



Agenda Item Summary

MEETING DATE: January 8, 2024
SUBJECT: Grand Meadow Subdivision Planned Unit Development (PUD)
Overlay/Zoning and Preliminary Plat
PRESENTED BY: Collin Mieras, Planner II

SUMMARY

This is a request for the Board of Trustees to review and consider the proposed Grand Meadow Subdivision Planned Unit Development (PUD) Overlay/Zoning application (“PUD”) and Preliminary Plat (“Preliminary Plat”).

Grand Meadow Investors LLC, a Colorado limited liability company (“Applicant”) proposes a Planned Unit Development (PUD) Overlay with underlying zoning of Residential Single Family (RSF-4). Staff has determined that the application satisfies the relevant requirements set forth in the Mead Municipal Code (MMC) and recommends approval via the attached ordinance.

The Applicant also proposes a Preliminary Plat for the property with 223 single-family and 150 duplex residential lots, for a total of 373 dwelling units. Staff has determined that the application satisfies the relevant requirements set forth in the MMC and recommends approval via the attached resolution.

The Planning Commission recommended approval of the PUD and Preliminary Plat following the conclusion of a public hearing held on July 20, 2022.

The Board of Trustees previously opened a joint public hearing to consider the PUD and Preliminary Plat at their August 8, 2022 regular meeting. At the prior owner/applicant’s request, the hearing was continued to the September 12, 2022 regular meeting. At the September 12, 2022 regular meeting, staff informed the Board of Trustees that the PUD and Preliminary Plat applications were withdrawn at the prior owner/applicant’s request.

Since the withdrawal of the applications, the Applicant has purchased the property and the development plans for the property. The Applicant is now bringing forward the PUD and Preliminary Plat, as recommended for approval by the Planning Commission, for the Board of Trustees’ consideration. A hearing on the PUD and Preliminary Plat has been scheduled for January 8, 2024.

DETAIL OF REQUEST

Applicant:	Grand Meadow Investors LLC
Property Owner:	Grand Meadow Investors LLC
Property Location:	Generally north and east of the intersection of WCR 28 and WCR 9 ½ (High Plains Blvd.)
Zoning Classification:	RSF-4 with PUD Overlay
Comp. Plan Designation:	Single Family Residential

Surrounding Land Uses:

North:	Agricultural within the Town of Mead’s municipal limits, primarily zoned RSF-4 (Residential Single Family - 4 units/ acre) with commercial zoning along the south side of Highway 66
South:	Existing single family residential development (Barefoot Lakes) within the municipal limits of the Town of Firestone
East:	Currently agricultural east of County Rd. 11, with the extension of the Barefoot Lakes Subdivision planned within the Firestone town limits
West:	Light industrial, including the Ritchie Bros. development within the Town of Mead

OVERVIEW

Applicant requests that the Board of Trustees approve the proposed rezoning and preliminary plat of the 108.334-acre property, known as the Grand Meadow property, generally located north and east of the intersection of WCR 28 and WCR 9 ½ (High Plains Blvd.) (“Property”).

Applicant proposes a Planned Unit Development (PUD) Overlay to the existing RSF-4 zoning on the Property to allow for attached residential duplex units in addition to single family detached units. Applicant also proposes a Preliminary Plat that creates 223 single-family and 150 duplex residential lots.

The proposed preliminary plat consists of a total of 373 dwelling units for an overall density of 3.4 dwelling units per acre. The proposed density is in conformance with the RSF-4 zoning district, which allows for densities of up to four (4) dwelling units per acre.

The Planning Commission held a public hearing on the PUD and Preliminary Plat on July 20, 2022, and recommended approval of same to the Board of Trustees, subject to standard conditions. The Planning Commission recommendation regarding approval of the PUD and Preliminary Plat are memorialized in Resolution No. 06-PC-2022, and Resolution No. 07-PC-2022, attached to this Agenda Item Summary.

