

**TOWN OF MEAD, COLORADO
PLANNING COMMISSION
RESOLUTION NO. 07-PC-2023**

A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF MEAD, COLORADO RECOMMENDING APPROVAL OF THE BUFFALO HIGHLANDS ANNEXATION NOS. 1-4, AND FURTHER RECOMMENDING THE ESTABLISHMENT OF INITIAL ZONING FOR THE SUBJECT PROPERTY AS RESIDENTIAL SINGLE FAMILY-4 (RSF-4), LIGHT INDUSTRIAL (LI), AND AGRICULTURAL (A)

WHEREAS, by petition for annexation submitted to the Town of Mead by BAS 2020 LLC (the “Annexation Petition”) annexation proceedings have been initiated for certain real property generally described as the Buffalo Highlands Annexation, consisting of a total of 278.952 acres more or less, and which is described in **Exhibit 1** attached hereto (the “Subject Property”); and

WHEREAS, BAS 2020 LLC is the fee owner of the Subject Property (“Owner”); and

WHEREAS, a copies of the Annexation Petition and Annexation Maps have been distributed to the Planning Commission and are on file with the Town Clerk; and

WHEREAS, the Subject Property is currently located in unincorporated Weld County; and

WHEREAS, C.R.S. § 31-12-115(2) requires that property annexed to the Town must be zoned pursuant to the Town’s zoning regulations within ninety (90) days after the effective date of the annexation; and

WHEREAS, the Owner has initiated zoning proceedings for the Subject Property and is proposing that the Subject Property be rezoned from Weld County Agricultural to Residential Single Family-4 (RSF-4), Light Industrial (LI), and Agricultural (A) Districts, as more particularly shown and set forth in the “**BUFFALO HIGHLANDS ZONING MAP**” a copy of which is attached to this Resolution as **Exhibit 2** (the “Proposed Zoning Map”); and

WHEREAS, in accordance with Sections 16-8-90 and 16-3-160 of the *Mead Municipal Code* (“MMC”), the Planning Commission held a duly noticed public hearing on May 17, 2023 to consider the proposed annexation of the Subject Property and the establishment of initial zoning of the Subject Property; and

WHEREAS, the Planning Commission has reviewed the Annexation Petition, the Annexation Maps, the Proposed Zoning Map, and other materials distributed to the Planning Commission by Town Staff at or prior to the May 17, 2023 meeting and public hearing, and desires to recommend to the Board of Trustees that the Board of Trustees proceed to annex the Subject Property and establish the initial zoning designation of the Subject Property as Residential Single Family-4 (RSF-4), Light Industrial (LI), and Agricultural (A) Districts, as specifically shown in the Proposed Zoning Map.

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

Section 1. The Planning Commission finds that it has reviewed the proposed annexation of the Subject Property prior to making a recommendation to the Board of Trustees, as required by Section 16-8-90 of the MMC. The Planning Commission further finds that the public hearing on the proposed

establishment of initial zoning for the Subject Property was held, conducted and concluded in accordance with Section 16-3-160 of the MMC.

Section 2. The Planning Commission recommends approval of the annexation of the Subject Property, and therefore recommends that the Board of Trustees proceed to approve the annexation of the Subject Property, as more particularly described in the Annexation Petition and Annexation Map Nos. 1-4, on terms and conditions acceptable to the Board of Trustees.

Section 3. The Planning Commission recommends approval of the Residential Single-Family-4 (RSF-4), Light Industrial (LI), and Agricultural (A) zoning designations of the Subject Property, based on a finding that the criteria set forth in Section 16-3-160(e)(2) have been satisfied; specifically an amendment to the Town's official zoning map is supported due to changed or changing conditions in a particular area or in the Town generally. The Planning Commission recommends that the Board of Trustees proceed to establish the initial zoning of the Subject Property as Residential Single Family-4 (RSF-4), Light Industrial (LI), and Agricultural (A) Districts, in accordance with the Proposed Zoning Map.

Section 4. Town Staff shall cause a copy of this Resolution to be provided to the Board of Trustees on or before the date of the eligibility hearing, as required by Section 16-8-90 of the MMC.

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

INTRODUCED, READ, PASSED AND ADOPTED THIS 17TH DAY OF MAY, 2023.

