



Planning Commission Meeting

441 3rd Street, Mead

August 20, 2025

Agenda

6:00 p.m. to 10:00 p.m. Regular Meeting

In accordance with the Town's Remote Participation and Remote Meeting Policy adopted by the Board of Trustees on March 13, 2023 by Resolution No. 21-R-2023, remote participation will be allowed. The meeting link will be provided on the Town's website/designated posting place at least 24 hours prior to the meeting.

https://us02web.zoom.us/webinar/register/WN_Z2agr40JTBOoPZyNdtM0pA

1. Call to Order – Roll Call

Chairman Karen Peterson
Chair Pro Tem Ryan Sword
Commissioner Charles Gehringer
Commissioner William Jorgensen
Commissioner Chad Rademacher
Commissioner Alternate Timothy Corliss (1)
Commissioner Alternate Vacant

2. Pledge of Allegiance to the Flag

3. Review and Approve Agenda

4. Public Comment:

3 minute time limit. Comment is for any item on the agenda unless it is set for public hearing.

5. Approval of Minutes

- a. Approval of Minutes - Regular Meeting July, 16, 2025

6. Public Hearing

- a. Mead Village Comp Plan Amend
 - i. **Resolution No. 07-PC-2025** – A Resolution of the Planning Commission of the Town of Mead, Colorado, Approving the Comprehensive Plan Amendment Requested for a Portion of Mead Village
- b. North Mead Place Comp Plan Amend
 - i. **Resolution No. 08-PC-2025** - A Resolution of the Planning Commission of the Town of Mead, Colorado Approving the Comprehensive Plan Amendment Requested for a property known as North Mead Place

c. Welker Farms PUD

- i. **Resolution No. 09-PC-2025** - A Resolution of the Planning Commission of the Town of Mead, Colorado, Recommending Approval of a Zoning Designation of Downtown Mixed-Use (DMU) with Planned Unit Development (PUD) overlay for the property known as Welker Farms

7. Community Development Update

a. Land Use Code Update

- i. Land Use Code - Process and Subdivisions

8. Adjournment

The Town of Mead is committed to providing accessible documents and resources for all individuals. However, some complex documents may not be fully accessible in their original format. If you need assistance or reasonable accommodation to access these materials, please contact us by phone 970-535-4477 or email info@townofmead.org.



Planning Commission Meeting

441 3rd Street, Mead

July 16, 2025

Minutes

6:00 p.m. to 10:00 p.m. Regular Meeting

In accordance with the Town's Remote Participation and Remote Meeting Policy adopted by the Board of Trustees on March 13, 2023 by Resolution No. 21-R-2023, remote participation will be allowed. The meeting link will be provided on the Town's website/designated posting place at least 24 hours prior to the meeting.

https://us02web.zoom.us/webinar/register/WN_Z2agr40JTBOoPZyNdtM0pA

1. Call to Order – Roll Call

Chair Karen Peterson
Chair Pro Tem Ryan Sword
Commissioner Charles Gehringer
Commissioner William Jorgensen
Commissioner Vacant
Commissioner Alternate Chad Rademacher (1)
Commissioner Alternate Timothy Corliss (2)

Attendance

There being present the following members to wit:

Chair Karen Peterson
Commissioner Charles Gehringer
Commissioner Alternate Tim Corliss

Those absent:

Chair Pro Tem Ryan Sword
Commissioner William Jorgenses
Commissioner Chad Rademacher

Also present: Community Development Director Jason Bradford; Town Planners Collin Mieras & Alexander Ailey; Secretary, Ana Bohl.

Attending via remote access: Assistant Town Attorney Joshua Myers

2. Pledge of Allegiance to the Flag

The assembly pledged allegiance to the flag.

3. Acknowledgement of appointment of Chad Rademacher

Community Development Director Mr. Bradford acknowledged the appointment of Chad

Rademacher as Regular Planning Commissioner by the Board of Trustees.

4. Review and Approve Agenda

Commissioner Gehringer motioned to approve the agenda. Commissioner Corliss seconded the motion.

Ayes: Chair Peterson, Commissioner Gehringer, Commissioner Corliss

Nays: None

Abstaining: None

Passed

5. Public Comment:

3 minute time limit. Comment is for any item on the agenda unless it is set for public hearing.

There was no public comment at this time.

6. Approval of Minutes

- a. Approval of Minutes - Regular Meeting June, 18, 2025

Commissioner Corliss motioned to approve the Minutes - Regular Meeting June, 18, 2025.

Commissioner Gehringer seconded the motion.

Ayes: Chair Peterson, Commissioner Gehringer, Commissioner Corliss

Nays: None

Abstaining: None

Passed

7. Community Development Update

- a. Land Use Code Update

Community Development Director Mr. Bradford presented the Land Use Code Update

- i. Land Use Code outline

Director Bradford presented the LUC Outline, providing information about Project Objectives, Approach, Community Engagement, Proposed Outline & Identified issues, and explained the Module Rollout.

Commissioners asked questions. Director Bradford provided responses.

- b. POST Plan Update

Town Planner Collin Mieras presented the Parks, Open Space, Trails (POST) Master Plan Update, providing information on the Timeline and Milestones.

Commissioners commented and asked questions, and those were addressed by Mr. Mieras.

8. Adjournment

Commissioner Gehringer motioned to adjourn. Commissioner Corliss seconded the motion.

Ayes: Chair Peterson, Commissioner Gehringer, Commissioner Corliss

Nays: None

Abstaining: None

Passed

The Regular Meeting of the Town of Mead Planning Commission was adjourned at 7:02 p.m. on Wednesday, July, 16, 2025

Karen Peterson, Chair

ATTEST:

Ana Bohl, Secretary

Agenda Item Summary

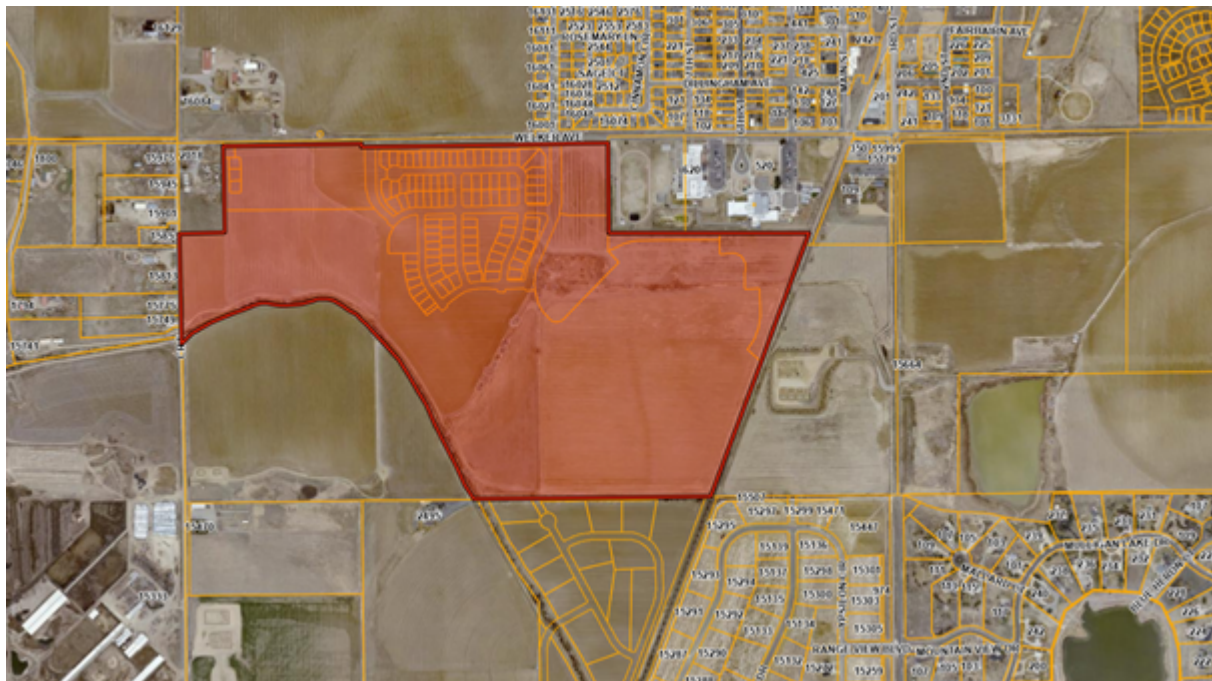
Agenda Date: 8/20/2025

Subject: Resolution No. 07-PC-2025 – A Resolution of the Planning Commission of the Town of Mead, Colorado, Approving the Comprehensive Plan Amendment Requested for a Portion of Mead Village

Presented by: Alex Ailey

Summary:

Jenn Simmons, the managing member/designated representative of D.R. Horton – Northern Colorado (“Applicant”) has submitted an application for a Comprehensive Plan Amendment for the Planning Commission’s consideration and approval. The Applicant seeks to amend the Town of Mead 2018 Comprehensive Plan (“Comprehensive Plan” or “Plan”) designation of the Property, as defined herein, from Commercial Mixed Use (CMU) to Single Family Residential (SFR) (“Comprehensive Plan Amendment” or “Amendment”).



Mead Village Property Location in relation to current Town Boundaries

DETAIL OF REQUEST

Applicant: D.R. Horton - Northern Colorado

Property Owner: Weld Development Company, LLC

Property Location: Generally south of WCR 34 (Welker Ave.) and east of WCR 5

Existing Zoning Classification: West – General Commercial (GC), East – RSF-4

Comp. Plan Designation: West – Commercial Mixed-Use (CMU), East – Single Family Residential (SFR)

Proposed Comp. Plan Designation: Single Family Residential (SFR)

Surrounding Land Uses:

North: Existing Agricultural – Weld County, Planned for Single Family Residential (SFR) – Town of Mead

South: Existing Agricultural – Weld County, Planned for Single Family Residential (SFR) – Town of Mead

East: Existing Agricultural (AG) and RSF-4 (Mead Elementary School and Mead Middle School) – Town of Mead

West: Existing Agricultural – Weld County, Planned for Rural Residential (RR) – Town of Mead

OVERVIEW

The Planning Commission is vested with jurisdiction to consider the Comprehensive Plan 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 subsequent endorsement by resolution.

- *Planning Commission determinations regarding the Comprehensive Plan and amendments thereto fit squarely within the Town's legislative authority, providing the highest level of discretion to the Commission. Decisions may be based on sources outside the meeting record and must bear a reasonable relationship to a legitimate government interest.*

The proposed Amendment seeks to modify the Future Land Use Map designation of an ~23.5 - acre portion of the combined 181 – acre parcel of land owned by Weld Development Company, LLC, and generally known as Mead Village, as shown in **Exhibit 1** to the Resolution, attached to this Agenda Item Summary (“Property”). The property is located generally south of CR 34 (Welker Ave.) on the east side of WCR 5. 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 Commercial Mixed-Use (CMU). The Applicant is requesting a change to Single Family Residential (SFR) with the intention of zoning the property RSF-4.

