

**TOWN OF MEAD, COLORADO  
PLANNING COMMISSION  
RESOLUTION NO. 02-PC-2024**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF MEAD, COLORADO RECOMMENDING APPROVAL OF THE AMK ANNEXATION, AND FURTHER RECOMMENDING THE ESTABLISHMENT OF INITIAL ZONING FOR THE SUBJECT PROPERTY AS LIGHT INDUSTRIAL (LI)**

**WHEREAS**, by petition for annexation submitted to the Town of Mead by AMK Properties, LLC (the “Annexation Petition”), annexation proceedings have been initiated for certain real property generally described as the AMK Annexation, consisting of a total of 13.52 acres more or less, as described more particularly in **Exhibit 1** attached hereto (“Subject Property”); and

**WHEREAS**, AMK Properties, LLC is the fee owner of the Subject Property (“Owner”); and

**WHEREAS**, copies of the Annexation Petition and AMK Annexation Map (“Annexation Map”) have been distributed to the Planning Commission and are on file with the Town Clerk; and

**WHEREAS**, the Subject Property is currently located in unincorporated Weld County; and

**WHEREAS**, C.R.S. § 31-12-115(2) requires that property annexed to the Town must be zoned pursuant to the Town’s zoning regulations within ninety (90) days after the effective date of the annexation; and

**WHEREAS**, the Owner has initiated zoning proceedings for the Subject Property and is proposing that the Subject Property be rezoned from Weld County Agricultural to Town of Mead Light Industrial (LI) Zoning District, as more particularly shown in the “**AMK ZONING MAP**” a copy of which is attached to this Resolution as **Exhibit 2** (“Proposed Zoning Map”); and

**WHEREAS**, in accordance with Sections 16-8-90 and 16-3-160 of the *Mead Municipal Code* (“MMC”), the Planning Commission held a duly noticed public hearing on May 15, 2024, to consider the proposed annexation of the Subject Property and the establishment of initial zoning of the Subject Property; and

**WHEREAS**, the Planning Commission has reviewed the Annexation Petition, the Annexation Map, the Proposed Zoning Map, and other materials distributed to the Planning Commission by Town Staff at or prior to the May 15, 2024 meeting and public hearing, and desires to recommend to the Board of Trustees that the Board of Trustees proceed to annex the Subject Property and establish the initial zoning designation of the Subject Property as Light Industrial (LI) Zoning District, as specifically shown in the Proposed Zoning Map.

**NOW, THEREFORE, BE IT RESOLVED** by the Planning Commission of the Town of Mead, Colorado, that:

**Section 1.** The Planning Commission has reviewed the proposed annexation of the Subject Property prior to making a recommendation to the Board of Trustees, as required by Section 16-8-90 of the MMC. The Planning Commission further finds that the public hearing on the proposed establishment of initial zoning for the Subject Property was held, conducted and concluded in accordance with Section 16-3-160 of the MMC.

**Section 2.** The Planning Commission recommends approval of the annexation of the Subject Property, and therefore recommends that the Board of Trustees proceed to approve the annexation of the Subject Property, as more particularly described in the Annexation Petition and Annexation Map, on terms and conditions acceptable to the Board of Trustees.

**Section 3.** The Planning Commission recommends approval of the Light Industrial (LI) zoning designation of the Subject Property, based on a finding that the criteria set forth in Section 16-3-160(e)(2) have been satisfied; specifically, an amendment to the Town's official zoning map is supported due to changed or changing conditions in a particular area or in the Town generally. The Planning Commission recommends that the Board of Trustees proceed to establish the initial zoning of the Subject Property as Light Industrial (LI) Zoning District, in accordance with the Proposed Zoning Map.

**Section 4.** Town Staff shall cause a copy of this Resolution to be provided to the Board of Trustees on or before the date of the eligibility hearing, as required by Section 16-8-90 of the MMC.


**Section 5. Effective Date.** This resolution shall become effective immediately upon adoption.

**INTRODUCED, READ, PASSED AND ADOPTED THIS 15<sup>TH</sup> DAY OF MAY, 2024.**

**ATTEST:**

**TOWN OF MEAD PLANNING  
COMMISSION**

By:   
Ana Bohl, Secretary

By:   
Ryan Sword, Chairman