ATTEST:

By Jeanine Reed
Secretary

**TOWN OF MEAD PLANNING
COMMISSION**

By [Signature]
Chairman or Acting Chair

Exhibits:

EXHIBIT 1 – Legal Descriptions of Subject Property

EXHIBIT 2 – Proposed Zoning Map



Exhibit 1
Legal Descriptions
Buffalo Highlands Annexation Nos. 1-4

Annexation #1 – Legal Description

A tract of land in the Southeast Quarter of Section 2 and the Northeast Quarter of Section 11 all in Township 3 North, Range 68 West of the 6th Principal Meridian, Weld County, Colorado, being more particularly described as follows:

Commencing at the Southwest corner of the Southeast Quarter of said Section 2;

Thence along the West line of said Southeast Quarter, North 00°24'16" West, a distance of 30.00 feet to the North right-of-way line of Weld County Road 36 as recorded in Book 86, at Page 273 and being opened by road petition in Book 2, at Page 325 in the Office of the Weld County Clerk and Recorder;

Thence along said North right-of-way line and parallel with the South line of said Southeast Quarter of Section 2, North 89°35'30" East, a distance of 190.46 feet to a Northeast corner of the Postle Annexation plat as recorded at Reception Number 4774032 in the Office of the Weld County Clerk and Recorder and also being the **POINT OF BEGINNING**;

Thence leaving said North right-of-way line, South 78°56'39" East, a distance of 150.94 feet to a point on the South line of said Southeast Quarter of Section 2;

Thence South 77°58'44" West, a distance of 149.03 feet to a point on the South line of the aforementioned right-of-way and also the East line of the Postle Annexation plat;

Thence along the East line of said plat, North 02°15'45" West, a distance of 60.03 feet to the **POINT OF BEGINNING**.

Said tract of land contains 4,408 Square Feet or 0.101 Acres of land, more or less.

Annexation #2 – Legal Description

A tract of land in the Southeast Quarter of Section 2 and the Northeast Quarter of Section 11 all in Township 3 North, Range 68 West of the 6th Principal Meridian, Weld County, Colorado, being more particularly described as follows:

Commencing at the Southwest corner of the Southeast Quarter of said Section 2;

Thence along the West line of said Southeast Quarter, North 00°24'16" West, a distance of 30.00 feet to the North right-of-way line of Weld County Road 36 as recorded in Book 86, at Page 273 and being opened by road petition in Book 2, at Page 325 in the Office of the Weld County Clerk and Recorder;

Thence along said North right-of-way line and parallel with the South line of said Southeast Quarter of Section 2, North 89°35'30" East, a distance of 190.46 feet to a Northeast corner of the

Postle Annexation plat as recorded at Reception Number 4774032 in the Office of the Weld County Clerk and Recorder, also being the Northwestern most corner of Buffalo Highlands Annexation No. 1 and also being the **POINT OF BEGINNING**;

Thence leaving said North right-of-way line, South 88°07'07" East, a distance of 750.87 feet to a point on the South line of said Southeast Quarter of Section 2;

Thence South 87°17'46" West, a distance of 748.92 feet to a point on the South line of the aforementioned right-of-way, also being the Southwest corner of Buffalo Highlands Annexation No. 1 and also the East line of the Postle Annexation plat;

Thence along the Southern line of Buffalo Highlands Annexation No. 1, North 77°58'44" East, a distance of 149.03 feet to a point on the South line of said Southeast Quarter of Section 2;

Thence along the Northern line of Buffalo Highlands Annexation No. 1, North 78°56'39" West, a distance of 150.94 feet to the **POINT OF BEGINNING**.

Said tract of land contains 18,070 Square Feet or 0.415 Acres of land, more or less.

Annexation #3 – Legal Description

A tract of land in the Southeast Quarter of Section 2 and the Northeast Quarter of Section 11 all in Township 3 North, Range 68 West of the 6th Principal Meridian, Weld County, Colorado, being more particularly described as follows:

Commencing at the Southwest corner of the Southeast Quarter of said Section 2;

Thence along the West line of said Southeast Quarter, North 00°24'16" West, a distance of 30.00 feet to the North right-of-way line of Weld County Road 36 as recorded in Book 86, at Page 273 and being opened by road petition in Book 2, at Page 325 in the Office of the Weld County Clerk and Recorder;

Thence along said North right-of-way line and parallel with the South line of said Southeast Quarter of Section 2, North 89°35'30" East, a distance of 190.46 feet to a Northeast corner of the Postle Annexation plat as recorded at Reception Number 4774032 in the Office of the Weld County Clerk and Recorder, also being the Northwestern most corner of Buffalo Highlands Annexation No. 1 and No. 2 and also being the **POINT OF BEGINNING**;

Thence leaving said North right-of-way line, South 89°25'36" East, a distance of 1750.97 feet to a point on the South line of said Southeast Quarter of Section 2;

Thence South 88°36'32" West, a distance of 1749.03 feet to a point on the South line of the aforementioned right-of-way, also being the Southwest corner of Buffalo Highlands Annexation No. 1 and No. 2 and also the East line of the Postle Annexation plat;

Thence along the Southern line of Buffalo Highlands Annexation No. 2, North 87°17'46" East, a distance of 748.92 feet to a point on the South line of said Southeast Quarter of Section 2;

Thence along the North line of Buffalo Highlands Annexation No. 2, North 88°07'07" West, a distance of 750.87 feet to the **POINT OF BEGINNING**.

Said tract of land contains 30,013 Square Feet or 0.689 Acres of land, more or less.