The Comprehensive Plan Amendment must be approved prior to any zoning or subdivision approvals for conflicting development. 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 Property.

Although approval of this Amendment will reduce the land area designated for Commercial Mixed-Use (CMU) in the Future Land Use Map, there remain opportunities for commercial development in various areas within the CMU planning area. Further, the planned portion of commercial designation adjacent to Welker Ave. would only be allowed right-in-right-out access due to its proximity to the corner of Welker Ave. and Weld County Road 5, restricting access to commercial 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 residential opportunity to meet the growing market demand for single family housing and limiting commercial traffic that may leak into single family neighborhoods (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. 07-PC-2025).

Financial Considerations:

N/A

ALTERNATIVES/OPTIONS

Following the conclusion of the August 20th, 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.

Staff Recommendation / Actions Required:

Staff recommends the Planning Commission approve Resolution. No. 07-PC-2025, with the following motion:

"I Move to Approve Resolution No. 07-PC-2025 - A Resolution of the Planning Commission of the Town of Mead, Colorado Approving the Comprehensive Plan Amendment Requested for a Portion of the Mead Village Property."

Attachments:

1. Letter of Intent from the Applicant dated May 5th, 2025
2. Resolution 07-PC-2025

MEAD VILLAGE

Town of Mead - 2018 Comprehensive Plan Amendment

Letter of Intent

May 5, 2025

This Letter of Intent provides a summary of the proposed Mead Village Amendment to the Town of Mead Comprehensive Plan Adoption Draft dated March 2018. The following are included in this Letter of Intent:

1. Introduction
2. Property Description
3. Design and Development Team
4. Existing Conditions
5. Project Overview
6. Compliance with Vision, Themes, Goals, Policies and Strategies of Comprehensive Plan
7. Conditions that Warrant this Amendment

Exhibits

- A. Existing and Proposed Future Land Use Plan
- B. Neighborhood with area of Amendment
- C. Overall, Mead Village Legal Description
- D. Mineral Interest Certification
- E. Homeowners within 300-feet of Amendment Area
- F. ALTA Survey

1. Introduction

The Applicant, D.R. Horton - Northern Colorado, along with its Consultant Team, have prepared this submission document for review by the Town of Mead with the belief that it is a complete and valid application for a request to amend the 2018 Town of Mead Comprehensive Plan ("CP") for the subject property, referred to herein as Mead Village. The following narrative for this application describes the intent and justification for the proposed amendment. In accordance with Town of Mead procedures, this submission document supports the Applicant's request for an Amendment to the 2018 Town of Mead Comprehensive Plan by providing responses to how the proposal is consistent with the Vision, Themes, Goals, Policies and Strategies of the 2018 Comprehensive Plan document. Additionally, the narrative and justification provide the information necessary for the review and approval of the proposal.

2. Property Description and Parcel Numbers included in Amendment Area

The proposed Amendment Area is for a parcel of land located in the north half of Section 16, Township 3 North, Range 68 West of the Sixth Principal Meridian, County of Weld, State of Colorado.

The Weld County parcel numbers included in the CP Amendment area are as follows:

*120716200019, 120716200015, 120716200016, 120716200017
Portions of 120716200020 and 120716100010*

3. Design and Development Team

Property Owner

Weld Development Company
200 W Hampden Ave, Suite 201
Englewood, CO 80112

Applicant

Jennifer Simmons, AICP, Forward Planner
D.R. Horton - Northern Colorado
3601 Stagecoach Rd., Suite 101
Longmont, CO 80504
719-619-2991
jsimmonsberton@drhorton.com

Consultants - Prepared by:

Karen Henry, PLA
Henry Design Group, Inc.
1501 Wazee Street, Suite 1-C
Denver, CO 80202
303-446-2368
khenry@henrydesigngroup.com

Tyler Robinson, P.E., Project Manager
Cage Engineering, Inc.
405 Urban Street, Suite 404
Lakewood, CO 80228
720-277-5326
trobinson@cagecivil.com

4. Existing Conditions

The CP Amendment Site ("Site") is approximately 23.5 acres located within the 181-acre Mead Village Property. The Site is located in the northwest corner of Mead Village approximately 340 feet east of the WCR 5 and Welker Avenue intersection (see Exhibit B). An out parcel owned by Sarah and James Bridge is located at the hard corner of WCR 5 and Welker Ave. The Site parallels WCR 5 from south of the out parcel to the Upper Highland Ditch. The out parcel is not a part of the proposed amendment. The amendment proposes reducing the area of CMU from 28.6 acres 5.1 acres.

The Site was included in the Annexation and PD Zoning of Mead Village in 2014. Subsequently, a Preliminary Plat was approved for 181 acres and 395 lots. The amendment Site was included as a Super Lot within the Preliminary Plat.

The Site has gently undulated topography with no significant natural features.

5. Project Overview

The proposed Amendment to the Town of Mead Comprehensive Plan proposes a change in the Future Land Use designation from Commercial Mixed Use (CMU) to Single Family Residential (SFR). The Site is bordered to the east by the SFR District, which is also appropriate for the Site as it meets the intended land use of the SFR and is incorporated in the proposed Mead Village Neighborhood. Overall, Mead Village is planned as a clustered, medium-density residential development with an overall density of 3.35 dwelling units per acre. The neighborhood is proposed for a variety of housing types and lot sizes with a complete system of interconnecting trails, open space, and parks. As proposed, Mead Village will create a stable and well-established neighborhood with a mix of housing attracting a varied demographic. The Site will be incorporated into the Planned Residential Single-Family Zone District.

The prosed SFR District is more appropriate for the Site given it is away from the "hard corner" at WCR 5 and Welker Avenue. As proposed, the parcel at the intersection owned by Susan and James Bridge will remain as CMU. Given the remaining CMU parcel is at the hard corner, it is likely to be more attractive for neighborhood serving commercial and service retail users.

The Future Land Use Plan also indicates the CMU site is surrounded by the SFR, RR and LLR designations with a small site of CMU at the northwest opposite

corner. The two remaining CMU parcels are adequate in size to provide small scale neighborhood serving commercial uses thereby not attracting users away from the core of downtown Mead.

Additional larger scale Regional Commercial (RC) and Downtown Mixed Use (DMU) designated parcels are located along Interstate-25 and Welker Avenue which is the Primary Gateway into the Town. These larger parcels will further activate downtown Mead and draw regional travelers to the I-25 interchange. These commercial uses are appropriately located and will aid in helping the Town of Mead grow responsibly while providing the needed tax base.

As stated in the Comprehensive Plan, while scaled, the Future Land Use Plan remains conceptual in nature and the exact boundaries of the proposed land uses may be adjusted based on platting requirements.

6. Compliance with the Town of Mead Comprehensive Plan

The proposed CP Amendment from CMU to SFR for the Site meets the following primary tenets of the Comprehensive Plan.

- Maintains the focus of primary commercial uses along the I-25 and Welker Avenue Corridors
- Eliminates retail and commercial leakage away from downtown and the I-25 corridor to smaller, less efficient commercial sites.
- Aids in focusing on the Welker Avenue (CR 34) corridor between Downtown and I-25 for mixed-use development and improvements.
- Mead Village further ensures a mix of housing types to accommodate working families and young professionals.
- Provides multi-generational housing.
- Mead Village provides additional housing which will support new and existing commercial.
- Contributes to the SFR District by expanding the mix of housing and densities in a vibrant and accessible neighborhood.
- Completes a comprehensive network of Trails throughout the site and into the Downtown area.
- Mead Village will provide recreational facilities through a well-developed trail network connecting to pocket and neighborhood parks within the neighborhood and to community and regional parks throughout the Town.
- Maintains the natural resource of the Upper Highland Ditch with a paralleling 30-foot-wide buffer and trail corridor.

- Maintains water resources through limitations on irrigation by the use of xeric landscaping.
- Commercial development will be focused on the Downtown Sub-Area.

7. Conditions That Warrant This Amendment

There is a strong and growing market demand for additional residential housing options in this portion of Weld County. Development of this property with medium densities compatible with the surrounding area will allow a portion of that growth to occur in a coordinated and efficient way. As mentioned above, the parcel is generally surrounded on three sides by the SFR District, with mid-range densities already developed and enjoyed by adjacent homeowners as proposed for the balance of Mead Village. Likewise, the parcel is located adjacent to Welker Avenue but has restricted access. The neighborhood will be served from collector roads which further supports mid-level densities through its ability to efficiently move residents to and from their homes to shopping, school, and work locations. Finally, now that new development has nearly surrounded this property, the needed public infrastructure is available and accessible. Each of these contributing factors, and the others mentioned in this narrative, support the proposed amendment to incorporate this Site into the SFR District of Mead Village.

Overall, the proposed Mead Village Comprehensive Plan Amendment meets the goals, objectives, policies, and overall intent of the Plan as stated above. These goals in combination with the proposed future Planned Residential Single Family District zoning will provide the information to make informed land use decisions.

As such, approval of the Town of Mead 2018 Comprehensive Plan Amendment for Mead Village is respectfully requested.

**TOWN OF MEAD, COLORADO
PLANNING COMMISSION
RESOLUTION NO. 07-PC-2025**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF MEAD,
COLORADO APPROVING THE COMPREHENSIVE PLAN AMENDMENT REQUESTED FOR
A PORTION OF THE MEAD VILLAGE PROPERTY**

WHEREAS, the Town of Mead ("Town") is authorized pursuant to Title 31, Article 23, C.R.S. and the Town of Mead Municipal Code ("MMC") to regulate the development of land, streets and utilities within the Town for the purposes of promoting the public health, safety, convenience, and the general welfare of the community; and

WHEREAS, the Planning Commission duly adopted the 2018 Town of Mead Comprehensive Plan (the "Comprehensive Plan" or the "Plan"), which is the primary land use policy document for the community and is focused on enhancing the Town's long-term vitality; and

WHEREAS, Section 16-1-90 of the MMC requires that "[w]here 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"; and

WHEREAS, D.R. Horton – Northern Colorado ("Applicant") has submitted a Comprehensive Plan amendment application for certain property generally located generally south of Weld County Road 34 (Welker Avenue), and east of Weld County Road 5 in the Town of Mead, County of Weld, State of Colorado, which property consists of 23.5 acres more or less, as shown in **Exhibit 1** ("Property"); and

WHEREAS, specifically, the Applicant is requesting an amendment to change the designation of the Property from Commercial Mixed Use (CMU) as designated by the Future Land Use Map, incorporated as Map 4 on page 43 of the Comprehensive Plan, to Single Family Residential (SFR) designation ("Comprehensive Plan Amendment"); and

WHEREAS, C.R.S. § 31-23-208 provides, in relevant part, that, "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"; and

WHEREAS, C.R.S. § 31-23-208 additionally provides that "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"; and

WHEREAS, the Comprehensive Plan states that, "[i]t was the duty of the Mead Planning Commission to make and adopt this Plan and to certify it to the Board of Trustees. The Board of Trustees endorsed the Plan, and all amendments or revisions will be done by resolution"; and

WHEREAS, the Planning Commission held a duly noticed public hearing on August 20th, 2025 to consider the Comprehensive Plan Amendment; and

WHEREAS, the Planning Commission reviewed the proposed Comprehensive Plan Amendment and other materials provided by the Planning Commission by Town staff at or prior to the August 20th, 2025 meeting and public hearing, and

WHEREAS, the Planning Commission desires to approve the Comprehensive Plan Amendment and further desires that the Amendment be certified to the Board of Trustees for endorsement by resolution.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the Town of Mead, Colorado, that:

Section 1. Approval. The Planning Commission hereby approves the Comprehensive Plan Amendment as generally shown in **Exhibit 1** attached hereto, changing the Future Land Use Map designation from Commercial Mixed Use (CMU), to Single Family Residential (SFR), based on a determination that the proposed Amendment will further the goals and policies articulated in the Comprehensive Plan. The Comprehensive Plan Amendment is approved, subject to the following condition(s):

- a) The Applicant shall pay all fees and costs incurred by the Town and its consultants in reviewing and processing the Comprehensive Plan Amendment application and address remaining technical issues as required by Town staff.

