR MAINTENANCE OR SECURITY OF THE ABOVE USES.
- 45. "INDUSTRIAL STRUCTURE" SHALL MEAN ANY STRUCTURE THAT IS BUILT FOR INTENDED INDUSTRIAL USE.
- 46. "INSTITUTIONAL/CIVIC/PUBLIC USES" SHALL MEAN USES OPERATED BY RECOGNIZED RELIGIOUS, PHILANTHROPIC, EDUCATIONAL OR OTHER CHARITABLE INSTITUTIONS, GOVERNMENT, SEMI-PUBLIC, OR OTHER CIVIC USES, OPERATED ON EITHER A NON-PROFIT OR "FOR PROFIT" BASIS AND IN WHICH GOODS, MERCHANDISE AND SERVICES ARE NOT PROVIDED FOR SALE ON THE PREMISES EXCEPT AS ACCESSORY USES.
- 47. "INSTITUTIONAL/CIVIC/PUBLIC STRUCTURE" SHALL MEAN ANY STRUCTURE BUILT FOR INSTITUTIONAL, CIVIC, OR PUBLIC USE.
- 48. "LIVE/WORK STRUCTURE" SHALL MEAN AN OCCUPATION OR BUSINESS WHICH INCLUDES RESIDENTIAL AND PRODUCTIVE SERVICE. FOR SUCH BUSINESS LICENSE MAY BE REQUIRED PURSUANT TO CHAPTER 8 OF THE MEAD MUNICIPAL CODE THAT IS CONDUCTED IN WHOLE OR IN PART IN A DWELLING UNIT, AND IS INCIDENTAL TO THE RESIDENTIAL USE OF THE DWELLING UNIT AND DOES NOT CHANGE THE ESSENTIAL RESIDENTIAL CHARACTER OR APPEARANCE OF THE DWELLING UNIT OR NEIGHBORHOOD.
- 49. "LOT" SHALL MEAN ANY LEGAL LOT AS SET FORTH IN AN APPROVED SUBDIVISION PLAT, OR ANY PORTION THEREOF DESIGNATED FOR AN INDIVIDUAL DWELLING UNIT (SUCH AS, FOR EXAMPLE, IN A SINGLE-FAMILY FOR-RENT DEVELOPMENT CONTEXT), AGRICULTURAL STRUCTURE, PUBLIC STRUCTURE OR INDUSTRIAL STRUCTURE. THE PURPOSES OF EVALUATING COMPLIANCE WITH THE DESIGN STANDARDS, IF THERE IS NOT AN INDIVIDUAL LEGALLY SUBDIVIDED LOT DESIGNATED FOR COTTAGE HOMES, SINGLE FAMILY DETACHED DWELLINGS, SINGLE FAMILY ATTACHED DWELLINGS, SMALL LOT SINGLE FAMILY DETACHED DWELLINGS, TWO DWELLINGS, SMALL LOT SINGLE FAMILY DETACHED DWELLINGS, TWO DWELLINGS, MULTIPLE DWELLING UNITS, INSTITUTIONAL/COMMERCIAL/PUBLIC STRUCTURE OR INDUSTRIAL STRUCTURE, THEN THE DEVELOPER WILL ESTABLISH A "LOT" ON THE SITE DEVELOPMENT PLAN.
- 50. "MAJOR VEHICLE/EQUIPMENT REPAIR" SHALL MEAN AN ESTABLISHMENT PRIMARILY ENGAGED IN THE REPAIR OR MAINTENANCE OF COMMERCIAL AND INDUSTRIAL MOTOR VEHICLES, TRAILERS AND SIMILAR MECHANICAL AND MECHANICAL EQUIPMENT, INCLUDING PAINT, BODY AND FENDER AND MAJOR ENGINE AND ENGINE PART OVERHAUL, PROVIDED THAT IT IS CONDUCTED WITHIN A COMPLETELY ENCLOSED BUILDING, SUCH USE SHALL NOT INCLUDE THE SALE OF FUEL, GASOLINE OR PETROLEUM PRODUCTS.
- 51. "MAINTENANCE ENTITY" SHALL MEAN A PERSON OR ENTITY, WHICH MAY INCLUDE WITHOUT LIMITATION A HOMEOWNERS' ASSOCIATION, A DISTRICT, OR OTHER PRIVATE (THIRD PARTY) DESIGNEE, THAT HAS ASSUMED THE APPLICABLE MAINTENANCE OBLIGATIONS.
- 52. "MEAD TOWN CODE" MEANS THE LAND USE CODE OF THE TOWN.
- 53. "MINOR VEHICLE REPAIR" SHALL MEAN AN ESTABLISHMENT PRIMARILY ENGAGED IN THE REPAIR OR MAINTENANCE OF PASSENGER AND LIGHT TRUCK ORIENTED MOTOR VEHICLES, TRAILERS AND SIMILAR MECHANICAL

