

Town of Mead

Planning Commission Meeting Agenda

Wednesday, November 20, 2019

Regular Meeting

7:00 p.m. to 9:00 p.m.

Mead Town Hall

441 Third Street

Mead, CO 80542

1. Call to Order – Roll Call

Chairman Ryan Sword
Commissioner Diana Kure
Commissioner Jeff Kurtz
Commissioner Tim Moorman
Commissioner (vacant)
Commissioner Alternate (vacant)

2. Pledge of Allegiance

3. ***Public Comment:*** 3 minute time limit. Comment is for any item whether it is on the agenda or not, unless it is set for public hearing.

4. Approval of Minutes

- a. Approval of June 27, 2019 Planning Commission Meeting Minutes

5. Public Hearing

- a. **Resolution No. 12-PC-2019** – A Resolution of the Planning Commission of the Town of Mead, Colorado, Recommending Approval of the Meadow Ridge Annexation, and Further Recommending the Establishment of Initial Zoning for the Subject Property as General Commercial (GC) and Single-Family Residential (RSF-4) with Planned Unit Development (PUD) Overlay
- b. **Resolution No. 11-PC-2019** – A Resolution of the Planning Commission of the Town of Mead, Colorado, Recommending Approval of the Establishment of Initial Zoning for the Mead Ponds Annexation Parcel Subject Property as Agricultural (AG)

6. New Business

- a. Introduction of Commission Applicants

7. Town Planning Staff Report

8. Adjournment

Town of Mead
Minutes of the Planning Commission
June 27, 2019
7:00 P.M.

Presiding Chair Jeff Kurtz called the regular meeting of the Planning Commission to order at 7:00 p.m.

1. Roll Call

Planning Commissioners Present

Commissioner Diana Kure
Commissioner Jeff Kurtz
Commissioner Tim Moorman

Planning Commissioners Absent

Chairman Ryan Sword
Commissioner Art Harris

Also present were: Town Planning Director Chris Kennedy; Town Planner Jeremiah Fettig; Town Attorney Silvia Fejka; and Town Clerk Mary Strutt.

2. Pledge of Allegiance

The Assembly pledged allegiance to the flag.

Motion was made by Commissioner Kure, seconded by Commissioner Moorman, appointing Commissioner Kurtz as presiding chair. Motion carried 3-0.

Staff requested that the order of the Public Hearings be reversed. 5g. Public Hearing for the Raterink Preliminary Plat be heard first, followed by the Harfst Annexation and Zoning. Staff also requested to cancel the work session.

Motion was made by Commissioner Moorman, seconded by Commissioner Kure, to approve the amended agenda. Motion carried 3-0.

3. Public Comment

There was no public comment.

4. Approval of Minutes

- a. Approval of May 15, 2019 Planning Commission Meeting Minutes

Motion was made by Commissioner Moorman, seconded by Commissioner Kure, to approve the minutes of the May 15, 2019, Planning Commission meeting as written. Motion carried 3-0.

5. Public Hearing

- a. **Resolution No. 10-PC-2019** – A Resolution of the Planning Commission of the Town of Mead, Colorado, Recommending Conditional Approval of the Raterink Mixed-Use Subdivision Preliminary Plat

Presiding chair Kurtz opened the Public Hearing for Resolution No. 10-PC-2019 at 7:07 p.m.

Town Planning Director Chris Kennedy presented the staff report regarding the application for the Raterink Mixed-Use Subdivision Preliminary Plat which has been reviewed by Town staff and partner agencies.

Applicant Dan Skeehan discussed the preliminary plat.

There was no public comment.

The Commissioners discussed access to the property and future highway improvements.

Presiding chair Kurtz closed the public hearing at 7:22 p.m.

Motion was made by Commissioner Kure, seconded by Commissioner Moorman, to adopt Resolution No. 10-PC-2019 – A Resolution of the Planning Commission of the Town of Mead, Colorado, Recommending Conditional Approval of the Raterink Mixed-Use Subdivision Preliminary Plat to the Board of Trustees. Motion carried 3-0.

- b. **Resolution No. 09-PC-2019** – A Resolution of the Planning Commission of the Town of Mead, Colorado, Recommending Approval of the Harfst Annexation, and Further Recommending the Establishment of Initial Zoning for the Subject Property as Agricultural

Presiding chair Kurtz opened the Public Hearing for Resolution No. 09-PC-2019 at 7:22 p.m.

Town Planner Jeremiah Fettig presented the staff report regarding the application for the Harfst annexation and initial zoning which has been reviewed by Town staff and partner agencies.

There was no public comment.

The Commissioners discussed the location of the property.

Presiding chair Kurtz closed the public hearing at 7:29 p.m.

Motion was made by Commissioner Moorman, seconded by Commissioner Kure, to adopt Resolution No. 09-PC-2019 – A Resolution of the Planning Commission of the Town of Mead, Colorado, Recommending Approval of the Harfst Annexation, and Further Recommending the Establishment of Initial Zoning for the Subject Property as Agricultural to the Board of Trustees. Motion carried 3-0.

6. Town Planning Staff Report

The Commissioners reviewed the Town Planning Director's Report of June 13, 2019. Mr. Kennedy provided an update on the Meadow Ridge and Waterfront developments. Also on Lyons 66 Commerce Park.

7. Adjournment

With no further business to discuss, the regular meeting of the Planning Commission of June 27, 2019, was adjourned at 7:34 p.m.

Jeff Kurtz, Presiding Chair

ATTEST:

Mary E. Strutt, Town Clerk

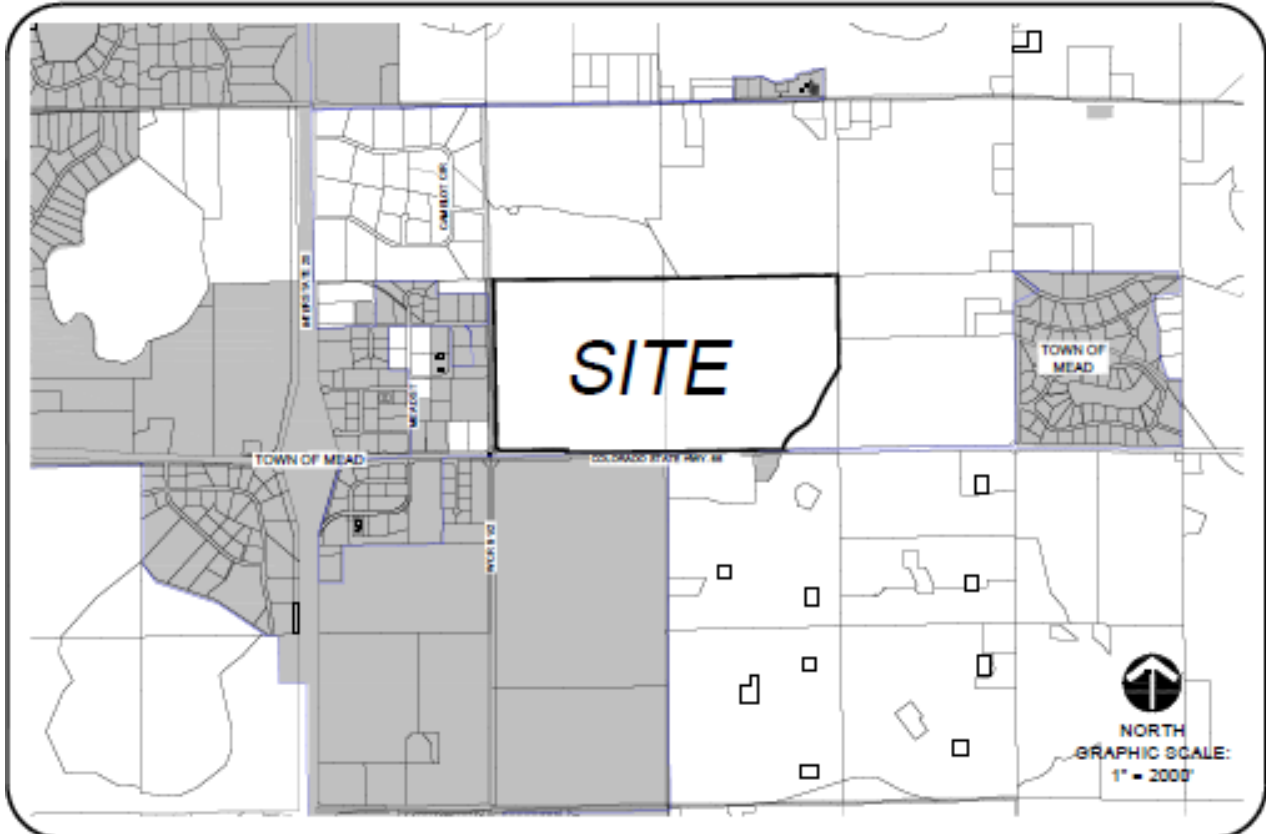


Agenda Item Summary (AIS)

MEETING DATE: Planning Commission – November 20, 2019
SUBJECT: Meadow Ridge Annexation and Assignment of Zoning
PRESENTED BY: Chris Kennedy, Planning Director
ATTACHMENTS:
1. Annexation Petition
2. Annexation Map
3. PUD/Zoning Map
4. Concept Plan Map
5. Resolution No. 12-PC-2019

SUMMARY STATEMENT

This is a request for the Planning Commission to review the proposed Meadow Ridge Annexation and Zoning application and make a recommendation to the Board of Trustees. The applicant proposes zoning classifications of Residential Single Family (RSF-4) and General Commercial (GC) with a Planned Unit Development (PUD) Overlay. The request satisfies the relevant requirements set forth in the Mead Municipal Code (MMC). Staff recommends the Planning Commission adopt the attached resolution recommending approval to the Board of Trustees.





DETAIL OF REQUEST

Applicant: Meadow Ridge/Benson Farms, LLC
Property Owner: Benson Farms, LLC/Bill and Kellie Barnes
Property Location: Generally north and east of the WCR 9.5/Hwy 66 intersection
Zoning Classification: RSF-4, CG with PUD Overlay (proposed)
Comp. Plan Designation: Mixed-Use Residential/Commercial (MU-RC), Commercial Mixed-Use (CMU), Business Park (BP)

Surrounding Land Uses:

North	Cottonwood property (Light Industrial), Town of Mead Unincorporated Weld County
South	Douthit property (RSF-4/GC/HC), Town of Mead Barefoot Lakes, Town of Firestone
East	Red Barn Subdivision (RSF-4), Town of Mead Unincorporated Weld County
West	Sekich Business Park (Light Industrial), Town of Mead

Overview:

This is a request for the Planning Commission to review the proposed annexation of the 300.476-acre property known as Meadow Ridge, generally located north and east of the WCR 9.5 and State Highway 66 intersection (“Property”) and request for Residential Single Family (RSF-4) and General Commercial (GC) zoning with a Planned Unit Development (PUD) Overlay.

The annexation complies with state law, which requires that annexations be initiated via petition and that 1/6 of the perimeter of properties proposed for annexation be contiguous with existing Town boundaries. The applicant anticipates development of commercial property, possible multi-family projects and up to 1,007 dwelling units for an overall maximum density of 3.36 dwelling units per acre, in conformance with zoning limits. The applicant is proposing the bulk of the single-family lots in the 6,000 square-foot range, but the proposed PUD does requests modifications to the RSF-4 zoning district, which would allow for some smaller lots:

- Reduction in minimum lot size from 6,250 sf to 3,150 sf;
- Reduction in minimum lot width from 50’ to 35’;
- Reduction in minimum street frontage from 40’ to 25’;
- Reduction in rear yard setback from 25 feet to 15 feet; and
- Increase in maximum lot coverage from 50% to 60%.

Such modifications to underlying zoning standards are allowable because the proposed development represents an improvement over what would normally be required in the following ways:

- Development is required to dedicate approximately 39 acres for parks and open space;
- Exceptional connectivity exhibited with eight (8) access points: three (3) onto Hwy 66; two (2) onto CR 9.5; two (2) to property to the north; and one (1) to property to the east;
- Development would add diversity to the Town’s housing mix by potentially providing multi-family development and a range of single-family lot sizes.



Review Criteria Analysis:

The following is an analysis of the request as it relates to the review criteria set forth in the MMC for annexation, zoning and PUD's. The analysis includes staff comments regarding whether the applicable criteria have been met.

Annexation Eligibility Review Criteria (MMC Article 16, Section 16.8.30)

Section 16-8-50 of the MMC states that eligibility for annexation shall be determined by conformity with the requirements of C.R.S. § 31-12-104 and § 31-12-105, as amended and as determined by the Board of Trustees in its sole discretion.

1. The applicable requirements of C.R.S. § 31-12-104 and § 31-12-105 exist or have been met.

The proposed annexation of the Subject Property satisfies the applicable requirements of C.R.S. § 31-12-104 and § 31-12-105 as follows:

- a. C.R.S. § 31-12-104(1)(a) requires that not less than one sixth (1/6) of the perimeter of the proposed annexation area be contiguous with the existing boundaries of the municipality annexing it.**

This request is comprised of one (1) annexation, which complies with the requirements of state law regarding contiguity, with 6,927.92 feet of the Property's 15,048.32-foot perimeter being contiguous (46 percent) with the Town's existing boundary.

- b. A "community of interest" exists between the proposed annexation area and Mead; the proposed annexation area is urban or will be urbanized in the near future and is integrated with or can be integrated with the Town. C.R.S. § 31-12-104(1)(b).**

C.R.S. § 31-12-104(1)(b) states that these requirements, related to community of interest, urbanization and integration into the Town, are automatically satisfied because the Property satisfies the contiguity requirements discussed previously.

- c. In establishing the boundaries of the annexation area, no land has been divided into separate parcels without the written consent of the landowner(s) unless such parcels are separated by a dedicated street, road or other public way. C.R.S. § 31-12-105(1)(a).**

The Petition has been executed by all landowners of the Property, exclusive of public ROW. The annexation will not separate or subdivide any portion of the existing parcels.

- d. In establishing the boundaries of the annexation area, no land comprising 20 acres or more (with an assessed value in excess of \$200,000.00 for the year preceding the**



annexation) shall be included without the written consent of the landowners. C.R.S. § 31-12-105(1)(b).

The Petition has been executed by 100 percent of the landowners of the Property. No land was included in the Annexation without the written consent of the landowner(s).

- e. No annexation proceedings have been commenced by another municipality for any portion of the Subject Property. C.R.S. § 31-12-105(1)(c).**

There have been no annexation proceedings commenced by another municipality for any portion of the Property.

- f. The area proposed for annexation will not result in the detachment of area from any school district or the attachment of the same to another school district. C.R.S. § 31-12-105(1)(d).**

The Property will remain in the St. Vrain Valley School District.

- g. The proposed annexation may not have the effect of extending the boundary of the annexing municipality more than three miles in any direction within one year. C.R.S. § 31-12-105(1)(e).**

The proposed Annexation will not extend the Town's boundaries more than three miles.

- 2. That an election is not required under Section 31-12-107(2), C.R.S.,** which requires compliance with Article II, Section 30 of the State Constitution, which states that an unincorporated area may be annexed if “the annexing municipality has received a petition for the annexation of such area signed by persons comprising more than fifty percent of the landowners in the area and owning more than fifty percent of the area, excluding public streets, and alleys and any land owned by the annexing municipality.”

A petition for annexation has been submitted to the Town, signed by 100 percent of the landowners in the area, owning 100 percent of the land in the area, exclusive of streets and alleys. As a result, no election is required.

- 3. No additional terms and conditions are to be imposed**

No additional terms/conditions are recommended by staff.

Zoning Review Criteria, MMC Section 16-3-160

The establishment of initial zoning is subject to review against the six (6) criteria set forth in MMC Section 16-3-160. Only one (1) of the six (6) criteria must be met for the proposed zoning to be approved. The Meadow Ridge zoning request meets the following two (2) criteria listed below:



2. To rezone an area or extend the boundary of an existing district because of changed or changing conditions in a particular area or in the Town generally;

When/if the Property is annexed, the jurisdiction that governs it will change from Weld County to the Town of Mead. State law requires that property annexed to the Town be zoned within 90 days of the effective date of annexation.

6. A rezoning to Planned Unit Development overlay district is requested to encourage innovative and creative design and to promote a mix of land uses in the development.

The Applicant has requested that the zoning of the property be established as RSF-4 and GC with a PUD Overlay. Staff has determined that the requested PUD Overlay will encourage innovative and creative design and will promote a mix of land uses in the development.

PUD Overlay Review Criteria, MMC Section 16-3-30 (a) (4) a.

A PUD Overlay is a mechanism in the MMC (Section 16-3-160) that allows for modification of the standards of the underlying zoning district in exchange for the provision of additional amenities and other elements that improve the overall development. Developments governed by PUD overlay districts must still comply with the overall density limits of the underlying zoning district. The maximum allowable density for the RSF-4 zoning district is four (4) units per acre.

PUD Overlays may be used to modify the standards of the underlying zoning district if they are “consistent with the Comprehensive Plan” and “the development is found to be an improvement over what would be required under otherwise applicable standards.”

The uses (commercial, multi-family residential, single-family residential, parks, trails, open space) proposed in the PUD are consistent with the Mixed-Use Residential Commercial (MU-RC), Commercial Mixed-Use (CMU) and Business Park (BP) land use designations in the 2018 Comprehensive Plan. Staff has also found the concept proposed in the PUD to be better than what would normally be required without it with respect to connectivity, open space and housing.

The PUD proposes the following modifications to the the underlying RSF-4 zoning district:

- a. Reduction in minimum lot size from 6,250 sf to 3,150 sf;
- b. Reduction in minimum lot width from 50’ to 35’;
- c. Reduction in minimum street frontage from 40’ to 25’;
- d. Reduction in rear yard setback from 25 feet to 15 feet; and
- e. Increase in maximum lot coverage from 50% to 60%.

The development is anticipated to be an improvement over what would normally be required without a PUD as follows:



- a. Residential areas with a PUD Overlay are required (MMC Section 16-2-120) to dedicate 20 percent of the site for parks and open space (approximately 37 acres) whereas standard zoning would only require fifteen (15) percent (approximately 27.4 acres);
- b. The PUD proposes at least ten (10) parks and open space areas connected by numerous trail corridors throughout the subdivision;
- c. The PUD proposes exceptional connectivity with at least eight (8) access points: three (3) onto Hwy 66; two (2) onto CR 9.5; two (2) with the Cottonwood property to the north; and one (1) with the Red Barn property to the east;
- d. The development would add diversity to the Town's housing mix with potential multi-family development and a range of single-family lot sizes;
- e. Continues to further goals of the 2018 Comprehensive Plan related to growth, housing diversity and economic development.

Other Legal Considerations:

On October 28, 2019, the Board of Trustees found the petition for the Meadow Ridge Annexation to be in "substantial compliance" with applicable requirements of state law and set the date of public hearings before the Planning Commission (November 20, 2019) and Board of Trustees (December 9, 2019). Section 31-12-108, C.R.S. requires that the Board of Trustees public hearing be set not less than (30) thirty days nor more than (60) sixty days from the effective date of the resolution. The December 9, 2019 public hearing complies with this section of state law.

Staff provided the draft Annexation Agreement (Agreement) to the Applicant in accordance with Sec. 16-8-110 of the MMC. The Agreement is still being reviewed by the Owners and Applicant.

Alternatives/Options:

Pursuant to Sec. 16-8-90 of the MMC, the proposals have been referred to the Planning Commission for review. Following the conclusion of the November 20, 2019 public hearing, the Planning Commission may opt to recommend approval, denial or conditional approval of the proposed annexation and establishment of initial zoning to the Board of Trustees.

Staff Recommendation:

Staff recommends the Planning Commission approve Reso. 12-PC-2019, with the following motion:

"I MOVE TO APPROVE RESOLUTION 12-PC-2019, A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF MEAD, COLORADO RECOMMENDING APPROVAL OF THE MEADOW RIDGE ANNEXATION, AND FURTHER RECOMMENDING THE ESTABLISHMENT OF INITIAL ZONING FOR THE SUBJECT PROPERTY AS RESIDENTIAL SINGLE-FAMILY DISTRICT (RSF-4) AND GENERAL COMMERCIAL (GC) WITH A PLANNED UNIT DEVELOPMENT (PUD) OVERLAY."