Section 2. Direction to Town Staff. Town Community Development Staff shall prepare an amendment/supplement to the Future Land Use Map (Map 4 on page 43 of the Comprehensive Plan) to incorporate the information generally shown in **Exhibit 1**. Town staff shall distribute a copy of this Resolution to the Board of Trustees for endorsement. Following endorsement of the Comprehensive Plan Amendment by the Board of Trustees, Town staff shall file a certified copy of the Amendment with the Weld County Clerk and Recorder, as required by C.R.S. § 31-23-208.

Section 3. Effective Date. This Resolution shall become effective immediately upon adoption.

INTRODUCED, READ, PASSED AND ADOPTED THIS 20th DAY OF AUGUST, 2025.

ATTEST:

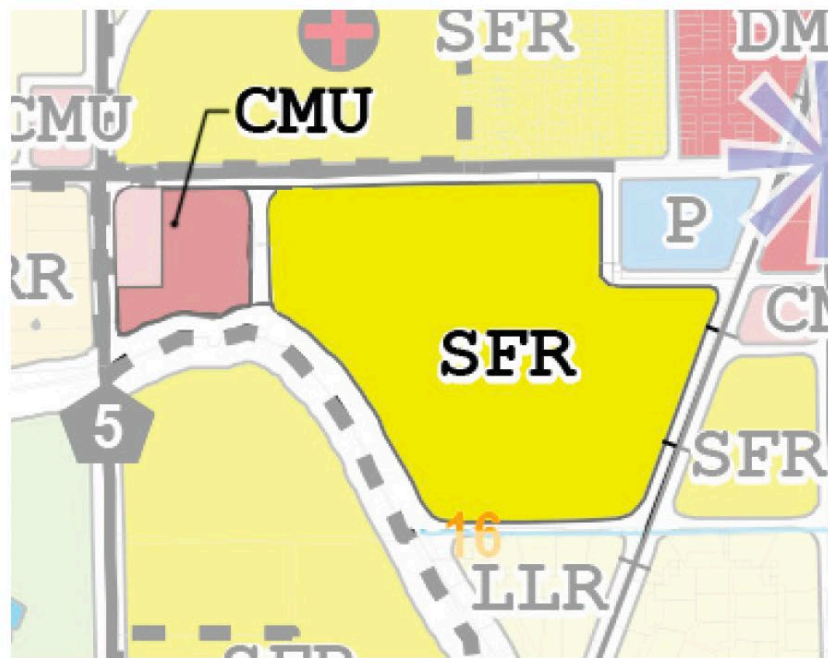
TOWN OF MEAD PLANNING COMMISSION:

By: _____
Ana Bohl, Secretary

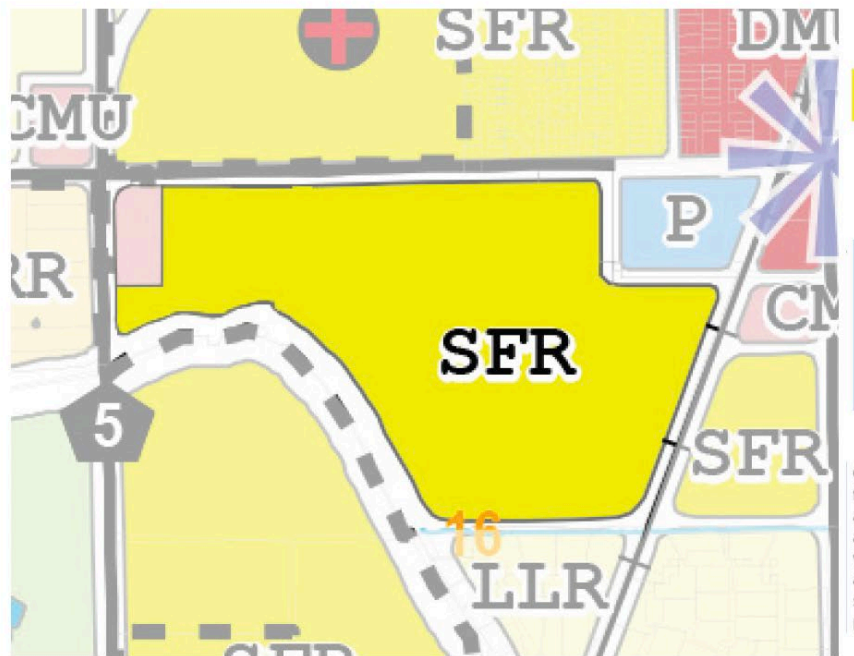
By: _____
Karen Peterson, Chair

EXHIBIT 1

Mead Village Comprehensive Plan Amendment Map



EXISTING FUTURE LAND USE PLAN PER COMPREHENSIVE PLAN



PROPOSED LAND USE PLAN FOR COMPREHENSIVE PLAN AMENDMENT



Agenda Item Summary

Agenda Date: 8/20/2025

Subject: Resolution No. 08-PC-2025 - A Resolution of the Planning Commission of the Town of Mead, Colorado Approving the Comprehensive Plan Amendment Requested for a property known as North Mead Place

Presented by: Jason Bradford, Community Development Director

Summary:

Kurt Moje, with PCS Group Inc. (the "Applicant") has submitted an application on behalf of Mark and Jacquelyn Eberl (the "Owner"), for a Comprehensive Plan Amendment for the Planning Commission's consideration. The Applicant seeks to amend the Town of Mead 2018 Comprehensive Plan ("Comprehensive Plan" or "Plan") for the Property, as defined herein, from Large Lot Residential (LLR) to Park/Open Space (POS) and Single Family Residential (SFR) ("Comprehensive Plan Amendment" or "Amendment").

OVERVIEW

The Planning Commission is vested with jurisdiction to consider the Comprehensive Plan 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 subsequent endorsement by resolution.

- Planning Commission determinations regarding the Comprehensive Plan and amendments thereto fit squarely within the Town's legislative authority, providing the highest level of discretion to the Commission. Decisions may be based on sources outside the meeting record and must bear a reasonable relationship to a legitimate government interest.

The proposed Amendment seeks to modify the Future Land Use Map designation of an approximately 74-acre property, which is generally located north of the Mead Place subdivision, west of Third Street (CR 7), south of Adams Avenue (CR 32), and east of the Great Western railway, as shown in **Exhibit 1** to the Resolution, attached to this Agenda Item Summary ("Property"). The current land use designation for the Property as depicted in the Future Land Use Map of the Comprehensive Plan (Map 4 on page 43) is Large Lot Residential (LLR), which is intended to provide for rural lots of at least one-acre in size. The Applicant is requesting to change this designation to a mix of Park/Open Space (POS), and Single Family Residential (SFR) with the intention of providing 136 suburban sized residential lots and an open space element around the Logan Reservoir. Applicant intends to purchase the Property and seek annexation to the Town of Mead.

The Property is currently located in unincorporated Weld County and zoned for agricultural use. The Property is surrounded by Mead neighborhoods to the south, east, and west. The Mead

Place subdivision is located to the south, the Sorrento subdivision and railroad are located to the west, and the large-lot Hunter's Ridge subdivision is located to the east. To the north there is an unincorporated, large-lot, rural neighborhood, with lots that access the Grace Way cul-de-sac road and back to the Logan Reservoir.

REVIEW CRITERIA

A 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."

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.

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 the intention of increasing residential building to meet the growing market demand housing.
2. A map that illustrates the proposed changes to the Future Land Use Map (attached as **Exhibit 1** to Resolution No. 08-PC-2025).

Town Staff has reviewed the proposed Amendment and is supportive of the proposal, given the recent similar development activity directly to the south of the Property. The Amendment would enable more diverse development, and the proposed development furthers several Comprehensive Plan goals, as outlined in the Applicant's submittal. In addition to providing much needed housing stock, the proposed development would provide a buffer to surrounding, existing neighbors with generous open space tracts and larger lots (around 3/4 acre lots). The Applicant also anticipates providing a direct roadway connection to 3rd Street (CR 7) to minimize excess traffic through surrounding neighborhoods. The Applicant has also agreed to make improvements to Logan Reservoir to minimize existing drainage and ground water problems and to serve as an amenity to the future residents and surrounding neighbors.

OPTIONS

Following the conclusion of the August 20th, 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 by resolution.

Financial Considerations:

N/A

Staff Recommendation / Actions Required:

Staff recommends that the Planning Commission approve the Comprehensive Plan Amendment and forward same to the Board of Trustees for subsequent endorsement, following the conclusion of the public hearing.

Staff recommends the Planning Commission approve Resolution. No. 08-PC-2025, with the following motion:

"I Move to Approve Resolution No. 08-PC-2025 - A Resolution of the Planning Commission of the Town of Mead, Colorado Approving the Comprehensive Plan Amendment for a property generally known as North Mead Place."