- 70. "PUBLIC UTILITIES MAJOR" SHALL INCLUDE ENERGY PRODUCTION BY MEANS OF NATURAL GAS OR COAL (NOT INCLUDING RENEWABLE ENERGY PRODUCTION) OR WATER AND WASTEWATER TREATMENT FACILITIES.
- 71. "PUD" MEANS THIS PLANNED UNIT DEVELOPMENT, TOGETHER WITH THE REGULATORY PROCEDURES, AS MAY BE AMENDED FROM TIME TO TIME.
- 72. "REGULATORY PROCEDURES" SHALL MEAN ALL PROCEDURAL ELEMENTS RELATED TO THE PUD, AS SET FORTH IN THE REGULATORY PROCEDURES DOCUMENT.
- 73. "RENEWABLE ENERGY PRODUCTION" SHALL MEAN ENERGY PRODUCED THROUGH WIND, SOLAR, GEO-THERMAL, OR OTHER RENEWABLE MEANS.
- 74. "REPAIR SERVICES (NOT INCLUDING VEHICLES)" SHALL MEAN A FACILITY WHEREIN GOODS ARE PRODUCED OR REPAIRED BY HAND, USING HAND TOOLS OR SMALL-SCALE EQUIPMENT, INCLUDING SMALL ENGINE REPAIR, FURNITURE MAKING AND RESTORING, UPHOLSTERING, RESTORATION OF ANTIQUES AND OTHER ART OBJECTS OR OTHER SIMILAR USES.
- 75. "RESEARCH AND DEVELOPMENT FACILITIES" INCLUDE SINGLE BUILDING SITES AS WELL AS MULTIPLE BUILDING COMPLEXES FOR USERS INVOLVED IN HIGH TECHNOLOGY RESEARCH AND DEVELOPMENT. USES MAY INCLUDE, BUT NOT BE LIMITED TO, COMPUTER HARDWARE AND SOFTWARE DEVELOPMENT, BIO-MEDICAL RESEARCH, PHARMACEUTICAL MANUFACTURING, RESEARCH AND DEVELOPMENT OF NEW PRODUCTS AND SERVICES, ACCESSORY USES, WHICH MAY INCLUDE THOSE INVOLVED IN THE RECEPTION, STORAGE AND DISTRIBUTION OF PRODUCTS AND MATERIALS REQUIRED IN THE MANUFACTURING PROCESS INCIDENTAL TO THE R&D USE, AND SIMILAR USES RELATED THERETO.
- 76. "RESIDENTIAL" MEANS A DEVELOPMENT THAT INCLUDES ONE OR MORE DWELLING UNITS.
- 77. "RESOURCE EXTRACTION" SHALL MEAN THE REMOVAL OR RECOVERY OF MINERAL SUBSTANCES OR ORGANIC SUBSTANCES OTHER THAN COAL, PETROLEUM PRODUCTS AND OR ON OR BENEATH THE SURFACE THEREOF, EXPOSED OR SUBMERGED.
- 78. "RESTAURANT (INDOOR AND OUTDOOR)" SHALL MEAN ANY ESTABLISHMENT TO CUSTOMERS IN A READY-TO-CONSUME STATE; WHERE FERMENTED WALT BEVERAGES MAY BE PRODUCED ON THE PREMISES AS AN ACCESSORY USE; AND WHERE THE DESIGN OR PRINCIPAL METHOD OF OPERATION INCLUDES ONE (1) OR BOTH OF THE FOLLOWING CHARACTERISTICS:
 - * CUSTOMERS ARE SERVED THEIR FOOD AND/OR BEVERAGES BY A RESTAURANT TENDR AT THE SAME TABLE OR COUNTER AT WHICH THE FOOD IS CONSUMED; OR
 - * CUSTOMERS ARE SERVED THEIR FOOD AND/OR BEVERAGES BY A CAFETERIA-TYPE OPERATION WHERE THE FOOD OR BEVERAGES ARE CONSUMED WITHIN THE RESTAURANT BUILDING OR WITHIN AN OUTDOOR SEATING AND DINING AREA.
- 79. "RETAIL ESTABLISHMENTS" SHALL MEAN ANY ESTABLISHMENT WHERE THE SALE OF GOODS IS THE PRIMARY USE.
- 80. "WAREHOUSE AND DISTRIBUTION"
 - * "RETAIL SALES IN CONJUNCTION WITH WAREHOUSE ESTABLISHMENT" SEE SECTION 17.01(1)(1) OF THE TOWN CODE.
 - * "WAREHOUSE AND DISTRIBUTION"
- 81. "SERVICE STATION (MINOR REPAIRS INCLUDED)" SHALL MEAN ANY BUILDING, LAND AREA, PREMISES OR PORTION THEREOF, WHERE GASOLINE OR OTHER PETROLEUM PRODUCTS OR FUELS ARE SOLD AND LIGHT MAINTENANCE ACTIVITIES SUCH AS ENGINE TUNE-UPS, LUBRICATION, MINOR REPAIRS, TIRE INSTALLATION AND REPAIR AND CARBURETOR CLEANING MAY BE CONDUCTED. GASOLINE STATION SHALL NOT INCLUDE PREMISES WHERE

