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October 14, 20214

Mr. Jason Bradford
Community Development Director
Town of Mead
441 Third Street
Mead, CO 8542

RE: Letter of Intent for AMK Annexation #2 Comprehensive Plan Amendment
Parcel Number: 120711400095

Dear Mr. Bradford:

We are pleased to submit this letter and associated documents on behalf of the landowner, AMK Properties LLC, for a formal request to consider approval of a Petition of Comprehensive Plan amendment into the Town of Mead.

This letter of intent provides a description of the existing conditions, brief overview of the project and how this amendment to the Town of Mead Comprehensive Plan is substantiated for development of the subject property. The legal description of the subject property is also included within this letter.

EXISTING CONDITIONS

The subject site consists of one (1) parcel (Parcel No. 120711400095) and is +/- 13.01 acres. The subject site is located in the southeast quarter of Section 11, Township 3 North, Range 68 West, of the 6th Principal Meridian, County of Weld, State of Colorado. Furthermore, the project is north of County Road 34 and east of Interstate 25.

The northern boundary of the site is undeveloped but is zoned Light Industrial within the Town. The southern boundary of the site is CR 34; the eastern boundary is two large lot residential properties and the western property boundary is AMK Annexation, for which a recent Comprehensive Plan Amendment was recently completed.

The Postle Annexation is adjacent to the north property line for the subject site. The Postle Annexation been annexed and zoned light industrial. Additionally, the Raterink property prior to annexation was subject to a comp plan amendment in the manner similar to this request. The area of the Raterink property to the north of this subject property was designated as future multi-family use in the Town of Mead's Comprehensive Plan and was amended to light industrial.

The AMK Annexation #2 site is best suited for a comprehensive plan amendment to stay consistent with the surrounding land uses of light industrial, additionally due to its proximity to the I-25 interchange and ease of access it is better suited for a light industrial business park vs. multi-family development. The property is too small to be a candidate for a multi-family development, lacking greater amenities such as parks, trails, retail and restaurants. Its proximity to the neighboring industrial developments also makes it less desirable to live adjacent to. Our proposed use would provide a suitable transition but complimentary use from the heavier industrial use adjacent properties. Our targeted tenants will be small locally owned and operated business that provide goods and services to the Mead Community.

According to the *Town of Mead Comprehensive Plan Future Land Use Map*, dated March 2018, the subject property is shown as Multi-Family Residential (M-F). A Comprehensive Plan Amendment Application is being provided along with this Annexation and Zoning Application. The *Town of Mead Comprehensive Plan Future Land Use Map* shows the adjacent properties as Business Park (BP) to the west; Planned Industrial Mixed Use (PI) with a future middle school to the north and Single Family Residential (SFR) with a future elementary school to the east.

The subject property to be annexed and amended will take access from CR 34.

PROJECT OVERVIEW

The subject site is approximately 13.01 acres and located in unincorporated Weld County. The intent of this application is to annex the subject property with an amended Zone of "Light Industrial", which is compatible with adjacent properties.

The proposed uses for the subject property will be within the allowed uses for the "Business Park" use classification.

The proposed zoning of "Light Industrial" is compatible with adjacent zones and the *Town of Mead Comprehensive Plan Future Land Use Map*.

TOWN OF MEAD COMPREHENSIVE PLAN

The property is included in the *Town of Mead Comprehensive Plan Future Land Use Map* and identified as Multi-Family Residential. The Multi-Family Residential Land Use is not compatible with the surrounding proposed land uses. A Comprehensive Plan Amendment Application is being provided along with this Annexation and Zoning Application.

Along with the Town's goals of increasing local employment opportunities and tax base, the amendment of the Comprehensive Plan to "Business Park" will help contribute to this goal.

The Comprehensive Plan Amendment meets the criteria for approval as follows:

- The area immediately adjacent to the subject property has recently been approved for Business Park. The immediate area to the west is developing as light industrial/business park and the subject property will be compatible with the adjacent properties.
- The public good shall be promoted through increased employment opportunities, compatible uses within the project area and increased commerce near the I-25 corridor. Furthermore, the proposed amendment is in compliance with the intent and goals of the Comprehensive Plan.
- The proposed amendment is compatible with existing and proposed surrounding land uses, based on the Town of Mead Comprehensive Plan Map and recent changes to the Map.
- The proposed amendment will not overburden adjacent infrastructure and necessary services and infrastructure will be extended to the site if required.

The Multi-Family Residential use is not an appropriate use within this changing area of the Town. The "Business Park" use and classification is more appropriate considering the recent annexations and changes in this area.

LEGAL DESCRIPTION

A parcel of land situate in the Southeast Quarter of Section Eleven (11), Township Three North (T.3N.), Range Sixty-eight West (R.68W.) of the Sixth Principal Meridian (6th P.M.), Town of Mead, County of Weld, State of Colorado, and being more particularly described as follows:

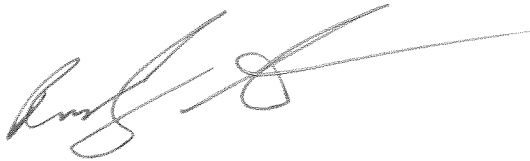
Lot B, Recorded Exemption No. RE2311, being a part of the Southeast Quarter of Section 11, Township 3 North, Range 68 West of the 6th P.M., as per the map recorded November 18, 1998 as Reception No. 2654501, County of Weld, State of Colorado.

Said parcel contains 566,635 square feet or 13.008 acres, more or less.

We look forward to the Town's favorable review of this Annexation and Zoning Application as well as the Comprehensive Plan Amendment. Please do not hesitate to contact our office if you have any questions.

Sincerely,

AMK Properties, LLC

A handwritten signature in black ink, appearing to read 'Randy Stippich', with a long horizontal flourish extending to the right.

Randy Stippich
Owner