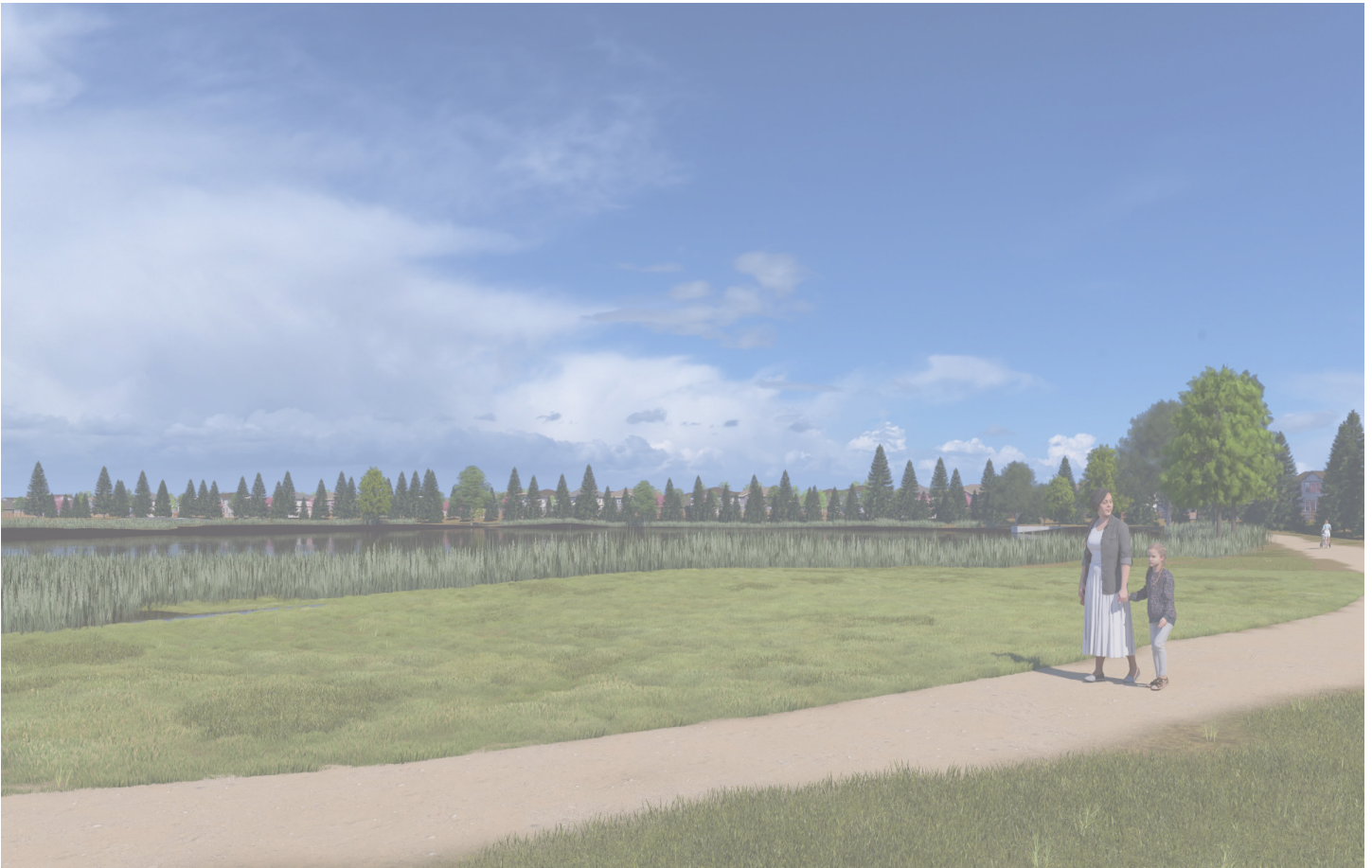
Attachments:

1. 04-Project Statement (1)
2. Resolution 08-PC-2025
3. Exhibit 1
4. Letter of Concern_Engelman
5. Letter of Concern_Hruska
6. Letter of Concern_Barelas
7. Letter of Concern_Stienike
8. Letter of Concern_Lang
9. Letter of Concer_Skelton

North Mead Place

Comprehensive Plan Amendment
– Project Statement –

July 25, 2025



PROJECT STATEMENT

Include a project statement that describes the proposal and details the necessity of the proposal. The statement must also include the following criteria:

1) Identification and justification for the zoning that will be requested for the property if the proposed Future Land Use Map amendment is approved.

The proposed Future Land Use Map amendment seeks to change the property's land use designation from LLR (Large Lot Residential) to SFR (Single Family Residential), with an underlying proposed zoning of RSF-4, a medium-density residential category intended to support more compact housing patterns.

The intent is twofold: (1) to provide a medium-density neighborhood that offers a logical transition between the adjacent developments to the north and south, and (2) to respond to the Town of Mead's evolving development needs by supporting more attainable housing options near existing and future commercial areas.

The current LLR designation allows only for large-lot dwellings (typically over one acre), which does not compliment the Town's goals for growth and housing diversity. The proposed SFR designation can accommodate smaller lots while maintaining compatibility with surrounding neighborhoods. The property's location offers the opportunity to establish pedestrian corridors that will eventually connect to Logan Reservoir, enhancing visual, recreational, and community connectivity for the site and the greater region. The proposed density of approximately 2.29 units per acre is compatible with the adjacent RSF-4 zoning (up to 4 units per acre), providing an appropriate transition between higher- and lower-intensity zones. This density will also help create the critical mass of rooftops needed to support future neighborhood-serving commercial uses.

2) An explanation of it and how development factors have changed substantially in ways that support the Future Land Use Map amendment.

The Denver Metropolitan real estate market has undergone a significant transformation over the past decade. With median home prices doubling during this period, the region—and the state more broadly—continues to face challenges related to housing affordability, inventory shortages, and a lack of product diversity. These issues are driven in large part by rising material and labor costs, as well as higher interest rates.

In response, there has been a notable shift in housing demand across Mead and its surrounding communities. Buyers are increasingly seeking homes on smaller lots that offer a broader range of housing types at more attainable price points. This proposal directly responds to that change.

The subject property, historically rural in nature, is now surrounded by proposed and ongoing development, effectively making it an emerging infill site. Its proximity to established infrastructure and roadway networks presents an opportunity for smart, efficient growth. Using existing infrastructure reduces the burden on public services and contributes to the preservation of open lands in rural Weld County—lands that can continue to support agricultural, scenic, and ecological uses.

This application proposes a transition to smaller-lot, mid-density housing, aimed at enhancing the town's socioeconomic diversity while also delivering a residential density needed to support nearby commercial

zoning. This aligns with contemporary planning principles focused on creating complete neighborhoods—places where residents can live, work, and shop within close proximity. By proposing medium density residential single family homes, this amendment advances the Town’s planning goals and responds to current market conditions. It promotes compact, connected, and community-oriented land use patterns that serve an evolving need of future residents while preserving the character and function of the broader rural landscape.

3) An analysis of how the Future Land Use map amendment shall promote the public good and supports the stated purpose, intent, goals, and policies of the current Town of Mead Comprehensive Plan.

The proposed amendment directly supports the Town of Mead’s Comprehensive Plan by promoting responsible growth, resource conservation, and expanded access to housing and open space.

1. Land Use Compatibility

- Comprehensive Plan Vision: The Future Land Use Map and Growth Framework identify targeted areas for residential growth, especially in proximity to existing infrastructure and commercial areas.
- Application Compliance: The subject property is within the designated Growth Boundary and is planned for residential use. The proposed single-family homes are consistent with the low- to mid-density residential land use category envisioned for this area.

2. Housing Diversity and Affordability

- Comprehensive Plan Goal: Encourage a mix of housing types and lot sizes to meet the needs of diverse household incomes and stages of life.
- Application Compliance: The development introduces a variety of single-family lot sizes to support attainable housing options for first-time buyers, growing families, and empty nesters. This broadens the Town’s housing stock and addresses the ongoing regional need for housing diversity.

3. Compact Growth and Infrastructure Efficiency

- Comprehensive Plan Goal: Direct growth to areas with existing or planned infrastructure to minimize sprawl and maximize investment efficiency.
- Application Compliance: The property is adjacent to existing roads and utilities, making it a logical extension of growth. The use of existing infrastructure reduces environmental impacts, and promotes fiscally responsible development.

4. Transportation and Connectivity

- Comprehensive Plan Goal: Provide a safe and interconnected network of streets, sidewalks, and trails that support all modes of transportation.
- Application Compliance: The proposed neighborhood includes internal sidewalks, connections to adjacent trail corridors, and collector road extensions that support the Town’s pedestrian and mobility goals.

5. Parks, Open Space, and Community Character

- Comprehensive Plan Goal: Preserve and enhance the Town's rural character, open spaces, and quality of life through thoughtful design and park integration.
- Application Compliance: The plan incorporates open spaces, passive recreation areas, and pedestrian corridors that enhance community aesthetics and support outdoor activities. Setbacks and landscaped buffers are used to maintain rural edges where adjacent to larger lots within the County.

6. Economic Development Synergy

- Comprehensive Plan Goal: Support residential development that provides rooftops to sustain local businesses and future commercial centers.
- Application Compliance: The proposed density provides the housing needed to support nearby commercial nodes and employment areas, helping to strengthen the Town's economic sustainability.

7. Environmental Stewardship

- Comprehensive Plan Goal: Protect natural features and drainageways, and implement sustainable design principles.
- Application Compliance: The development preserves key drainageways through integrated open space corridors and avoids development within sensitive areas. Stormwater management will be handled through best-practice design solutions that meet Town standards. By incorporating a development that features smaller yards, the project will reduce outdoor irrigation demand, supporting water conservation goals. In addition, the proposal includes dedicated underground and surface water rights that will be made available to the Town, enhancing public water resources.

4) An explanation of how the Future Land Use Map amendment shall be compatible with existing and planned surrounding land uses.

The proposed residential land use is compatible with both existing and planned surrounding uses. The envisioned community will consist entirely of single-family homes, aligning with the character of adjacent neighborhoods and land use designations. The proposed internal street layout is designed to utilize logical connections to the surrounding roadway network, providing efficient access while minimizing impacts to existing residents.

Surrounding properties are designated for a variety of residential densities and commercial/mixed-use purposes, including RSF-1 (1 unit/acre), RSF-4 (4 units/acre), and MU-RC (Mixed-Use Regional Commercial). The proposed density of approximately 2.29 units per acre falls comfortably within this range, serving as a transition between lower-density residential areas and more intensive mixed-use or commercial development.

This transitional density supports the Comprehensive Plan's goals for balanced growth and community cohesion. The development will integrate with the area's planned infrastructure, including trail corridors and open space linkages, ensuring both physical and visual compatibility with the surrounding community.

5) An analysis of improvements or additions to public facilities necessitated by the proposed change and an evaluation of the impacts of the proposal on surface transportation system, including streets in adjacent neighborhoods, bicycle, pedestrian travel, and proposed major streets.

The proposed development will include proposed internal roadways and right-of-way infrastructure, enhancing vehicular circulation and creating new opportunities for multimodal travel within and around the community. By encouraging alternative modes of transportation—such as walking, biking, and future transit—the plan supports reduced local traffic congestion, eases pressure on nearby intersections, and contributes to improved overall safety.

A centrally located pocket park within the Logan Reservoir area, along with planned open space connections and trail linkages, will further promote non-vehicular mobility for residents and the broader Mead community. These features align with the Town’s goals of creating a connected, accessible public realm and reflect the transportation and infrastructure foresight outlined in the Comprehensive Plan. These improvements help advance Mead’s vision for a cohesive, walkable, and well-served community.