**TURION SOUTH
 PLANNED UNIT DEVELOPMENT
 Town of Mead, CO**

ISSUE DATE	REVISIONS	DESCRIPTION

**TURION SOUTH
 PLANNED UNIT DEVELOPMENT**
 Town of Mead, CO

**TURION SOUTH
 PLANNED UNIT DEVELOPMENT (PUD)**
 A PORTION OF SECTION 35, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
 COUNTY OF WELD, STATE OF COLORADO
 TOTAL AREA = 25,931,610 SQ. FT, OR 595.31 ACRES, MORE OR LESS

- HEAVY AUTOMOBILE MAINTENANCE ACTIVITIES SUCH AS ENGINE OVERHAUL, AUTOMOBILE PAINTING AND BODY FENDER WORK ARE CONDUCTED.
- 82. "SINGLE FAMILY ATTACHED DWELLING" SHALL MEAN A BUILDING OR STRUCTURE CONTAINING DWELLING UNITS, EACH OF WHICH HAS PRIMARY GROUND FLOOR ACCESS TO THE OUTSIDE AND WHICH ARE ATTACHED TO EACH OTHER BY PARTY WALLS WITHOUT OPENINGS. THE TERM IS INTENDED PRIMARILY FOR SUCH DWELLING TYPES AS TOWNHOUSES AND DUPLEXES ATTACHED IN GROUPS OF THREE OR MORE UNITS.
- 83. "SINGLE FAMILY DETACHED DWELLING" MEANS A DETACHED BUILDING, ARRANGED, AND DESIGNED AS A SINGLE DWELLING UNIT OTHER THAN A MOBILE HOME AND INTENDED TO BE OCCUPIED BY NOT MORE THAN ONE FAMILY AND WHICH HAS NOT LESS THAN ONE BATHROOM AND A MINIMUM FLOOR AREA OF SIX HUNDRED FIFTY SQUARE FEET.
- 84. "SMALL LOT SINGLE FAMILY DETACHED DWELLINGS" MEANS SINGLE FAMILY DWELLING UNITS - THAT MAY BE ATTACHED OR DETACHED, OFTEN A DEVELOPMENT SCHEME WITH THESE TYPES OF HOMES PERMITS DEVELOPMENT WITH ASSURED MINIMUM SEPARATION BETWEEN BUILDINGS TO MAXIMIZE THE EFFICIENCY OF THE LOT.
- 85. "STORAGE" SEE "WAREHOUSE AND DISTRIBUTION."
- 86. "SUBAREA" SHALL MEAN AN AREA WITHIN A LARGER PLANNING AREA.
- 87. "TELECOMMUNICATION FACILITIES" SHALL MEAN ANY PRESTANDING STRUCTURE OR FACILITY WHICH PROVIDES TELECOMMUNICATION SERVICES ONLY, WITHOUT LIMITATION, ANTENNAE, EQUIPMENT AND STORAGE AND OTHER ACCESSORY STRUCTURES USED TO PROVIDE WIRELESS TELECOMMUNICATION SERVICES.
- 88. "TOWN" SHALL MEAN THE TOWN OF MEAD, COLORADO.
- 89. "TOWNHOME" SEE "SINGLE FAMILY ATTACHED DWELLING."
- 90. "TOWN DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS AS MAY BE AMENDED FROM TIME TO TIME" SHALL MEAN THE TOWN OF MEAD'S DESIGN STANDARDS AS SET FORTH IN ARTICLE 2 OF THE MEAD TOWN CODE.
- 91. "TWO-FAMILY DWELLING (OR DUPLEX)" - MEANS A RESIDENTIAL STRUCTURE CONTAINING TWO (2) DWELLING UNITS, EITHER ON SINGLE LOT, OR WITH A COMMON LOT LINE COINCIDING WITH THE COMMON WALL(S) BETWEEN THE DWELLING UNITS.
- 92. "VEHICLE STORAGE (OPERABLE VEHICLES ONLY)" SHALL MEAN THE KEEPING IN AN UNROOFED AREA OF VEHICLES IN THE SAME PLACE FOR MORE THAN TWENTY-FOUR (24) HOURS.
- 93. "VETERINARY OFFICE AND SMALL ANIMAL CLINIC (INDOOR AND OUTDOOR USE)" SHALL MEAN ANY FACILITY MAINTAINED BY OR FOR THE USE OF A VETERINARIAN, WHEREIN THE CLINIC IS USED FOR THE TREATMENT OF ANIMAL DISEASES WHEREIN THE ANIMALS ARE LIMITED TO DOGS, CATS OR OTHER COMPARABLE HOUSEHOLD PETS AND WHEREIN THE OVERNIGHT CARE OF SAID ANIMALS IS PROHIBITED EXCEPT WHEN NECESSARY IN THE MEDICAL TREATMENT OF THE ANIMAL.
- 94. "WAREHOUSE AND DISTRIBUTION" SHALL MEAN A BUSINESS WHICH STORES, STOCKS, OR DISTRIBUTES, MERCHANDISE OR COMMODITIES.
- 95. "WAREHOUSE WITH DISTRIBUTION" SHALL MEAN A USE ENGAGED IN STORAGE, WHOLESALE AND DISTRIBUTION OF MANUFACTURED PRODUCTS, SUPPLIES OR EQUIPMENT, INCLUDING ACCESSORY OFFICES OR SHOWROOMS, INCLUDING INCIDENTAL RETAIL SALES, BUT EXCLUDING BULK SALES OF MERCHANDISE OR COMMODITIES, WHICH ARE INTENDED TO CREATE HAZARDOUS OR COMMONLY RECOGNIZED OFFENSIVE CONDITIONS.
- 96. "WHOLESALE ESTABLISHMENTS" SEE "WAREHOUSE AND DISTRIBUTION."

