



## Agenda Item Summary

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MEETING DATE: April 29, 2024

SUBJECT: **Ordinance No. 1052** – An Ordinance of the Town of Mead, Colorado, Approving the Mead Community Center Subdivision Final Plat

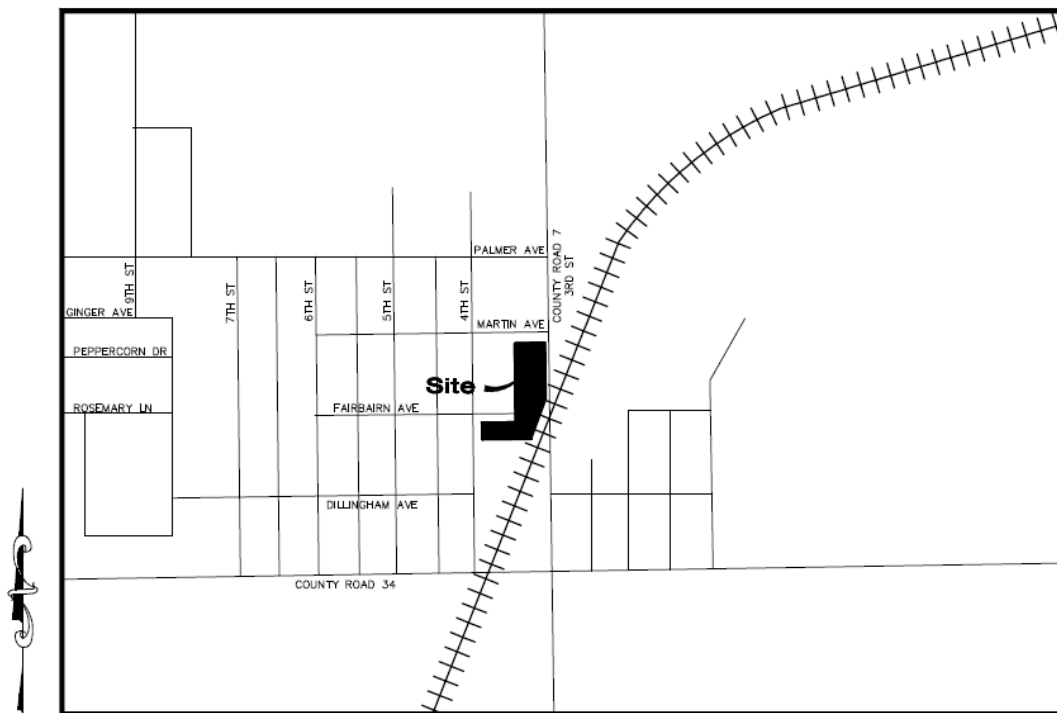
PRESENTED BY: Kyle Estrada-Clarke, Planner I

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### SUMMARY

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Staff has approved an application for the Mead Community Center Subdivision Final Plat (“**Final Plat**”), which combines eighteen (18) existing lots from the old Town corporate limits and one unplatted tract, known as the Great Western Railroad property, into one lot. The property is generally located south of Martin Avenue and west of Weld County Road 7 (3<sup>rd</sup> Street), as shown on the Vicinity Map below and more fully described in the Final Plat (“**Property**”). The Final Plat substantially complies with the regulations governing the development, including the Mead Municipal Code (“**MMC**”), Town Design Standards and Construction Specifications, Fire Code, and standards set forth by relevant utilities.



**Vicinity Map**  
SCALE: 1" = 500'

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## DETAIL OF REQUEST

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<b>Applicant:</b>	Town of Mead
<b>Property Owner:</b>	Town of Mead
<b>Property Location:</b>	Generally south of Martin Avenue and west of Weld County Road 7 (3rd Street)
<b>Zoning Classification:</b>	Downtown Mixed Use (DMU)
<b>Comp. Plan Designation:</b>	Downtown Mixed Use (DMU)
<b>Surrounding Land Uses:</b>	
North	Civic, Downtown Mixed Use (DMU) – Town of Mead
South	Commercial, Downtown Mixed Use (DMU) – Town of Mead
East	Light Industrial (LI) – Town of Mead
West	Residential, Downtown Mixed Use (DMU) – Town of Mead

## OVERVIEW

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MMC Section 16-4-70(b)(7) allows for administrative approval of final plats by staff. Section 16-4-70(b)(8) requires that staff bring approved final plats before the Board of Trustees for adoption by ordinance. The Final Plat complies with relevant regulations and the review criteria set forth in Section 16-4-70 of the MMC, as discussed in more detail below.