**TOWN OF MEAD, COLORADO
PLANNING COMMISSION
RESOLUTION NO. 12-PC-2019**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF MEAD, COLORADO,
RECOMMENDING APPROVAL OF THE MEADOW RIDGE ANNEXATION, AND FURTHER
RECOMMENDING THE ESTABLISHMENT OF INITIAL ZONING FOR THE SUBJECT
PROPERTY AS GENERAL COMMERCIAL (GC) AND SINGLE-FAMILY RESIDENTIAL (RSF-4)
WITH PLANNED UNIT DEVELOPMENT (PUD) OVERLAY**

WHEREAS, by that certain annexation petition filed of record with the Town Clerk on or prior to May 17, 2019 (the “Annexation Petition”), Bensons Farms, LLC has initiated annexation proceedings for certain real property generally described as the Meadow Ridge Annexation, consisting of a total of 300.476 acres more or less, and which is described **Exhibit 1** attached hereto (the “Subject Property”); and

WHEREAS, the proposed annexation of the Subject Property has been referred to the Planning Commission by the Board of Trustees for the Commission’s review and recommendation in accordance with Section 16-8-90 of the *Mead Municipal Code* (“MMC”); 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, Town staff has initiated rezoning proceedings for the Subject Property and is proposing that the Subject Property be zoned General Commercial (GC) and Single-Family Residential (RSF-4) with Planned Unit Development (PUD) Overlay, in accordance with the 2018 Comprehensive Plan and as more particularly shown and set forth in the “Zoning Map for Meadow Ridge Annexation” 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 MMC, the Planning Commission held a duly noticed public hearing on November 20, 2019 to consider 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 November 20, 2019 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 for the Subject Property as 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 recitals contained above are incorporated herein by reference and are adopted as findings and determinations of Planning Commission.

Section 2. The Planning Commission finds and determines that it reviewed the proposed annexation of the Subject Property as required by Section 16-8-90 of the MMC. The Planning Commission recommends that the Board of Trustees proceed to approve the annexation of the Subject Property.

Section 3. The Planning Commission finds and determines that the public hearing on the establishment of initial zoning for the Subject Property was held, conducted and concluded in accordance

with Sections 16-8-90 and 16-3-160 of the MMC.

Section 4. The Planning Commission recommends approval of the proposed GC and RSF-4 zoning of the Subject Property, together with the PUD Overlay, without modifications or conditions, and therefore recommends that the Board of Trustees proceed to establish the initial zoning of the Subject Property in accordance with the Proposed Zoning Map.

Section 5. In accordance with Section 16-8-90 of the MMC, Town Staff shall cause a copy of this Resolution to be provided at the Board of Trustees on or before the date of the eligibility hearing scheduled pursuant to Section 31-12-108, C.R.S.

Section 6. Effective Date. This resolution shall become effective immediately upon adoption.

INTRODUCED, READ, PASSED AND ADOPTED THIS 20TH DAY OF NOVEMBER, 2019.

ATTEST:

**TOWN OF MEAD PLANNING
COMMISSION**

By _____
Mary E. Strutt, MMC, Town Clerk

By _____
Ryan Sword, Chair

Exhibits:

EXHIBIT 1 – Legal Description of Subject Property

EXHIBIT 2 – Proposed Zoning Map

Exhibit 1
Legal Description - The Meadow Ridge Annexation

ANNEXATION LEGAL DESCRIPTION:

LOT B, 2ND AMENDED RECORDED EXEMPTION NO. 1207-24-3 2NDAMRE-1181,
BEING A PART OF THE SW1/4 OF SECTION 24, TOWNSHIP 3 NORTH, RANGE 68
WEST OF THE 6TH P.M.WELD COUNTY COLORADO, PER MAP RECORDED
JULY 3, 2001 UNDER RECEPTION NO. 2862592, COUNTY OF WELD, STATE OF COLORADO.
AND

THE SE 1/4 OF SECTION 23, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
EXCEPTING THEREFROM THE PARCELS CONVEYED IN DEEDS RECORDED
DECEMBER 13, 1957 IN BOOK 1491 AT PAGE 505 AND JUNE 8, 2001 UNDER
RECEPTION NO. 2856036, COUNTY OF WELD, STATE OF COLORADO.
AND

LOT A, AMENDED RECORDED EXEMPTION NO. 1207-24-3-AMRE1295,
PER MAP RECORDED JULY 3, 2001 AS RECEPTION NO. 2862594 AND CORRECTED
AMENDED RECORDED EXEMPTION 1207-24-AMRE-1295 RECORDED MAY 16, 2006
AS RECEPTION NO. 3388524, BEING A PART OF THE SW 1/4 OF SECTION 24,
TOWNSHIP 3 NORTH, RANGE 68 WEST OF 6TH P.M., COUNTY OF WELD, STATE OF COLORADO.
SAID ANNEXATION BOUNDARY CONTAINING A CALCULATED AREA OF
13,088,748 SQUARE FEET OR 300.476 ACRES, MORE OR LESS.

Exhibit 2
Zoning Map for Meadow Ridge Annexation

(attached)

MEADOW RIDGE

PLANNED UNIT DEVELOPMENT (PUD) & ZONING MAP

LOT B, 2ND AMENDED RECORDED EXEMPTION NO. 1207-24-3 2ND AMRE-1811,
 BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 24 TOGETHER WITH A PART OF THE SOUTHEAST QUARTER OF SECTION 23,
 TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6th P.M., COUNTY OF WELD, STATE OF COLORADO
 TOTAL 300.476 ACRES

ARCHITECT / PLANNER



OWNER/CLIENT

BENSON FARMS, LLC,
 530 HOLYOKE COURT
 FORT COLLINS, CO, 80525
 PH: (720) 599-3570

CERTIFICATES

CERTIFICATE OF OWNERSHIP

THE UNDERSIGNED, BEING THE OWNER(S), MORTGAGEE(S), LIENHOLDER(S) OF CERTAIN LANDS IN MEAD, COLORADO, DESCRIBED AS FOLLOWS, EXCEPT PUBLIC RIGHTS-OF-WAY:

PARCEL A: PARCEL # 120724000004

LOT B, 2ND AMENDED RECORDED EXEMPTION NO. 1207-24-3 2NDAMRE-1181, BEING A PART OF THE SW1/4 OF SECTION 24, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH P.M.WELD COUNTY COLORADO, PER MAP RECORDED JULY 3, 2001 UNDER RECEPTION NO. 2862292, COUNTY OF WELD, STATE OF COLORADO.

PARCEL B: PARCEL # 1207234000029

THE SE 1/4 OF SECTION 23, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH P.M., EXCEPTING THEREFROM THE PARCELS CONVEYED IN DEEDS RECORDED DECEMBER 13, 1957 IN BOOK 1491 AT PAGE 505, JUNE 8, 2001 UNDER RECEPTION NO. 2856036, COUNTY OF WELD, STATE OF COLORADO.

PARCEL C: PARCEL # 1207240000009

LOT A, AMENDED RECORDED EXEMPTION NO. 1207-24-3-AMRE1295, PER MAP RECORDED JULY 3, 2001 AS RECEPTION NO. 2862594 AND CORRECTED AMENDED RECORDED EXEMPTION 1207-24-AMRE-1295 RECORDED MAY 16, 2006 AS RECEPTION NO. 3388524, BEING A PART OF THE SW 1/4 OF SECTION 24, TOWNSHIP 3 NORTH, RANGE 68 WEST OF 6TH P.M., COUNTY OF WELD, STATE OF COLORADO. SAID ANNEXATION BOUNDARY CONTAINING A CALCULATED AREA OF 13,088,748 SQUARE FEET OR 300.476 ACRES, MORE OR LESS.

HAVE LAID OUT THIS PLANNED UNIT DEVELOPMENT ZONING AMENDMENT MAP OF THE ABOVE-DESCRIBED LAND UNDER THE NAME AND STYLE OF **MEADOW RIDGE** IN ACCORDANCE WITH THE REQUIREMENTS OF THE MEAD LAND USE CODE. ALL GRAPHIC DEPICTIONS, CONDITIONS, TERMS AND SPECIFICATIONS DESIGNATED OR DESCRIBED HEREIN SHALL BE BINDING ON THE OWNER, ITS HEIRS, SUCCESSORS AND ASSIGNS. THE SIGNATURE OF ANY REPRESENTATIVE OF ANY PARTNERSHIP OR CORPORATE ENTITY INDICATES THAT ALL REQUIRED PARTNERSHIP OR CORPORATE APPROVALS HAVE BEEN OBTAINED.

THIS DESCRIBED PLANNED UNIT DEVELOPMENT ZONING AMENDMENT MAP CONTAINS 299.558 ACRES, MORE OR LESS, TOGETHER WITH AND SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY EXISTING AND/OR OF PUBLIC RECORD.

EXECUTED THIS _____ DAY OF _____, 20____.

OWNERS: _____

BY: _____

NAME: _____

TITLE: _____

STATE OF COLORADO)

) SS

COUNTY OF _____)

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME BY:
 _____ THIS _____ DAY OF _____, 20____.

WITNESS MY HAND AND SEAL: _____
 (NOTARY PUBLIC)

MY COMMISSION EXPIRES: _____

CERTIFICATE OF APPROVAL BY THE BOARD OF TRUSTEES

THIS PLANNED UNIT DEVELOPMENT ZONING MAP OF **MEADOW RIDGE**, IS APPROVED AND ACCEPTED BY ORDINANCE NO. _____, PASSED AND ADOPTED AT THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF MEAD, COLORADO, HELD ON _____, 20____.

BY: _____
 MAYOR

ATTEST: _____
 TOWN CLERK:

PLANNING COMMISSION CERTIFICATE

APPROVED BY THE MEAD PLANNING COMMISSION THIS _____ DAY OF _____, 20____.

BY: _____
 CHAIRMAN

BY: _____
 PLANNING COMMISSION SECRETARY

CERTIFICATE OF PUD DEVELOPMENT PLAN AND PUD PLAN MAP STAFF REVIEW AND APPROVAL

THIS PUD DEVELOPMENT PLAN AND ZONING MAP OF **"MEADOW RIDGE"** HAS BEEN REVIEWED BY THE TOWN OF MEAD STAFF AND APPROVED FOR SUBMITTAL TO THE BOARD OF TRUSTEES FOR ACCEPTANCE BY ORDINANCE THIS _____ DAY OF _____, 20____.

BY: _____
 TOWN MANAGER

PROJECT TEAM

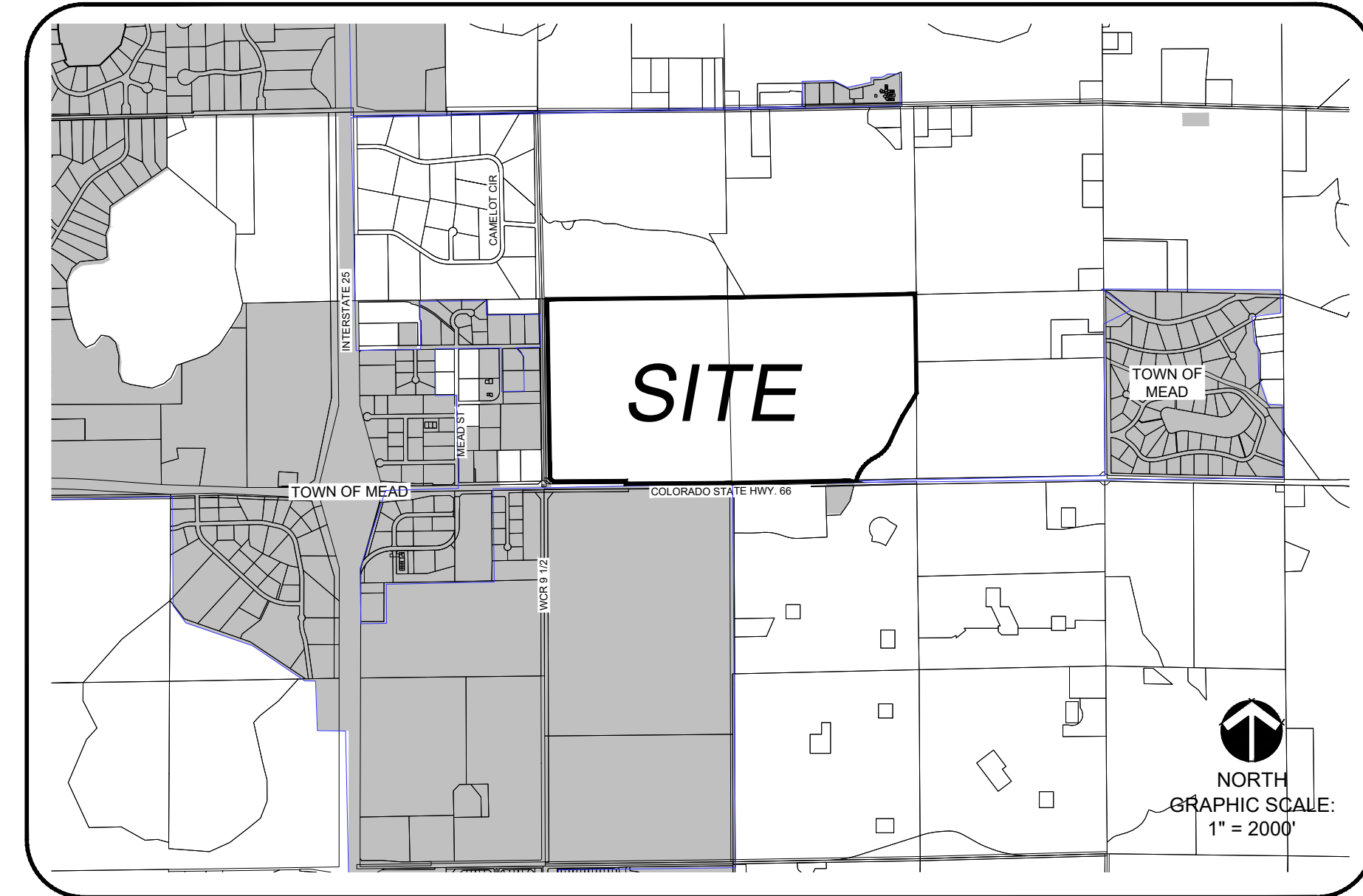
CLIENT / DEVELOPER:
 BENSON FARMS, LLC,
 530 HOLYOKE COURT
 FORT COLLINS, COLORADO, 80525
 PH: (720) 599-3570
 CONTACT: STEPHANIE M. STEWART

PLANNER / LANDSCAPE ARCHITECT
 LAI DESIGN GROUP
 88 INVERNESS CIRCLE EAST
 BUILDING J, SUITE 101
 ENGLEWOOD, COLORADO 80112
 PH: (303) 734 - 1777
 CONTACT: JENNIFER CARPENTER

TRAFFIC ENGINEER
 LSC TRANSPORTATION CONSULTANTS, INC.
 1889 YORK STREET
 DENVER, COLORADO 80206
 PH: (303) 333-1105
 FAX: (303) 333-1107
 CONTACT: CHRISTOPHER S. MCGRANAHAN

CIVIL ENGINEER / SURVEYOR
 CVL CONSULTANTS
 10333 EAST DRY CREEK ROAD, SUITE 240
 ENGLEWOOD, COLORADO 80112
 PH: (720) 249-3527
 FAX: (720) 482-9546
 CONTACT: TOM ODLE

VICINITY MAP



LEGEND

- MEADOW RIDGE
- TOWN OF MEAD / WELD COUNTY BOUNDARY
- TOWN OF MEAD

SHEET INDEX

- 1 COVER SHEET
- 2 CONTEXT ZONING MAP
- 3 PUD PLAN
- 4 DEVELOPMENT STANDARDS
- 5 DEVELOPMENT STANDARDS

SURVEYING CERTIFICATE

I, **PATRICK M. STEENBURG**, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE PLANNED UNIT DEVELOPMENT (PUD) ZONING AMENDMENT MAP SHOWN HEREON IS A CORRECT DELINEATION OF THE ABOVE DESCRIBED PARCEL OF LAND.

I FURTHER CERTIFY THAT THIS ZONING AMENDMENT MAP AND LEGAL DESCRIPTION WERE PREPARED UNDER MY PERSONAL SUPERVISION AND IN ACCORD WITH APPLICABLE STATE OF COLORADO REQUIREMENTS ON THIS _____ DAY OF _____, 20____.

BY: _____ (SEAL)
 PATRICK M. STEENBURG, PLS 38004
 FOR AND ON BEHALF OF CVL CONSULTANTS OF COLORADO

MEADOW RIDGE
PUD PLAN and ZONING MAP
 TOWN OF MEAD, CO
COVER SHEET

PROFESSIONAL STAMP

PROJECT INFORMATION

PROJECT #: 171038
 DRAWN BY: JC
 CHECKED BY: JC

ISSUE RECORD

PUD PRE-SUBMITTAL	DATE
SUBMITTAL #1	04/11/2019
SUBMITTAL #2	05/13/2019
SUBMITTAL #3	08/16/2019
SUBMITTAL #4	11/01/2019

SHEET NUMBER

1

1 OF 5

MEADOW RIDGE PLANNED UNIT DEVELOPMENT (PUD) & ZONING MAP

LOT B, 2ND AMENDED RECORDED EXEMPTION NO. 1207-24-3 2ND AMRE-1811,
BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 24 TOGETHER WITH A PART OF THE SOUTHEAST QUARTER OF SECTION 23,
TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6th P.M., COUNTY OF WELD, STATE OF COLORADO
TOTAL 300.476 ACRES

ZONING LEGEND

- MEADOW RIDGE PUD PLAN BOUNDARY
- LIMITING SITE FACTOR AREA

ARCHITECT / PLANNER



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BENSON FARMS, LLC,
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PH: (720) 599-3570

MEADOW RIDGE
PUD PLAN and ZONING MAP
TOWN OF MEAD, CO
CONTEXT ZONING MAP

PROFESSIONAL STAMP

PROJECT INFORMATION

PROJECT #: 171038
DRAWN BY: JC
CHECKED BY: JC

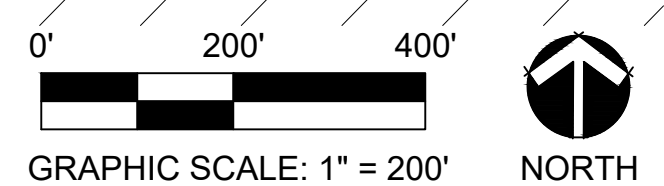
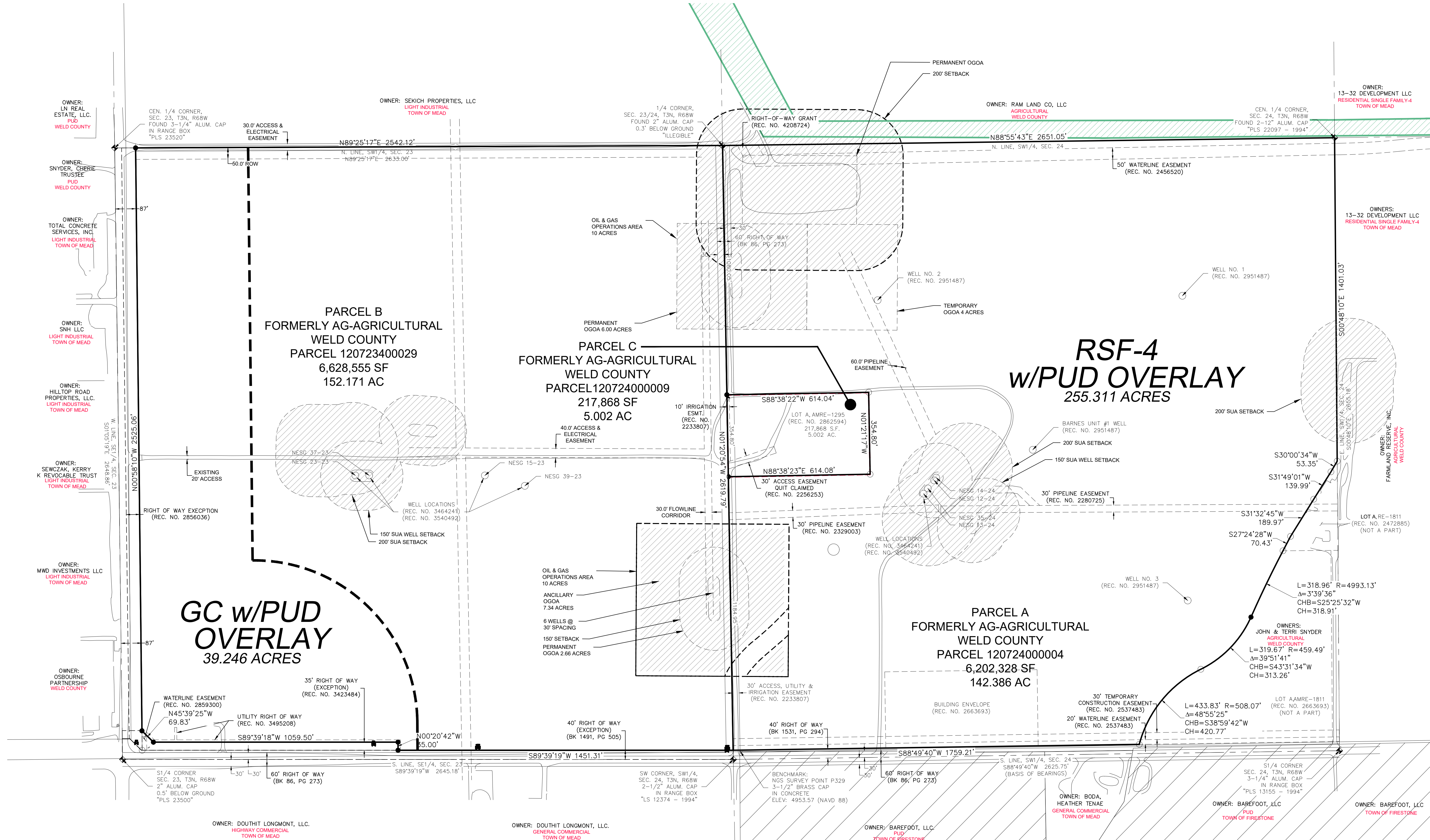
ISSUE RECORD

