



Agenda Item Summary

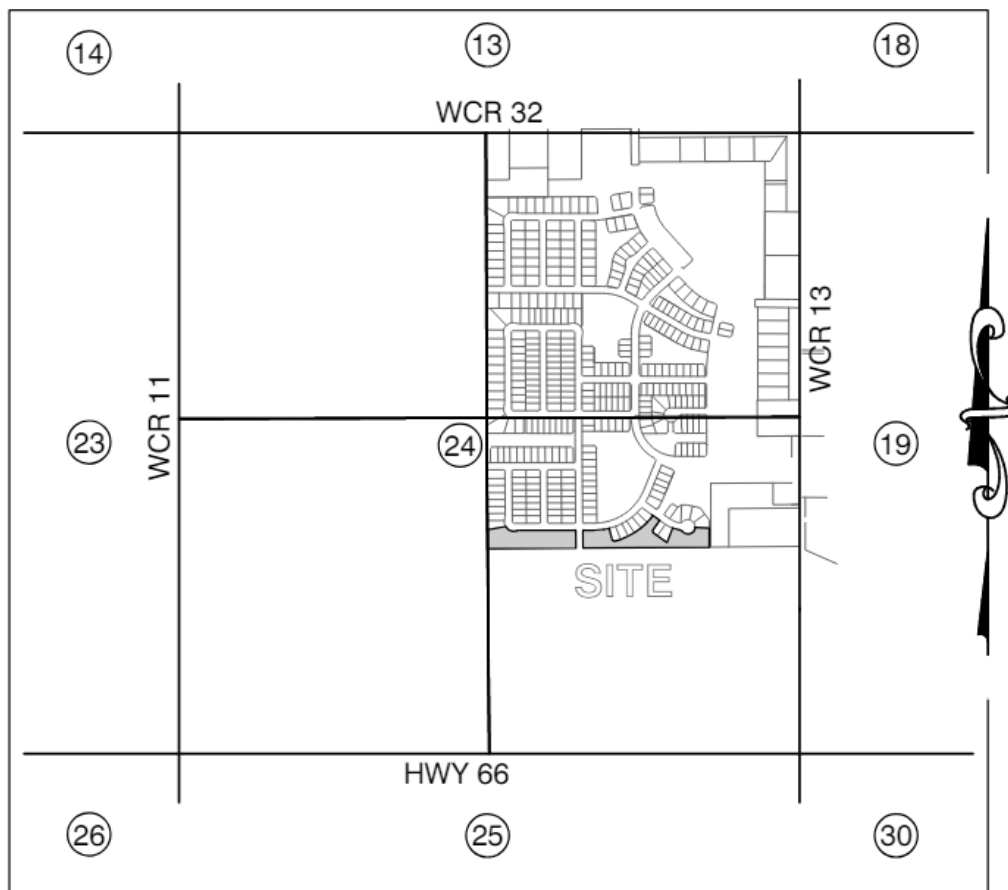
MEETING DATE: July 8, 2024

SUBJECT: **Ordinance No. 1056** – An Ordinance of the Town of Mead, Colorado, Approving with Conditions the Red Barn Subdivision Final Plat Filing No. 2 Replat A

PRESENTED BY: Collin Mieras, Planner II

SUMMARY

This is a request for the Board of Trustees to ratify staff's conditional administrative approval of the Red Barn Subdivision Final Plat Filing No. 2 Replat A (the "Replat"). The purpose of the Replat is to remove the southern-most fifteen (15) feet from the included lots and outlots, and create two outlots. These outlots will provide the necessary area for an 11-foot-wide utility and drainage easement for the No. 3 Lateral Ditch Company (dedicated via separate instrument).



