



Agenda Item Summary

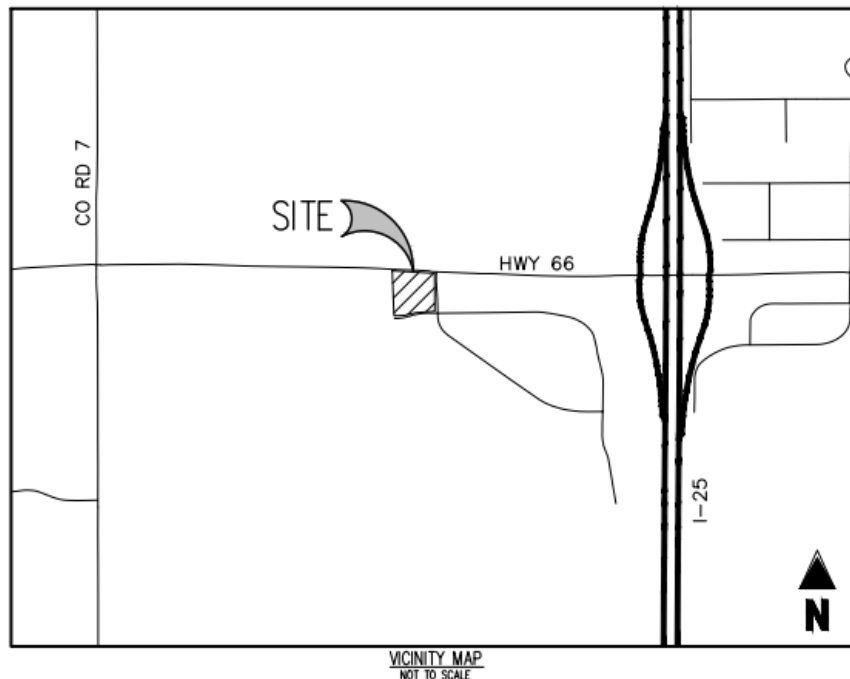
MEETING DATE: July 29, 2024

SUBJECT: **Ordinance No. 1058**– An Ordinance of the Town of Mead, Colorado, Approving with Conditions the Mead Crossings Amendment 3 Replat

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 Mead Crossings Amendment 3 Replat application for an administrative replat (the “Replat”). The purpose of the Replat is to widen the existing trail easement along the eastern portion of Lot B. The widening of the easement is required to allow for the trail to go around electrical equipment that was placed in conflict with the original proposed trail location. The purpose of the Replat is only to widen the easement dedication – vacation of an existing easement or creation of a new easement is not necessary.



SITE DETAILS

Applicant:	Club Car Wash Mead, LLC
Property Owner:	Club Car Wash Mead, LLC
Property Location:	Generally located west of I-25 and south of Hwy 66
Zoning Classification:	Highway Commercial (HC)
Comp. Plan Designation:	Regional Commercial (RC)
Surrounding Land Uses:	
North	Highway Commercial (HC) – Town of Mead
South	Highway Commercial (HC) – Town of Mead
East	Highway Commercial (HC) – Town of Mead
West	Highway Commercial (HC) – Town of Mead

OVERVIEW

This is a request for the Board of Trustees to ratify staff's conditional administrative approval of the Mead Crossings Amendment 3 administrative replat. The Replat widens the existing trail easement along the eastern portion of Lot B to allow for the trail to go around electrical equipment that was placed in conflict with the original proposed trail location. No existing easements are being vacated and no new easements are being created.

Pursuant to Section 16-4-110 of the Mead Municipal Code ("MMC"), this application is eligible for processing as an administrative plat because it meets the following conditions:

- a. The boundaries of ten (10) or fewer lots are changed;
- b. There is no increase in the number of lots;
- c. All resulting lots will comply with the requirements of this code. No lots are created that will result in the need for a zoning variance or an exception to the subdivision design standards;
- d. All required public improvements are installed and approved;
- e. There have not been other administrative plats within the same subdivision such that in combination with the proposed administrative plat they would circumvent the intent of this Section;
- f. The approval of the administrative plat will not violate any provisions of this Chapter.

REVIEW CRITERIA

Staff has reviewed the Replat application and found it to comply with Section 16-4-110 of the MMC, which contains the review criteria for administrative plats. The review criteria and staff's explanation of how each criterion has been met are as follows:

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

This application proposes the widening of the existing trail easement along the eastern portion of Lot B. The easement, and both lots included in the Replat (Lot A and Lot B) 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 development will substantially comply with this Code.

This Replat will not result in the creation of any additional lots. Lots A and B meet all applicable density and dimensional standards. The Replat contains the information required in Section 16-4-110 of the MMC. Other requirements governing the development of the lots have been met through the Town's site plan approval process.

3. All applicable technical standards have been met.

The Replat satisfies the technical standards required by Section 16-4-110 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. 1058 ratifying staff's conditional approval of the Mead Crossings Amendment 3 Replat, add conditions to Ordinance No. 1058, or choose not to adopt Ordinance No. 1058. Any decision by the Board not to adopt Ordinance No. 1058 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 29, 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. 1058, an Ordinance Approving with Conditions the Mead Crossings Amendment 3 Replat, Based on Staff Approval and Satisfaction of Replat Review Criteria Set Forth in Section 16-4-110 of the Mead Municipal Code.”

ATTACHMENTS

Ordinance No. 1058
Mead Crossings Amendment 3 Replat