PUD PRE-SUBMITTAL	04/11/2019
SUBMITTAL #1	05/13/2019
SUBMITTAL #2	08/16/2019
SUBMITTAL #3	11/01/2019

SHEET NUMBER

2

2 OF 5



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MEADOW RIDGE PLANNED UNIT DEVELOPMENT (PUD) & ZONING MAP

LOT B, 2ND AMENDED RECORDED EXEMPTION NO. 1207-24-3 2ND AMRE-1811,
BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 24 TOGETHER WITH A PART OF THE SOUTHEAST QUARTER OF SECTION 23,
TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6th P.M., COUNTY OF WELD, STATE OF COLORADO
TOTAL 300.476 ACRES

LEGEND

- PROPOSED LOCAL ROADWAY
- PROPOSED COLLECTOR / MAJOR LOCALS
- HIGHWAY/ARTERIAL ROADWAY
- PROPERTY LINE
- PLANNING AREAS
- FUTURE NEIGHBORHOOD PARK
- PRIME INTERSECTIONS
- SUA WELLS AND TANK BOUNDARY
- LIMITING SITE FACTOR AREA

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MEADOW RIDGE
PUD PLAN and ZONING MAP
TOWN OF MEAD, CO
PUD PLAN

PROFESSIONAL STAMP

PROJECT INFORMATION

PROJECT #: 171038
DRAWN BY: JC
CHECKED BY: JC

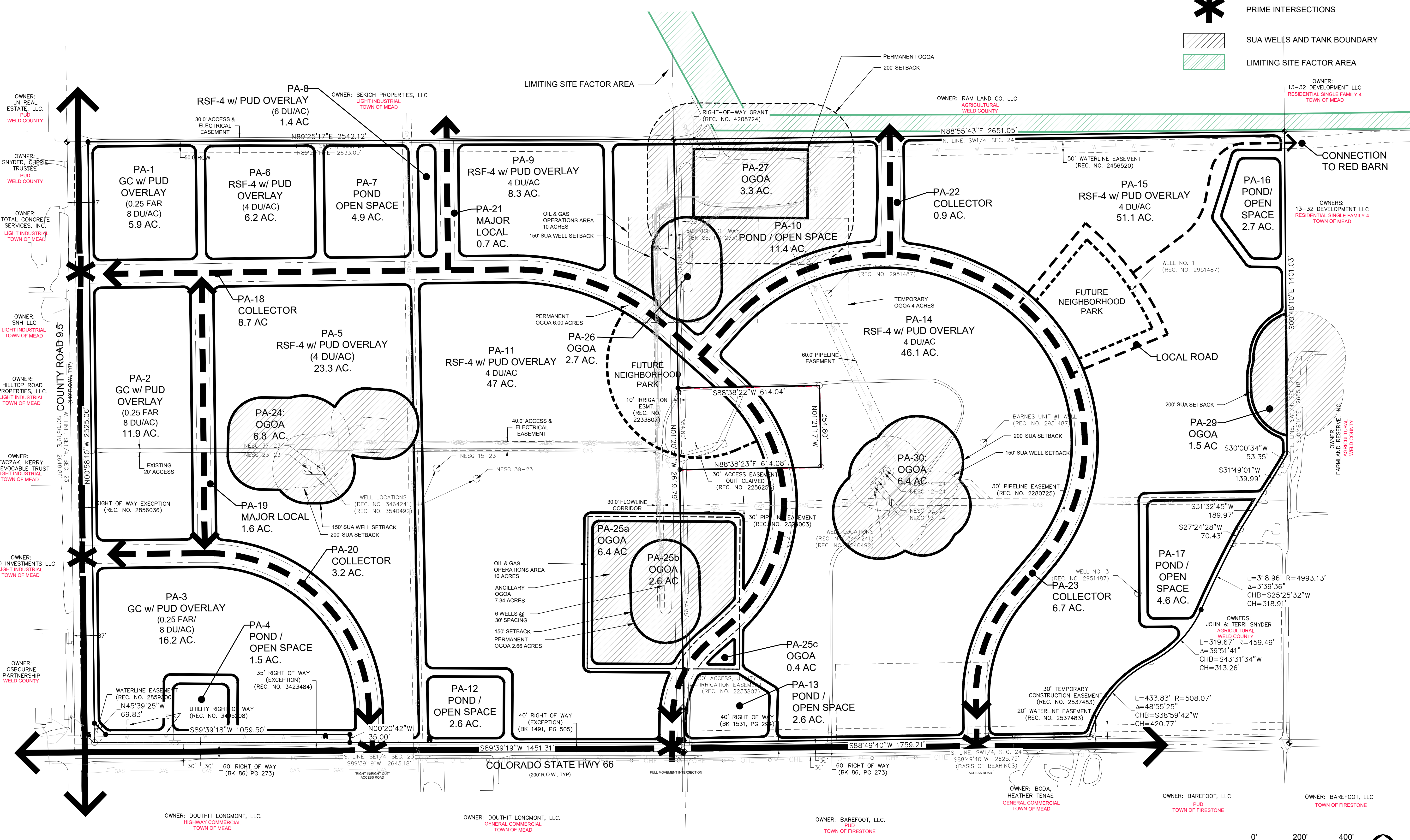
ISSUE RECORD

PUD PRE-SUBMITTAL	04/11/2019
SUBMITTAL #1	05/13/2019
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SUBMITTAL #3	11/01/2019

SHEET NUMBER

3

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0' 200' 400'
GRAPHIC SCALE: 1" = 200'
NORTH

MEADOW RIDGE PLANNED UNIT DEVELOPMENT (PUD) & ZONING MAP

LOT B, 2ND AMENDED RECORDED EXEMPTION NO. 1207-24-3 2ND AMRE-1811,
BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 24 TOGETHER WITH A PART OF THE SOUTHEAST QUARTER OF SECTION 23,
TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6th P.M., COUNTY OF WELD, STATE OF COLORADO
TOTAL 300.476 ACRES

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MEADOW RIDGE
PUD PLAN and ZONING MAP
TOWN OF MEAD, CO
DEVELOPMENT STANDARDS

PROFESSIONAL STAMP

PROJECT INFORMATION

PROJECT #: 171038
DRAWN BY: JC
CHECKED BY: JC

ISSUE RECORD

PUD PRE-SUBMITTAL 04/11/2019
SUBMITTAL #1 05/13/2019
SUBMITTAL #2 08/16/2019
SUBMITTAL #3 11/01/2019

SHEET NUMBER

4

4 OF 5

MASTER DEVELOPMENT SUMMARY

PLANNING AREA	LAND USES / ZONING DISTRICT	MAXIMUM DENSITY / F.A.R.	MAXIMUM DU/SF	GROSS AREA	% TOTAL AREA	
GC w/ PUD OVERLAY (CMU - COMMERCIAL MIXED USE) * DENSITY TRANSFERS WITHIN GC ALLOWED						
PA-1	GC	0.25 FAR / 8 DU/AC	64,251 S.F. / 48 DU	5.9 AC	2%	
PA-2	GC	0.25 FAR / 8 DU/AC	129,591 S.F. / 96 DU	11.9 AC	4%	
PA-3	GC	0.25 FAR / 8 DU/AC	176,418 S.F. / 130 DU	16.2 AC	5%	
GC w/ PUD OVERLAY SUB-TOTAL				370,260 S.F. / 274 DU	34.0 AC	11%
RSF-4 w/ PUD OVERLAY (RSF - SINGLE FAMILY RESIDENTIAL) * DENSITY TRANSFERS WITHIN RSF-4 ALLOWED						
PA-5	RSF-4	4 DU/AC	93 DU	23.3 AC	8%	
PA-6	RSF-4	4 DU/AC	25 DU	6.2 AC	1.5%	
PA-8	RSF-4	4 DU/AC	6 DU	1.4 AC	0.5%	
PA-9	RSF-4	4 DU/AC	33 DU	8.3 AC	3%	
PA-11	RSF-4	4 DU/AC	188 DU	47.0 AC	16%	
PA-14	RSF-4	4 DU/AC	184 DU	46.1 AC	15%	
PA-15	RSF-4	4 DU/AC	204 DU	51.1 AC	17%	
RSF-4 w/ PUD OVERLAY SUB-TOTAL				733 DU	183.4 AC	61%
DETENTION PONDS (AND OPEN SPACE)						
PA-4	POND AND OPEN SPACE			1.5 AC	1%	
PA-7	POND AND OPEN SPACE			4.9 AC	2%	
PA-10	POND AND OPEN SPACE			11.4 AC	4%	
PA-12	POND AND OPEN SPACE			2.6 AC	1%	
PA-13	POND AND OPEN SPACE			2.6 AC	1%	
PA-16	POND AND OPEN SPACE			2.7 AC	1%	
PA-17	POND AND OPEN SPACE			4.6 AC	2%	
PONDS AND OPEN SPACE (POS) SUB-TOTAL				30.3 AC	10%	
R.O.W. CORRIDORS						
PA-18	MAJOR LOCAL R.O.W.			8.6 AC	3%	
PA-19	COLLECTOR R.O.W.			1.6 AC	1%	
PA-20	COLLECTOR R.O.W.			3.2 AC	1%	
PA-21	MAJOR LOCAL R.O.W.			0.7 AC	.3%	
PA-22	COLLECTOR R.O.W.			0.9 AC	.3%	
PA-23	MAJOR LOCAL R.O.W.			6.7 AC	3%	
R.O.W. CORRIDOR SUB-TOTAL				21.7 AC	7%	
OGOA (OIL AND GAS OPERATION AREA)						
PA-24	OGOA	* PA-24: PRODUCTION FACILITY LOCATION		6.8 AC	3%	
PA-25a	OGOA			6.4 AC	2%	
PA-25b	OGOA			2.6 AC	1%	
PA-25c	OGOA			0.4 AC	.2%	
PA-26	OGOA			2.7 AC	1%	
PA-27	OGOA			3.3 AC	1%	
PA-28	OGOA			6.4 AC	2%	
PA-29	OGOA			1.5 AC	1%	
OGOA SUB-TOTAL				30.1 AC	11%	
MASTER DEVELOPMENT TOTAL		370,260 S.F. / 1007 DU (MAX)	3.36 DU/AC	299.5 AC	100%	

SUMMARY PER ZONE DISTRICT

SUMMARY	MAX. DU/SF	GROSS AREA	% TOTAL AREA	
TOTAL GC w/ PUD OVERLAY	370,260 S.F. / 274 DU	34.0 AC	11%	
TOTAL RSF-4 w/ PUD OVERLAY	733 DU	183.4 AC	61%	
TOTAL DETENTION PONDS		30.3 AC	10%	
TOTAL R.O.W CORRIDORS		21.7 AC	7%	
TOTAL OGOA (OIL AND GAS OPERATION AREA)		30.1 AC	11%	
TOTAL	370,260 S.F. / 1007 DU (MAX)	3.36 DU/AC	299.5 AC	100%

PARKS & OPEN SPACE SUMMARY

REQUIRED PARKS & OPEN SPACE PER TOWN OF MEAD:			
LAND USE / ZONING	GROSS AREA	MINIMUM % REQUIRED	ACRES REQUIRED
GC w/ PUD OVERLAY	34.0 AC	8%	2.7 AC
RSF-4 w/ PUD OVERLAY	183.4 AC	20%	36.7 AC
TOTAL REQUIRED			39.4 AC

NOTES:

- THE TOTAL REQUIRED PARK SPACE WILL BE SATISFIED WHILE THE DISTRIBUTION OF PARK ACREAGE WILL BE LOCATED ACROSS VARIOUS PLANNING AREAS.
- WITHIN THIS PUD THE ACCUMULATIVE NEIGHBORHOOD PARK AREA MUST BE 7 ACRES PER 300 DWELLING UNITS, AT MINIMUM.
- THESE PARKS CAN INCLUDE BUT ARE NOT LIMITED TO MULTIPLE-USE LAWN AREAS, PICNIC AREAS, PLAYGROUND EQUIPMENT, COURT GAME FACILITIES AND COMMUNITY GARDENS.
- STORM DRAINAGE FACILITIES, INCLUDING STORM WATER DETENTION AND STORM WATER RETENTION PONDS, MAY FUNCTION AS OPEN SPACE FOR ACTIVE RECREATION, TRAIL CORRIDORS OR HABITAT ENHANCEMENT AREAS IF THEY ARE DESIGNED APPROPRIATELY. CREDIT TOWARD THE OPEN SPACE DEDICATION REQUIREMENTS (INCLUDING UP TO FIFTY PERCENT 50%) OF THE TOTAL ACREAGE ALLOCATED TO DRAINAGE FACILITIES WILL BE CONSIDERED ON A CASE BY CASE BASIS BY THE BOARD OF TRUSTEES AT THE TIME OF PLATTING.
- CREDIT TOWARDS OPEN SPACE REQUIREMENTS MAY NOT BE GIVEN FOR 150-FOOT SETBACK AREAS FROM OIL AND GAS FACILITIES (WELLS, AND PRODUCTION/STORAGE EQUIPMENT).

OWNERSHIP AND MAINTENANCE

LOCATION	INSTALLATION	OWNERSHIP	MAINTENANCE
PONDS & OPEN SPACE	HOA / DISTRICT	HOA / DISTRICT	HOA / DISTRICT
RIGHT OF WAY (ROW)	HOA / DISTRICT	TOWN OF MEAD	TOWN OF MEAD
NEIGHBORHOOD PARKS	HOA / DISTRICT	HOA / DISTRICT	HOA / DISTRICT
LANDSCAPE TRACTS	HOA / DISTRICT	HOA / DISTRICT	HOA / DISTRICT

RIGHT TO FARM STATEMENT

WELD COUNTY IS ONE OF THE MOST PRODUCTIVE AGRICULTURAL COUNTIES IN THE UNITED STATES, TYPICALLY RANKING IN THE TOP TEN COUNTIES IN THE COUNTRY IN TOTAL MARKET VALUE OF AGRICULTURAL PRODUCTS SOLD. THE RURAL AREAS OF WELD COUNTY MAY BE OPEN AND SPACIOUS, BUT THEY ARE INTENSIVELY USED FOR AGRICULTURE. PERSONS MOVING INTO A RURAL AREA MUST RECOGNIZE AND ACCEPT THERE ARE DRAWBACKS, INCLUDING CONFLICTS WITH LONG-STANDING AGRICULTURAL PRACTICES AND A LOWER LEVEL OF SERVICES THAN IN TOWN. ALONG WITH THE DRAWBACKS COME THE INCENTIVES WHICH ATTRACT URBAN DWELLERS TO RELOCATE TO RURAL AREAS: OPEN VIEWS, SPACIOUSNESS, WILDLIFE, LACK OF CITY NOISE AND CONGESTION, AND THE RURAL ATMOSPHERE AND WAY OF LIFE. WITHOUT NEIGHBORING FARMS, THOSE FEATURES WHICH ATTRACT URBAN DWELLERS TO RURAL WELD COUNTY WOULD QUICKLY BE GONE FOREVER.

AGRICULTURAL USERS OF THE LAND SHOULD NOT BE EXPECTED TO CHANGE THEIR LONG-ESTABLISHED AGRICULTURAL PRACTICES TO ACCOMMODATE THE INTRUSIONS OF URBAN USERS INTO A RURAL AREA. WELL-RUN AGRICULTURAL ACTIVITIES WILL GENERATE OFF-SITE IMPACTS, INCLUDING NOISE FROM TRACTORS AND EQUIPMENT; SLOW-MOVING FARM VEHICLES ON RURAL ROADS; DUST FROM ANIMAL PENS, FIELD WORK, HARVEST AND GRAVEL ROADS; ODOR FROM ANIMAL CONFINEMENT, SILAGE AND MANURE; SMOKE FROM DITCH BURNING; FLIES AND MOSQUITOES; HUNTING AND TRAPPING ACTIVITIES; SHOOTING SPORTS, LEGAL HAZING OF NUISANCE WILDLIFE; AND THE USE OF PESTICIDES AND FERTILIZERS IN THE FIELDS, INCLUDING THE USE OF AERIAL SPRAYING. IT IS COMMON PRACTICE FOR AGRICULTURAL PRODUCERS TO UTILIZE AN ACCUMULATION OF AGRICULTURAL MACHINERY AND SUPPLIES TO ASSIST IN THEIR AGRICULTURAL OPERATIONS. A CONCENTRATION OF MISCELLANEOUS AGRICULTURAL MATERIALS OFTEN PRODUCES A VISUAL DISPARITY BETWEEN RURAL AND URBAN AREAS OF THE COUNTY. SECTION 35-3.5-102, C.R.S., PROVIDES THAT AN AGRICULTURAL OPERATION SHALL NOT BE FOUND TO BE A PUBLIC OR PRIVATE NUISANCE IF THE AGRICULTURAL OPERATION ALLEGED TO BE A NUISANCE EMPLOYS METHODS OR PRACTICES THAT ARE COMMONLY OR REASONABLY ASSOCIATED WITH AGRICULTURAL PRODUCTION.

WATER HAS BEEN, AND CONTINUES TO BE, THE LIFELINE FOR THE AGRICULTURAL COMMUNITY. IT IS UNREALISTIC TO ASSUME THAT DITCHES AND RESERVOIRS MAY SIMPLY BE MOVED "OUT OF THE WAY" OF RESIDENTIAL DEVELOPMENT. WHEN MOVING TO THE COUNTY, PROPERTY OWNERS AND RESIDENTS MUST REALIZE THEY CANNOT TAKE WATER FROM IRRIGATION DITCHES, LAKES OR OTHER STRUCTURES, UNLESS THEY HAVE AN ADJUDICATED RIGHT TO THE WATER.

WELD COUNTY COVERS A LAND AREA OF APPROXIMATELY FOUR THOUSAND (4,000) SQUARE MILES IN SIZE (TWICE THE SIZE OF THE STATE OF DELAWARE) WITH MORE THAN THREE THOUSAND SEVEN HUNDRED (3,700) MILES OF STATE AND COUNTY ROADS OUTSIDE OF MUNICIPALITIES. THE SHEER MAGNITUDE OF THE AREA TO BE SERVED STRETCHES AVAILABLE RESOURCES. LAW ENFORCEMENT IS BASED ON RESPONSES TO COMPLAINTS MORE THAN ON PATROLS OF THE COUNTY, AND THE DISTANCES WHICH MUST BE TRAVELED MAY DELAY ALL EMERGENCY RESPONSES, INCLUDING LAW ENFORCEMENT, AMBULANCE AND FIRE. FIRE PROTECTION IS USUALLY PROVIDED BY VOLUNTEERS WHO MUST LEAVE THEIR JOBS AND FAMILIES TO RESPOND TO EMERGENCIES. COUNTY GRAVEL ROADS, NO MATTER HOW OFTEN THEY ARE BLADED, WILL NOT PROVIDE THE SAME KIND OF SURFACE EXPECTED FROM A PAVED ROAD. SNOW REMOVAL PRIORITIES MEAN THAT ROADS FROM SUBDIVISIONS TO ARTERIALS MAY NOT BE CLEARED FOR SEVERAL DAYS AFTER A MAJOR SNOWSTORM. SERVICES IN RURAL AREAS, IN MANY CASES, WILL NOT BE EQUIVALENT TO MUNICIPAL SERVICES. RURAL DWELLERS MUST, BY NECESSITY, BE MORE SELF-SUFFICIENT THAN URBAN DWELLERS.

PEOPLE ARE EXPOSED TO DIFFERENT HAZARDS IN THE COUNTY THAN IN AN URBAN OR SUBURBAN SETTING. FARM EQUIPMENT AND OIL FIELD EQUIPMENT, PONDS AND IRRIGATION DITCHES, ELECTRICAL POWER FOR PUMPS AND CENTER PIVOT OPERATIONS, HIGH-SPEED TRAFFIC, SAND BURS, PUNCTURE VINES, TERRITORIAL FARM DOGS AND LIVESTOCK AND OPEN BURNING PRESENT REAL THREATS. CONTROLLING CHILDREN'S ACTIVITIES IS IMPORTANT, NOT ONLY FOR THEIR SAFETY, BUT ALSO FOR THE PROTECTION OF THE FARMER'S LIVELIHOOD.