PROJECT NUMBER 2020

DEFINITIONS

SHEET NUMBER

21 OF 24

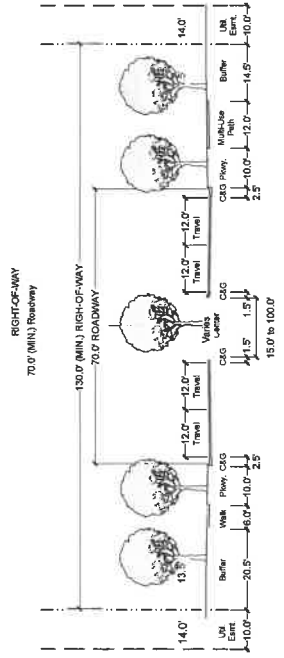
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TURION SOUTH PLANNED UNIT DEVELOPMENT (PUD)

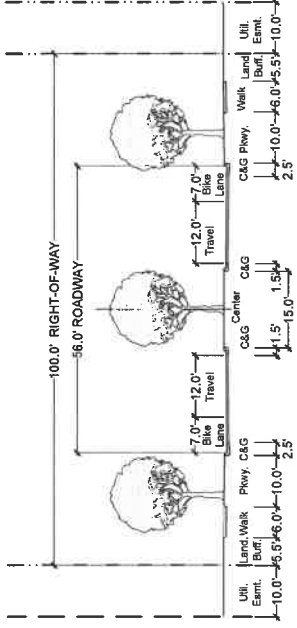
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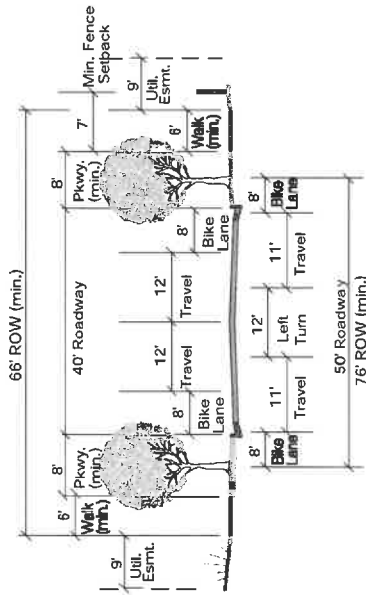
4-LANE MAJOR ARTERIAL



