



Agenda Item Summary

MEETING DATE: March 20, 2024

SUBJECT: **Resolution No. 01-PC-2024** – A Resolution of the Planning Commission of the Town of Mead, Colorado, Recommending Conditional Approval of the Mead Community Center Subdivision Preliminary Plat

PRESENTED BY: Kyle Estrada-Clarke, Planner I

SUMMARY

This is a request for the Planning Commission to review and consider the proposed Mead Community Center Subdivision Preliminary Plat (“**Preliminary Plat**”) for the 1.58-acre property located south of Martin Avenue and west of Weld County Road 7 (3rd Street), as more particularly described in the Preliminary Plat (“**Property**”).

The Town of Mead (“**Applicant**”) proposes to replat the Property and consolidate it into one lot. Staff has determined that the application satisfies the relevant requirements set forth in the Mead Municipal Code (“**MMC**”) and recommends that the Planning Commission recommend approval of the Preliminary Plat to the Board of Trustees.

DETAIL OF REQUEST

Applicant:	Town of Mead
Property Owner:	Town of Mead
Property Location:	Southwest corner of Martin Ave. and 3 rd St.
Zoning Classification:	DMU
Comp. Plan Designation:	Downtown Mixed Use

Surrounding Land Uses:

North:	Civic within the Town of Mead’s municipal limits, zoned DMU (Downtown Mixed Use)
South:	A commercial building currently under construction, zoned DMU (Downtown Mixed Use)
East:	Light industrial, including the Boulder Scientific and Agfinity Developments (within the Town of Mead)
West:	Residential use with single family homes, zoned DMU (Downtown Mixed Use)

OVERVIEW

The Town has submitted an application for the Preliminary Plat pursuant to MMC Section 16-4-60. Upon consideration of the application, the Planning Commission shall make a recommendation to the Board of Trustees to approve, deny, or approve with conditions the Preliminary Plat.

The Preliminary Plat vacates the lot lines for eighteen lots and consolidates these lots with adjacent property currently owned by Great Western Railway of Colorado, L.L.C. (“**Great Western Railway Parcel**”). The Town is currently negotiating purchase of the Great Western Railway Parcel, and closing on same is a recommended condition of approval of the Preliminary Plat. The Preliminary Plat is the first step towards construction and management of a community center that will serve the residents of the Town of Mead (the “**Community Center Project**”).

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 lot provides adequate access to the roadway network. The lot size meets the minimum dimensional standards for the applicable DMU zoning. Planned drainage facilities 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 lot.

2) 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:

Many goals and strategies identified in the Town’s 2018 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 successful completion of the Community Center Project will assist the Town with establishing a vibrant downtown which is a specific goal set forth in the Comprehensive Plan.

Specifically, completion of the Community Center Project will further activate the downtown area, drawing in residents and visitors alike, providing potential customers for the businesses downtown, contributing to a dynamic and vibrant downtown.

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

The primary use for the Community Center Project is recreational in nature. The Preliminary Plat provides adequate space for the main building associated with the Community Center Project as well as adequate space for outdoor gatherings and a splash pad. Given the primary use of recreation, Town Staff believes that the development satisfies the above requirement.

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

The proposed Community Center Project protects the Town’s environmental quality in the following ways:

- 1) The prior use of the Property was light industrial, with no known environmental contamination requiring mitigation.

- 2) The development incorporates drainage facilities designed to protect water quality.
- 3) The development is not anticipated to cause any disturbance to natural areas within the Town of Mead.

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

The development of the Community Center Project will result in the addition of community focused space for residents to congregate and to engage in a variety of activities and events focused on bolstering the recreational and civic opportunities found within the Town of Mead.

3) 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 proposed use.

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

One of the anticipated impacts of the Community Center Project will be the increased number of vehicle trips into the Town's downtown area. The Town will be responsible for constructing the necessary parking required to mitigate this additional traffic. Details related to the design, cost, and timing of completion of required improvements will be fleshed out through review of the final plat. The impact of increased impervious surface on the site regarding stormwater drainage will be mitigated through construction of adequate drainage facilities. There are no additional negative impacts on adjacent property that have been identified.

5) 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 Community Center Project will help address the growing demand for recreational opportunities and spaces within the Town of Mead, providing a number of basketball courts, a splash pad, and multipurpose areas for a myriad of recreational needs. Currently, Town Staff anticipates that recreational programming will include age-appropriate activities, including programming focused on active seniors. The development will also provide much-needed pedestrian connectivity to the rest of the downtown area.

STAFF RECOMMENDATION/ACTION REQUIRED

Staff finds that the proposed Preliminary Plat satisfactorily meets the criteria for approval as set forth in Section 16-4-60 of the MMC. Staff recommends that the Planning Commission recommend conditional approval of the Preliminary Plat to the Board of Trustees by approving Resolution No. 01-PC-2024 , via the following motion:

Suggested Motion:

“I MOVE TO APPROVE RESOLUTION 01-PC-2024, A RESOLUTION RECOMMENDING CONDITIONAL APPROVAL OF THE MEAD COMMUNITY CENTER SUBDIVISION PRELIMINARY PLAT BASED ON A FINDING THAT THE REVIEW CRITERIA SET FORTH IN SECTION 16-4-160 OF THE CODE HAVE BEEN SATISFIED, AS DETAILED IN THE AGENDA ITEM SUMMARY REPORT PREPARED FOR THE MARCH 20, 2024 PLANNING COMMISSION MEETING.”

ATTACHMENTS

Resolution No. 01-R-2024 (Preliminary Plat attached as Exhibit 1)