



## Agenda Item Summary

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MEETING DATE: November 14, 2022

SUBJECT: **Ordinance No. 1017** – An Ordinance of the Town of Mead, Colorado, Approving with Conditions the Postle Subdivision Filing No. 2 Final Plat

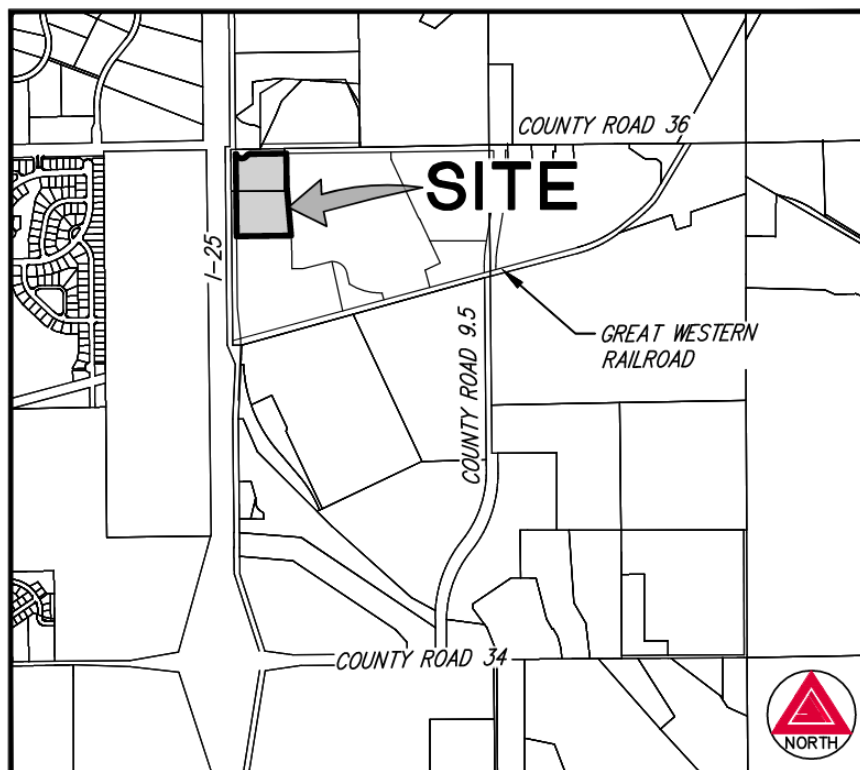
PRESENTED BY: Collin Mieras, Planner II

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### SUMMARY

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Staff has conditionally approved an application for the Postle Subdivision Filing No. 2 Final Plat (“Final Plat”), which proposes combining one existing lot, Lot 1, Block 1 of Postle Subdivision Filing No. 1, and one unplatted tract, known as the Schulz Property. The properties are generally located south and east of the intersection of WCR 36 and the I-25 Frontage Road, as shown on the Vicinity Map and more fully described in the Final Plat (“Property”). The Final Plat substantially complies with the regulations governing the development, including the Mead Municipal Code (MMC), Town Design Standards and Construction Specifications, Fire Code, and standards set forth by relevant utilities.



### **VICINITY MAP**

SCALE 1" = 2,000'

## DETAIL OF REQUEST

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<b>Applicant:</b>	Mead Industrial Development, LLC Mead Investors 2, LLC
<b>Property Owner:</b>	Mead Industrial Development, LLC Mead Investors 2, LLC
<b>Property Location:</b>	Generally south and east of the intersection of WCR 36 and the I-25 Frontage Road
<b>Zoning Classification:</b>	Light Industrial (LI)
<b>Comp. Plan Designation:</b>	Planned Industrial Mixed-Use (PI)
<b>Surrounding Land Uses:</b>	
North:	Commercial - Unincorporated Weld County; Light Industrial (LI) – Town of Mead
South:	Light Industrial (LI) – Town of Mead
East:	Light Industrial (LI) – Town of Mead
West:	Interstate 25

## OVERVIEW

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MMC Section 16-4-70(b)(7) allows for administrative approval of final plats by staff. Section 16-4-70(b)(8) requires that staff bring approved final plats before the Board of Trustees for adoption by ordinance. The Final Plat complies with relevant regulations and the review criteria set forth in Section 16-4-70 of the MMC, as discussed in more detail below.

Mead Industrial Development, LLC and Mead Investors 2, LLC (the “Applicants” or “Owners”) have submitted the Final Plat application for the 10.242-acre properties, which currently exist as one lot, known as the existing Lot 1, Block 1 of Postle Subdivision Filing No. 1 and one unplatted tract, known as the Schulz Property. The properties are generally located south and east of the intersection of WCR 36 and the I-25 Frontage Road (“Property”).

The Property currently exists as one lot and one unplatted tract of land. The unplatted tract previously consisted of a residential home and junkyard on the northern portion of the property known as the Schulz property. The Owners have since demolished existing structures and cleared the site in preparation for development. The southern portion of the property is an existing lot within Postle Subdivision Filing No. 1. The lot is currently undeveloped, vacant land.

The Final Plat proposes adding the northern unplatted tract known as the Schulz property to the southern existing Lot 1, Block 1 of Postle Subdivision Filing No. 1 to create one single lot.

The Board of Trustees public hearing on the Preliminary Plat was held on September 26, 2022. At that meeting, and following the conclusion of the public hearing, the Board of Trustees approved the Preliminary Plat, subject to standard conditions, via Resolution No. 76-R-2022.