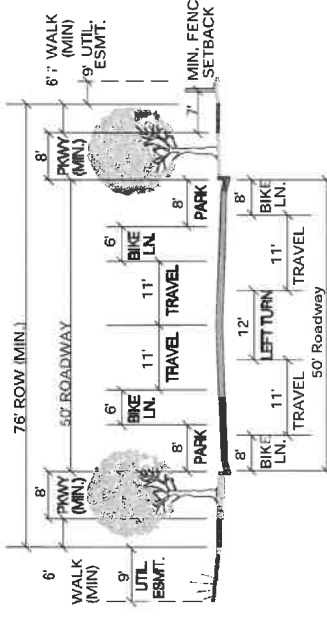
2-LANE MINOR ARTERIAL



MAJOR COLLECTOR



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 Facsimile (303) 625-2280
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**TURION SOUTH
 PLANNED UNIT DEVELOPMENT**
 Town of Mead, CO

REVISION #	DATE	DESCRIPTION

PROJECT NUMBER 480
 STREET SECTIONS

SHEET NUMBER
22 OF 24
 COPYRIGHT DESIGNWORKSHOP INC

Exhibit 2
TURION SOUTH REGULATORY PROCEDURES DOCUMENT
(Attached)

Turion South Planned Unit Development Regulatory Procedures

1. GENERAL PROVISIONS

1.1. Defined Terms

Capitalized words and phrases used but not otherwise defined in these Regulatory Procedures have the meanings set forth in the Definitions section of the PUD. Words and phrases that are not defined in the PUD but are defined in the Mead Town Code shall have the meaning as defined in the Mead Town Code. Where any word or phrase defined in the PUD is the same or substantially similar to a word or phrase defined or used in the Mead Town Code, the word or phrase defined in the PUD shall be the sole and exclusive definition of such word or phrase.

1.2. Planned Development (PUD)

These Regulatory Procedures are approved in connection with, and hereby incorporated by reference into the PUD. As used herein, "PUD" means the Turion South Planned Unit Development (PUD), together with these Regulatory Procedures, together with everything shown thereon and all amendments thereto approved by the Town.

2. PUD AMENDMENTS

2.1. General

To apply for an amendment to the PUD, the applicant shall submit a written and/or graphic statement describing in full detail the nature and extent of the alteration to the Director. The Director shall determine whether an amendment request shall be considered a minor amendment or a major amendment based on the criteria established herein.

Notwithstanding anything to the contrary in the PUD, the locations of public and private street locations, internal circulation design/pattern, trails, parks, and other open space, and other physical improvements conceptually depicted on the PUD will be determined in connection with the subdivision process as more fully set forth below, and as such, no amendment to the PUD shall be required to modify the locations of such improvements.

*[During the term of the **Vested Property Rights**, no amendment to the PUD, and no application for rezoning of all or any part of the property included within PUD, shall be accepted for processing, or approved or undertaken by the Town without the prior written consent of the Owner.]*

2.2. Minor Amendments

The intent of this Section is to provide a simplified amendment procedure for minor modifications to this PUD. As used herein, the term “minor amendment” means an application meeting the following criteria:

- A. Any amendment to the Design Standards that does not result in a more than 20% change than the originally approved Design Standard (e.g., a 20% reduction to a 20-foot setback requirement is 4 feet, resulting in a 16-foot setback);
- B. Any amendment to the permitted or conditional uses, so long as such modification does not add new permitted uses or conditional uses within any Planning Area, except as may be authorized in accordance with Section 3.4;
- C. Any amendment that modifies the boundaries of the Planning Areas, so long as such modification does not result in a net addition or reduction of more than 20% of the Gross Land Area within any Planning Area;
- D. Any amendment that modifies the boundaries or locations of the trails, parks, and other open space among or between Planning Areas, so long as such modification does not result in any reduction of the aggregate Gross Land Area provided as trails, parks, and other open space provided within the PUD;
- E. Any changes to these Regulatory Procedures;
- F. Any amendments proposed to address and/or incorporate changes in the Mead Town Code that are enacted subsequent to the date of these Regulatory Procedures; and
- G. Any amendment determined to be “minor modifications” by the Director based on consideration of whether such amendment:
 - (i) is not materially incompatible with immediately adjacent uses;
 - (ii) is not fundamentally inconsistent with the Design Standards set forth in this PUD other than the specific Development Standards addressed by the requested amendment; and
 - (iii) incorporates measures that adequately address significant impacts, if any, to immediately adjacent uses.

Developers must make a written request of the Director prior to submittal of a minor amendment request (unless waived by the Director) in order to obtain input into the appropriateness of the request and the materials required to be submitted with the request. Upon a complete submittal of the required materials, the Director shall

determine, within 15 days after submittal of the request, the completeness of the request and whether it qualifies to be processed administratively as a minor amendment. The Developer shall be notified in writing if the submittal is incomplete, and any inadequacies shall be specifically identified.