(WELD COUNTY CODE ORDINANCE 2002-6; WELD COUNTY CODE ORDINANCE 2008-13)

MEADOW RIDGE PLANNED UNIT DEVELOPMENT (PUD) & ZONING MAP

LOT B, 2ND AMENDED RECORDED EXEMPTION NO. 1207-24-3 2ND AMRE-1811,
BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 24 TOGETHER WITH A PART OF THE SOUTHEAST QUARTER OF SECTION 23,
TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6th P.M., COUNTY OF WELD, STATE OF COLORADO
TOTAL 300.476 ACRES

ARCHITECT / PLANNER



OWNER/CLIENT

BENSON FARMS, LLC,
530 HOLYOKE COURT
FORT COLLINS, CO, 80525
PH: (720) 599-3570

I. GENERAL INTENT

THE PROPOSED MEADOW RIDGE PUD IS LOCATED ON THE EAST SIDE OF THE I-25 CORRIDOR. COLORADO STATE HIGHWAY 66 BOUNDS THE SUBJECT PROPERTY TO THE SOUTH, WELD COUNTY ROAD (WCR) 9 1/2 TO THE WEST, WCR 13 TO THE EAST, AND WCR 32 TO THE NORTH.

THE MEADOW RIDGE PROPOSAL IS A 300-ACRE MASTER PLANNED COMMUNITY TO INCLUDE SINGLE FAMILY DETACHED PRODUCT, OPEN SPACE AREAS FOR PARKS AND TRAIL CORRIDORS AND A GENERAL COMMERCIAL SITE AT A SECONDARY GATEWAY INTO THE MEAD COMMUNITY. THE ZONING WITHIN THE PUD OVERLAY FOR MEADOW RIDGE IS SINGLE FAMILY RESIDENTIAL-4 WHICH WILL ALLOW MAX 4 DU/AC (733 DU); WHILE GENERAL COMMERCIAL WILL ALLOW 0.25 FAR (370K SF) AND MAX 8 DU/AC (274 DU). THE PLAN PROVIDES FOR A MIX OF RESIDENTIAL HOME PRODUCTS (FRONT AND ALLEY-LOADED) TO PROVIDE FOR A VARIETY OF LIFESTYLES AND INCOME LEVELS. THE COMMERCIAL SITE IS INTENDED TO PROVIDE A GROCERY STORE ANCHORED RETAIL CENTER WITH A VARIETY OF OTHER NEIGHBORHOOD COMMERCIAL USES THAT MAY INCLUDE A GAS STATION, CASUAL DINING ESTABLISHMENTS AND A VARIETY OF OTHER NEIGHBORHOOD-ORIENTED BUSINESS. THIS PLANNING AREA WILL SERVE AS A BUFFER TO THE RESIDENTIAL NEIGHBORHOODS ON THE INTERIOR OF THE PROJECT SITE. THE PARKS AND OPEN SPACE FEATURES WILL PROVIDE PASSIVE AND ACTIVE RECREATION FOR RESIDENTS OF MEADOW RIDGE. OIL AND GAS WELL OPERATIONS ARE ALSO PART OF THE OPEN SPACE NETWORK, LOCATED NEAR SOME OF THE NEIGHBORHOOD PARKS AND LANDSCAPE TRACTS. PARK AMENITIES AND HOMES SITES ARE LOCATED A SAFE DISTANCE AND SCREENED FROM THE OPERATIONS TO MINIMIZE THE VISUAL EFFECTS OF THE WELL SITES.

THE PUD IS IN COMPLIANCE WITH THE GOALS AND POLICIES OF THE COMPREHENSIVE PLAN. THE PUD ENSURES HIGH QUALITY DEVELOPMENT AND PROMOTE THE HEALTH, SAFETY, ORDER, CONVENIENCE, PROSPERITY AND GENERAL WELFARE OF ITS RESIDENTS; AS WELL AS THOSE IN ADJACENT DEVELOPMENTS.

THE PUD WILL FOLLOW THE TOWN OF MEAD MUNICIPAL CODE EXCEPT WHERE MODIFICATIONS ARE REFERENCED WITHIN. THIS PUD WILL SET MINIMUM LOT SIZES AND SETBACKS FOR RESIDENTIAL LOTS; AS WELL AS ALLOW DENSITY TRANSFERS. THE PROPOSED VARIETY OF HOUSING TYPES WILL PROVIDE QUALITY HOUSING FOR A RANGE OF LIFESTYLES AND INCOME LEVELS, WHILE ENCOURAGING A COMMUNITY FOR GENERATIONAL LIVING. WILL COMMERCIAL WILL BE LIMITED TO 0.25 FAR WHICH IS STRICTER THAN THE CODE ALLOWANCE OF 0.50 FAR; AS WELL AS, SET THE MINIMUM LOT SIZE TO 0.5 ACRES FROM 1.0 ACRES. THE PUD WILL PROVIDE LARGER QUANTITIES OF PARKS AND OPEN SPACE AND AMENITIES WHICH WILL IMPROVE THE OVERALL AESTHETICS AND RECREATIONAL LIFESTYLE OF THE DEVELOPMENT. THE PUD PROVIDES EXCEPTIONAL ACCESS THROUGHOUT THE AREA BY IMPROVING CIRCULATION AND CONNECTIVITY AND INTRODUCING A TRAIL NETWORK.

II. AUTHORITY

APPROVAL OF PLANS

UPON APPROVAL OF AND ADOPTION OF THIS PUD BY THE TOWN OF MEAD BOARD OF TRUSTEES, THIS DOCUMENT SHALL BECOME THE GOVERNING ZONING DOCUMENT FOR THE DEVELOPMENT OF ALL USES WITHIN MEADOW RIDGE. ANY ITEM NOT COVERED BY THESE STIPULATIONS SHALL BE GOVERNED BY THE TOWN OF MEAD MUNICIPAL CODE.

CONFLICTS

THE PROVISIONS OF THIS PUD SHALL PREVAIL AND GOVERN THE DEVELOPMENT OF MEADOW RIDGE PUD PROVIDED; HOWEVER, WHERE THE PROVISIONS OF THE PUD DO NOT CLEARLY ADDRESS A SPECIFIC SUBJECT, THE PROVISIONS OF THE TOWN OF MEAD MUNICIPAL CODE FOR THE UNDERLYING ZONE DISTRICT SHALL APPLY, AS DETERMINED BY THE COMMUNITY DEVELOPMENT DIRECTOR.

UNDERLYING ZONE DISTRICTS

THE UNDERLYING TOWN OF MEAD ZONE DISTRICTS WITHIN THIS PUD IS RSF-4: RESIDENTIAL-4 AND GC: GENERAL COMMERCIAL.

III. COMMUNITY DESIGN PRINCIPLES AND DEVELOPMENT STANDARDS

COMMUNITY DESIGN ELEMENTS WILL CONTRIBUTE TO MAKING MEADOW RIDGE A QUALITY AND COHESIVE COMMUNITY. THESE ELEMENTS INCLUDE STREETScape DESIGN, LANDSCAPING WITHIN PARKS, OPEN SPACE, TRAIL CORRIDORS, ENTRY FEATURES; ALONG WITH LIGHTING, UNIFORM PERIMETER FENCING AND OTHER APPROPRIATE DESIGN FEATURES. IN COMPLIANCE WITH THE TOWN'S COMPREHENSIVE PLAN DATED MARCH 2018, AN OVERALL MAXIMUM OF 1007 DWELLING UNITS ARE ALLOWED AT A GROSS DENSITY OF 3.36 DWELLING UNITS PER ACRE (CALCULATED USING THE 299.5 TOTAL SITE ACREAGE). THIS IS CALCULATED USING 4.0 DU/AC FOR RESIDENTIAL AND 8.0 DU/AC FOR GENERAL COMMERCIAL. MEADOW RIDGE SHALL FOLLOW ALL COMMUNITY DESIGN PRINCIPLES AND DEVELOPMENT STANDARDS PER THE TOWN OF MEAD MUNICIPAL CODE; EXCEPT WHERE OUTLINED SPECIFICALLY WITHIN THIS PUD. THE FOLLOWING STATES HOW THE PROPOSED PUD DEVIATES FROM ARTICLE II - COMMUNITY DESIGN AND DEVELOPMENT STANDARDS.

IV. RESIDENTIAL DEVELOPMENT

RESIDENTIAL ARCHITECTURE (RESIDENTIAL SINGLE-FAMILY DISTRICT-4):

THE INTENT WITHIN MEADOW RIDGE PUD IS TO BUILD MEDIUM DENSITY RESIDENTIAL NEIGHBORHOODS WITH A VARIETY OF LOT SIZES THAT ARE SUPPORTED BY A NETWORK OF PARKS AND TRAIL CORRIDORS FOR RESIDENTS. INTENDED TO PROMOTE STABLE, WELL-ESTABLISHED NEIGHBORHOODS WITH A MIX OF DENSITIES. THE PROGRAM ACCOMMODATES A MIX OF SINGLE-FAMILY HOUSING PRODUCT TO INCLUDE TRADITIONAL FRONT LOAD AND ALLEY LOAD LOT CONFIGURATIONS. LOT SIZES RANGE FROM 35' X 90' ALLEY LOADED UP TO 60' X 100' FRONT LOADED. FRONT LOADED LOTS WOULD ALLOW FOR OFF-STREET PARKING. LARGER LOTS WILL BE ORIENTED ALONG THE PERIMETER OF THE DEVELOPMENT. ARCHITECTURAL DESIGNS WILL RELATE TO THE STREET AND CREATE DIVERSITY AND VARIETY WITH A MIX OF MODELS AND STYLES WHILE MEETING THE INTENT OF THE TOWN CODE. RESIDENTIAL FACADES WILL BE IN CHARACTER WITH THE TRADITIONAL RURAL SURROUNDINGS. ROOFLINES WILL BE APPROPRIATELY SCALED TO THE HOUSING UNIT AND MEET TOWN CODE. QUALITY BUILDING MATERIALS INCLUDING BRICK, STONE, WOOD AND STUCCO/PLASTER WILL PROVIDE AN ENDURING ARCHITECTURAL PRODUCT. THE DEVELOPER/BUILDER, ALONG THE TOWN, SHALL ENFORCE THESE REQUIREMENTS AS INDIVIDUAL HOMES ARE BUILT ON SAID LOTS.

THE INTENT OF THE PUD IS THAT THE MAJORITY OF THE LOTS WILL BE 60' LOTS AND/OR 6000 SF MIN. THE PUD WILL ALLOW FOR SOME LOTS TO BE A MIN. OF 3150 SF. THE PUD ALLOWS THIS FLEXIBILITY DUE TO THE MARKET CONDITIONS AT THE TIME OF DEVELOPMENT. OVERALL DENSITY WILL REMAIN AT A MAX OF 4 DU/AC.

ALL RESIDENTIAL DEVELOPMENT REQUIREMENTS SHALL FOLLOW THE TOWN OF MEAD MUNICIPAL CODE; EXCEPT WHERE OUTLINED BELOW:

RESIDENTIAL DENSITY AND DIMENSIONAL STANDARDS

ZONING DISTRICT	RSF-4 (PER CODE)	RSF-4 (PER PUD)
DENSITY (DWELLING UNITS PER ACRE)		
MAX	4	4
MIN	2	2
MINIMUM LOT SIZE (NET)		
AREA (SQ. FT.)	6,250	3,150
WIDTH (FT.)	50'	35'
MINIMUM STREET FRONTAGE	40'	25'
MINIMUM SETBACKS (PRINCIPAL/ACCESSORY)		
STREET (FEET) / ACCESSORY	20/25	15' TO PORCH 20' TO GARAGE/25
SIDE (FEET) / ACCESSORY *CORNER	5/5	5/5 *10' CORNER
REAR (FEET) / ACCESSORY	25/10	15/10
MAXIMUM LOT COVERAGE (%)	50	60
MAXIMUM FAR	N/A	N/A
MAXIMUM BUILDING SIZE (SQ.FT.)	N/A	N/A
MAXIMUM HEIGHT (FEET)	35/30	35/30

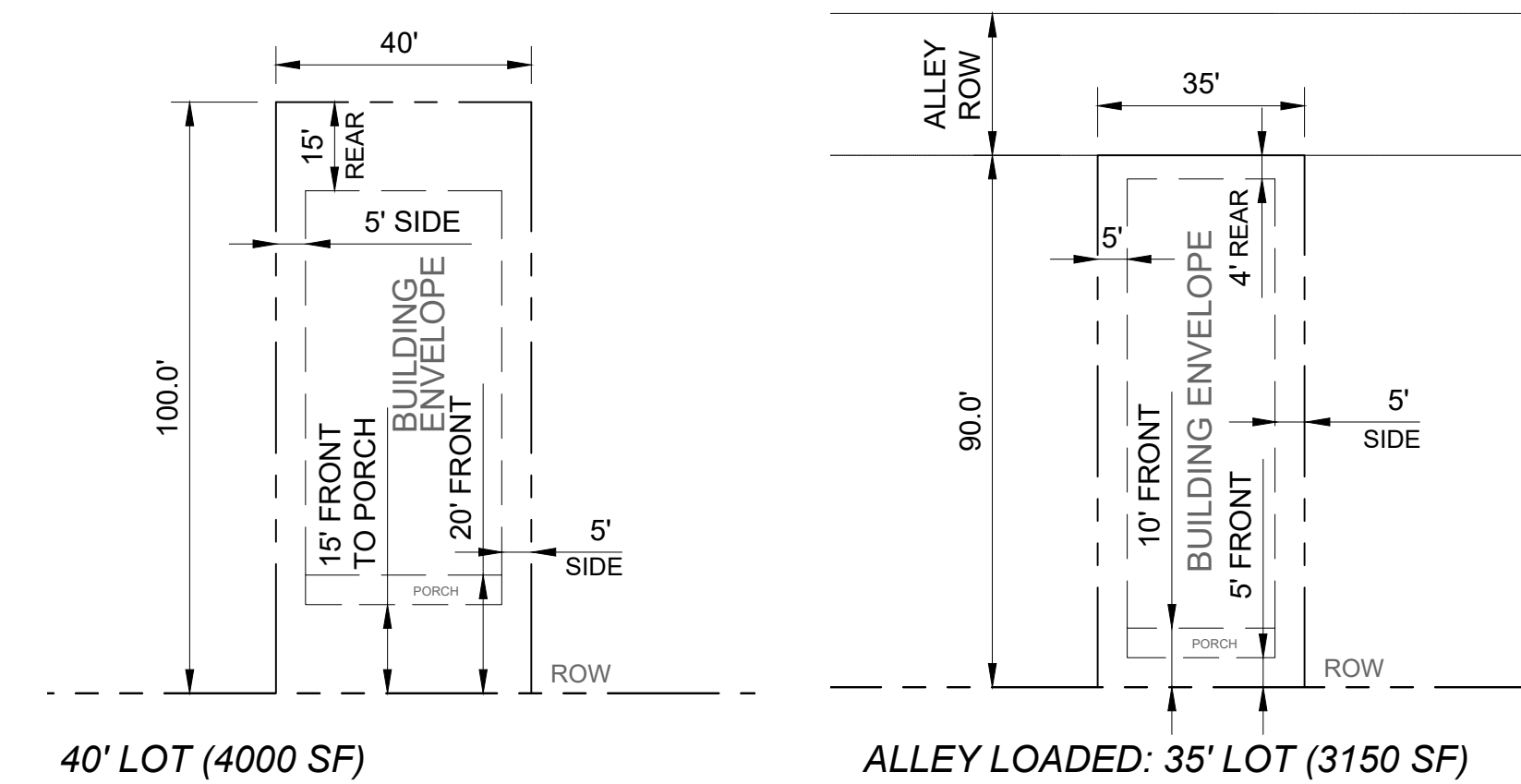
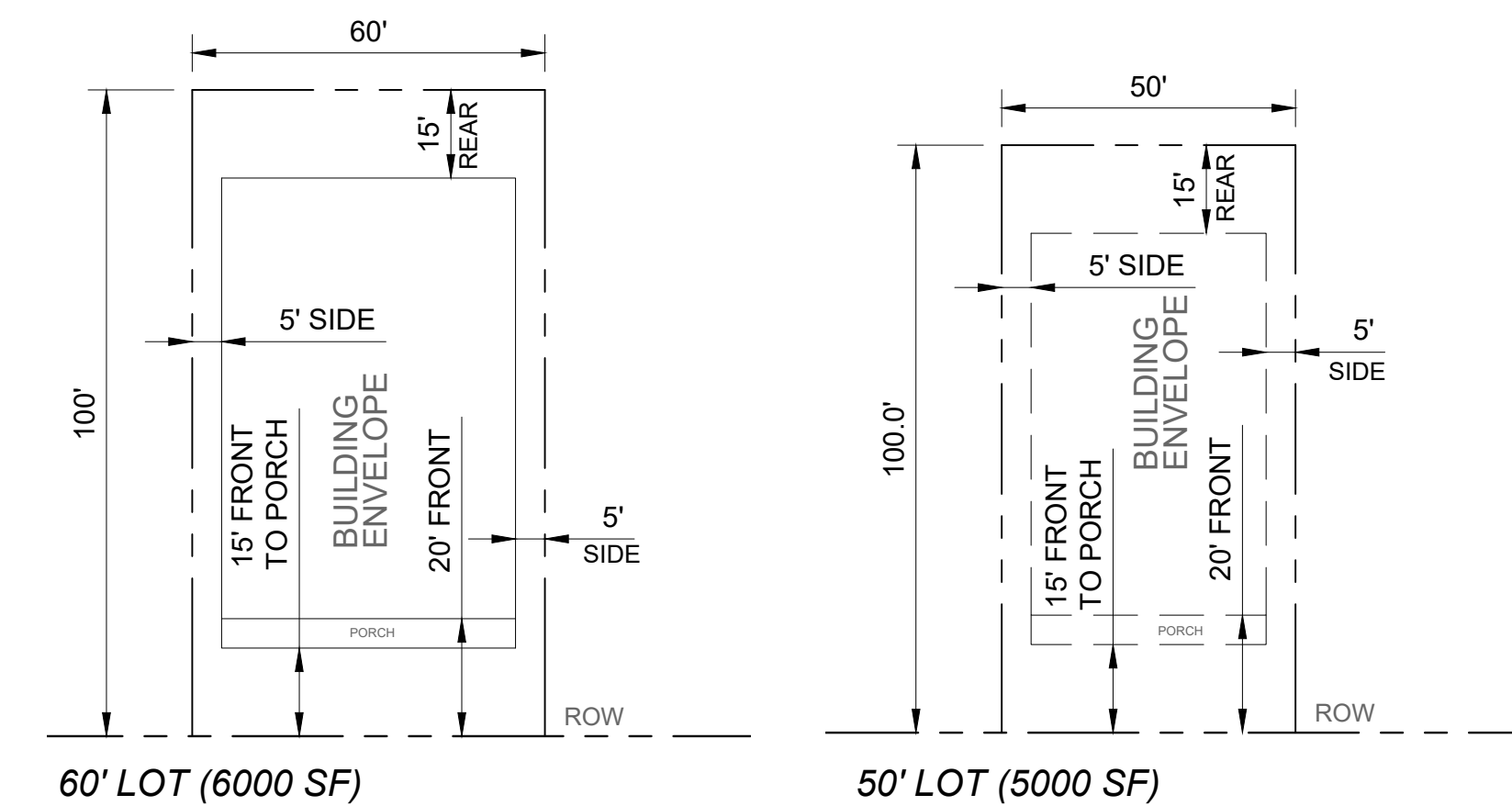
V. COMMERCIAL DEVELOPMENT

COMMERCIAL ARCHITECTURE (GENERAL COMMERCIAL):

THE INTENT WITHIN THE MEADOW RIDGE PUD IS TO OFFER A MIX OF COMMUNITY-SERVING COMMERCIAL USES, MODERATE TO HIGH-INTENSITY RETAIL, OFFICE AND HIGHER DENSITY RESIDENTIAL DEVELOPMENTS WITHIN WALKING DISTANCE OF RESTAURANTS AND ENTERTAINMENT ESTABLISHMENTS. LOCATED ALONG OR WITH EASY ACCESS TO MAJOR ARTERIAL AND MAJOR COLLECTOR STREETS; AREAS WITH TRANSPORTATION ACCESS AND ACCESSIBLE TO NEIGHBORHOODS AND NEAR MULTI-FAMILY RESIDENTIAL. THE CHARACTER OF COMMERCIAL ARCHITECTURE SHALL BE CONSISTENT WITH THE RESIDENTIAL CHARACTER OF THE DEVELOPMENT; USING HIPPED AND GABLED ROOF DETAILS TO DEFINE THE ROOF PLAIN WHERE APPLICABLE. FAÇADE MATERIALS LIKE THOSE USED IN RESIDENTIAL AREAS SHALL BE INCORPORATED INTO THE COMMERCIAL AREAS TO INCLUDE BUT ARE NOT LIMITED TO BRICK, STONE, WOOD AND STUCCO/PLASTER.