REVIEW CRITERIA – PLANNED UNIT DEVELOPMENT (PUD) OVERLAY

A PUD Overlay is a zoning designation set forth in the MMC (Section 16-3-30) 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 set forth in the Comprehensive Plan.

PUD overlays may 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 (single-family detached and attached residential, parks, trails, and open space) proposed in the Grand Meadow PUD are consistent with the Single-Family Residential (SFR) land use designations identified in the 2018 Comprehensive Plan. Staff has also found the concept proposed in the PUD to be an improvement over what would normally be required by the underlying zoning districts with respect to connectivity, open space and the availability of diverse housing options.

The PUD proposes several reductions from the underlying zoning district setbacks and other dimensional standards. The modifications provide for a reduction in the single-family detached lot sizes, as well as

providing for single-family attached duplex lots. The modifications primarily focus on the duplex lots, which are designed to have attached units and rear access along alleyways for garages.

The modifications are specified on the Table titled “Modifications to Residential Density and Dimensional Standards” on Sheet 2 of the PUD maps, and include the following modifications to the RSF-4 zoning district:

- Reductions in the minimum lot size from 6,250 sf to 5,000 sf. for single-family detached and 2,000 sf. for single-family attached duplexes
- Reductions in minimum lot width from 50’ to 25’ for attached duplex lots; no reductions for single-family detached
- Reductions to front yard setback from 20’ to 15’ for attached duplex lots; no reductions for single-family detached
- Reductions in rear yard setback from 25’ to 15’ for attached duplex lots
- Increase in maximum lot coverage from 50% to 70% for attached duplex lots

Such modifications to underlying zoning standards are allowable in a PUD as long as the proposed deviations from the development standards represent an improvement of the proposed development over what would normally be required by the underlying zoning districts. The proposed PUD provides improvements to the development in the following ways:

- The PUD provides for a greater amount of park and open space land than would be required through the underlying zone districts. The Land Use Code (MMC Section 16-2-120) requires PUDs to provide at least 20 percent of the site for parks and open space in the RSF-4 zone districts. That would require a parks and open space dedication requirement for this property of approximately 22 acres, which the PUD exceeds.
- The PUD proposes interconnected parks and open space areas linked by trail corridors throughout the Property.
- The PUD exhibits exceptional connectivity with numerous access points to CR 9 ½, CR 28, and CR 11, as well as future access to the north.
- The development would add diversity to the Town’s housing stock and housing options with options for a range of single-family detached and attached housing products currently in limited supply in Mead.
- The PUD helps to further the goals of the 2018 Comprehensive Plan related to growth, housing diversity, and economic development.

The establishment of a zoning designation is subject to review against the following criteria set forth in MMC Section 16-3-160. Only one (1) of the following criteria must be met for the proposed zoning. This PUD meets two (2) criteria (no. 2 and no. 6 – shown in bold text below):

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.**

Justification for Criterion No. 2:

In recent years, the Town of Mead has been experiencing significant growth pressure due, in part, to its unique location situated along the I-25 corridor of the Front Range and the expansion of the Town of Firestone's municipal boundary adjacent to the Town of Mead.

Additionally, the availability of water needed to serve development along the Front Range has become more limited and smaller lot sizes and attached dwelling units are an important component of modifications required to address the housing demands responsibly. Further, the 2018 Mead Comprehensive Plan specifies a goal of adding diversity to the Town's housing stock for a range of single-family detached and attached housing products, currently in limited supply in Mead. These changes are consistent with the East Side Neighborhood Subarea Plan outlined in the 2018 Mead Comprehensive Plan. Town staff is recommending that a PUD Overlay be established on the existing RSF-4 zoning designation of the property.

Justification for Criterion No. 6:

Staff has determined that the requested PUD will encourage innovative and creative development in that the PUD contemplates:

- A diversity of attached and detached housing options;
- Well-planned open space that is well-connected to multi-modal pathways; and
- A cohesive and unique development pattern that will establish a community for citizens in various stages of life.

REVIEW CRITERIA – PRELIMINARY PLAT

The following is a detailed analysis of the Preliminary Plat application as it relates to the review criteria for preliminary plats set forth in MMC Section 16-4-60(c).