Within 30 days following determination of a complete submittal, the Director shall approve any minor amendment that meets the following criteria:

- A. The proposed amendment is materially consistent with the remaining Design Standards, commitments, and overall intent of the PUD;
- B. The amendment will not adversely and materially affect the use and enjoyment of the adjacent land, both within and adjacent to the PUD, and if so, such adverse effects may be mitigated; and
- C. The amendment is materially consistent with the policies and goals of the Town Comprehensive Plan.

Once the minor amendment has been approved by the Director, the Developer shall submit the amended PUD for recording, as applicable.

The Developer shall have the initial right to appeal the Director's written determination to the Board of Adjustment pursuant to the applicable provisions of the Mead Town Code.

2.3. Major Amendments

Any amendment to this PUD that does not qualify as a "minor amendment" pursuant to Section 2.2 shall be deemed a "major amendment." Major Amendments shall be reviewed by the Planning Commission and Town Board according to the complete PUD review procedure set forth in the Mead Town Code.

3. **LAND USE DESIGNATIONS**

3.1. General

Uses permitted within each Planning Area include all use types designated as "Use by Right" with respect to such Planning Area, as set forth in the PUD, together with accessory uses relating to such use types. Within each individual Planning Area, such use types are designated as Uses by Right, Conditional Uses, or Not Allowed.

3.2. Conditional Uses

Use types within the PUD that are designated "Conditional Use" as set forth in the PUD shall require a conditional use permit prior to issuance of a plot plan or site plan, as applicable, or the commencement of the conditional use. Conditional uses shall be allowed in accordance with the substantive and procedural requirements of the Mead Town Code, subject to the following modifications:

A. The Planning Commission shall be the approval authority for any conditional uses set forth in the PUD, which approval shall be at a public hearing in accordance with the applicable notice requirements set forth in the Mead Town Code.

B. Following the public hearing, the Planning Commission may approve, conditionally approve or deny the conditional use application based on the conditional use review criteria. A conditional use permit may be revocable, may be granted for a limited time period or may be granted subject to conditions as the Planning Commission may prescribe. Conditions may include, but shall not be limited to: requiring special setbacks, open spaces, fences or walls, landscaping or screening, street dedication and improvement, regulation of vehicular access and parking, signs, illumination, hours and methods of operation, control of potential nuisances, prescription of standards for maintenance of buildings and grounds and prescription of development schedules.

C. Developments and uses granted by conditional use permit shall be developed or established in accordance with the timeframe provided in the approved conditional use permit, or within two years of the date of approval if the timeframe is not established in the approved conditional use permit. Subject to extension in accordance with Section **Error! Reference source not found.**, failure to develop or establish such conditional use in accordance with the timeframe established in the permit (or two years from the date of approval if no timeframe is established in the permit) shall result in the expiration of the permit.

D. At least thirty (30) days prior to the expiration date of a conditional use permit due to failure to develop or establish an approved conditional use in accordance with the timeframe established in the permit (or two years from the date of such approval if no timeframe is established in the permit), or due to expiration of a term established in the conditional use approval, a Developer may request, in writing, approval of an extension of such expiration date. The Director may administratively approve up to a one-year extension of an approved conditional use.

E. No approved conditional use may be modified, structurally enlarged or expanded in ground area, unless such modification, enlargement or expansion receives the prior approval of the Planning Commission, which shall be obtained by repetition of the granting procedures provided in this PUD. The Planning Commission may authorize administrative approval of modifications, enlargement and expansion of conditional uses and may define a percentage or other parameter change to square footage, hours of operation, traffic or other aspects of the approved conditional use.

F. Appeal. The Developer shall have the right to appeal the Planning Commission's written decision regarding a conditional use to the Board of

Trustees, at the Developer's option, by filing a notice of appeal with the Town within ten (10) business days after the date of the written decision appealed. The notice shall state the grounds for, and present argument and evidence in support of, the appeal. The appeal shall be heard on the next available agenda of the Board of Trustees for which notice may be timely provided, but in any event not more than forty-five (45) days after the appeal is filed. In considering the appeal, the Board of Trustees shall review the matter de novo; however, evidence that was not presented to the Planning Commission shall not be introduced unless there is good and reasonable cause shown for the prior failure to introduce it. Upon conclusion of the hearing, the Board of Trustees shall make findings of fact and grant the appeal; grant the appeal with conditions that are supported by the facts found, and necessary to assure compliance with this Section 3.2 and the applicable provisions of the Mead Town Code; or deny the appeal. The decision shall be reduced to writing within five (5) business days and promptly thereafter provided to the Developer.