ALL COMMERCIAL DEVELOPMENT REQUIREMENTS SHALL FOLLOW THE TOWN OF MEAD MUNICIPAL CODE; EXCEPT WHERE OUTLINED BELOW:

SINGLE FAMILY DETACHED - TYPICAL LOTS



COMMERCIAL DENSITY AND DIMENSIONAL STANDARDS

ZONING DISTRICT	GC (PER CODE)	GC (PER PUD)
DENSITY (DWELLING UNITS PER ACRE)		
MAX	8	8
MIN	NA	NA
MINIMUM LOT SIZE (NET)		
AREA (SQ. FT.)	1 ACRE	0.5 ACRE
WIDTH (FT.)	50'	50'
MINIMUM STREET FRONTAGE	NA	NA
MINIMUM SETBACKS (PRINCIPAL/ACCESSORY)		
STREET (FEET)	20' / 25'	20' / 25'
SIDE (FEET) *CORNER	0' / 0'	0' / 0'
REAR (FEET)	0' / 0'	0' / 0'
MAXIMUM LOT COVERAGE (%)	80	80
MAXIMUM FAR	0.50	0.25
MAXIMUM BUILDING SIZE (SQ.FT.)	125,000/ USE	125,000/ USE
MAXIMUM HEIGHT (FEET)	40	40

MEADOW RIDGE
PUD PLAN and ZONING MAP
TOWN OF MEAD, CO
DEVELOPMENT STANDARDS

PROFESSIONAL STAMP

PROJECT INFORMATION

PROJECT #: 171038
DRAWN BY: JC
CHECKED BY: JC

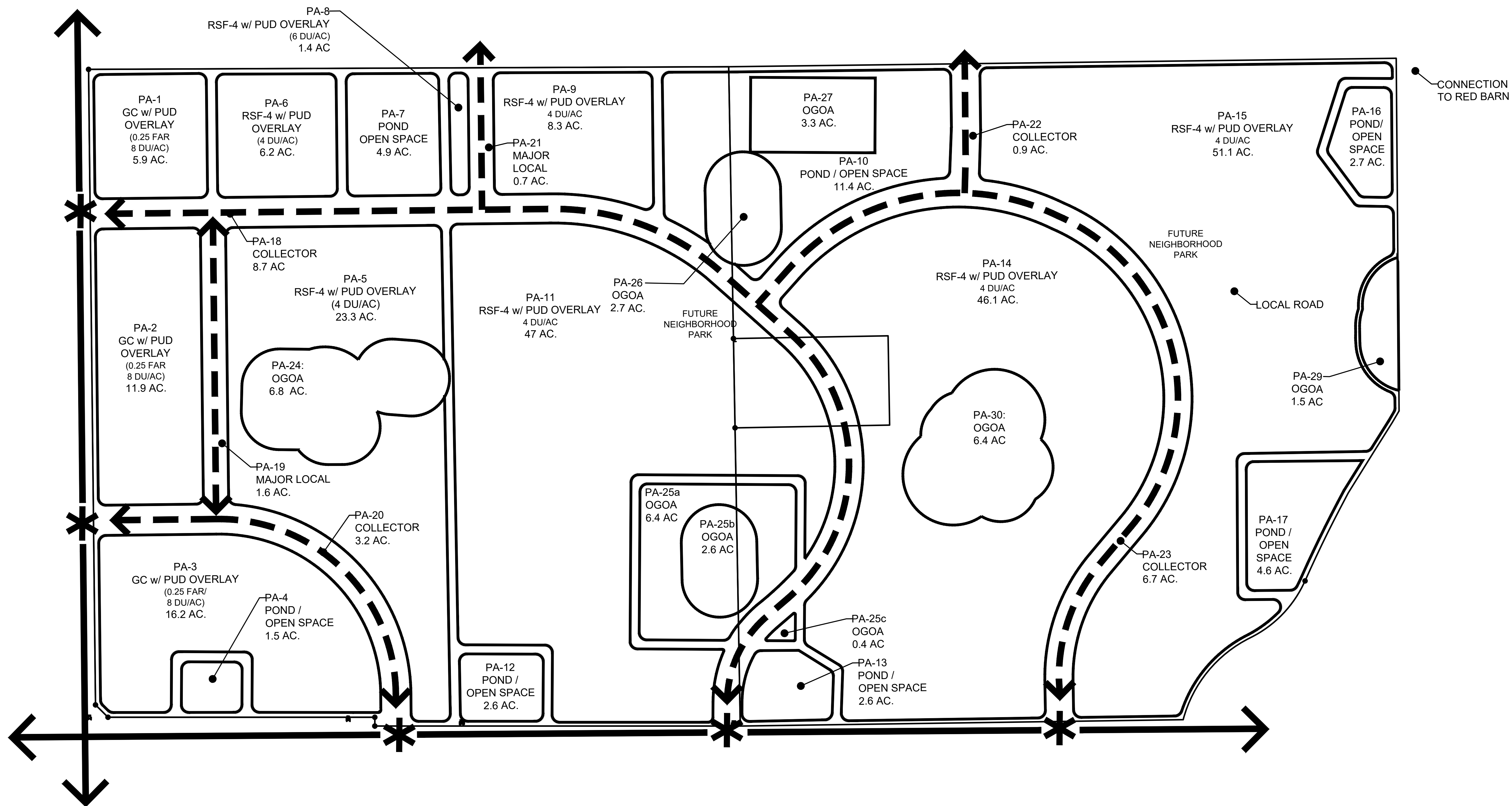
ISSUE RECORD

PUD PRE-SUBMITTAL 04/11/2019
SUBMITTAL #1 05/13/2019
SUBMITTAL #2 08/16/2019
SUBMITTAL #3 11/01/2019

SHEET NUMBER

5

5 OF 5



PETITION FOR ANNEXATION
MEADOW RIDGE

TO THE BOARD OF TRUSTEES OF THE TOWN OF MEAD, COLORADO:

The undersigned ("**Petitioner**"), in accordance with the Municipal Annexation Act of 1965 as set forth in C.R.S. § 31-12-101 et seq., as amended and as in effect on the submission date set forth below ("**Annexation Act**"), hereby petitions the Board of Trustees of the Town of Mead, Colorado ("**Board**"), to annex to the Town of Mead ("**Town**") the unincorporated territory located in the County of Weld, State of Colorado, which property is more particularly described in **Exhibit A** attached hereto and incorporated herein by reference ("**Property**").

The Property may be generally described as set forth in **Exhibit A**, attached hereto and incorporated by reference.

In support of this Petition for Annexation ("**Petition**"), Petitioner alleges that:

1. It is desirable and necessary that the Property be annexed to the Town.
2. The requirements of C.R.S. §§31-12-104 and 31-12-105 of the Annexation Act exist or have been met.
3. Not less than one-sixth (1/6) of the perimeter of the Property is contiguous with the Town's current municipal boundaries.
4. A community of interest exists between the Property and the Town.
5. The Property is urban or will be urbanized in the near future.
6. The Property is integrated with or is capable of being integrated with the Town.
7. Petitioner comprises more than fifty percent (50%) of the landowners in the Property owning more than fifty percent (50%) of the Property, excluding public streets, and alleys and any land owned by the annexing municipality, and the Petitioner hereby consents to the establishment of the boundaries of the Property as shown on the annexation map submitted herewith and attached as **Exhibit C**, and as more fully described in Paragraph 16 below.
8. The Property is not presently a part of any incorporated city, city and county, or town; nor have any proceedings been commenced for incorporation or annexation of an area that is part or all of the Property; nor has any election for annexation of the Property or substantially the same territory to the Town been held within the twelve (12) months immediately preceding the filing of this Petition.
9. The proposed annexation will not result in detachment of area from any school district or attachment of same to another school district.
10. Except to the extent necessary to avoid dividing parcels within the Property held in identical ownership, at least fifty percent (50%) of which are within the three (3) mile limit, the proposed annexation will not extend the municipal boundary of the Town more than three (3) miles in any direction from any point of the current municipal boundary.

11. The proposed annexation will not result in the denial of reasonable access to any landowner, owner of an easement, or owner of a franchise adjoining a platted street or alley which has been annexed by the Town but is not bounded on both sides by the Town.

12. In establishing the boundaries of the Property, no land which is held in identical ownership, whether consisting of a single tract or parcel of real estate or two or more contiguous tracts or parcels of real estate:

(a) is being divided into separate parts or parcels without the written consent of the landowner or landowners thereof unless such tracts or parcels are separated by a dedicated street, road or other public way; or

(b) comprising twenty (20) acres or more and together with buildings and improvements situate thereon having a valuation for assessment in excess of \$200,000.00 for ad valorem tax purposes for the year next preceding the proposed annexation, is included in the Property without the written consent of the landowner or landowners.

13. If a portion of a platted street or alley is to be annexed, the entire width thereof is included within the Property.

14. The land owned by Petitioner constitutes one hundred percent (100%) of the Property within the meaning of C.R.S. § 31-21-107(1)(g) of the Annexation Act.

15. The affidavit of the circulator of this Petition certifying that the signature(s) on this Petition is the signature of each person whose name it purports to be and certifying the accuracy of the date of such signature(s) is attached hereto as **Exhibit B** and is incorporated herein by this reference.

16. This Petition is accompanied by four (4) copies of an annexation map which have been prepared by a professional surveyor and submitted to the Town Clerk. An 11 x 17 copy of the annexation map is attached to this Petition as **Exhibit C** for reference. The annexation map contains, among other things, the following information:

(a) A written legal description of the boundaries of the Property;

(b) A map showing the boundary of the Property;

(c) Within the annexation boundary map, a showing of the location of each ownership tract in unplatted land and, if part or all of the area is platted, the boundaries and the plat numbers of plots or of lots and blocks; and

(d) Next to the boundary of the Property, a drawing of the contiguous boundary of the Town of Mead abutting the Property.

17. That the proposed annexation of the Property complies with Section 30 of Article II of the Colorado Constitution.

18. In connection with the processing of this Petition, Petitioner requests that the Town approve and execute an annexation agreement ("**Annexation Agreement**") which establishes the terms and conditions under which the Petitioner has agreed to annex the Property to the Town.

19. Upon the annexation of the Property becoming effective, and subject to the conditions set forth in this Petition and to be set forth in the Annexation Agreement, the Property shall become subject to all ordinances, resolutions, rules and regulations of the Town, except as otherwise set forth in the Annexation Agreement, and except for general property taxes of the Town, which shall become effective on January 1 of the next succeeding year following adoption of the annexation ordinance.

20. Except for the terms and conditions of this Petition and of the Annexation Agreement, which terms and conditions Petitioner expressly approves and therefore does not constitute an imposition of additional terms and conditions within the meaning of C.R.S. §§ 31-12-107(4) and 31-12-110(2) of the Annexation Act, Petitioner requests that no additional terms and conditions be imposed upon annexation of the Property to the Town.

THEREFORE, Petitioner requests that the Board complete and approve the annexation of the Property pursuant to the provisions of the Municipal Annexation Act of 1965, as amended.

Respectfully submitted this 17 day of May, 2019.

Signature of Petitioner:

BENSON FARMS, LLC

By: William B. Woods
William B. Woods, Manager

Date of Signature: May 17, 2019

Mailing Address:

5300 Holyoke Ct
Fort Collins CO
80525

EXHIBIT A
TO PETITION FOR ANNEXATION

Legal Description of Property

EXHIBIT B
TO PETITION FOR ANNEXATION

Affidavit of Circulator

The undersigned, being of lawful age, who being first duly sworn upon oath deposes and says:

That (s)he was the circulator of the foregoing Petition for Annexation of lands to the Town of Mead, Colorado, consisting of ____ (__) pages, including **Exhibit A** and **Exhibit C** and the map attached hereto, but excluding the page of this **Exhibit B**, and that the signature of the petitioner(s) _____, thereon was witnessed by the circulator and is the true and original signature of the person whose name its purports to be, and that the date of such signature is correct.

Circulator

STATE OF COLORADO)
) ss.
COUNTY OF _____)

The foregoing AFFIDAVIT OF CIRCULATOR was subscribed and sworn to before me this _____ day of _____, 201____, by _____.

Witness my hand and official seal.

My commission expires:

Notary Public

EXHIBIT C
TO PETITION FOR ANNEXATION

Annexation Map

An 11 x 17 version of the annexation map is attached hereto. Four (4) full size copies of the annexation map have been provided to the Town Clerk of the Town of Mead.

MEADOW RIDGE ANNEXATION TO THE TOWN OF MEAD

LOT B, 2ND AMENDED RECORDED EXEMPTION NO. 1207-24-3 2ND AMRE-1811, BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 24 TOGETHER WITH A PART OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6th P.M., COUNTY OF WELD, STATE OF COLORADO
SHEET 1 OF 2

CERTIFICATE OF OWNERSHIP:

KNOW ALL PERSONS BY THESE PRESENTS THAT BENSON FARMS, LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER OF CERTAIN LANDS IN WELD COUNTY, COLORADO, HAVE HERewith PETITIONED THE TOWN OF MEAD FOR THE ANNEXATION OF THE PROPERTY BEING DESCRIBED AS FOLLOWS:

PARCEL A:

LOT B, 2ND AMENDED RECORDED EXEMPTION NO. 1207-24-3 2NDAMRE-1181, BEING A PART OF THE SW1/4 OF SECTION 24, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH P.M. WELD COUNTY COLORADO, PER MAP RECORDED JULY 3, 2001 UNDER RECEPTION NO. 2862592, COUNTY OF WELD, STATE OF COLORADO.

PARCEL B:

THE SE 1/4 OF SECTION 23, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH P.M.,

EXCEPTING THEREFROM THE PARCELS CONVEYED IN DEEDS RECORDED DECEMBER 13, 1957 IN BOOK 1491 AT PAGE 505, JUNE 8, 2001 UNDER RECEPTION NO. 2856036, COUNTY OF WELD, STATE OF COLORADO.

PARCEL C:

LOT A, AMENDED RECORDED EXEMPTION NO. 1207-24-3-AMRE1295, PER MAP RECORDED JULY 3, 2001 AS RECEPTION NO. 2862594 AND CORRECTED AMENDED RECORDED EXEMPTION 1207-24-AMRE-1295 RECORDED MAY 16, 2006 AS RECEPTION NO. 3388524, BEING A PART OF THE SW 1/4 OF SECTION 24, TOWNSHIP 3 NORTH, RANGE 68 WEST OF 6TH P.M., COUNTY OF WELD, STATE OF COLORADO.

SAID ANNEXATION BOUNDARY CONTAINING A CALCULATED AREA OF 13,088,748 SQUARE FEET OR 300.476 ACRES, MORE OR LESS.

EXECUTED THIS _____ DAY OF _____, 2019.

OWNER: BENSON FARMS LLC., A COLORADO LIMITED LIABILITY COMPANY

BY: _____

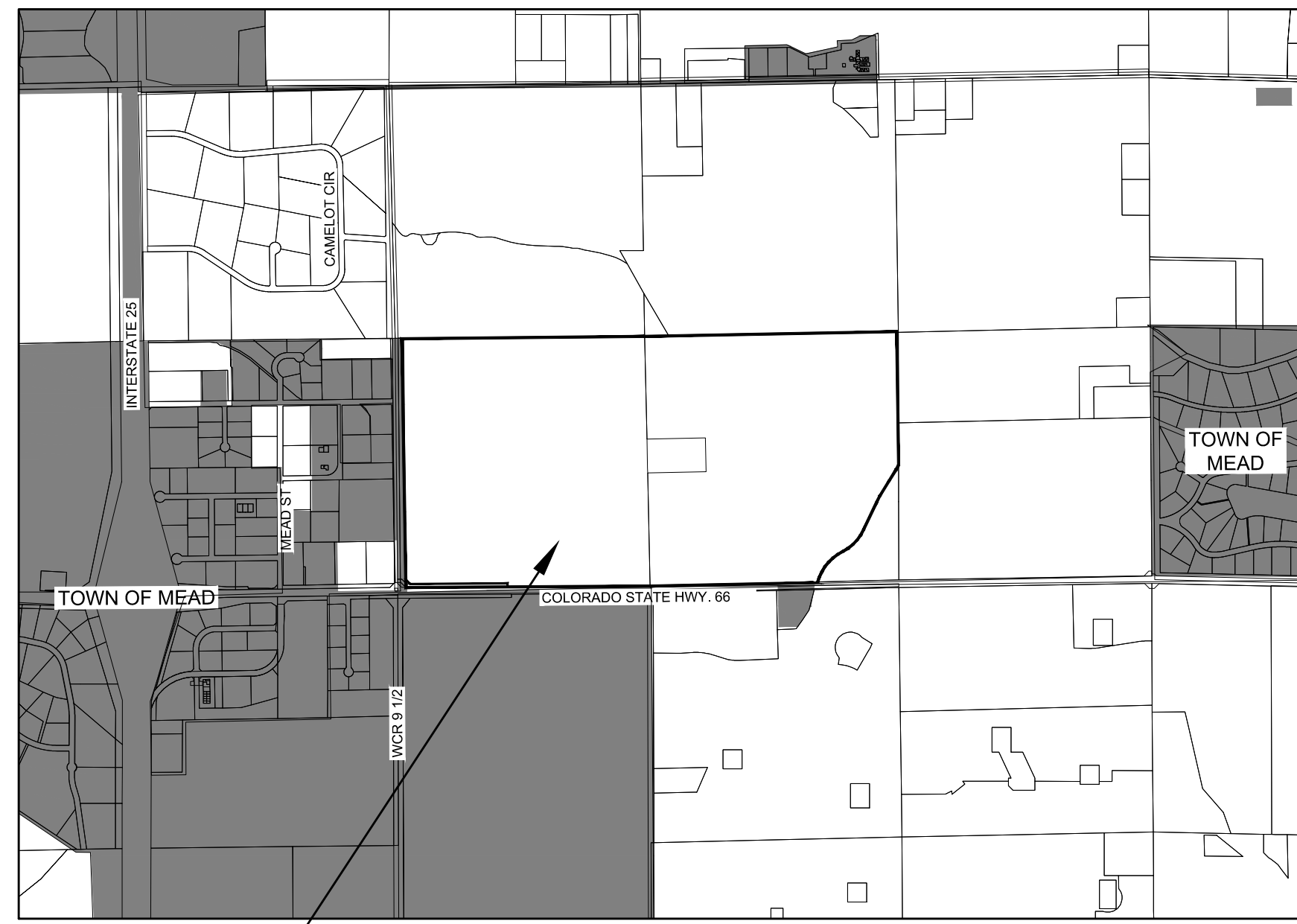
STATE OF COLORADO)
)SS
COUNTY OF WELD)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2019 A.D.

BY _____ AS _____ OF BENSON FARMS LLC., A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC _____ MY COMMISSION EXPIRES: _____



PROPERTY LOCATION VICINITY MAP
SCALE: 1" = 1500'

SURVEYOR'S CERTIFICATE

I, KEVIN J. KUCHARCZYK, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ANNEXATION MAP SHOWN HEREON IS A CORRECT DELINEATION OF THE DESCRIBED PARCEL OF LAND AND THAT AT LEAST ONE-SIXTH (1/6) OF THE PERIPHERAL BOUNDARY OF SAID PARCEL IS CONTIGUOUS TO THE PRESENT BOUNDARY OF THE TOWN OF MEAD.

I FURTHER CERTIFY THAT THIS MAP AND LEGAL DESCRIPTION WERE PREPARED UNDER MY PERSONAL SUPERVISION ON THIS

_____ DAY OF _____, 2019.

KEVIN J. KUCHARCZYK, PLS. NO. 34591
FOR AND ON BEHALF OF CVL CONSULTANTS OF COLORADO, INC
10333 E. DRY CREEK ROAD, SUITE 240
ENGLEWOOD, CO 80112
(720)-249-3584

PLANNING COMMISSION CERTIFICATE:

REVIEWED BY THE MEAD PLANNING COMMISSION THIS _____ DAY OF _____, 2019.

ATTEST: _____

CHAIRMAN

PLANNING COMMISSION SECRETARY

TITLE COMMITMENT INFORMATION:

LAND TITLE GUARANTEE COMPANY ORDER NO. ABC25148756 DATED MAY 02, 2019 WAS RELIED UPON FOR RECORD INFORMATION REGARDING RIGHTS OF WAY, EASEMENTS AND ENCUMBRANCES. THE PROPERTY DESCRIBED IN SAID COMMITMENT IS WHOLLY CONTAINED IN THE PROPERTY TO BE ANNEXED.