## REVIEW CRITERIA

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The following is a detailed analysis of the Final Plat application as it relates to the review criteria for p plats set forth in MMC Section 16-4-70(b)(8).

- 1) The final plat represents a functional system of land use and is consistent with the*

*rationale and criteria set forth in this Code and the Town Comprehensive Plan.*  
Staff finds that the Final Plat provides a functional system for land use. The lot provides adequate access to the roadway network. The lot size meets the minimum dimensional standards for the Light Industrial zoning district.

The adequate ROW for Weld County Road 36 has been dedicated via special warranty deed dated March 22, 2022, in accordance with the Subdivision Improvement Agreement for the Postle Subdivision Filing No. 1 Final Plat, approved by Ordinance 985 and recorded with the Weld County Clerk and Recorder at Reception No. 4811738 on March 22, 2022 (“SIA”).

Drainage facilities have been planned for and tracts within the approved Postle Subdivision Filing No. 1 have previously been dedicated for these facilities. Easements have been provided for the location of utilities to serve the lots.

*2) The application is consistent with the approved preliminary plat and incorporates the Planning Commission’s recommendations and conditions of approval.*

The Planning Commission public hearing on the Preliminary Plat was held on September 21, 2022, following which the Planning Commission recommended approval of the Preliminary Plat to the Board of Trustees, subject to standard conditions, via Resolution No. 10-PC-2022. The proposed ordinance approving the Final Plat is consistent with the Planning Commission’s recommendations and conditions of approval, and the Final Plat is consistent with the approved Preliminary Plat.

*3) The development will substantially comply with the Mead Municipal Code.*

The Final Plat complies with the relevant standards set forth in the Land Use and Development Code related to the Light-Industrial (LI) zoning for the Property. The Postle Subdivision Filing No. 2 Final Plat complies with the minimum dimensional standards for the Light-Industrial zoning of the Property, including the minimum lot size and lot widths.

The Final Plat complies with the required open space dedication for Light Industrial (LI) lots. The Postle Subdivision Filing No. 1 Final Plat, approved by Ordinance 985 dated January 31, 2022, dedicated 15.07 acres of open space, which, at the time of platting, constituted 12.29 percent of the gross site acreage. The initial dedication exceeded the minimum open space requirement of 8 percent of gross site acreage for new industrial development. With the addition of the Schulz Property acreage (5 acres) to the existing Lot 1, Block 1 of the Postle Subdivision Filing No. 1, the open space dedication from the Postle Subdivision Filing No. 1 Final Plat still exceeds the minimum required open space dedication- a minimum of 8% of gross acreage to be developed pursuant to MMC Section 16-2-120(d).

*4) All applicable technical standards have been met.*

The proposal has been reviewed by the Community Development Department, Town Engineer, Town Attorney, Colorado Department of Transportation (CDOT) and relevant service districts and utilities (Little Thompson Water District, United Power, Mountain View Fire Protection District) and found to comply with the applicable codes and standards governing the development.

The required public improvements related to the development are detailed in the SIA. Details related to the cost and design of the required improvements for the Property will be identified

in the review of the site plan for the property and memorialized in the site plan agreement (SPA).

#### FINANCIAL CONSIDERATIONS

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Based on similarly sized industrial warehouses that have been constructed recently in the Town, development of the property is anticipated to collect over \$600,000 in impact fees and use taxes when the proposed building (under review by staff) is constructed. Impact fees are calculated to mitigate the impact of new development on Town services and infrastructure.

#### ALTERNATES/OPTIONS

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MMC Section 16-4-70(b)(7) gives authority to Town Staff to “approve, approve with conditions, or deny the proposed final plat” and to “make a final decision on the final plat.” MMC Section 16-4-70(b)(9) also requires that the Final Plat “be presented to the Board of Trustees for its adoption by ordinance.”

As a result, the Board of Trustees may approve the attached Ordinance ratifying Staff’s conditional approval of the Final Plat. If the Board of Trustees desires to add additional conditions of approval or deny the request, it may do so, but this matter would need to be removed from the November 14<sup>th</sup> consent agenda for additional discussion and analysis of the applicable approval criteria set forth in the Land Use Code, set forth above. As set forth in this AIS, Staff has determined that the proposed Final Plat meets applicable MMC criteria.

#### STAFF RECOMMENDATION/ACTION REQUIRED

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Pursuant to MMC Section 16-4-70, Town Staff has approved the request with the conditions noted in the Ordinance and recommends that the Board of Trustees ratify Staff’s approval by adopting the attached Ordinance No. 1017.

The Ordinance is included on the November 14, 2022 consent agenda. A motion to approve the November 14<sup>th</sup> consent agenda will approve the Ordinance. If this matter is removed from the consent agenda for additional discussion or questions of Town Staff, Town Staff recommends the following motion:

“I MOVE TO APPROVE ORDINANCE NO. 1017, AN ORDINANCE APPROVING WITH CONDITIONS THE POSTLE SUBDIVISION FILING NO. 2 FINAL PLAT, BASED ON A FINDING THAT THE FINAL PLAT REVIEW CRITERIA SET FORTH IN SECTION 16-4-70 OF THE MEAD MUNICIPAL CODE HAVE BEEN SATISFIED, AS DETAILED IN THE AGENDA ITEM SUMMARY REPORT PREPARED FOR THE NOVEMBER 14, 2022 BOARD OF TRUSTEES MEETING.”

#### ATTACHMENTS

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Ordinance No. 1017

Postle Subdivision Filing No. 2 Final Plat (as an attachment to the Ordinance)