3.3. Temporary Uses

Temporary uses shall be allowed in accordance with the substantive and procedural requirements of the Mead Town Code; provided, however, no temporary use shall be permitted unless the Community Appearance Board has issued a certificate of approval as contemplated by Section 4.3.

3.4. Unlisted Uses

Uses not identified as a use by right or conditional use shall not be allowed unless determined by the Director that the proposed use is substantially similar to a listed use by right or conditional use within such Planning Area. The Director shall base this determination on consideration of the following factors:

- A. Whether the proposed use is similar in terms of hours of operation, traffic impacts, environmental impacts, and the potential for adverse impacts on surrounding properties to other uses by right or conditional uses in the Planning Area; and
- B. Whether the proposed use is typically housed in buildings or structures similar and compatible to those used to house uses by right or conditional uses in the Planning Area; and
- C. Whether the proposed use is consistent with the purpose and intent of the particular Planning Area.

The Developer shall have the initial right to appeal the Director's written interpretation to the Board of Adjustment pursuant to the applicable provisions of the Mead Town Code.

4. DESIGN REVIEW

4.1. Design Covenant

The Property is encumbered by and subject to the Design Covenant, which governs matters related to architectural design of development within all or any portion of the Property. Pursuant to the Design Covenant, the Community Appearance Board has prepared, approved and promulgated the (Supplemental) Design Guidelines to supplement and complement this PUD. Nothing in the Design Covenant, or the (Supplemental) Design Guidelines established thereunder, will be deemed to waive or modify any provision of this PUD.

4.2. Community Appearance Board

As contemplated by the Design Covenant, the Community Appearance Board has been organized to administer and enforce the Design Covenant and (Supplemental) Design Guidelines. In accordance with the Design Covenant, the Community Appearance Board shall have authority to review and is the sole and exclusive authority to approve the architectural design, landscape design, urban design and site design within the Property. The Community Appearance Board shall give prior written notice to the Director, or their designee, of each meeting of the Community Appearance Board at which the Community Appearance Board shall initially consider any submitted development proposal(s), which notice shall include the date, time, location and general subject matter of the meeting. At Owner's option, one or more separate sub-design review board(s) may be established with respect to any of the Planning Areas. Such sub-design review board(s) shall not be required to include any Town appointed representative as a member.

4.3. Certificate of Approval

The Town's approval of any plot plan or site plan within the Property is conditioned upon the Town's prior receipt of a certificate of approval executed by the Community Appearance Board. To facilitate efficient review and approval of such approvals, the Director may accept for processing an application for plot plan or site plan concurrently with such Developer's submittal of plans, specifications and details to the Community Appearance Board for review and approval of such permit; provided, however, that the Director shall not approve any such application unless and until the Community Appearance Board has issued its certificate of approval pursuant to the Design Covenant.

5. DEVELOPMENT REVIEW PROCEDURES

5.1. General

Except as expressly modified herein, preliminary and final subdivision plats, plot plans, and site plans for all projects within the PUD shall be submitted and

reviewed in accordance with the submittal requirements and review standards of the Mead Town Code in effect at the time of submittal of the applicable application.

Nothing in this PUD or the Mead Town Code shall be deemed to prohibit the concurrent processing of preliminary and final subdivision plats, plot plans, and site plans for all projects within the PUD.

5.2. Preliminary Plats

Preliminary plats shall be reviewed and approved in accordance with the substantive and procedural requirements of the Mead Town Code, subject to the following modifications:

A. An approved preliminary plat shall lapse and be of no further force and effect if the first final plat application for the preliminary plat has not been submitted within three years of the approval of the preliminary plat, or if any subsequent final plat application within such preliminary plat has not been submitted within two years of the approval of the immediately prior final plat within such preliminary plat.

B. Upon written application, and for good cause, the Director may extend the preliminary plat for up to two successive one-year periods. The Developer must request the extension in writing no later than 30 days prior to the expiration of the then-current period.

5.3. Final Plats and SIAs

Final plats shall be reviewed and approved in accordance with the substantive and procedural requirements of the Mead Town Code, subject to the following modifications:

A. As a condition of approval of the final plat, a Subdivision Improvements Agreement (as may be amended from time to time, "SIA") shall be signed between the Developer and the Town. In the SIA, the Developer agrees to construct any required public improvements shown in the final plat documents and to provide collateral that is sufficient to assure the completion of such improvements according to the accepted design and construction plans. No final plat shall be signed by the Town or recorded at the office of the Weld County Clerk, and no building permit shall be issued for development, until the SIA between the Town and the Developer has been executed. The SIA shall include a list of all required public improvements, an estimate of the cost of such improvements, the form of the guaranty to be provided for the improvements, a preliminary phasing plan for the construction of the improvements, as applicable, and any other provisions or conditions deemed necessary by the Director to ensure that all improvements will be completed as scheduled.