CERTIFICATE OF APPROVAL BY THE BOARD OF TRUSTEES:

THIS ANNEXATION MAP OF THE "MEADOW RIDGE ANNEXATION" TO THE TOWN OF MEAD IS APPROVED AND ACCEPTED BY ORDINANCE NO. _____, PASSED AND ADOPTED AT THE REGULAR (SPECIAL) MEETING OF THE BOARD OF TRUSTEES OF MEAD, COLORADO, HELD ON _____, 2019, AND RECORDED ON _____, 2019, AS RECEPTION NO. _____, IN THE RECORDS OF THE CLERK AND RECORDER OF WELD COUNTY, COLORADO, BY THE BOARD OF TRUSTEES OF MEAD, COLORADO.

ATTEST: _____

MAYOR

TOWN CLERK

GENERAL NOTES:

- NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- THIS ANNEXATION PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY CVL CONSULTANTS OF COLORADO, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, AND TITLE OF RECORD, CVL CONSULTANTS OF COLORADO, INC. RELIED UPON LAND TITLE GUARANTEE COMPANY PROPERTY INFORMATION BINDER ORDER NO. ABC25148756, POLICY NO. PIB 25148756.2602605 ACCORDING TO PUBLIC RECORDS AS OF MARCH 22, 2019 AT 5:00 P.M.
- THIS DOCUMENT IS TO BE USED FOR ANNEXATION PURPOSES ONLY. IT DOES NOT REPRESENT A SURVEY AND SHOULD NOT BE CONSTRUED TO BE A LAND SURVEY PLAT.
- BASIS OF BEARINGS: BEARINGS ARE BASED ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 3 NORTH, RANGE 68 WEST, BEING MONUMENTED AS SHOWN ON SHEET 2, HAVING AN ASSUMED BEARING OF SOUTH 01°05'19" WEST.
- THE LINEAL UNIT USED IN THE PREPARATION OF THIS PLAT IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.

CONTIGUITY:

TOTAL PARCEL PERIMETER TO BE ANNEXED	15,048.32 FEET
CONTIGUOUS PERIMETER TO THE PRESENT TOWN OF MEAD	6,927.92 FEET
MINIMUM ALLOWABLE CONTIGUITY (1/6 TOTAL PERIMETER)	2,508.05 FEET

RECORDER'S CERTIFICATE:

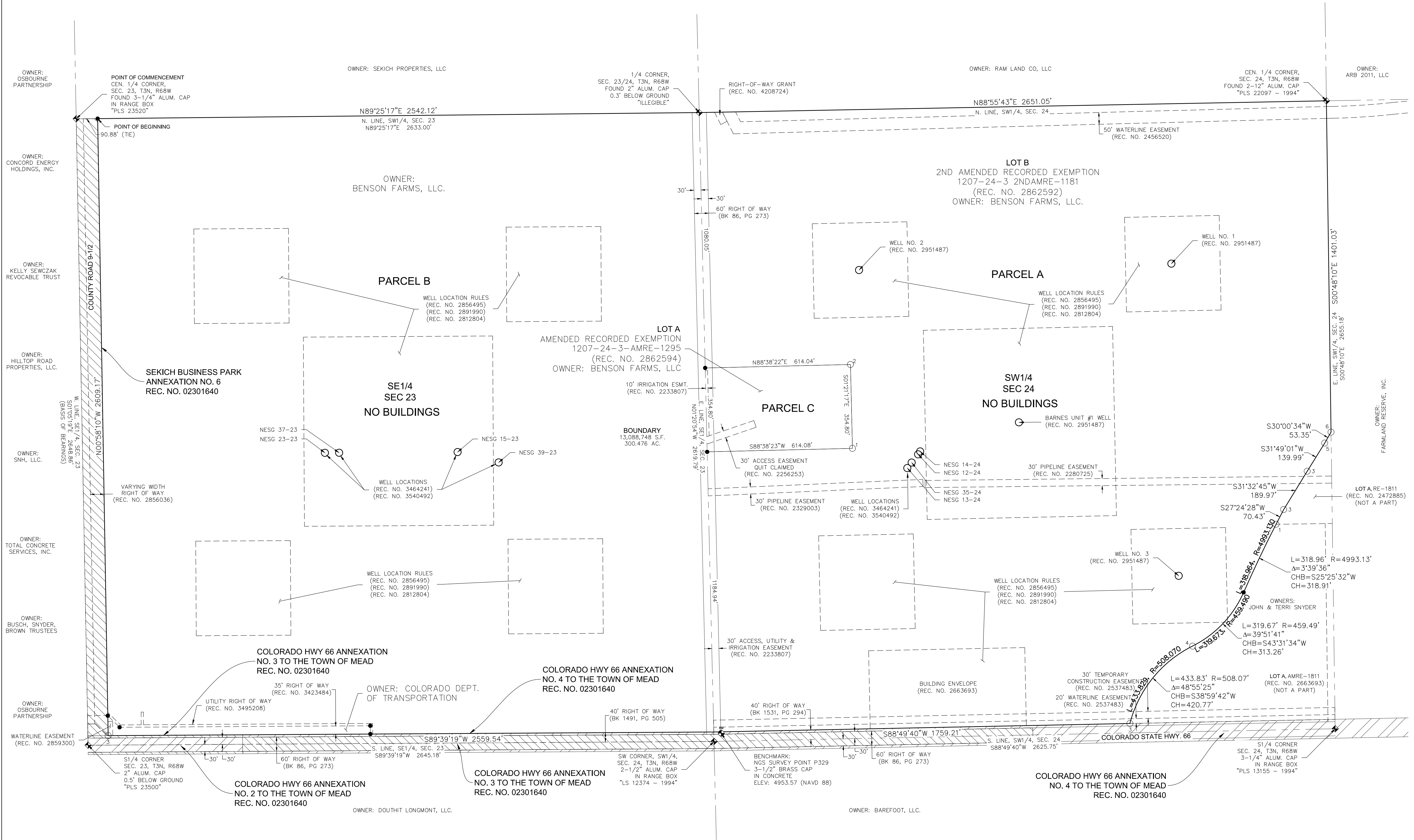
THIS ANNEXATION MAP WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER OF WELD COUNTY. AT _____ O'CLOCK ____M., THIS _____ DAY OF _____ A.D., 2019, AND IS RECORDED IN BOOK NO. _____ AT PAGE _____, MAP _____, RECEPTION NO. _____

WELD COUNTY CLERK AND RECORDER

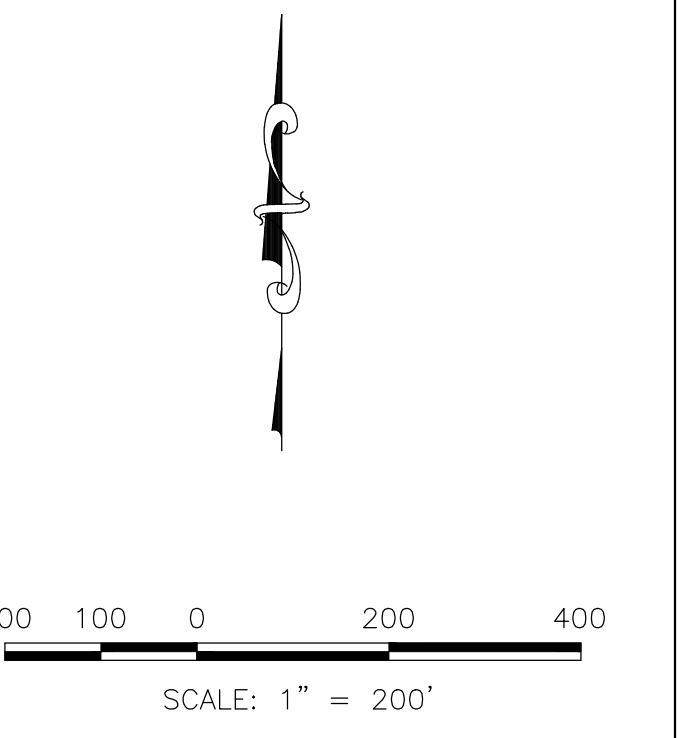
BY: _____
DEPUTY

MEADOW RIDGE ANNEXATION TO THE TOWN OF MEAD

LOT B, 2ND AMENDED RECORDED EXEMPTION NO. 1207-24-3 2ND AMRE-1811, BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 24 TOGETHER WITH A PART OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6th P.M., COUNTY OF WELD, STATE OF COLORADO
SHEET 2 OF 2



- LEGEND**
- ◆ FOUND SECTION CORNER (AS NOTED)
 - FOUND NO. 5 REBAR (NO CAP)
 - FOUND REBAR & 2" ALUM. CAP "LS 22097"
 - FOUND REBAR & 1-1/2" ALUM. CAP "LS 16406"
 - FOUND REBAR & 1-1/2" ALUM. CAP "ILLEGIBLE"
 - FOUND REBAR & RED PLASTIC CAP "PLS 22097"
 - FOUND REBAR & RED PLASTIC CAP "ILLEGIBLE"
 - FOUND #5 REBAR & ORANGE PLASTIC CAP (PLS 25369)
 - EX. EXISTING
 - R.O.W. RIGHT OF WAY
 - ▨ CONTIGUOUS AREA



N:\PROJECTS\20250601 BENSON FARMS\CD\SURVEY\ANNEXATION PLAT.DWG MICHAEL P. 10/24/19

ENGINEER/SURVEYOR

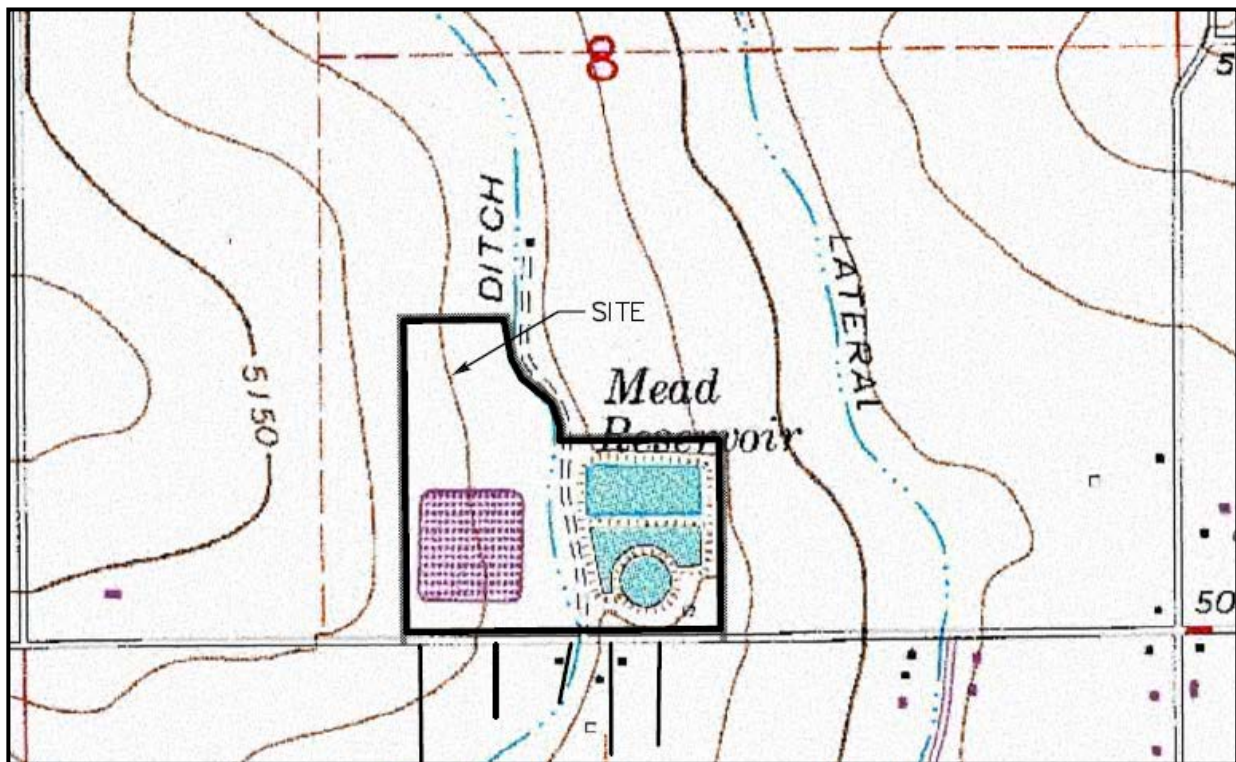
CVL CONSULTANTS
10333 E. Dry Creek Rd., Suite 240
Englewood, CO 80112
Tel: (720) 482-9526 / Fax: (720) 482-9546

Agenda Item Summary

MEETING DATE: Planning Commission – November 20, 2019
SUBJECT: Mead Ponds Annexation and Zoning
PRESENTED BY: Jeremiah Fettig, Planner I
ATTACHMENTS: 1. Resolution No. 11-PC-2019
2. Zoning Map

SUMMARY

This is a request for the Planning Commission to recommend that the Board of Trustees approve the initial zoning of Agricultural (AG) of certain property known as the Mead Ponds Annexation.





DETAIL OF REQUEST

Applicant:	Town of Mead
Property Owner:	Town of Mead
Property Location:	Located approximately 2,000 feet west of the northwest corner of the intersection of Weld County Road 34 and Weld County Road 5
Zoning Classification:	Agricultural (AG) proposed
Comp. Plan Designation:	POS – Parks/Open Space
Surrounding Land Uses:	
North	Agricultural/zoned RSF-4 –Town of Mead
East	Agricultural/zoned RSF-4 and GC – Town of Mead
South	Agricultural/Residential – Unincorporated Weld County
West	Agricultural/zoned RSF-4 – Town of Mead

Overview:

This is a request for the Planning Commission to recommend that the Board of Trustees approve the initial zoning for certain property known as the Mead Ponds Annexation (Property). The initial zoning request is to assign Agricultural (AG) zoning to the Property, in conformance with the 2018 Comprehensive Plan. The Property is currently zoned A (Agricultural) in unincorporated Weld County. The AG zoning designation would allow for the existing parks and open space uses, along with any future municipal uses.

The Property consists of 37.70 acres and is owned by the Town of Mead. This initial zoning request is in conjunction with efforts for annexing Town-owned property. Town-owned property is subject to an abbreviated annexation approval process and is not subject to review and recommendation by the Planning Commission. The Board of Trustees will make the final determination on the annexation of the Property.

Review Criteria:

The following is an analysis of the request as it relates to the review criteria set forth in the Land Use Code for establishment of zoning. The analysis includes staff comments regarding whether the applicable criteria have been met.

Zoning Amendments – Section 16-3-160

The establishment of initial zoning is subject to review against the following criteria. Only ONE of the following criteria must be met for the proposed zoning to be approved:

1. To correct a manifest error in an ordinance establishing the zoning for a specific property;
2. To rezone an area or extend the boundary of an existing district because of changed or changing conditions in a particular area or in the Town generally;



3. The land to be rezoned was zoned in error and as presently zoned is inconsistent with the policies and goals of the Comprehensive Plan;
4. The proposed rezoning is necessary to provide land for a community-related use that was not anticipated at the time of the adoption of the Comprehensive Plan, and the rezoning will be consistent with the policies and goals of the Comprehensive Plan;
5. The area requested for rezoning has changed or is changing to such a degree that it is in the public interest to encourage development or redevelopment of the area; OR
6. A rezoning to Planned Unit Development overlay district is requested to encourage innovative and creative design and to promote a mix of land uses in the development.

Staff Comment: Staff believes that this zoning request complies with the second zoning review criterion listed above as follows:

“To rezone an area or extend the boundary of an existing district because of changed or changing conditions in a particular area or in the Town generally.”

When the Subject Property is annexed, the jurisdiction that governs it will change from Weld County to the Town of Mead. State law requires that property annexed to the Town be zoned within 90 days. Town staff is recommending that the zoning of the property be established as Agricultural (AG), in compliance with the *2018 Mead Comprehensive Plan*.

Other Legal Considerations:

Section 16-3-160 of the MMC requires that the Planning Commission hold a public hearing on zoning applications prior to making recommendations to the Board of Trustees. Staff has provided public notice regarding the zoning application in accordance with Section 16-3-160 of the MMC.

Alternatives/Options:

Based on the evidence and analysis presented in this report, the Planning Commission may recommend approval, conditional approval, or denial of the zoning application.

Staff Recommendation:

Staff recommends that the Planning Commission adopt Resolution No. 11-PC-2019, recommending that the Planning Commission recommend approval of the establishment of AG zoning to the Board of Trustees.

Recommended motion follows below:

“I MOVE APPROVAL OF RESOLUTION NO. 11-PC-2019, A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF MEAD, COLORADO, RECOMMENDING APPROVAL OF THE ESTABLISHMENT OF INITIAL ZONING FOR THE SUBJECT PROPERTY AS AGRICULTURAL (AG).”

**TOWN OF MEAD, COLORADO
PLANNING COMMISSION
RESOLUTION NO. 11-PC-2019**

A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF MEAD, COLORADO RECOMMENDING APPROVAL OF THE ESTABLISHMENT OF INITIAL ZONING FOR THE MEAD PONDS ANNEXATION PARCEL SUBJECT PROPERTY AS AGRICULTURAL (AG)

WHEREAS, the Town of Mead has initiated annexation proceedings under C.R.S. § 31-12-106(3) for certain real property generally described as the Mead Ponds Annexation, consisting of a total of 37.70 acres more or less, and which is described **Exhibit 1** attached hereto (the “Subject Property”); and

WHEREAS, a copy of the MEAD PONDS ANNEXATION-ZONING MAP (the “Annexation-Zoning Map”) has been distributed to the Planning Commission; and

WHEREAS, a copy of the Annexation-Zoning Map is attached to this Resolution as **Exhibit 2** and incorporated herein by reference; 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, Town staff has initiated rezoning proceedings for the Subject Property and is proposing that the Subject Property be rezoned from Weld County Agricultural (A) to Town of Mead Agricultural (AG), as more particularly shown in the Annexation-Zoning Map; and

WHEREAS, Town staff is proposing that the Town Board of Trustees establish the initial AG zoning of the Subject Property in the ordinance annexing the Subject Property; and

WHEREAS, in accordance with Section 16-8-90 of the *Mead Municipal Code* (“MMC”), the Planning Commission held a duly noticed public hearing on November 20, 2019 to consider the proposed AG zoning of the Subject Property and make a recommendation regarding same to the Board of Trustees; and

WHEREAS, the Planning Commission has reviewed the Annexation-Zoning Map, and other materials distributed to the Planning Commission by Town Staff at or prior to the November 20, 2019 meeting and public hearing, and desires to recommend to the Board of Trustees that the Board of Trustees proceed to establish the initial AG zoning designation of the Subject Property, as specifically shown in the Annexation-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 the public hearing on the proposed establishment of initial zoning for the Subject Property was held, conducted and concluded in accordance with applicable provisions of Sections 16-8-90 and 16-3-160 of the MMC.

Section 2. The Planning Commission recommends approval of the proposed AG zoning of

the Subject Property without modifications or conditions, and therefore recommends that the Board of Trustees proceed to establish the initial zoning of the Subject Property in accordance with the Annexation-Zoning Map

Section 3. Effective Date. This resolution shall become effective immediately upon adoption.

INTRODUCED, READ, PASSED AND ADOPTED THIS 20th DAY OF November, 2019.

