

**TOWN OF MEAD, COLORADO
ORDINANCE NO. 1051**

**AN ORDINANCE OF THE TOWN OF MEAD, COLORADO APPROVING WITH
CONDITIONS THE REZONING OF THE GRAND MEADOW SUBDIVISION FROM RSF-4
(RESIDENTIAL SINGLE-FAMILY DISTRICT) TO RSF-4 (RESIDENTIAL SINGLE-FAMILY
DISTRICT) WITH A PLANNED UNIT DEVELOPMENT (PUD) OVERLAY AND AMENDING
THE OFFICIAL ZONING MAP**

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, Grand Meadow Investors LLC, a Colorado limited liability company (the “Applicant”) 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 (the “Property”); and

WHEREAS, Applicant is the current record owner of the Property; and

WHEREAS, the Future Land Use Plan in the Town’s 2018 Comprehensive Plan, designates the 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 the Property, in accordance with the Property’s underlying Residential Single-Family (RSF-4) zoning; and

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

WHEREAS, following the conclusion of the public hearing on July 20, 2022, the Planning Commission adopted Resolution No. 06-PC-2022, recommending approval of the Grand Meadow Subdivision PUD Overlay/Zoning to the Board of Trustees; and

WHEREAS, the Board of Trustees considered the PUD during a public hearing held on January 8, 2024; and

WHEREAS, public notice has been properly given of the proposed rezoning of the Property by publication in *The Times-Call*, a newspaper of general circulation within the Town of Mead, by posting of the Property, and by notification of adjacent property owners and other interested parties in accordance with applicable provisions of the Town Land Use Code; and

WHEREAS, the administrative record for this matter includes, but is not limited to, the Town of Mead Land Use Code (including subdivision and zoning amendment regulations), the Town of Mead Comprehensive Plan, all other applicable ordinances, resolutions and regulations, the staff files and reports of the Planning Director and Town Engineer related to the PUD, any and all submittals by the Applicant and members of the public, and the audio recordings and minutes of both the Planning Commission and Board of Trustee meetings at which this application was considered; and

WHEREAS, the Applicant has agreed to all conditions of approval as stated in this Ordinance; and

WHEREAS, the Board of Trustees has determined that the PUD request satisfies at least one of the review criteria applicable to amendments to the Town's official zoning map set forth in Section 16-3-160(e) of the MMC, specifically that the rezoning to Planned Unit Development Overlay district will encourage innovative and creative design and promote a desirable mix of land uses; and

WHEREAS, the Board of Trustees has further determined that approval of the Grand Meadow Subdivision PUD Overlay/Zoning will advance the public health, safety, convenience, and general welfare of the residents of the Town.

NOW THEREFORE, BE IT ORDAINED by the Board of Trustees of the Town of Mead, Weld County, Colorado, that:

Section 1. Rezoning of Property Approved. The Board of Trustees hereby grants and approves rezoning of the Property from RSF-4 (Residential Single-Family District) to RSF-4 (Residential Single-Family District) with a Planned Unit Development Overlay under the Town's Land Use Code, as depicted on the PUD Overlay/Zoning map attached hereto as **Exhibit 1**, subject to the conditions below:

- 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, including without limitation legal fees and costs, for review and processing of the PUD application within forty-five (45) days of receiving an invoice from the Town.

Following the effective date of this Ordinance, the Property shall be zoned RSF-4 with a PUD Overlay.

Section 2. Amendment of Zoning Map. The Town Clerk is instructed to record the PUD Overlay/Zoning for the Property in the real property records of Weld County, Colorado once the Applicant has satisfied the conditions set forth in Section 1 of this Ordinance. In accordance with Sec. 16-3-160(g) of the MMC, the official zoning map of the Town of Mead shall be amended to conform and reflect the Property's RSF-4 with PUD Overlay zone district classification.

Section 3. Effective Date. This Ordinance shall be published and become effective as provided by law.

Section 4. Certification. The Town Clerk shall certify to the passage of this Ordinance and make not less than one copy of the adopted Ordinance available for inspection by the public during regular business hours.

Section 5. Severability. If any part, section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be invalid, such invalidity shall not affect the validity of the remaining sections of the Ordinance. The Board of Trustees hereby declares that it would have passed the Ordinance including each part, section, subsection, sentence, clause or phrase thereof, irrespective of the fact that one or more part, section, subsection, sentence, clause or phrase is declared invalid.

Section 6. Repealer. All ordinances or resolutions, or parts thereof, in conflict with this Ordinance are hereby repealed, provided that such repealer shall not repeal the repealer clauses of such ordinance nor revive any ordinance thereby.

INTRODUCED, READ, PASSED AND ADOPTED THIS 8TH DAY OF JANUARY, 2024.

ATTEST:

TOWN OF MEAD:

By: _____
Mary Strutt, MMC, Town Clerk

By: _____
Colleen G. Whitlow, Mayor

EXHIBIT 1
Grand Meadow Subdivision PUD/Zoning Map