SITE DETAILS

Applicant:	Century Land Holdings, LLC
Property Owner:	Century Land Holdings, LLC; 13-32 Development LLC; and Red Barn Metropolitan District
Property Location:	Southern portion of the Red Barn Subdivision, SW of the intersection of WCR 32 and WCR 13
Zoning Classification:	RSF-4 w/ PUD Overlay
Comp. Plan Designation:	Residential Mixed-Use and Single-Family Residential
Surrounding Land Uses:	
North	Northern portion of Red Barn Subdivision
South	Agricultural – Weld County
East	RSF-1 – Town of Mead
	Agricultural, Commercial - Weld County
West	RSF-4 – Town of Mead
	Agricultural - Weld County

OVERVIEW

This is a request for the Board of Trustees to ratify staff’s conditional administrative approval of the Red Barn Subdivision Final Plat Filing No. 2 Replat A (“Replat”). This application proposes moving the rear lot lines north 15-feet for Lots 6, 7, 8, and 9, Block 40; Lots 1, 2, and 3, Block 42; Lots 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, and 20, Block 43; and Outlot K of Red Barn Subdivision Final Plat Filing No. 2 of the subdivision. Moving the lot lines will accommodate two 15-foot wide outlots that will provide area for an 11-foot utility and drainage easement for the No. 3 Lateral Ditch Company. This easement is necessary as the No. 3 Lateral Ditch Company needs the space to perform routine upkeep and maintenance on their ditch that is just to the south of the Red Barn Subdivision.

The replat also includes the dedication of a 10-foot utility easement along the new rear property lines of the affected lots. The previous utility easements that were on these properties are to be vacated to allow for the relocation of the lot lines and creation of the outlots. This easement vacation is also before the Board of Trustees for consideration at the July 8, 2024 regular meeting

Pursuant to Section 16-4-120 of the Mead Municipal Code (“MMC”), this application is eligible for processing as a final plat.

REVIEW CRITERIA

Staff has reviewed the Replat application and found it to comply with Section 16-4-70 of the MMC, which contains the review criteria for final plats. The review criteria and staff’s explanation of how each criterion has been met are as follows:

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

The Replat removes 15 feet from the included lots on the southern portion of the Red Barn Subdivision to create two 15-foot wide outlots to provide area for an 11-foot utility and drainage easement for the No. 3 Lateral Ditch Company. These outlots will be owned by Red Barn Metropolitan District. The lots and outlots affected by the reduction in total lot sizes as well as the

newly created outlots meet all applicable requirements and standards of the MMC and Comprehensive Plan. As a result, the Replat represents a functional system of land use.

2. The final plat is consistent with the approved preliminary plat and incorporates the Planning Commission's and Board of Trustees recommendations and conditions of approval.

The Replat is consistent with the approved preliminary plat. The total number of lots remains the same, and no rights-of-way are being vacated or altered. The creation of the outlots and reconfiguration of the lot lines for the affected lots do not constitute a significant change from the preliminary plat.

3. The development will substantially comply with this Code.

The reduction in lot sizes for the affected lots and outlots, as well as the creation of the new outlots, meets all applicable density and dimensional standards. The Replat contains the information required in Section 16-4-70 of the MMC.

4. All applicable technical standards have been met.

The Replat satisfies the technical standards required by Section 16-4-70 of the MMC, including north arrow, vicinity map, address, title, legal description, number of lots, survey monuments, and other relevant data.

ALTERNATIVES/OPTIONS

The Board may adopt Ordinance No. 1056 ratifying staff's conditional approval of the Red Barn Subdivision Final Plat Filing No. 2 Replat A, add conditions to Ordinance No. 1056, or choose not to adopt Ordinance No. 1056. Any decision by the Board not to adopt Ordinance No. 1056 shall be accompanied by a clear statement outlining which of the required review criteria the Board believes has not been met.

STAFF RECOMMENDATION/ACTION REQUIRED

Approval of the July 8, 2024, consent agenda will approve the ordinance.

If the Board of Trustees pulls this item from the consent agenda for questions or additional discussion, Staff recommends the following motion for approval of the ordinance:

Suggested Motion:

"I Move to Approve Ordinance No. 1056, an Ordinance Approving with Conditions the Red Barn Subdivision Final Plat Filing No. 2 Replat A Based on Staff Approval and Satisfaction of Replat Review Criteria Set Forth in Section 16-4-70 of the Mead Municipal Code."

ATTACHMENTS

Ordinance No. 1056
Red Barn Subdivision Final Plat Filing No. 2 Replat A