



Agenda Item Summary

MEETING DATE: Planning Commission – March 19, 2025

SUBJECT: **Resolution No. 02-PC-2025** – A Resolution of the Planning Commission of the Town of Mead, Colorado, Approving the Comprehensive Plan Amendment Requested by AMK Properties, LLC

PRESENTED BY: Collin Mieras, Planner II

SUMMARY

Randy Stippich, the managing member/designated representative of AMK Properties, LLC, a Colorado limited liability company (“Applicant”) has submitted an application for a Comprehensive Plan Amendment for the Planning Commission’s consideration and approval. The Planning Commission is vested with jurisdiction to consider the Amendment pursuant to C.R.S. § 31-23-208. The Planning Commission is required to hold a public hearing to consider the Comprehensive Plan Amendment and then forward its decision to the Board of Trustees for a subsequent endorsement (or ratification) of the Amendment.



AMK 2 Property Location in relation to current Town Boundaries

DETAIL OF REQUEST

Applicant: AMK Properties, LLC
Property Owner: AMK Properties, LLC
Property Location: 4727 CR 34 – Generally north of WCR 34 (Welker Ave.) and east of WCR 9 ½ (High Plains Blvd.)
Existing Zoning Classification: Agricultural within Weld County
Comp. Plan Designation: Multi-family Residential (MF)
Proposed Comp. Plan Designation: Business Park (BP)

Surrounding Land Uses:

North: Existing agricultural and light industrial, zoned for Light Industrial – Town of Mead
South: Existing Rural Residential and Agricultural within Weld County, Planned for Commercial Mixed Use (CMU)
East: Existing Rural Residential and Agricultural within Weld County, Planned for Multi-family Residential (MF)
West: Undeveloped land including the AMK property and Raterink and Postle Subdivisions, which includes the recent FedEx and Home Depot developments to the north and west. The property is planned for Business Park (BP) / Planned Industrial Mixed Use (PI) and is zoned for Light Industrial (LI) - Town of Mead

OVERVIEW

The request before the Planning Commission is to review the proposed Comprehensive Plan Amendment for a 13.01 - acre parcel of land owned by the Applicant. The property is located at 4727 CR 34, which is generally north of CR 34 (Welker Ave.) on the east side of I-25.

The current land use designation for the property as depicted in the Future Land Use Map component of the Comprehensive Plan (Map 4 on page 43) is Multi-family Residential (MF). The Applicant is requesting a change to Business Park (BP) with the intention of annexing and zoning the property Light Industrial (LI). Currently, there is a single-family residence located on the property.

The Comprehensive Plan Amendment must be approved prior to any zoning or subdivision approvals. Specifically, MMC Section 16-1-90(1) states, in relevant part, as follows:

“Where a development proposal would be in substantial conflict with the Comprehensive Plan, an amendment to the Comprehensive Plan will be required prior to any zoning or subdivision approvals.”

C.R.S. § 31-23-208 *Procedure of commission* requires the following:

“Before the adoption of the plan or any such part, amendment, extension, or addition, the commission shall hold at least one public hearing thereon, notice of the time and place of which shall be given by one publication in a newspaper of general circulation in the municipality and in the official newspaper of the county affected (a minimum of 15 days prior to the public hearing). The adoption of the plan, any part, amendment, extension, or addition shall be by resolution of the commission carried by the affirmative votes of not less than two-thirds of the entire membership of the commission.”

REVIEW CRITERIA

The Comprehensive Plan contains no specific review criteria for the Planning Commission to analyze

when making a decision on the proposed Amendment. However, the Planning Commission should be guided by good planning principles and must make a determination as to whether the proposed Amendment, if approved, will further the goals and policies set forth in the Comprehensive Plan. Town Staff has undertaken a thorough analysis of the proposed Amendment and is supportive of the same, given the recent development activity in the vicinity of the subject property.

Although approval of this Amendment will reduce the land area designated for Multi-family Residential (MF) in the Future Land Use Map, there remain opportunities for mixed-density housing in various residential areas within the MF planning area. Further, the size and shape of the AMK 2 (4727 CR 34) parcel limits the options for multi-family development.

Staff is recommending that the Planning Commission approve the Comprehensive Plan Amendment and forward to the Board of Trustees for subsequent endorsement, following the conclusion of the public hearing. The Applicant has provided the following documents in support of the Comprehensive Plan Amendment, for consideration by the Planning Commission:

1. A Letter of Intent that describes the proposed changes to the Comprehensive Plan and specifies how the proposed Amendment will further other important policies and goals of the Comprehensive Plan, including but not limited to increasing local employment opportunities and enhancing the tax base (attached to this Agenda Item Summary).
2. A map which illustrates the proposed changes to the Land Use Map (attached as Exhibit 1 to Resolution No. 02-PC-2025).

FINANCIAL CONSIDERATIONS

N/A.

ALTERNATIVES/OPTIONS

Following the conclusion of the March 19, 2025, public hearing, the Planning Commission may opt to approve or deny the proposed Comprehensive Plan Amendment. If approved, the Amendment will be forwarded to the Board of Trustees for endorsement/ratification.

STAFF RECOMMENDATION/ACTION REQUIRED

Staff recommends the Planning Commission approve Resolution. No. 02-PC-2025, with the following motion:

“I Move to Approve Resolution No. 02-PC-2025 - A Resolution of the Planning Commission of the Town of Mead, Colorado Approving the Comprehensive Plan Amendment Requested by AMK Properties, LLC.”

ATTACHMENTS

Letter of Intent from the Applicant dated October 21, 2024
Resolution No. 02-PC-2025 (Exhibit 1: Comprehensive Plan Amendment Map)