Annexation #4 – Legal Description

A tract of land in the Southeast Quarter and the Northeast Quarter of Section 2, and the Northeast Quarter of Section 11, and the West Half of Section 1 all in Township 3 North, Range 68 West of the 6th Principal Meridian, and the Southeast Quarter of Section 35 in Township 4 North, Range, 68 West of the 6th Principal Meridian, all in Weld County, Colorado, being more particularly described as follows:

Commencing at the Southwest corner of the Southeast Quarter of said Section 2;

Thence along the West line of said Southeast Quarter, North 00°24'16" West, a distance of 30.00 feet to the North right-of-way line of Weld County Road 36 as recorded in Book 86, at Page 273 and being opened by road petition in Book 2, at Page 325 in the Office of the Weld County Clerk and Recorder;

Thence along said North right-of-way line and parallel with the South line of said Southeast Quarter of Section 2, North 89°35'30" East, a distance of 190.46 feet to a Northeast corner of the Postle Annexation plat as recorded at Reception Number 4774032 in the Office of the Weld County Clerk and Recorder and also being the **POINT OF BEGINNING**;

Thence continuing along said right-of-way line, North 89°35'30" East, a distance of 39.54 feet to a point on the West line of Lot B of Recorded Exemption No. 1207-2-4-RE871 as recorded at Reception Number 02054589 in the Office of the Weld County Clerk and Recorder;

Thence along said West line North 00°24'16" West, a distance of 916.88 feet to a corner of said Lot B;

Thence along a Southerly line of said Lot B South 89°35'30" West, a distance of 230.00 feet to the West line of said Lot B, also being the West line of the Southeast Quarter of Section 2;

Thence along said West line North 00°24'16" West, a distance of 1694.52 feet (1694.67 feet platted) to the Northwest corner said Lot B, also being the Northwest corner of said Southeast Quarter of Section 2;

Thence along the North line of said Southeast Quarter of Section 2, North 89°14'08" East, a distance of 990.00 feet to a corner of said Lot B;

Thence leaving said North line of said Southeast Quarter and along a western line of said Lot B and extended line of Lot B North 00°24'05" West, a distance of 2702.02 feet to the South right-of-way line of Weld County Road 38 as recorded in Book 86, at Page 273 and being opened by road petition in Book 2, at Page 325 in the Office of the Weld County Clerk and Recorder;

Thence along said South right-of-way and 30.00 feet South of and parallel to the North line of the Northeast Quarter of said Section 2, South 88°51'05" West, a distance of 22.12 feet to a Southeastern corner of the High Point at Mead Annexation Map as recorded at Reception Number 3907750 in the Office of the Weld County Clerk and Recorder;

Thence along the East line of said Annexation Map, North 00°17'15" West, a distance of 60.01 feet to the North right-of-way line of said Weld County Road 38;

Thence along said right-of-way line and 30.00 feet North of and parallel to the North line the Northeast Quarter of said Section 2, North 88°51'05" East, a distance of 1,709.02 feet;

Thence leaving said right-of-way line, South 00°09'38" East, a distance of 30.00 feet to the Northeast corner of the Northeast Quarter of said Section 2;

Thence along the East line of said Northeast Quarter, South 00°09'38" East, a distance of 1714.79 feet to the Southwest corner of a tract of land described and recorded at Reception Number 4753423 in the Office of the Weld County Clerk and Recorder;

Thence leaving said East line and along the Southerly line of said tract South 46°07'42" East, a distance of 720.43 feet to the Southeast corner of said tract of land, also being the Southwest corner of a tract of land described and recorded at Reception Number 4366040 in the Office of the Weld County Clerk and Recorder;

Thence along the Southerly line of said tract, South 46°07'42" East, a distance of 34.86 feet;

Thence continuing along said Southerly line South 39°57'58" East, a distance of 430.88 feet;

Thence continuing along said Southerly line South 29°07'51" East, a distance of 60.90 feet (60.84 feet record) to the Southeast corner of said tract, also being the Westerly right of way line of a railroad as described and recorded in Book 212 at Page 329 in the Office of the Weld County Clerk and Recorder;

Thence along said Westerly right-of-way line, South 29°00'38" West, a distance of 3,218.71 feet to a point on the South right-of-way line of aforementioned Weld County Road 36;

Thence along said South right-of-way line and 30.00 feet South of and parallel to the South line of the Southeast Quarter of said Section 2, South 89°35'30" West, a distance of 1740.84 feet to the East line of the aforementioned Postle Annexation plat, also being the Southwest corner of Buffalo Highlands Annexation No. 1, 2, and 3;

Thence along the Southern line of Buffalo Highlands Annexation No. 3, North 88°36'32" East, a distance of 1749.03 feet;

Thence along the Northern line of Buffalo Highlands Annexation No. 3, North 89°25'36" West, a distance of 1750.97 feet to the **POINT OF BEGINNING**.

Said tract of land contains 12,098,658 Square Feet or 277.747 Acres of land, more or less.

Exhibit 2
BUFFALO HIGHLANDS ZONING MAP

(attached)

