

**TOWN OF MEAD, COLORADO
PLANNING COMMISSION
RESOLUTION NO. 06-PC-2022**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN
OF MEAD, COLORADO RECOMMENDING CONDITIONAL
APPROVAL OF THE GRAND MEADOW SUBDIVISION PLANNED
UNIT DEVELOPMENT (PUD) OVERLAY/ZONING**

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

WHEREAS, pursuant to Section 16-3-160 of the MMC, following review of a zoning map amendment by the Town of Mead’s Planning Commission (the “Planning Commission”), the Planning Commission shall recommend to the Board of Trustees approval, approval with conditions, or denial of a zoning map amendment; and

WHEREAS, Melody Homes, Inc. (the “Applicant”), authorized representative of property owner MARK W. SCHELL, LTD. (“Owner”), has submitted an application for the Grand Meadow Subdivision Planned Unit Development (PUD) Overlay/Zoning (the “PUD”) for the 108.334 acre property known as Grand Meadow, generally located north of WCR 28, and east of WCR 9 ½ (High Plains Blvd.), in the Town of Mead, County of Weld, State of Colorado, as more particularly described in **Exhibit 1**, attached hereto and incorporated into this Resolution (the “Property”); and

WHEREAS, the Future Land Use Plan, from the Town’s 2018 Comprehensive Plan, designates the Subject Property as Single Family Residential (SFR), which corresponds with Residential Single-Family (RSF-4) in the Town Land Use Code; and

WHEREAS, the PUD proposes development of 223 single-family detached lots and 150 attached duplex lots on a 108.334 acre area, in accordance with the Residential Single-Family (RSF-4) underlying zoning; and

WHEREAS, in accordance with Sections 16-3-160 and 16-3-30 of the MMC, the Planning Commission held a duly noticed public hearing on July 20, 2022 to consider the PUD; and

WHEREAS, the Planning Commission has reviewed the proposed PUD and other materials distributed to the Planning Commission by Town staff at or prior to the July 20, 2022 meeting and public hearing, and desires to recommend to the Board of Trustees that the Board of Trustees proceed to approve the PUD consistent with the conditions set forth in this Resolution.

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 PUD was conducted and concluded in accordance with Section 16-3-160 of the MMC.

Section 2. The Planning Commission recommends approval of the PUD, in substantially the form attached hereto as **EXHIBIT 1**, based on a determination that the applicable review criteria set forth in Section 16-3-160(e) of the MMC have been satisfied, subject to the following conditions of approval:

- a) The Applicant shall resolve and correct any technical issues as directed by Town staff prior to signature of Town officials on the PUD; and
- b) The Applicant shall pay all fees and costs incurred by the Town and its consultants in reviewing and processing the PUD application.

Section 3. Town staff shall distribute a copy of this Resolution to the Board of Trustees at or prior to the date at which the Board of Trustees is scheduled to consider the PUD at a public hearing held for that purpose.

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

INTRODUCED, READ, PASSED AND ADOPTED THIS 20TH DAY OF JULY, 2022.

ATTEST:

**TOWN OF MEAD PLANNING
COMMISSION:**

By:


Jeannine Reed, Secretary


Ryan Sword, Chair