**TOWN OF MEAD, COLORADO
PLANNING COMMISSION
RESOLUTION NO. 08-PC-2025**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF MEAD,
COLORADO APPROVING THE COMPREHENSIVE PLAN AMENDMENT REQUESTED FOR
A PROPERTY KNOWN AS NORTH MEAD PLACE**

WHEREAS, the Town of Mead ("Town") is authorized pursuant to Title 31, Article 23, C.R.S. and the Town of Mead Municipal Code ("MMC") to regulate the development of land, streets and utilities within the Town for the purposes of promoting the public health, safety, convenience, and the general welfare of the community; and

WHEREAS, the Planning Commission duly adopted the 2018 Town of Mead Comprehensive Plan (the "Comprehensive Plan" or the "Plan"), which is the primary land use policy document for the community and is focused on enhancing the Town's long-term vitality; and

WHEREAS, Section 16-1-90 of the MMC requires that "[w]here 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"; and

WHEREAS, PCS Group Inc. (the "Applicant") has submitted an application on behalf of Mark and Jacquelyn Eberl (the "Property Owner") for certain property generally located north of the Mead Place subdivision, west of Third Street (CR 7), south of Adams Avenue (CR 32), and east of the Great Western railway, in the Town of Mead, County of Weld, State of Colorado, which property consists of 74 acres more or less, as shown in Exhibit 1 ("Property"); and

WHEREAS, the Applicant intends to submit a Petition for Annexation to the Town for the Property and has submitted an application for the Comprehensive Plan Amendment, as defined herein; and

WHEREAS, specifically, the Applicant is requesting an amendment to change the land use map designation of the Property from Large Lot Residential (LLR), to Large Lot Residential (LLR), Single Family Residential (SFR) and Park/Open Space (POS), and with the intention of providing 138 suburban sized residential lots ("Comprehensive Plan Amendment"); and

WHEREAS, C.R.S. § 31-23-208 provides, in relevant part, that, "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"; and

WHEREAS, C.R.S. § 31-23-208 additionally provides that "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"; and

WHEREAS, the Comprehensive Plan states that "[i]t was the duty of the Mead Planning Commission to make and adopt this Plan and to certify it to the Board of Trustees. The Board of Trustees endorsed the Plan, and all amendments or revisions will be done by resolution"; and

WHEREAS, the Planning Commission held a duly noticed public hearing on August 20th, 2025 to consider the Comprehensive Plan Amendment; and

WHEREAS, the Planning Commission reviewed the proposed Comprehensive Plan amendment and other materials provided by the Planning Commission by Town staff at or prior to the August 20th, 2025 meeting and public hearing; and

WHEREAS, the Planning Commission desires to approve the Comprehensive Plan Amendment and further desires that the Amendment be certified to the Board of Trustees for endorsement by resolution.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the Town of Mead, Colorado, that:

Section 1. Approval. The Planning Commission hereby approves the Comprehensive Plan Amendment as generally shown in **Exhibit 1** attached hereto, changing the Future Land Use Map designation from Large Lot Residential (LLR), to Single Family Residential (SFR) and Park/Open Space (POS), based on a determination that the proposed Amendment will further the goals and policies articulated in the Comprehensive Plan. The Comprehensive Plan Amendment is approved, subject to the following condition(s):

- a) The Applicant shall pay all fees and costs incurred by the Town and its consultants in reviewing and processing the Comprehensive Plan Amendment application and address remaining technical issues as required by Town staff.

Section 2. Direction to Town Staff. Town Community Development Staff shall prepare an amendment/supplement to the Future Land Use Map (Map 4 on page 43 of the Comprehensive Plan) to incorporate the information generally shown in **Exhibit 1**. Town staff shall distribute a copy of this Resolution to the Board of Trustees for endorsement. Following endorsement of the Comprehensive Plan Amendment by the Board of Trustees, Town staff shall file a certified copy of the Amendment with the Weld County Clerk and Recorder, as required by C.R.S. § 31-23-208.

Section 3. Effective Date. This Resolution shall become effective immediately upon adoption.

INTRODUCED, READ, PASSED AND ADOPTED THIS 20th DAY OF AUGUST, 2025.

ATTEST:

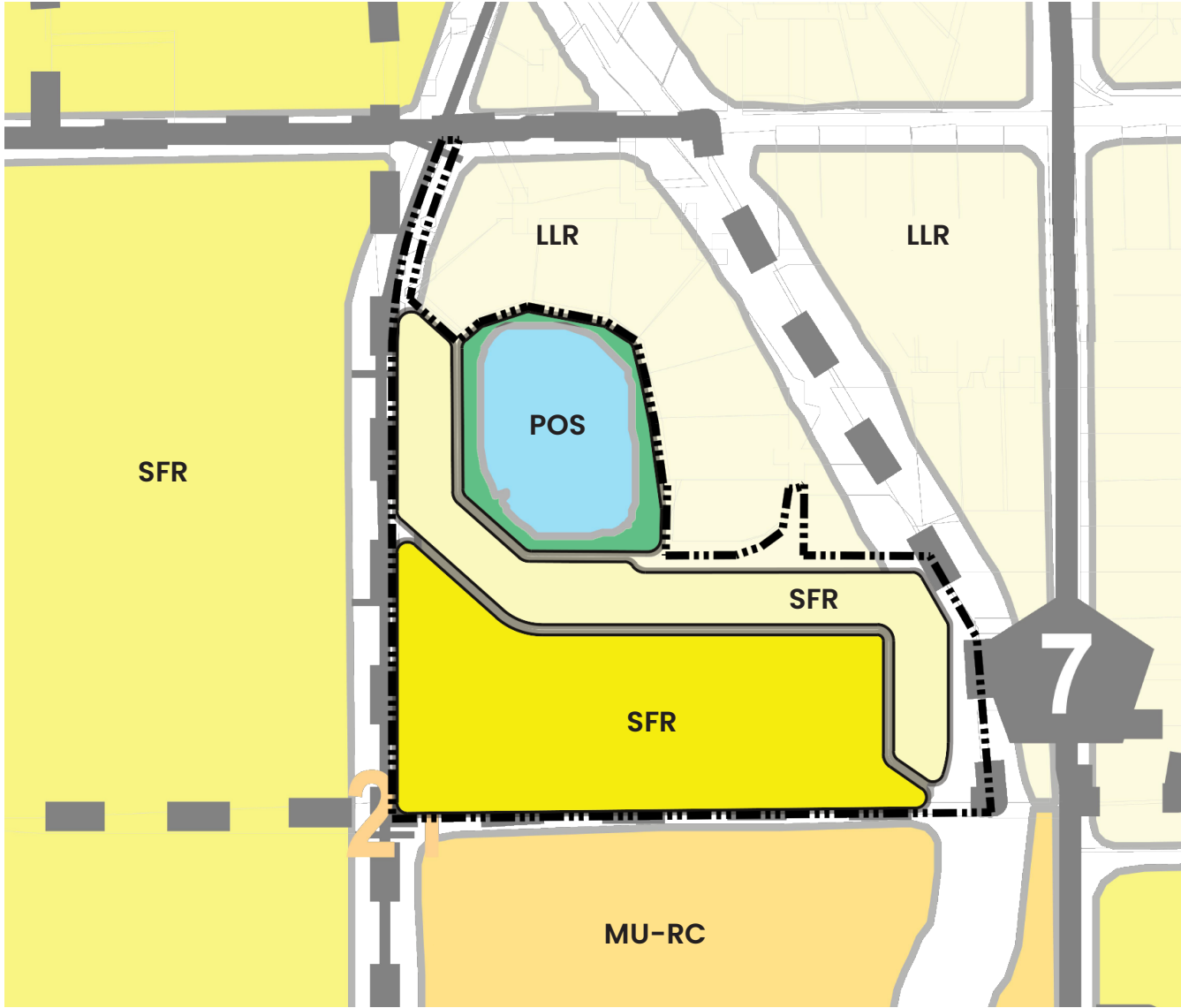
TOWN OF MEAD PLANNING COMMISSION:

By: _____
Ana Bohl, Secretary

By: _____
Karen Peterson, Chair

EXHIBIT 1

North Mead Place Comprehensive Plan Amendment Map
[Exhibit begins on the next page.]



- RR Rural Residential
- CR Clustered Residential
- LLR Large Lot Residential
- SFR Single Family Residential
- MF Multi-family Residential
- RMU Residential Mixed Use
- MU-RC Mixed Use - Residential/Commercial
- CMU Commercial Mixed Use
- DMU Downtown Mixed Use
- RC Regional Commercial
- BP Business Park
- PI Planned Industrial Mixed Use
- P Public/Semi-Public
- POS Park/Open Space
- A Agriculture
- * Primary Gateways into the Community
- * Secondary Gateways into the Community
- - - Mead Town Limits (2018)
- - - Mead Planning Influence Area (2018)
- ▲ Proposed Elementary School Sites
- Proposed Middle School Sites
- ⊕ Proposed High School Sites
- Potential Sites for Public Facilities
- 00 Section Numbers
(Each section represents an area of

From: [Jeff Engelman](#)
To: [Jason Bradford](#)
Cc: [Helen Migchelbrink](#); [Herman Schranz](#); [Colleen Whitlow](#); [Dianne Engelman](#)
Subject: Re: Vacant Lot North of Mead Place
Date: Thursday, July 31, 2025 8:19:48 PM
Attachments: [image001.png](#)
[image002.png](#)

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Be especially careful of Word, Excel and Fax attachments.

Hello Jason,

Thank you for your replies. I do appreciate it.

I have been a developer and have done rezonings in Greeley, Evans, Garden City, and in unincorporated Weld County. I understand how the process works unless it's substantially different in Mead. For a planning commission meeting agenda to be set for August 20th - only a week after a neighborhood meeting on August 13th - means that you have received some preliminary concepts / designs. You wouldn't set an agenda without seeing something, so please forward it to me.

It is disappointing that this is being pushed through quickly. As a developer, I have never scheduled a neighborhood meeting and a planning commission meeting a week apart. This insulates that the developer doesn't intend to adequately address items raised at the neighborhood meeting.

I'm guessing the final concept will be shipped out in the 'planning commission packet' on Friday August 15th so the commission has time to review before August 20th. This provides the developer a single day - Thursday August 14th - to make changes. They might as well start the neighborhood meeting off by saying that this is just a formality and they have no intention of accommodating anything that arises during the meeting.

I would like Mark & Jackie to be able to sell their land and reap the benefits of their investment but at the same time - the land is zoned as low density residential and any developer looking at the property should abide by the current zoning. The area to the north (where I live) is estate lots - a concept that Mead doesn't even have in their comp plan. If we lived on smaller lots - like LLR - then possibly a rezone could be tolerated.

North Mead Place needs to be a transition area between Mead Place and Grace Way and be developed as LLR as in the current plan. There is no reason the developer can't buy the land and develop it like Range View Estates and be a transition area like Silver Fox Court where Trust Schranz lives between Margil and Vale View.

Best Regards,
-Jeff

On Thu, Jul 31, 2025 at 5:54 PM Jason Bradford <jbradford@townofmead.org> wrote:

Mr. Engelman,

Thank you for reaching out.