B. The Director shall be the approval authority for any final plats and SIAs within the PUD, which review and approval shall be administrative with an administrative decision rendered on such final plat and SIA by the Director. The Director shall not withhold or condition approval for any final plat that is substantially in conformance with the applicable preliminary plat or portion thereof. Public hearings shall not be required except as may be requested by the Developer.

C. Prior to the Director rendering a decision to reject or deny a final plat and/or SIA, the Director shall give the Developer prior written notice of the Director's intent to reject or deny such final plat and/or SIA, which notice shall include a good faith detailed accounting of the reasons for such intended rejection or denial and proposed recommendation(s) for satisfactorily addressing such deficiencies, and the Developer shall have an opportunity to amend such final plat and/or SIA prior to the Director finally rejecting or denying the final plat and/or SIA. The Director shall render a written decision on the final plat and/or SIA and shall post a notice of such decision in the same manner as the posting of Town ordinances, and the date of such posting shall be the date of the final decision of the Director for appeal purposes.

D. An approved final plat shall lapse and be of no further force and effect if a site plan or plot plan application, as applicable, for the final plat has not been submitted within three years of the approval of the final plat, or if any subsequent site plan or plot plan application within such final plat has not been submitted within two years of the approval of the immediately prior site plan or plot plan within such final plat.

E. Upon written application, and for good cause, the Director may extend the final plat for up to two successive one-year periods. The Developer must request the extension in writing no later than 30 days prior to the expiration of the then-current period.

5.4. Site Plans and Plot Plans

Site plans and plot plans shall be reviewed and approved in accordance with the substantive and procedural requirements of the Mead Town Code, subject to the following modifications:

A. The Director shall be the approval authority for any site plans and plot plans within the PUD, which review and approval shall be administrative with an administrative decision rendered on such site plan or plot plan, as applicable, by the Director. Public hearings shall not be required except as may be requested by the Developer.

B. The Director shall not approve any such application unless and until the Community Appearance Board has issued its certificate of approval pursuant to the Design Covenant.

C. Prior to the Director rendering a decision to reject or deny a site plan or plot plan, the Director shall give the Developer prior written notice of the Director's intent to reject or deny such site plan or plot plan, which notice shall include a good faith detailed accounting of the reasons for such intended rejection or denial and proposed recommendation(s) for satisfactorily addressing such deficiencies, and the Developer shall have an opportunity to amend such site plan or plot plan prior to the Director finally rejecting or denying the site plan or plot plan. The Director shall render a written decision on the site plan or plot plan and shall post a notice of such decision in the same manner as the posting of Town ordinances, and the date of such posting shall be the date of the final decision of the Director for appeal purposes.

D. An approved site plan or plot plan shall lapse and be of no further force and effect if a building permit application has not been submitted within three years of the approval of the site plan or plot plan, or if any subsequent building permit application within such site plan or plot plan has not been submitted within two years of the approval of the immediately prior site plan or plot plan within such final plat; provided, however, that if a phasing plan has been approved pursuant to the SIA, then the approved site plan or plot plan shall lapse and be of no further force and effect if a building permit application for the applicable phase of the subdivision is not submitted in accordance with the phasing plan set forth in the SIA.

E. Upon written application, and for good cause, the Director may extend the site plan or plot plan for up to two successive one-year periods. The Developer must request the extension in writing no later than 30 days prior to the expiration of the then-current period.

5.5. Appeals

The Developer shall have the right to appeal the Director's written decision regarding a final plat, site plan, or plot plan to the Board of Adjustment pursuant to the applicable provisions of the Mead Town Code. No third-party appeals shall be permitted to the Board of Adjustment, the Planning Commission or the Board of Trustees from the administrative decision of the Director with respect to any final plat, site plan, or plot plan.

6. Summary of Procedures

The following Table 1 summarizes the procedures applicable to this PUD.

Procedure	Community Appearance Board	R = Review Body; DM = Decision-Making Body; A = Appeal Body			
		Director	Planning Commission	Town Board	Board of Adjustment
PUD Minor Amendment	n/a	DM			A
PUD Major Amendment	n/a	R	R	DM	
Conditional Use	n/a	R	DM	A	
Unlisted Use Determination	n/a	DM			A
SIA	n/a	DM			A
Preliminary Plat	n/a	R	R	DM	
Final Plat	n/a	DM			A
Site Plan	Required	DM			A
Plot Plan	Required	DM			A