



Agenda Item Summary

MEETING DATE: March 19, 2025

SUBJECT: **Resolution No. 03-PC-2025** – A Resolution of the Planning Commission of Mead, Colorado, Recommending Approval of Certain Text Amendments to the Mead *Land Use Code*, Table 3.1 – Principal Uses Allowed, in Section 16-3-40 Use Regulations

PRESENTED BY: Jason Bradford, AICP, Community Development Director

SUMMARY

In order to clarify the intent of the table of allowed uses, Mead Municipal Code (“MMC”) Section 16-3-40. “Use regulations” (the “Table of Uses”), Town staff has prepared minor revisions to the Table of Uses regarding the defined term “Community Facility.” The purpose of these minor amendments is to replace the undefined term “Community Activity Building” with the defined term “Community Facility,” and to clarify the intent of the Table of Uses to allow libraries in residential zone districts. The proposed amendments to the MMC are set forth in Exhibit A to Resolution No. 03-PC-2025 attached to this Agenda Item Summary (together, the “Text Amendment”).

OVERVIEW

By way of background, the Table of Uses assigns various land uses into those zoning districts that are most appropriate and is organized into three increasingly detailed layers of land use categories.

- I. GENERAL (for example: residential)
 - a. *Use Category* (for example: Household Living, Group Living, etc.)
 - i. ***Specific Use Type*** (for example: Assisted Living Facility, Large Group Living Facility, Treatment Facility, etc.)

This categorization provides an efficient way to locate a specific land use, and then identify whether the particular use is allowed by right, prohibited, or allowed as a conditional use in a particular zone district. The Text Amendment relates to the general land use category called “Institutional and Civic,” which is organized into subcategories as shown in relevant part below.

- I. INSTITUTIONAL AND CIVIC
 - a. *Community Service*
 - i. ***Community Activity Building***
 - ii. ***All Other Community Services***
 - b. *Cultural*
 - i. ***Museums, art galleries, libraries***
 - c. *Etc. (other Use Categories include Day Care, Detention Facilities, and Hospital/Clinic)*

The purpose of the Text Amendment is to: (1) replace the undefined term “Community Activity Building” with the defined term “Community Facility” and (2) clarify the intent of the Table of Uses to allow libraries within a wider range of zone districts, including residential zone districts.

(1) Replace “Community Activity Building” with defined term “Community Facility”

As shown above, the “Community Service” Use Category includes the Specific Use Type of “Community Activity Building,” which is not defined anywhere in the MMC in apparent error. Staff proposes to replace this undefined term with “Community Facility,” defined in MMC Section 16-1-150 as “a publicly owned facility or office building which is primarily intended to serve the recreational, educational, cultural, administrative or entertainment needs of the community as a whole.”

(2) Clarify Table of Uses as to zone districts where libraries are permitted

Another point of confusion is the inclusion of libraries as a Specific Use Type under the “Cultural” Use Category, as shown on the previous page. In addition to libraries, this Use Category also includes museums and art galleries. The “Cultural” Use Category is fairly restrictive, permitting these uses in nonresidential zone districts only. While it makes sense to restrict museums and art galleries in some zone districts, due to the typical sizes of the buildings and the traffic patterns these uses generate, libraries, on the other hand, are perfectly at home within a wider range of zone districts, including residential neighborhoods. Staff recommends removing “libraries” from the “Cultural” Use Category so libraries can be considered a “Community Facility.” Libraries fit squarely within the definition of “Community Facility,” and this change would allow for libraries to locate within residential zone districts.

REVIEW CRITERIA AND ANALYSIS

The criteria by which text amendments to the Land Use Code are evaluated are set forth in Section 16-3-160 – Amendments, subsection (f), as follows:

“For the purpose of establishing and maintaining sound, stable and desirable development within the Town, the text of this Article shall not be amended except:

- (1) To correct a manifest error in the text of this Article; or
- (2) To provide for changes in administrative practices as may be necessary to accommodate changing needs of the community and the Town staff; or
- (3) To accommodate innovations in land use and development practices that were not contemplated at the adoption of this Article; or
- (4) To further the implementation of the goals and objectives of the Town Comprehensive Plan.”

Only one (1) of the review criteria listed above is required to be satisfied in order to approve an amendment to the code. Staff believes that the Text Amendment meet criteria (1) and (4). The Table of Uses includes a manifest error in including the undefined term “Community Activity Building,” rather than the defined term “Community Facility,” which includes community activities and is intended to “...serve the... educational... needs of the community as a whole.” The Text Amendment also further the implementation of the goals of the Town Comprehensive Plan by permitting libraries in residential areas to provide more opportunities to meet the evolving needs of Town residents with additional flexibility to work with school and library providers to locate libraries in the Town in line with Policy 1B under Thoughtful Community Planning, Facilities and Services Goal 1 (“ensure government services, buildings and equipment needs respond to growth with a cost-effective, high level of service to residents”).

STAFF RECOMMENDATION/ACTION REQUIRED

Staff believes that the proposed revisions satisfy the applicable criteria for approval as set forth in MMC Section 16-3-160 and requests that the Planning Commission recommend approval of the Text Amendment to the Board of Trustees via the following suggested motion:

“I move to approve Resolution No. 03-PC-2025, A Resolution of the Planning Commission of the Town of Mead, Colorado, Recommending Approval of Certain Text Amendments to the Town of Mead *Land Use Code*, Table 3.1 – Principal Uses Allowed, in Section 16-3-40 – Use Regulations.”

ATTACHMENTS

Resolution No. 03-PC-2025 (Exhibit A: Amendments to Section 16-3-40 – Use regulations)