I will be present at the meeting to observe and to answer any technical questions about the Town's entitlement and application process. However, no official town decisions will be made at this meeting. The purpose of the meeting is to provide an opportunity for the neighbors to dialogue with the property owner and prospective developer. The intent is to provide the prospective developer the chance to address any issues and alleviate any concerns from neighbors before submitting any formal site plans or development applications to the Town. Hopefully, this meeting will alleviate any concerns you may have and give you the chance to work with the prospective developer to address any concerns in their formal development applications.

I look forward to meeting you in person. Please let me know if you would like to discuss this process in more detail. We can discuss this further at the neighborhood meeting or at another time if you would like.

PS

Please note that, in addition to this informal neighborhood meeting invitation, you will also be receiving a notice, from the Town, of a public hearing meeting with the Planning Commission regarding this property. The Town's Planning Commission will consider a Comprehensive Plan Amendment application for this property at the August 20th Planning Commission meeting. You will have the opportunity to address the Planning Commission with any questions or concerns at this meeting before the Commission votes on the application for a Comprehensive Plan Amendment. Again, we can discuss this process further if you would like more clarification.

Regards,



From: Jeff Engelman <jeff@engelman.net>

Sent: Thursday, July 31, 2025 4:48 PM

To: Jason Bradford <jbradford@townofmead.org>

Cc: Helen Migchelbrink <hmigchelbrink@townofmead.org>; Herman Schranz <HSchranz@townofmead.org>; Colleen Whitlow <cwhitlow@townofmead.org>; Dianne Engelman <dianne@engelman.net>

Subject: Re: Vacant Lot North of Mead Place

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Be especially careful of Word, Excel and Fax attachments.

Hello Jason,

The attached notice was received today ... outlining my worst fears. Will anyone from the town be present at this meeting?

Best Regards,

Jeff Engelman

On Tue, Mar 11, 2025 at 11:59 AM Jason Bradford <jbradford@townofmead.org> wrote:

Mr. and Mrs. Engelman,

Thank you for sharing your concerns with me. I appreciate the time and effort you have spent articulating those concerns early on in the process.

Please know that no official applications regarding this property have been submitted to the Town so far but, if that changes, I will ensure that any concerns you have are carefully considered and acknowledged.

Also, please know that, if a development application is submitted for this property, you and your neighbors will have multiple opportunities to have your questions and concerns addressed prior to any official actions taking place.

If any proposed development plan for this property is submitted that does seek to deviate significantly from the Comprehensive Plan, the Town will require the potential developers to hold a neighborhood meeting. This neighborhood meeting will provide an opportunity for you and your neighbors to review any potential development plans, have questions answered, and to seek solutions to concerns prior to any public hearings.

Finally, if this land is to develop, there will be many steps in the process that require public hearings. Prior to any official decisions or actions take place regarding this property, you will be notified of these public hearings and have a chance to be heard prior to any official actions.

Thank you again for reaching out and sharing. The Town's planning team will keep your concerns in mind when discussing any potential development proposals for this property. Please feel free to contact me at any time if you have any further questions or wish to know more about the progress of any potential development plans.

Regards,



From: Jeff Engelman <jeff@engelman.net>

Sent: Tuesday, March 11, 2025 10:40 AM

To: Jason Bradford <jbradford@townofmead.org>

Cc: Helen Migchelbrink <hmigchelbrink@townofmead.org>; Herman Schranz <HSchranz@townofmead.org>; Colleen Whitlow <cwhitlow@townofmead.org>; Dianne Engelman <dianne@engelman.net>

Subject: Vacant Lot North of Mead Place

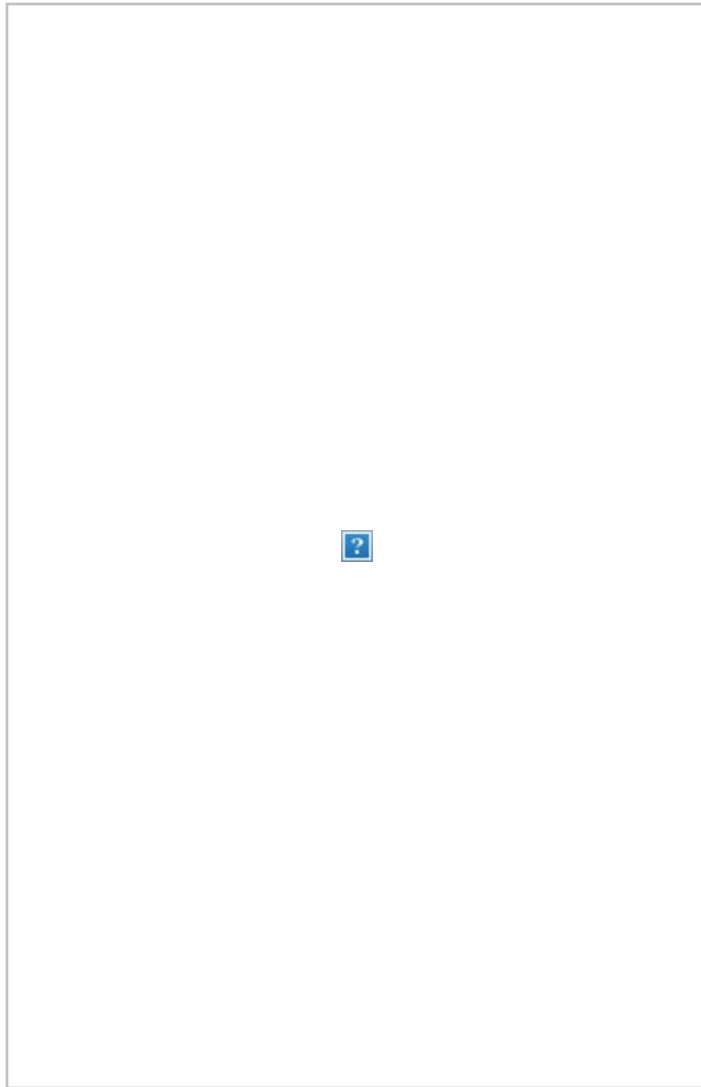
Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Be especially careful of Word, Excel and Fax attachments.

Hello Jason,

Dianne & I own the property at

<https://www.co.weld.co.us/maps/propertyportal/?acct=R8973489>

We bought this property in April of 2020 from Mark & Jackie Eberl. We were fully aware that the land to the south could be developed. The town's recently completed 2018 Comprehensive Plan listed the area north of Mead Place as LLR (Large Lot Residential) which we felt was an acceptable development.



With the Mead Place development moving forward, I'd like to ensure that there is no deviation from the objectives stated in the Comprehensive Plan.

We view this area to be similar to Silver Fox Court (where Trustee

Herman Schranz lives). It serves as a transition between the higher density homes in Margil Farms to the lower density homes in Vail View.

We would hope that the town will require a development similar to Range View Estates and the Silver Fox Court areas. Please keep this in mind as proposals are submitted for this vacant lot.

We have made a substantial investment in our property with house remodels and the addition of two outbuildings. We will have a difficult time accepting a land use change.

Please inform us of any submittals for any part of:

<https://www.co.weld.co.us/maps/propertyportal/?acct=R8973490>

and

<https://www.co.weld.co.us/maps/propertyportal/?acct=R8940762>

Mark & Jackie Eberl own this vacant lot. Dianne & I are good friends with them. We don't want them to lose a property sale but also don't want the land use to change. We are hoping for a mutually acceptable solution.

Best Regards,

Jeff Engelman

From: [Ana Bohl](#)
To: [Jason Bradford](#); [Collin Mieras](#)
Cc: [Alexander Ailey](#)
Subject: FW: re-zoning proposal to South of Grace Way
Date: Monday, August 11, 2025 3:27:41 PM
Attachments: [~WRD0001.jpg](#)

Good afternoon

Please see email below.

Ana

From: Mead, CO <noreply@civicplus.com>
Sent: Monday, August 11, 2025 3:20 PM
To: Ana Bohl <ABohl@townofmead.org>
Subject: re-zoning proposal to South of Grace Way

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Be especially careful of Word, Excel and Fax attachments.

Name: Lindy Hruska MD FACS
Email: lhruska@hotmail.com

Message: Dear Mead Leadership Team / Planning Commission: My name is Lindy Hruska, and I purchased the 2.5 acre property at 2676 Grace Way in September of 2020. At the time we purchased the home, we were informed that the surrounding undeveloped land was zoned for large lot residential, which was based on the 2018 comprehensive plan. While we understood that this area could eventually be developed, we decided that this would be acceptable, because it would be similar sized lots to our existing property, and would not negatively impact our property value. We are now aware that there is a proposal to sell and re-zone this land, with plans to build 136 homes with over 6 houses per acre, including utilizing the land directly west of the lake, adjacent to the railroad tracks and oil refinery for new homes. We would never have purchased the property in 2020 if it had been zoned in this way, as it would have a huge impact on the view and the privacy of our home, in addition to devaluing the area due to lower priced housing that would be directly adjacent to our homes. This completely defeats the purpose of having a multimillion dollar home with a lake and mountain view. This proposal is not in the best interest of the existing community homeowners, and will, without question, negatively impact the value of our property. The recent development to the West of Eden's Reserve has high density housing that has already resulted in new gang activity and crime in the area, in addition to increased trespassing around the lake. This poses new safety concerns for my family which did not exist when we purchased the property, which was before the high density housing was built. Allowing additional high-density housing to be built directly adjacent to our property will further degrade the value of

our homes and increase the negative impact on our privacy and safety. We have made significant investments in remodeling , solar panels and back-up batteries, and planned to make this our forever home. In addition, we have an existing water agreement with Mark Eberl that is perpetual, and allows Eden's Reserve HOA access to the lake for fishing and non-motorized boating, in addition to a 3.6 million gallon allotment of water every year from the lake to irrigate our lawns and landscaping. We have invested extensively in a pump house and irrigation support infrastructures, and developed the landscape based upon this perpetual agreement and water access. Any new ownership would be required to honor the existing perpetual water agreement. Using the lake essentially as a public park with 500 homes having trail access would create incredible liability issues for the pump house and the lake equipment, and would have a negative impact on the established and migrating wildlife including geese, ducks, herons, pelicans, eagles, the occasional fox and a menagerie of other birds. We have eagles that feed almost daily from the lake. Our property is valuable because of the view, the natural habitat and the open, private and quiet environment. This proposal would increase foot traffic around the lake by 50-60x. (250-300 people a day) This will destroy the existing ecosystem, and nullify many of the reasons we purchased the property in 2020. The Grace Way PUD also already includes the lake, which is being proposed as part of the PUD for the new development. This sort of "double dipping" by a developer just to push more rooftops in a smaller area cannot be allowed. Mead has already approved over 4400 new SFR homes in the past couple of years, which is a 70% increase over what currently exists. If we want to foster economic growth and vitality, there must be disposable income available to contribute to these new endeavors. These tiny homes on tiny lots will not support this kind of growth, and will likely outpace our ability to protect and support the community with police, fire, schools and road infrastructure. We also use the gravel road around the east and north side of the lake as emergency fire lane access, in addition to providing road access to our septic tanks that can't be reached from the front of the house. This fire lane access was required when the subdivision was built, and access to the road will need to be maintained for the HOA. The new proposal has a walking path around the lake instead of a road, with no comment on how the HOA members are to maintain fire lane and septic tank access to our properties. We are extremely disappointed with this proposal, and object to any re-zoning efforts for the reasons listed above. We hope the commission will agree that this is not in the best interest of the established community members or our children. Growth and expansion is inevitable, but it must be tempered with reason to protect and preserve the initial intent that led to our custom homes being built in the first place. Thank you for your time and consideration, Lindy A. Hruska MD FACS



To: Town of Mead Board Members

From: Tony & Roxanne Barela,
2680 Grace Way, Mead, CO 80542

Re: Issues and Concerns regarding North Mead Place

Dear Members of the Town Board,

As concerned residents, we are writing regarding several issues and concerns regarding the proposed subdivision called North Mead Place. We currently live in Edens Reserve subdivision, which is directly North of the proposed subdivision.