1) The preliminary 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 Preliminary Plat provides a functional system for land use. The lots all provide adequate access to the roadway network. The lot sizes meet the minimum dimensional standards for the applicable PUD. Single-family lot sizes range from 5,500 sq. ft. to 14,187 sq. ft. and duplex lots range from 2,000 sq. ft. to 3,748 sq. ft. The Preliminary Plat proposes to dedicate the necessary rights-of-way, in accordance with the Transportation Plan. Adequate open space and park dedications are provided for in accordance with the MMC. Planned drainage facilities and underlying tracts will be maintained in accordance with the final plat, once approved. Easements will be provided at final platting for the location of utilities to serve the lots.

2) The application is consistent with the approved PUD and incorporates the Planning Commission's recommendations and conditions of approval.

Staff finds the Preliminary Plat is consistent with the PUD and the Applicant will incorporate recommendations and conditions of approval specified by the Planning Commission.

3) The land use mix within the project conforms to the Town's Zoning District Map and Land Use Map and furthers the goals and policies of the Town Comprehensive Plan including:

- a. The proposed development promotes the Town's small town, rural character:**

Most of the goals and strategies identified in the Comprehensive Plan, related to promoting the Town's small town, rural character, emphasize the importance of establishing a vibrant downtown, establishing attractive gateway corridors, supporting historic preservation and the arts, and enforcing design standards that promote a rural image. The Grand Meadow development will comply with all design standards identified in the MMC, including architecture design standards for future homes.

Residents of the subdivision will provide potential customers for the businesses downtown, contributing to a dynamic and vibrant downtown.

b. Proposed residential development adds diversity to the Town's housing supply:

The Grand Meadow development would add diversity to the Town's housing stock and housing options, with options for a range of single-family detached housing products, as well as the potential for single-family attached duplex dwellings, which are currently in limited supply in Mead. This diversity of housing types will allow residents of all ages and stages of life to live in and contribute to the Town's community, further implementing goals identified in the 2018 Mead Comprehensive Plan.

c. Parks and open space and trails are incorporated into the site design:

The Preliminary Plat proposes to dedicate 33.07 acres of land for parks and open space, which exceeds the 20% open space dedication requirement. In addition, the Preliminary Plat provides a well-designed trail and sidewalk network to accommodate pedestrians and bicyclists. In accordance with the Town's open space and park requirements, the Preliminary Plat provides one neighborhood park (Tract 2) and two smaller pocket parks (Tract 1 and a portion of Tract 7), multi-purpose fields (Tracts 5 and 8), as well as trails that interconnect the development that will provide recreation access within walking distance for all of the residents of the subdivision.

d. The proposed project protects the Town's environmental quality:

The proposed project protects the Town's environmental quality in the following ways:

- 1) The property is originally farmland with active and inactive oil and gas facilities, with no known environmental contamination requiring mitigation.
- 2) The development is required to dedicate at least 20% of the site as parks and open space. The development will provide a well-designed trail and sidewalk network to accommodate pedestrians, bicyclists, and other non-motorized modes of travel. The abundance of open space will provide nearby access to recreation opportunities for residents.
- 3) The development is not anticipated to cause any disturbance to natural areas within the Town of Mead.

e. The development enhances cultural, historical, educational and/or human service opportunities:

The developer for Grand Meadow will help to construct a transportation network that will expand upon the existing network, including the improvement of High Plains Blvd., WCR 28 and WCR 11. A well-connected and efficient transportation network allows access to higher paying and varied job types, a wider selection of housing options and more convenient health and human services. The residents will also help to fund the local school district through fees and taxes, expanding the educational service opportunities. In addition, the Town will collect impact fees and taxes from the new homes. These fees and taxes will provide opportunities to enhance the cultural, historical, educational, and human services in Mead. This revenue will fund Town infrastructure and other capital construction projects, including

roads and drainage, cultural and recreation facilities and parks, trails and open space, which will improve the quality of life for existing residents and business owners.