ATTEST:

**TOWN OF MEAD PLANNING
COMMISSION**

By _____
Mary E. Strutt, MMC, Town Clerk

By _____
Ryan Sword, Chair

Exhibits:

EXHIBIT 1 – Legal Description of Subject Property

EXHIBIT 2 – Annexation-Zoning Map [MEAD PONDS ANNEXATION-ZONING MAP]

Exhibit 1
Legal Description

MEAD PONDS ANNEXATION

THE TOWN OF MEAD, COLORADO IS THE SOLE OWNER OF THE FOLLOWING DESCRIBED PROPERTY, EXCLUSIVE OF EXISTING RIGHTS-OF-WAY:

A PARCEL OF LOCATED IN THE SOUTH HALF OF SECTION 8 AND THE NORTH HALF OF SECTION 17, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

CONSIDERING THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 8 TO BEAR NORTH 89°26'12" EAST, A DISTANCE OF 2639.63 FEET BETWEEN A FOUND #6 REBAR WITH 2" ALUMINUM CAP IN RANGE BOX, "HASKELL T3N R68W PLS 23500" AT THE SOUTHWEST CORNER OF SAID SECTION 8 AND A FOUND #6 REBAR WITH 2" ALUMINUM CAP IN RANGE BOX, "2005 T3N R68W 1/4 S8 S17 LUND LS 34995 KING SURVEYORS INC" AT THE SOUTH QUARTER CORNER OF SECTION 8, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT SAID SOUTH 1/4 CORNER, THENCE SOUTH 00°33'33" EAST, A DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF WELD COUNTY ROAD 34, SAID POINT BEING THE POINT OF BEGINNING; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 89°26'12" WEST, A DISTANCE OF 909.20 FEET; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE, NORTH 00°34'31" WEST, A DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 8; THENCE CONTINUING ALONG SAID BEARING, NORTH 00°34'31" WEST, A DISTANCE OF 30.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID WELD COUNTY ROAD 34 SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED IN DEED RECORDED WITH WELD COUNTY ON JUNE 9, 2004 AT RECEPTION NO. 3188015; THENCE ALONG SAID PARCEL OF LAND THE FOLLOWING ELEVEN (11) COURSES;

- 1) THENCE NORTH 00°34'31" WEST, A DISTANCE OF 709.91 FEET;
- 2) THENCE NORTH 00°32'07" WEST, A DISTANCE OF 710.03 FEET;
- 3) THENCE NORTH 89°25'42" EAST, A DISTANCE OF 455.43 FEET;
- 4) THENCE SOUTH 10°53'35" EAST, A DISTANCE OF 183.41 FEET;
- 5) THENCE SOUTH 28°11'23" EAST, A DISTANCE OF 99.91 FEET;
- 6) THENCE SOUTH 50°22'43" EAST, A DISTANCE OF 175.89 FEET;
- 7) THENCE SOUTH 19°12'20" EAST, A DISTANCE OF 113.70 FEET;
- 8) THENCE SOUTH 01°22'19" WEST, A DISTANCE OF 64.27 FEET;
- 9) THENCE NORTH 89°35'03" EAST, A DISTANCE OF 727.82 FEET;
- 10) THENCE SOUTH 00°53'38" EAST, A DISTANCE OF 315.62 FEET;
- 11) THENCE SOUTH 00°10'51" EAST, A DISTANCE OF 548.18 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL SAID POINT ALSO BEING ON SAID NORTH RIGHT-OF-WAY LINE OF WELD COUNTY ROAD 34; THENCE SOUTH 00°10'51" EAST, A DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 8; THENCE CONTINUING ALONG SAID BEARING, SOUTH 00°10'51" EAST, A DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF WELD COUNTY ROAD 34; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 89°26'41" WEST, A DISTANCE OF 519.76 FEET TO THE POINT OF BEGINNING.

THUS DESCRIBED TRACT CONTAINS 37.70 ACRES MORE OR LESS.

Exhibit 2
MEAD PONDS ANNEXATION-ZONING MAP
(attached)

MEAD PONDS ANNEXATION-ZONING MAP

LOCATED IN THE SOUTH HALF OF SECTION 8 AND THE NORTH HALF OF SECTION 17, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO
CHANGE IN ZONING FROM AG AGRICULTURAL IN WELD COUNTY AGRICULTURAL (AG) IN TOWN OF MEAD
SHEET 1 OF 2

Certificate of Ownership

KNOW THAT BY THESE PRESENTS THAT THE TOWN OF MEAD, COLORADO IS THE OWNER OF THE PROPERTY TO BE ANNEXED TO THE TOWN OF MEAD AS AN ENCLAVE WITHIN THE TOWN OF MEAD PURSUANT TO ARTICLE II, SECTION 30 (1) (c) OF THE COLORADO STATE CONSTITUTION AND C.R.S. 31-12-106(1).

LEGAL DESCRIPTION:

A PARCEL OF LOCATED IN THE SOUTH HALF OF SECTION 8 AND THE NORTH HALF OF SECTION 17, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

CONSIDERING THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 8 TO BEAR NORTH 89°26'12" EAST, A DISTANCE OF 2639.63 FEET BETWEEN A FOUND #6 REBAR WITH 2" ALUMINUM CAP IN RANGE BOX, "HASKELL T3N R68W PLS 23500" AT THE SOUTHWEST CORNER OF SAID SECTION 8 AND A FOUND #6 REBAR WITH 2" ALUMINUM CAP IN RANGE BOX, "2005 T3N R68W 1/4 S8 S17 LUND LS 34995 KING SURVEYORS INC" AT THE SOUTH QUARTER CORNER OF SECTION 8, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT SAID SOUTH 1/4 CORNER, THENCE SOUTH 00°33'33" EAST, A DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF WELD COUNTY ROAD 34, SAID POINT BEING THE POINT OF BEGINNING; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 89°26'12" WEST, A DISTANCE OF 909.20 FEET; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE, NORTH 00°34'31" WEST, A DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 8; THENCE CONTINUING ALONG SAID BEARING, NORTH 00°34'31" WEST, A DISTANCE OF 30.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID WELD COUNTY ROAD 34 SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED IN DEED RECORDED WITH WELD COUNTY ON JUNE 9, 2004 AT RECEIPTION NO. 3188015; THENCE ALONG SAID PARCEL OF LAND THE FOLLOWING ELEVEN (11) COURSES;

- 1) THENCE NORTH 00°34'31" WEST, A DISTANCE OF 709.91 FEET;
- 2) THENCE NORTH 00°32'07" WEST, A DISTANCE OF 710.03 FEET;
- 3) THENCE NORTH 89°25'42" EAST, A DISTANCE OF 455.43 FEET;
- 4) THENCE SOUTH 10°53'36" EAST, A DISTANCE OF 183.41 FEET;
- 5) THENCE SOUTH 28°11'23" EAST, A DISTANCE OF 99.91 FEET;
- 6) THENCE SOUTH 50°22'43" EAST, A DISTANCE OF 175.89 FEET;
- 7) THENCE SOUTH 19°12'20" EAST, A DISTANCE OF 113.70 FEET;
- 8) THENCE SOUTH 01°22'19" WEST, A DISTANCE OF 64.27 FEET;
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THUS DESCRIBED TRACT CONTAINS 37.70 ACRES MORE OR LESS.

TOGETHER WITH AND SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY EXISTING AND/OR OF PUBLIC RECORD.

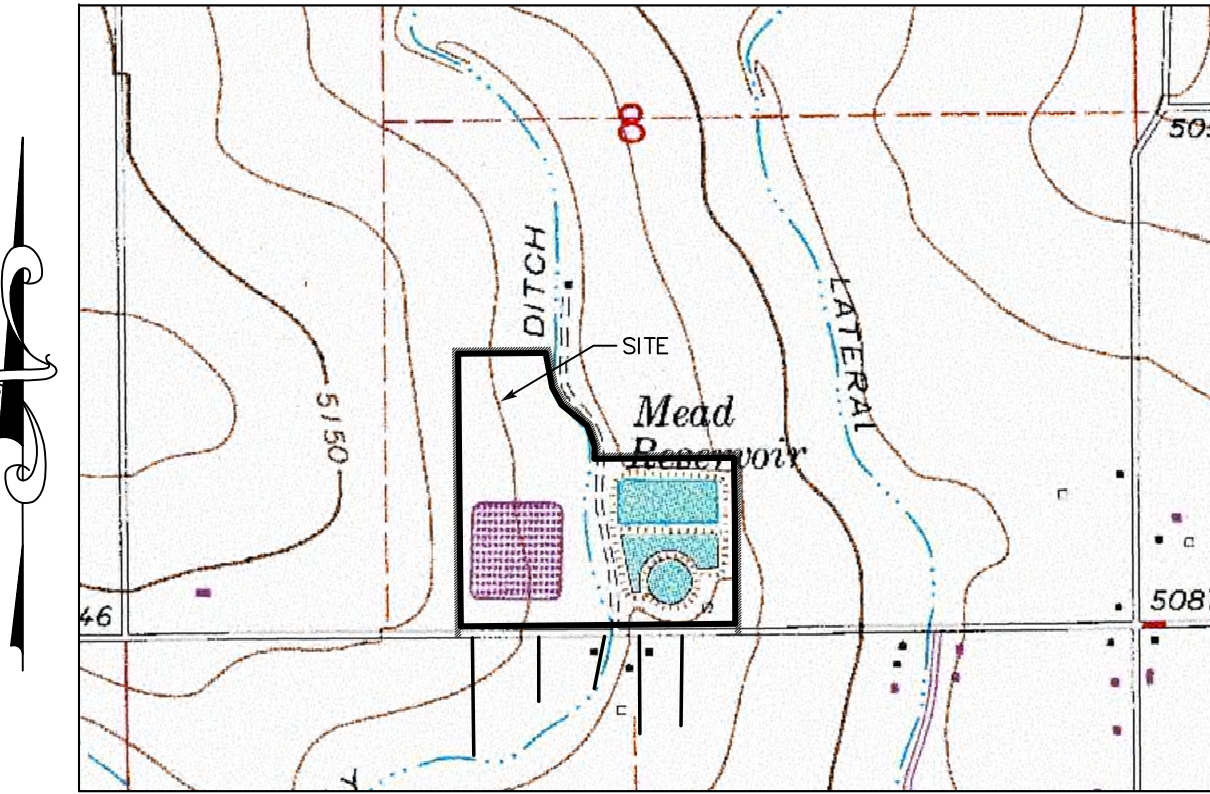
THE TOWN OF MEAD IN CONJUNCTION WITH THE ANNEXATION OF THE ABOVE DESCRIBED PROPERTY AS AN ENCLAVE WITHIN THE TOWN OF MEAD PURSUANT TO ARTICLE II, SECTION 30 (1) (C) OF THE COLORADO STATE CONSTITUTION AND C.R.S. 31-12-106(1), HAS LAID OUT THIS ZONING AMENDMENT MAP OF THE ABOVE DESCRIBED LAND UNDER THE NAME AND STYLE OF MEAD PONDS ANNEXATION. THE CHANGE IN LAND USE SHALL BE FROM THE EXISTING LAND USE OF AG AGRICULTURAL IN WELD COUNTY, TO RESIDENTIAL SINGLE FAMILY - 4 (RSF-4), IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 16, OF THE MEAD MUNICIPAL CODE.

THUS DESCRIBED ZONING AMENDMENT MAP CONTAINS 37.70 ACRES MORE OR LESS, TOGETHER WITH AND SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY EXISTING AND/OR OF PUBLIC RECORD.

EXECUTED THIS _____ DAY OF _____, 20____

TOWN OF MEAD

GARY R. SHIELDS, MAYOR



Vicinity Map
(1"=1000')

Planning Commission Certificate:

APPROVED BY THE MEAD PLANNING COMMISSION THIS _____ DAY OF _____ 20____

CHAIRMAN

PLANNING COMMISSION SECRETARY

Certificate of Approval by the Board of Trustees

THIS ZONING AMENDMENT MAP OF THE 'MEAD PONDS ANNEXATION' IS APPROVED AND ACCEPTED BY ORDINANCE NO. _____ PASSED AND ADOPTED AT THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF MEAD, COLORADO, HELD ON _____ 20____

ATTEST:

MAYOR

TOWN CLERK

Notes

1. FIDELITY NATIONAL TITLE INSURANCE COMPANY NUMBER F0634064-170-SD0-JGB, DATED APRIL 1, 2019 AT 8:00 A.M., WAS ENTIRELY RELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS ZONING AMENDMENT MAP. THE PROPERTY SHOWN AND DESCRIBED HEREON IS A PORTION OF THE PROPERTY DESCRIBED IN SAID TITLE COMMITMENT.
2. ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS ZONING AMENDMENT MAP WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
3. THIS ZONING AMENDMENT MAP IS VALID ONLY IF PRINT HAS SEAL AND SIGNATURE OF SURVEYOR.
4. BASIS OF BEARINGS: GPS DERIVED BEARINGS BASED ON A BEARING OF N89°26'12"E ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 8, BETWEEN A FOUND #6 REBAR WITH 2" ALUMINUM CAP IN RANGE BOX, "HASKELL T3N R68W PLS 23500" AT THE SOUTHWEST CORNER OF SAID SECTION 8 AND A FOUND #6 REBAR WITH 2" ALUMINUM CAP IN RANGE BOX, "2005 T3N R68W 1/4 S8 S17 LUND LS 34995 KING SURVEYORS INC" AT THE SOUTH QUARTER CORNER OF SECTION 8 AS SHOWN HEREON. COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983 (NAD83). ALL BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
5. BOUNDARY DETERMINATION IS NOT A PART OF THIS EXHIBIT. THIS IS NOT A 'LAND SURVEY PLAT' OR 'IMPROVEMENT SURVEY PLAT' AND THIS EXHIBIT IS NOT INTENDED FOR PURPOSES OF TRANSFER OF TITLE OR SUBDIVISIONS OF LAND.
6. THE FOLLOWING DOCUMENTS ARE MENTIONED IN THE ABOVE REFERENCED TITLE DOCUMENT AND ARE SHOWN GRAPHICALLY HEREON. THE FOLLOWING LIST CONTAINS THE TITLE DOCUMENT EXCEPTION NUMBER, DATE RECORDED, RECEPTION NUMBER AND/OR BOOK AND PAGE.

#02	OCT. 14, 1889	BOOK 86, PAGE 273	RIGHT OF WAY FOR COUNTY ROADS
#07	OCT. 13, 1922	BOOK 509, PAGE 568	RIGHT OF WAY FOR INLET AND OUTLET PIPES TO RESERVOIR
#08	NOV. 18, 1975	REC. NO. 1674965	MEMORANDUM OF AGREEMENT
#09	JAN. 03, 1977	REC. NO. 1707811	EXISTING DITCH RIGHT OF WAY
#10	AUG. 19, 1977	REC. NO. 1727946	UNION RURAL ELECTRIC ASSOCIATION, INC. EASEMENT
#11	SEP. 21, 1977	REC. NO. 1731009	UNION RURAL ELECTRIC ASSOCIATION, INC. EASEMENT
#12	SEP. 22, 1977	REC. NO. 1731088	SPECIAL USE PERMIT
#13	FEB. 21, 1977	REC. NO. 1745795	UNION RURAL ELECTRIC ASSOCIATION, INC. EASEMENT
#15	JAN. 14, 1981	REC. NO. 1846896	EXISTING DITCH RIGHT OF WAY OR EASEMENT
#16	MAR. 15, 1982	REC. NO. 1886156	OIL AND GAS LEASE
#17	MAR. 04, 1983	REC. NO. 1925669	CORRECTION TO DESCRIPTION
#17	JUN. 01, 1984	REC. NO. 1968910	PANHANDLE EASTERN PIPE LINE EASEMENT
#18	MAR. 25, 1986	REC. NO. 2482402	LITTLE THOMPSON WATER DISTRICT EASEMENT
#24	SEP. 09, 2009	REC. NO. 3647630	MEAD PONDS INDUSTRIAL UNDERGROUND TRANSMISSION EASEMENT
7. THE FOLLOWING DOCUMENTS ARE MENTIONED IN THE ABOVE REFERENCED TITLE DOCUMENT AND APPEAR TO AFFECT THE SUBJECT PROPERTY BUT CANNOT BE SHOWN GRAPHICALLY. THE FOLLOWING LIST CONTAINS THE TITLE DOCUMENT EXCEPTION NUMBER, DATE RECORDED, RECEPTION NUMBER AND/OR BOOK AND PAGE.

#03	THE FOLLOWING NOTICES CONCERNING UNDERGROUND FACILITIES FILED WITH WELD COUNTY BUT WITH UN-PLOTTABLE DESCRIPTIONS		
	OCT. 01, 1981	REC. NO. 1870705	MOUNTAIN BELL TELEPHONE COMPANY
	OCT. 05, 1981	REC. NO. 1871004	UNION RURAL ELECTRIC ASSOCIATION, INC.
	AUG. 31, 1984	REC. NO. 1979784	COLORADO INTERSTATE GAS COMPANY
	APR. 02, 1985	REC. NO. 2004300	WESTERN GAS SUPPLY COMPANY
	APR. 23, 1986	REC. NO. 2050953	ASSOCIATED NATURAL GAS, INC.
	JUN. 26, 1986	REC. NO. 2058722	PANHANDLE EASTERN PIPE LINE COMPANY
	APR. 10, 1989	REC. NO. 2075917	ASSOCIATED NATURAL GAS, INC.
	JAN. 24, 1991	REC. NO. 2239996	UNITED POWER, INC.
#04	DEC. 18, 1988	BOOK 34, PAGE 32	RESERVATIONS CONTAINED IN PATENT
#05	OCT. 30, 1989	BOOK 57, PAGE 88	RESERVATIONS CONTAINED IN PATENT
#14	APR. 27, 1978	REC. NO. 1751658	TAXES OR ASSESSMENTS BY REASON OF INCLUSION IN THE NORTHERN COLORADO WATER CONSERVANCY DISTRICT
	AUG. 24, 1981	REC. NO. 1867092	SAME AS ABOVE
#16	APR. 27, 1982	REC. NO. 1888877	DECLARATION OF POOLING
	MAR. 28, 1983	REC. NO. 1921504	AFFIDAVIT OF PRODUCTION
	JUL. 11, 1983	REC. NO. 1933109	DECLARATION OF POOLING AND POOLING AGREEMENT
#19	SEP. 08, 2000	REC. NO. 2792634	LAND SURVEY PLAT
#20	SEP. 08, 2000	REC. NO. 2792634	EASEMENTS SHOWN ON SAID LAND SURVEY PLAT (NO EASEMENTS SHOWN)
#21	NOV. 07, 2002	REC. NO. 3003421	TOWN OF MEAD RESERVOIR SITE BOUNDARY AGREEMENT
#22	JUN. 01, 2004	REC. NO. 3184929	BOUNDARY SURVEY PLAT
#23	JUN. 01, 2004	REC. NO. 3184930	SITE SPECIFIC DEVELOPMENT PLAN
#25	NOV. 05, 2009	REC. NO. 3658045	OIL AND GAS LEASE
#26	MAR. 19, 2014	REC. NO. 4003134	OIL AND GAS LEASE
	AUG. 05, 2015	REC. NO. 4131289	AFFIDAVIT OF PRODUCTION
	AUG. 05, 2015	REC. NO. 4131290	AFFIDAVIT OF PRODUCTION
	JUL. 24, 2017	REC. NO. 4320663	DECLARATION OF POOLING
8. THE FOLLOWING DOCUMENTS ARE MENTIONED IN THE ABOVE REFERENCED TITLE DOCUMENT AND DO NOT APPEAR TO AFFECT THE SUBJECT PROPERTY. THE FOLLOWING LIST CONTAINS THE TITLE DOCUMENT EXCEPTION NUMBER, DATE RECORDED, RECEPTION NUMBER AND/OR BOOK AND PAGE.

#03	NOV. 09, 1981	REC. NO. 1874084	PUBLIC SERVICE COMPANY OF COLORADO (TOWNSHIP/RANGE NOT SUBJECT PROPERTY)
-----	---------------	------------------	--

Surveyor's Certificate:

I, JOHN B. GUYTON, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ZONING AMENDMENT MAP SHOWN HEREON IS A CORRECT DELINEATION OF THE ABOVE DESCRIBED PARCEL OF LAND.

I FURTHER CERTIFY THAT THIS ZONING AMENDMENT MAP AND LEGAL DESCRIPTION WERE PREPARED UNDER MY PERSONAL SUPERVISION AND IN ACCORD WITH APPLICABLE STATE OF COLORADO REQUIREMENTS ON THIS _____ DAY OF _____ 20____

Owners/Developers:

TOWN OF MEAD
441 THIRD STREET
P.O. BOX 626
MEAD, CO 80504

BY: JOHN B. GUYTON
COLORADO P.L.S. # 16406
CHAIRMAN & CEO, FLATIRONS, INC

Contiguity Information

TOTAL PARCEL PERIMETER TO BE ANNEXED..... 5653.14'
CONTIGUOUS PERIMETER TO PRESENT TOWN OF MEAD..... 4224.18'
MINIMUM ALLOWABLE CONTIGUITY (1/6 TOTAL PERIMETER).....942.19'

REVISION	DATE

ANNEXATION MAP
PREPARED FOR
TOWN OF MEAD
COPYRIGHT © 2019 FLATIRONS, INC.

ANNEXATION MAP
PREPARED FOR
TOWN OF MEAD
COPYRIGHT © 2019 FLATIRONS, INC.