As homeowners in Eden's reserve, we bought our home based on the landscape we have now, open space and a private lake.

With our HOA water agreement at Edens Reserve, we are allotted 3.6 million gallons per season, which allows each resident and the HOA property use of the water from the lake to water our properties. Our landscaping has been designed around this use of water from the lake.

Several homes have spent the money on putting in the landscaping and infrastructure for the sprinkler system designed around using the lake pumping system.

Also, nobody in our subdivision wants the lake and surrounding area to become a public park area. According to the plot map we received from the PCS group, it shows several trails coming from several of the new subdivisions, leading right to Logan reservoir! There are over 350 homes in the Mead Place subdivision, that is being built right now, plus the other 29 acres, by HWY 66 & County Rd 7, that will have condos and apartments, that would all have access to the lake, right in our back yards! Then add in the proposed 136 homes being proposed for North Mead Place. This would be well over 600 residents, with access to the lake right and surrounding area, right behind our homes. This is unacceptable!

We are certain that if any of the Eden's Reserve current residents knew that this proposed development was going in, ahead of purchasing their properties, many of us may not have bought our homes here.

When looking at to plan for the new development, it shows the area around the lake to have 3/4 acre lots, with many of them to the west having the existing railroad tracks and oil

tanks / oil equipment in their front yards. What kind of home and prices do you expect to have there? We have multi-million dollar homes in Eden's Reserve. We don't see how you think that your new proposed homes are a good transition. Also, we do not see the lot lines shown on your plan for these properties. The next set of homes is even worse, with having 4 homes per acre.

There are several questions and concerns to address:

Who takes care of the lake and maintains this area?

Who is in charge of bringing in the water to the lake each year?

Open Space/Park - Who pays for the maintenance for the open space & park?

Lake/Lake Water - Who pays for the liability insurance for the lake and surrounding property?

Who pays to protect our existing water pumping equipment and make sure it is safe, with all these people now having access to the lake?

What are the restrictions and rules for accessing the lake and the surrounding paths coming from the surrounding subdivisions?

Edens Reserve current subdivision road – this is a private road, which the city would have to buy from the homeowners.

With that said, then the city would need to bring this road up to the standards, which should be the same standards of any other road requirements for a city owned road. We know that our current road is not built to those specifications, because we have already had this discussion with the city and the county before.

The city would also then become responsible for snow removal and road maintenance. It is our understanding that the city would also have to take over the liability for the fire hydrants within our subdivision. We, the HOA, currently have this responsibility.

As a homeowner at Edens Reserve, preservation of natural habitats, eagles, pelicans, various birds and wildlife are very important to us. We want to keep the openness and natural beauty of this area, this is one of the main reasons we chose Edens Reserve subdivision 4 ½ years ago as our home.

There are also many questions around the Town of Mead incorporating the area around Eden's reserve into the Town of Mead?? The list of concerns goes on and on.

There is nothing good coming from this new development for the residents of Eden's Reserve! Our HOA will seek legal council, if needed.

Thank you for your time and attention to this matter.

Sincerely,

Tony and Roxanne Barela
Edens Reserve residents
2680 Grace Way

From: [Jennifer Stienike](#)
To: [Jason Bradford](#); [Helen Migchelbrink](#); [Colleen Whitlow](#); [Herman Schranz](#); [Trisha Harris](#); [David Adams](#); [Jeremiah Crane](#); [Brad Hagen](#)
Subject: Potential Changes to Zoning around Logan Reservoir
Date: Tuesday, August 12, 2025 2:01:46 PM
Attachments: [IMG_3436.png](#)

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Be especially careful of Word, Excel and Fax attachments.

Mead Leadership Team / Planning Commission:

My name is Jenni Stienike. My husband and I purchased our home in December of 2014 located at 2700 Grace Way after we moved from Coyote Run. Since then, we've seen much development around us and we've watched various vacant fields fill with homes. When we purchased our home, the land at the corner of CR 32 and Road 7 was zoned R1 (one home per acre). The owner of that land tried unsuccessfully to get this section rezoned to R4 several years ago. We were thrilled the town agreed this was not in the best interest of the surrounding neighborhoods and have enjoyed seeing the quick sale of the large 1+ acre lots and construction of beautiful custom homes. To the west of us is Sorrento. This was also vacant when we moved in yet we knew it was zoned for higher density homes. Since Sorrento has been built up, we've experienced an increase in vandalism, trespassing, littering, speeding and hot rodding down road 32, and off leash dogs. This has been such a shame since Mead was where we chose to build our family back in 2006 due the quaint nature and safety.

We are now aware that there is a proposal to sell and rezone the land to the south of us including Logan's Reservoir. This was supposed to be large lot residential, which I understand has varying definitions, but intended to be 2.5 acre lots to mirror the look and feel of our neighborhood, Eden's Reserve. Lots of this size are not available for purchase in Mead at present. The proposed change of plans, as you know, is to build 136 homes, including utilizing the land directly west of the lake, adjacent to the railroad tracks and oil refinery for new homes and to toss the 2.5+ acre lots out the window.

I have some concerns I will outline below.

1. Increase in crime, speeding/traffic, littering, trespassing as noted above.
2. Decrease in property value due to above concern.
3. When the development of the land along hwy 66 and road 7 (continuing east) began, a family of Bald Eagles we've come to know began hunting and visiting our pond, Logans Reserve. The addition of 136 homes and creation of a public path will increase traffic in their hunting grounds 50 fold! In addition to the eagles, we've enjoyed watching Blue Heron nest and hunt here as well as fox, pelicans, geese, ducks and coyote. Public access will greatly reduce the utilization of this reservoir by these animals.
4. Our HOA has water rights associated with a non-exclusive water use agreement of

Logan Reservoir (as do each of us homeowners) and maintains a pump house constructed on the shore and an expensive pump on the lake itself. How will this be protected and made safe when this land/reservoir is made public? We are required to insure this area per the agreement and there is absolutely no way we will be able to do so if this land is made public. Since we pay to maintain said pump and pumphouse - any vandalism would be covered by whom? How?

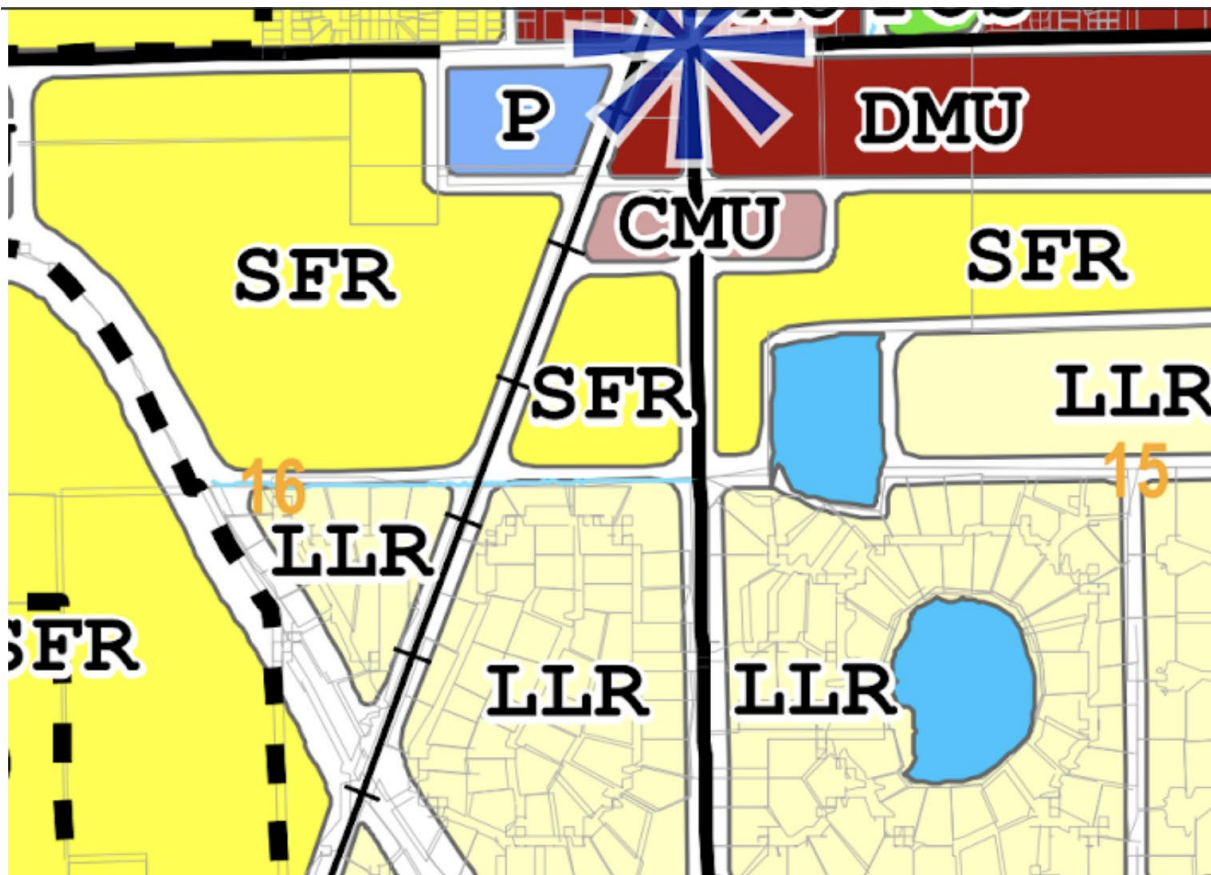
5. How in the world will the TOM infrastructure (roads, police, schools, etc) support another 136 rooftops on top of the high density neighborhoods already under construction? There just isn't a feasible way. Traffic in and out of this town at road 7 is already a nightmare on a good day! Road 5 is a viable option but without a traffic light it remains a safety hazard and often has traffic backing up as it is.

