

**TOWN OF MEAD, COLORADO
PLANNING COMMISSION
RESOLUTION NO. 04-PC-2023**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF MEAD,
COLORADO APPROVING THE COMPREHENSIVE PLAN AMENDMENT
REQUESTED BY AMK PROPERTIES, LLC**

WHEREAS, the Town of Mead (the “Town”) is authorized pursuant to Title 31, Article 23, C.R.S. and the Town of Mead Municipal Code (the “MMC”) to regulate the development of land, streets and utilities within the Town for the purposes of promoting the public health, safety, convenience, and the general welfare of the community; and

WHEREAS, the Planning Commission duly adopted the Mead Comprehensive Plan (the “Comprehensive Plan” or the “Plan”) which is the primary land use policy document for the community and is focused on enhancing the Town’s long-term vitality; and

WHEREAS, Section 16-1-90 of the MMC requires that “[w]here a development proposal would be in substantial conflict with the Comprehensive Plan, an amendment to the Comprehensive Plan will be required prior to any zoning or subdivision approvals”; and

WHEREAS, AMK Properties, LLC, a Colorado limited liability company (“Applicant”) owns certain property located generally the north of CR 34 (Welker Avenue) and east of CR 9 ½ (High Plains Blvd.) and Lake Marie in the County of Weld, State of Colorado, which property consists of 12.16 acres more or less (“Property”); and

WHEREAS, the Applicant intends to submit a Petition for Annexation to the Town for the Property and has submitted an application seeking a Comprehensive Plan amendment; and

WHEREAS, specifically, the Applicant is requesting an amendment to change the land use map designation from Multi-family residential (MF) to Business Park (BP) in the Future Land Use Map incorporated as Map 4 on page 43 of the Comprehensive Plan; and

WHEREAS, C.R.S. §31-23-208 provides, in relevant part, that, “[b]efore the adoption of the plan or any such part, amendment, extension, or addition, the commission shall hold at least one public hearing thereon, notice of the time and place of which shall be given by one publication in a newspaper of general circulation in the municipality and in the official newspaper of the county affected”; and

WHEREAS, the Planning Commission held a duly noticed public hearing on February 15, 2023 to consider the Applicant’s request for a Comprehensive Plan Amendment; and

WHEREAS, C.R.S. §31-23-208 additionally provides that “[t]he adoption of the plan, any part, amendment, extension, or addition shall be by resolution of the commission carried by the affirmative votes of not less than two-thirds of the entire membership of the commission”; and

WHEREAS, the Comprehensive Plan states that, “It was the duty of the Mead Planning Commission to make and adopt this Plan and to certify it to the Board of Trustees. The Board of Trustees endorsed the Plan, and all amendments or revisions will be done by resolution”; and

WHEREAS, the Planning Commission reviewed the proposed Comprehensive Plan amendment and other materials provided by the Planning Commission by Town staff at or prior to the February 15, 2023 meeting and public hearing, and

WHEREAS, the Planning Commission desires to approve the Comprehensive Plan amendment and further desires that the amendment be certified to the Board of Trustees for approval by resolution.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the Town of Mead, Colorado, that:

Section 1. The Planning Commission held a duly noticed public hearing on the proposed Comprehensive Plan amendment on February 15, 2023.

Section 2. The Planning Commission hereby approves the Comprehensive Plan amendment as generally shown in **Exhibit 1** attached hereto, changing the Future Land Use Map designation from Multi-family Residential (MF) to Business Park (BP), based on a determination that the proposed amendment will further the goals and policies articulated in the Comprehensive Plan. The Comprehensive Plan amendment is approved, subject to the following conditions:

- a) The Applicant shall pay all fees and costs incurred by the Town and its consultants in reviewing and processing the Comprehensive Plan amendment application;
- b) Town Community Development Staff shall prepare an amendment/supplement to the Future Land Use Map (Map 4 on page 43 of the Comprehensive Plan) to incorporate the information generally shown in **Exhibit 1**;
- c) The amendment/supplement to the Future Land Use Map shall be completed prior to the referral of the amendment to the Board of Trustees for endorsement.

Section 3. Town staff shall distribute a copy of this Resolution to the Board of Trustees for endorsement or ratification following the date on which the conditions set forth in Section 2 above have been satisfied.

Section 4. Following endorsement or ratification of the Comprehensive Plan amendment by the Board of Trustees, Town staff is directed to file a certified copy of the amendment with the Weld County Clerk and Recorder, as required by C.R.S. § 31-23-208.

Section 5. Effective Date. This Resolution shall become effective immediately upon adoption.

INTRODUCED, READ, PASSED AND ADOPTED THIS 15th DAY OF FEBRUARY, 2023.

ATTEST:

**TOWN OF MEAD PLANNING
COMMISSION:**

By: *Jeanine Reed*
Jeanine Reed, Secretary

By: *[Signature]*
Chairman or Acting Chair



EXHIBIT 1

AMK Properties LLC Comprehensive Plan Amendment Map
[Exhibit begins on the next page.]

AMK PROPERTIES



Future Land Use

- Agriculture
- Business Park
- Clustered Residential
- Commercial Mixed Use
- Downtown Mixed Use
- Future Reservoir
- Large Lot Residential
- Mixed Use - Residential/Commercial
- Multi-family Residential
- Park/Open Space
- Planned Industrial Mixed Use
- Public/Semi-Public
- Regional Commercial
- Residential Mixed Use
- Rural Residential
- Single Family Residential

FUTURE LAND USE NOTES:

1. AMK ZONING SITE AREA = ±12.16 ACRES.
2. AMK ANNEXATION AREA = ±13.52 ACRES.
3. PROPOSED LAND USE IS BUSINESS PARK. PROPOSED ZONING IS LIGHT INDUSTRIAL.

i2
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 01/18/2023

LAND USE MAP

EXHIBIT