Flatirons, Inc.
Surveying, Engineering & Geomatics
www.FlatironsInc.com
3825 IRIS AVE, STE. 395
BOULDER, CO 80301
PH: (303) 443-7001
FAX: (303) 443-9830

4501 LOGAN ST.
DENVER, CO 80216
PH: (303) 936-6997
FAX: (303) 923-3180



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AND SIGNATURE

JOB NUMBER:
19-72,538
DATE:
09-06-2019
DRAWN BY:
M. VOYLES
CHECKED BY:
JZG/ETB/TDH

SHEET 1 OF 2

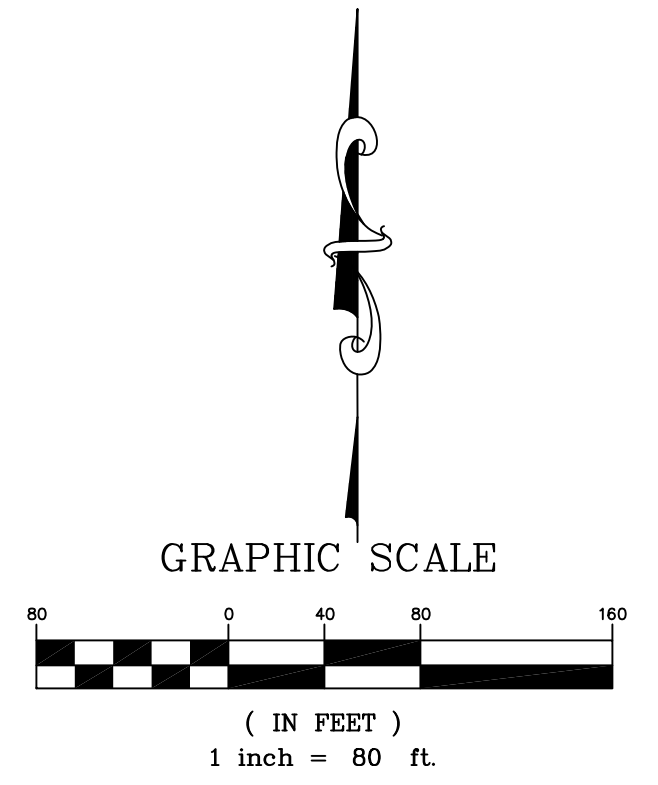
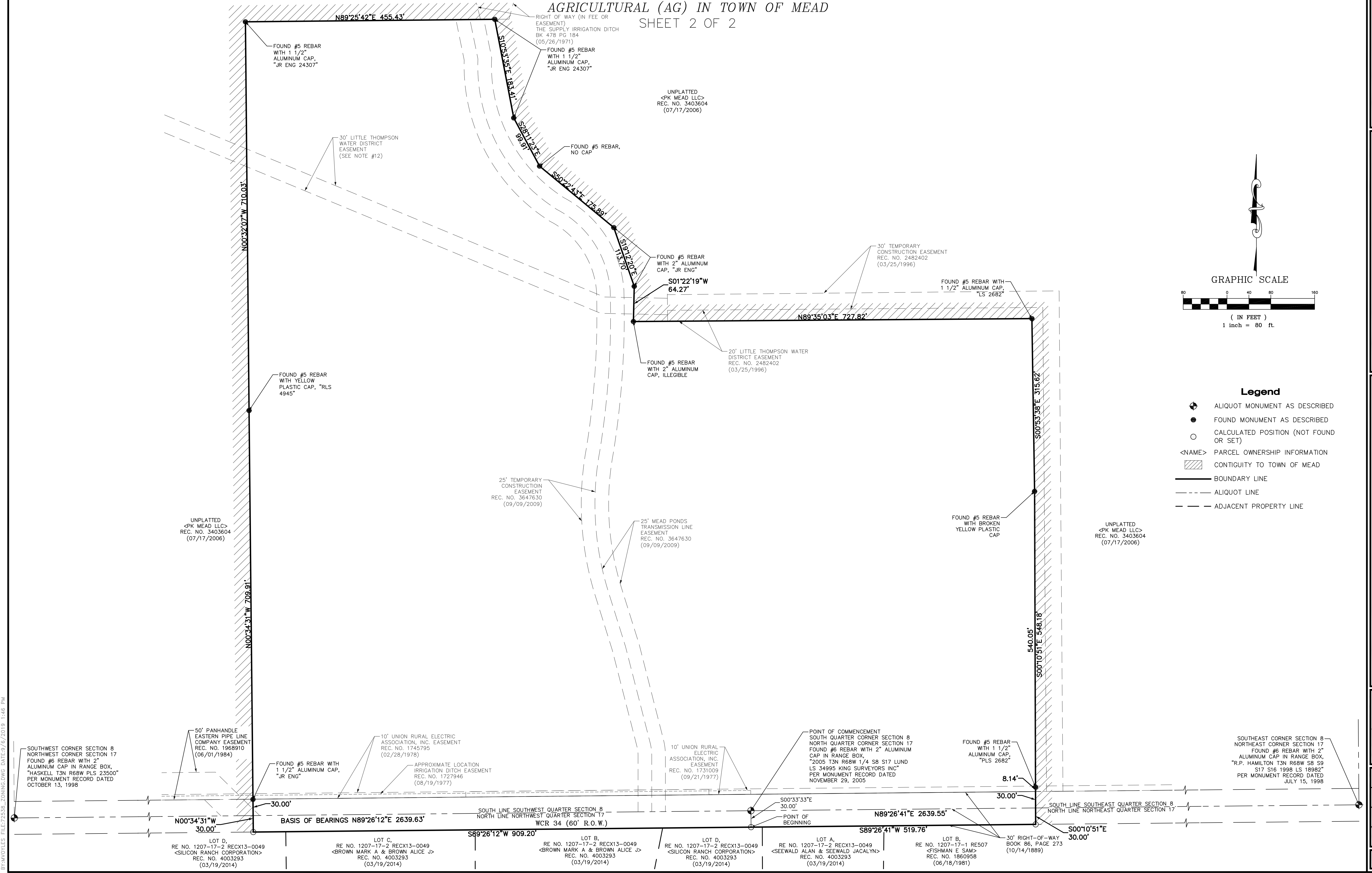
MEAD PONDS ANNEXATION-ZONING MAP

LOCATED IN THE SOUTH HALF OF SECTION 8 AND THE NORTH HALF OF SECTION 17, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO

CHANGE IN ZONING FROM AG AGRICULTURAL IN WELD COUNTY

AGRICULTURAL (AG) IN TOWN OF MEAD

SHEET 2 OF 2



- Legend**
- ALIQUOT MONUMENT AS DESCRIBED
 - FOUND MONUMENT AS DESCRIBED
 - CALCULATED POSITION (NOT FOUND OR SET)
 - <NAME> PARCEL OWNERSHIP INFORMATION
 - CONTIGUITY TO TOWN OF MEAD
 - BOUNDARY LINE
 - ALIQUOT LINE
 - ADJACENT PROPERTY LINE

REVISION	DATE
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	

ANNEXATION MAP
PREPARED FOR
TOWN OF MEAD
COPYRIGHT 2019 FLATRONS, INC.

Flatrons, Inc.
Surveying, Engineering & Geomatics
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3825 IRLS AVE, STE. 395
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FAX: (303) 443-9830

4501 LOGAN ST.
DENVER, CO 80216
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FAX: (303) 923-3180



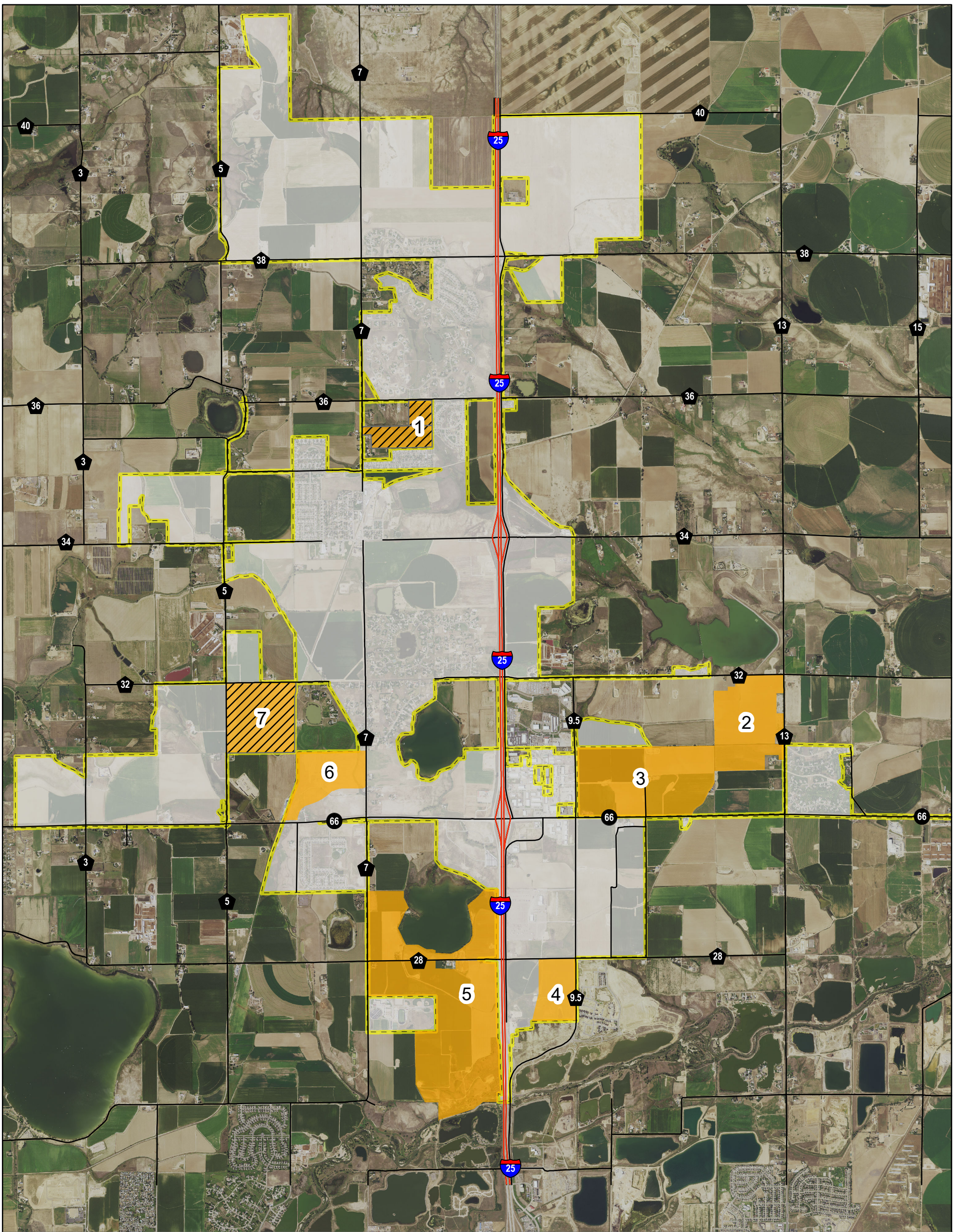
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AND SIGNATURE

JOB NUMBER:
19-72,538
DATE:
09-06-2019
DRAWN BY:
M. VOYLES
CHECKED BY:
JZG/ETB/TDH
SHEET 2 OF 2

BY: MVOYLES FILE: Z2538_ZONING.DWG DATE: 9/6/2019 1:46 PM

Project Number	Project Name	Project Type(s)	Project Location	Project Description	Approval and General Status Information
RESIDENTIAL - UNDER REVIEW					
NA	Range View	PIP review	NW corner CR 32/CR 7	applicant completing engineering for approved subdivision	Engineering scoping ongoing prior to review
2019-08	St. Acacius	Final Plat	SE corner I-25/CR 28	Final Plat of 222 residential lots and 2 parks on 110 acres	Under Review; First Submittal
2018-10	Mead Place	Final Plat	NW corner Hwy 66/CR 8	Final plat to begin platting 311 residential lots and two commercial tracts over approx. 160 acres.	BOT Dec. 09, 2019 (tentative)
2019-09	Red Barn Filing No. 1	Final Plat	SW corner CR 32/CR 13	Final plat for Red Barn Subdivision consisting of a PUD encompassing 13 single family lots	Under Review; Second Submittal
2019-01	Waterfront	Annexation & PUD	east of CR 7/north of Mead H.S.	Annexation and PUD for approx. 1800 units	Third Submittal comments out - awaiting resubmittal
2019-06	Meadow Ridge	Annexation & Zoning	NE Corner of WCR 9 1/2 & Hwy 66	Annexation and Zoning for 300 Acre property including 1007 dwelling units, parks and trails and commercial outlots.	PC 11/20/19; BOT 12/09/19
2019-13	Waterfront	Prelim Plat	east of CR 7/north of Mead H.S.	Preliminary Plat for 396 single-family lots, open space and parks.	First Submittal
RESIDENTIAL - UNDER CONSTRUCTION					
2019-02	The Highlands Filing No. 1	Final Plat	adjacent to Coyote Run and Feather Ridge, 36 and 7	Final plat for 154 lot single-family subdivision	site grading ongoing; construction of infrastructure to come
2018	Sorrento	Prelim/Final Plat	SE corner CR 5/CR 32	Prelim/Final plat for 454 sf lots	infrastructure currently under construction
COMMERCIAL - UNDER REVIEW					
2018-04	Gopher Gulch RV Park and Campground	Annexation, zoning and administrative plat	NE corner CR 5/Hwy 66	Request to annex approx. 47.45 acres for the purpose of eventually creating an RV park/campground.	Fifth submittal comments out - awaiting resubmittal
2018-04	Gopher Gulch RV Park and Campground	Admin Site Plan	NE corner CR 5/Hwy 66	Site plan for RV park/campground	Awaiting resubmittal




2019-10	The Ponds	Annex. and zoning		Annexation of Mead Ponds 37.70 acres of Town owned property	PC 11/20/19; BOT 12/09/19
2019-11	Sewczak/MWD	Admin Plat	14290 Hilltop Rd - North Property 14133 CR 9.5 - South Property	Lot-line adjustment to convey approx. 3 acres from south property to north property	First Submittal comments out - awaiting resubmittal
2019-12	Iglesia Church	Administrative Site Plan	4101 County Road 28	Site plan for church	Under review; First submittal
COMMERCIAL - UNDER CONSTRUCTION					
2018-13	Raterink (aka Mead Warehouse)	Site Plan	NE corner I-25/Welker	site plan for large trucking terminal user	BOT September 30, 2019
2019-04	Lyons 66 Lot 6, Site Plan (Sugar Mill)	Admin Site Plan	13788 Pacific Circle	Site plan for retail store specializing in home décor and antiques.	BOT approved; under construction
2019-07	Lyons 66 Lot 9, Rocky Mtn. Midstream	Site Plan	13781 Pacific Circle/SE corner of HWY 66 and I-25	Oil and gas office building	BOT approved; under construction
2018-15	Lyons 66 Lot 1A (Formerly Lots 13 - 14)	Site Plan	13790 INTERSTATE 25 FRONTAGE RD	Proposal for 2 office/warehouse buildings, totaling 48,000 square feet	BOT approved; under construction
2019-03	Lyons 66 Lots 13 & 14 Admin Plat	Admin Plat	Lots 13 & 14 Lyons 66 Pacific Commerce Park	Plat to combine Lots 13 & 14	BOT approved; under construction
2018-03	Lyons 66 Lot 15 "Mead Flex"	Admin Site Plan	13794 I25 Frontage Road	Site Plan for mixed use building of office and warehouse units	BOT approved
2017	Built Construction	Site Plan	SE corner I-25/Hwy 66	Site plan for contractor shop	BOT approved; under construction
2017	Harfst Property	Annexation	NE corner CR 13/CR 32	Annex three acres to continue residential and boat/RV maintenance/storage business.	BOT approved; existing home and shop



Town of Mead

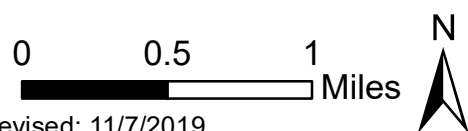


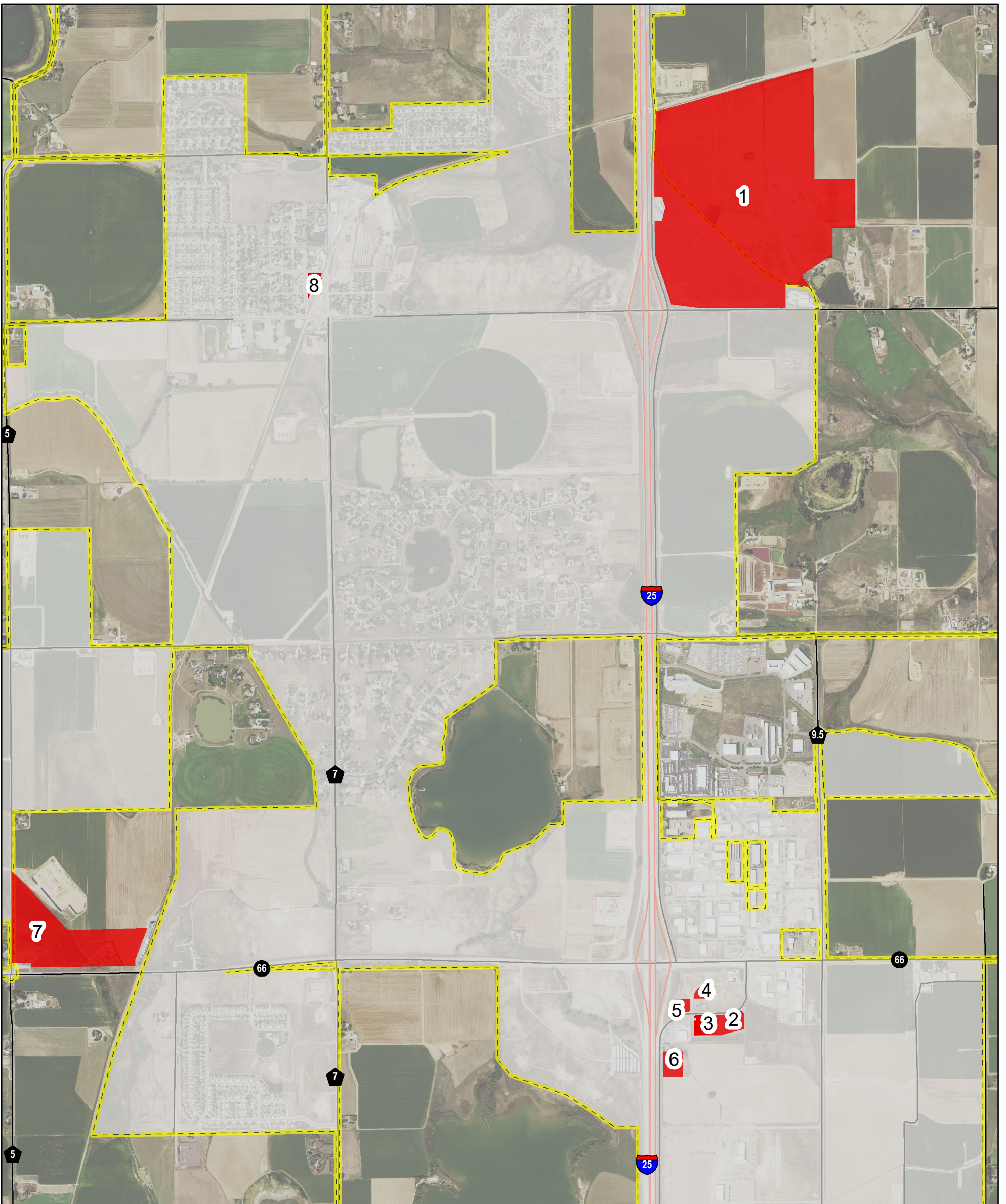
Legend

-  Under Construction
-  Active Projects
-  Town of Mead Boundary

Active Residential Development Projects

1. The Highlands - 154 Single-Family Lot Subdivision
2. Red Barn - 454 Single-Family Lot Subdivision
3. Meadow Ridge - 1,007 Unit Residential Subdivision With Commercial Uses
4. St. Acacius - Engineering and Construction Plans (222 Single-Family Lots)
5. Waterfront at Foster Lake - 1,800 Unit Residential Subdivision With Commercial Uses
6. Mead Place - 311 Single-Family Lot Subdivision
7. Sorrento Estates - 454 Single-Family Lot Subdivision



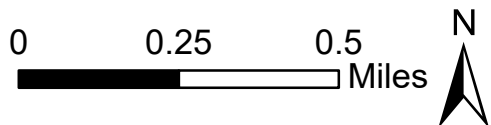


Town of Mead



Legend

- Active Projects
- Town of Mead Boundary



Active Commercial Development Projects

1. Raterink Mixed-Use Subdivision - Industrial Use Subdivision
2. Lyons 66 Lot 15 - One Building for Office and Warehouse Uses (currently under construction)
3. Lyons 66 Lots 13 & 14 - Four Buildings for Office and Warehouse Uses (one building complete, one under construction)
4. Lyons 66 Lot 6 - Retail Site Plan (currently under construction)
5. Lyons 66 Lot 9 - Commercial Office Building Site Plan (currently under construction)
6. Built Construction - Commercial Site Plan (currently under construction)
7. Gopher Gulch - Annexation for RV Park & Campground (2 separate applications)
8. Mead Towne Center (currently under construction)