Town staff has submitted the Application on behalf of the Town of Mead (“**Applicant**” or “**Owner**”). The Property consists of 1.58 acres. The Final Plat consolidates the southern unplatted tract known as the Great Western Railroad property (“**RR Parcel**”) and the eighteen (18) existing lots to create one single lot.

The Board of Trustees public hearing on the Preliminary Plat was held on March 25, 2024. At that meeting, and following the conclusion of the public hearing, the Board of Trustees approved the Preliminary Plat, subject to certain conditions, via Resolution No. 28-R-2024 (“**Preliminary Plat Resolution**”). The Preliminary Plat Resolution conditioned approval of the Preliminary Plat on the Town’s acquisition of the RR Parcel. Great Western Railway of Colorado, L.L.C. conveyed the RR Parcel to the Town by Quitclaim Deed dated March 29, 2024 and recorded with the Weld County Clerk and Recorder on April 3, 2024, at Reception No. 4952737.

## REVIEW CRITERIA

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The following is a detailed analysis of the Final Plat application as it relates to the review criteria for final plats set forth in MMC Section 16-4-70(b)(8).

- 1) The final plat represents a functional system of land use and is consistent with the rationale and criteria set forth in this Code and the Town Comprehensive Plan.*

Staff finds that the Final Plat provides a functional system of land use. The lot provides adequate access to the roadway network. The lot size meets the minimum dimensional standards for the Downtown Mixed Use zoning district.

- 2) The application is consistent with the approved preliminary plat and incorporates the Planning Commission’s recommendations and conditions of approval.*

The Planning Commission public hearing on the Preliminary Plat was held on March 20, 2024, following which the Planning Commission recommended approval with conditions of the Preliminary Plat to the Board of Trustees via Resolution No. 01-PC-2024. Applicant has satisfied the condition requiring acquisition of the RR Parcel, and the Town now owns the entire Property. The Final Plat is consistent with the approved Preliminary Plat.

3) *The development will substantially comply with the Mead Municipal Code.*  
The Final Plat complies with applicable MMC provisions. More particularly, the Final Plat complies with the minimum dimensional standards for the Downtown Mixed Use zoning of the Property, including the minimum lot size and lot widths, as set forth in the Land Use Code.

4) *All applicable technical standards have been met.*  
The proposal has been reviewed by the Community Development Department, Town Engineer, Town Attorney, Colorado Department of Transportation (CDOT) and relevant service districts and utilities (Little Thompson Water District, United Power, Mountain View Fire Protection District) and complies with the applicable codes and standards governing the development.

## FINANCIAL CONSIDERATIONS

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There are no financial considerations directly tied to the approval/conditional approval of the Final Plat. Approval of the Final Plat and Site Plan for the Property will permit the Town to move forward with the construction of the Mead Community Center project. The approved 2024 budget identifies \$7,675,000 for the Mead Community Center project in budget line-item no. 09-51-5500, *Capital Outlay, Municipal Facilities*.

## ALTERNATIVES/OPTIONS

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MMC Section 16-4-70(b)(7) gives authority to Town Staff to “approve, approve with conditions, or deny the proposed final plat” and to “make a final decision on the final plat.” MMC Section 16-4-70(b)(9) also requires that the Final Plat “be presented to the Board of Trustees for its adoption by ordinance.”

As a result, the Board of Trustees may approve the attached Ordinance ratifying Staff’s conditional approval of the Final Plat. If the Board of Trustees desires to add additional conditions of approval or deny the request, it may do so, but this matter would need to be removed from the consent agenda for additional discussion and analysis of the applicable approval criteria set forth in the Land Use Code, set forth above. As set forth in this Agenda Item Summary, Staff has determined that the proposed Final Plat meets applicable MMC criteria.

## STAFF RECOMMENDATION/ACTION REQUIRED

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Pursuant to MMC Section 16-4-70, Town Staff has approved the Final Plat, subject to standard conditions, and recommends that the Board of Trustees approve Ordinance No. 1052

The Ordinance is included on the April 29, 2024, consent agenda. A motion to approve the April 29th consent agenda will approve the Ordinance. If this matter is removed from the consent agenda for additional discussion or questions of Town Staff, Town Staff recommends the following motion:

### Suggested Motion:

“I move to approve Ordinance No. 1052, an Ordinance approving the Mead Community Center Subdivision Final Plat, based on a finding that the final plat review criteria set forth in section 16-4-70 of the Mead Municipal Code have been satisfied, as detailed in the agenda item summary report prepared for the April 29, 2024, Board of Trustees meeting.”

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## ATTACHMENTS

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Ordinance No. 1052  
Mead Community Center Subdivision Final Plat