4) The utility and transportation design is adequate, given existing and planned capacities of those systems.

Proposed utility and transportation systems have been reviewed by Town staff and external agencies and found to be adequate to serve the proposed development. The proposal complies with the Town's adopted Transportation Plan and the Town's engineering standards regarding transportation, drainage, and utility system design. This infrastructure will be constructed at the time of development in order to provide adequate facilities to accommodate the new residents.

5) Negative impacts on adjacent land uses have been identified and satisfactorily mitigated.

One of the anticipated impacts of the Grand Meadow development will be the increased number of vehicle trips onto the Town's roadway network. The Owner will be responsible for constructing the necessary improvements to these roadways in order to mitigate this additional traffic. Additional impacts to the broader Town roadway network will be mitigated using impact fees that will be paid with building permits. Details related to the design, cost, and timing of completion of required improvements will be fleshed out through review of the final plat and development of the subdivision improvement agreement (SIA). The impact of increased impervious surface on the site regarding stormwater drainage will be mitigated with drainage facilities that will be constructed and maintained by the developer. The park and open space dedications will add to the Town's network of open space and will provide new recreational options and opportunities for Mead's residents.

6) There is a need or desirability within the community for the applicant's development and the development will help achieve a balance of land use and/or housing types within the Town of Mead.

The Grand Meadow development will help address the growing demand for housing in the Front Range region, as well as increasing the Town's housing stock. This will provide for a greater variety of single-family detached and attached housing products. The proposed development will benefit the Town's economic base by providing new residents and potential customers for Mead's businesses. The diverse housing stock, created by the development, will also provide opportunities for employees of Mead's businesses to live close to their workplace. The abundance of open space will provide nearby access to recreation opportunities for residents, and the well-designed trail and sidewalk network will accommodate pedestrians, bicyclists, and other non-motorized modes of travel.

FINANCIAL CONSIDERATIONS

The Grand Meadow development will create infrastructure (water, sewer, utilities, roads, drainage, parks, open space, etc.) that will expand and improve upon the existing infrastructure of the surrounding area. The Town will also collect impact fees and taxes from the new homes. This revenue will help to fund other capital construction projects, including roads, drainage, parks, trails, and open space, which will expand upon and improve the quality of life for existing residents and business owners. Total impact fees are anticipated to be just over \$5.5 million dollars for the development per the 2024 Impact Fee Schedule.

STAFF RECOMMENDATION/ACTION REQUIRED

Staff finds that the proposed PUD and Preliminary Plat satisfactorily meet the criteria for approval as set forth in Section 16-3-160 and Section 16-4-60 of the MMC respectively. Staff recommends that the Board of Trustees approve Ordinance No. 1051, approving the rezoning of the Grand Meadow property from RSF-4 to RSF-4 with a PUD Overlay, and Resolution No. 08-R-2024, approving the Grand Meadow Subdivision Preliminary Plat, via the following motions:

Suggested Motions:

PUD

“I move to approve Ordinance No. 1051 – An Ordinance of the Town of Mead, Colorado, Approving with Conditions the Rezoning of the Grand Meadow Subdivision from RSF-4 to RSF-4 with a PUD Overlay and Amending the Official Zoning Map.”

Preliminary Plat

“I move to approve Resolution No. 08-R-2024 – A Resolution of the Town of Mead, Colorado, Conditionally Approving the Grand Meadow Subdivision Preliminary Plat.”

ATTACHMENTS

Ordinance No. 1051, approving rezoning of the Grand Meadow property from RSF-4 to RSF-4 with PUD Overlay (PUD Map attached as Exhibit 1)

Planning Commission Resolution No. 06-PC-2022, recommending approval of the PUD to the Board of Trustees

Resolution No. 08-R-2024, approving the Grand Meadow Subdivision Preliminary Plat (Preliminary Plat attached as Exhibit 1)

Planning Commission Resolution No. 07-PC-2022, recommending approval of the Preliminary Plat to the Board of Trustees