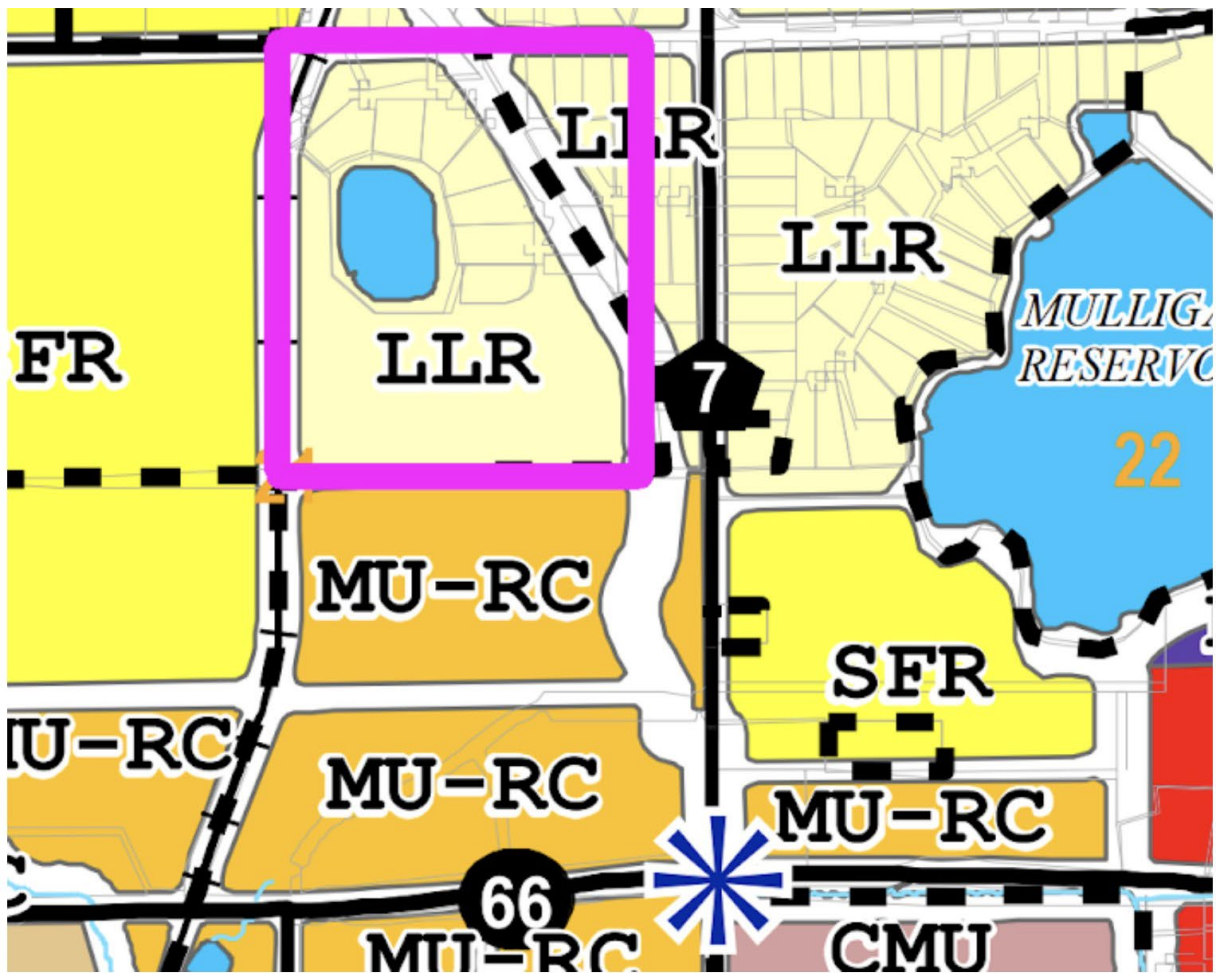
This proposal is not in the best interest of the existing homeowners, and will, without question, negatively impact the value of our property and community.

I am extremely disappointed with this proposal and object to any rezoning efforts for the reasons listed above. I sincerely hope the commission will agree that this is not in the best interest of the established community members or our children (as they did with the land at CR 32 and Road 7 many years ago). Growth and expansion is inevitable, but it must be tempered with reason to protect and preserve the initial intent that led to our custom homes being built in the first place.

Thank you for your time and consideration,

Jenni Stienike





From: [Brent Lang](#)
To: [Jason Bradford](#)
Subject: Proposed North Mead Development
Date: Tuesday, August 12, 2025 5:04:22 PM

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Be especially careful of Word, Excel and Fax attachments.

To: Town of Mead Planning Board

This letter is being written in opposition of the North Mead Development being proposed.

My family and I bought our home at 2688 Grace Way in Eden's Reserve in October of 2023. We invested a large part of our retirement savings for the purchase of and remodeling of the home as it is to be our forever home.

We purchased the property after consulting an attorney regarding the land now being considered for development as we knew it would most likely be developed one day. We were comfortable going forward with the purchase as the lots are currently zoned LLR. Knowing these 2.5 acres were going to be similar to existing homes around the area made us feel comfortable going forward as when it would eventually be developed, the feeling and character of the existing neighborhood would be maintained. We moved to Mead and our neighborhood in particular to get away from the hustle and bustle and looked forward to the quiet enjoyment, the views, the birds and wildlife of Eden's Reserve. We never would have purchased our home if we thought that we would be swallowed up on the west (which was existing at time of purchase) and now the south by high density housing. We moved here to escape just this type of high density development!

This development would devalue not just the monetary portion of our investment via decreased property values, but more importantly take away our quiet peaceful neighborhood, only to be swallowed up by high density development.

The North Mead proposal includes a park surrounding Logan Lake, open to not only residents in the new development but to the public at large. This park would become a "destination" party park due to the other small lakes being privately owned and not accessible to the public. Eagles hunt Logan Lake and this dramatic increase in foot traffic would destroy their habitat. This would lead to the total disintegration of the peaceful neighborhood we chose to invest our life savings into. Crime would increase, trash and noise pollution from boom boxes etc. This is exactly the kind of environment we wanted to move away from and why we bought in Mead! Now it seems it is following us here.

In looking at things from 2023 the number of residential lots has tripled with LLR only being a fraction of this new development trend! It seems LLR is grossly underrepresented and this would include the new Rangeview subdivision north of us.

Our rural roads, infrastructure, water, police cannot support this type of high density housing. Emergency services could not deal with this increase in population. Another cut to County Road 7 for entrance to this proposed development would be a traffic nightmare with the proposed density of development.

Our HOA's ability to draw water from the lake for irrigation of our lawns would forever be affected. How will Logan Lake be able to satisfy the needs of such high density housing without disrupting our water rights?

There is plenty of land in the Mead area which could be developed without displacing and ruining existing rural neighborhoods such as Eden's Reserve. It just doesn't make sense and is not fair or reasonable.

We are extremely disappointed in what is being proposed and will continue to vigorously oppose it and any zoning changes away from LLR which is already in place.

Thank you for your consideration in this matter.

Dr. Brent Lang and Dr. Milena Halek
2688 Grace Way
Mead CO 80542

From: [Mark Skelton](#)
To: [Jason Bradford](#)
Subject: Edens Reserve proposed re-zoning
Date: Friday, August 1, 2025 1:42:36 PM

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Be especially careful of Word, Excel and Fax attachments.

August 1st 2025

Regarding: Upcoming request about Re-Zoning Logan Reservoir and the surrounding land etc.

Mark Skelton
2692 Grace Way
Mead, CO 80542
(Eden's Reserve)

303-875-2275

MarkSkelton766@hotmail.com

To: Jason Bradford

Dear Mr. Bradford,

Just yesterday I received a letter from PCS Group about a potential development that will include Logan reservoir and the land around it as well as the parcel to the South. This is of grave concern to the residents of our subdivision. Most, all but two, homes were built backing on to the reservoir. ALL the homes in the small subdivision have irrigation taps that pull from Logan reservoir. Each lot is approximately 2.5 acres. Whilst we do not own the lake or the water we do own the rights to be supplied 'in perpetuity' with a certain amount of water each year. We also have contractual access to, on, and around the lake. Our homes or land were constructed and priced with this asset in mind.

My particular home is Lot 4 or 2692 Grace Way. My father and I searched for two years to find a site with low density housing and irrigation. Our particular passion is our garden. We already spend \$1000-\$1200 per summer month from the domestic water supply so I think you'll agree that there would be no other way to maintain the gardens if the water is taken from us. Furthermore, there would not be enough hours in the day to water the amount of space we have landscaped. In short the loss of irrigation would wipe out 25 years of work!

My father and I built this home 25 years ago, and I mean WE built it ourselves. At 60 and 84 years of age respectively it isn't possible for us to move on and start over. We do have a written and recorded agreement from the developer and current owner, Mark Eberl, that we will have the water and lake in perpetuity. Further, we have an email from him from 2020

saying that he would pass that commitment on to any future owner. That being said I am not confident that the agreement would bind future owners. The proposed map we got shows no lake at all.

Our second concern is our road. We have spend around \$150,000 repairing it. Our last, and largest expenditure being this year at around \$130,000. I still do not think it would handle any additional traffic. Also we own the road, much to our discontent, so how would that work?

The new map seems to show Mr. Eberl claiming ownership of one end of the road which is nonsense. Finally is the issue of higher density. I genuinely feel for Mr. Eberl in selling the land but promises were made and we have all invested a lot of time, work and or money in this little subdivision and we fear that this would greatly devalue our homes. Finally on the density issues, we would have lots of people roaming around our back gardens and privacy would be lost.

Thank you in advance for your time in reviewing our concerns. I humbly request that you do not allow the annexation or the new zoning designation.

Sincerely

Mark Skelton



Agenda Item Summary

Agenda Date: 8/20/2025

Subject: Resolution No. 09-PC-2025 - A Resolution of the Planning Commission of the Town of Mead, Colorado, Recommending Approval of a Zoning Designation of Downtown Mixed-Use (DMU) with Planned Unit Development (PUD) overlay for the property known as Welker Farms

Presented by: Jason Bradford, Community Development Director

Summary:

Property owners Welker Farms, LLC, a Colorado limited liability company, and William C. Sears, an individual (together, the “Applicants”), have submitted a rezoning application for the Welker Farms property, as more particularly described herein (“Application”). The Application is for approval of the proposed Downtown Mixed-Use zoning with Planned Unit Development Overlay (“PUD”) for the 34.583-acre property generally located north of Welker Avenue (CR 34) and east of Ames Park, known as Welker Farms, as more particularly described in the PUD (the “Property”). The PUD includes various residential densities, including Single-Family Detached, Single-Family Attached, and Multi-family. The PUD would also zone portions of the Property for commercial uses.

The Property is designated by the Town of Mead’s Comprehensive Plan as being appropriate for DMU (Downtown Mixed Use) development. The Comprehensive Plan defines the DMU as a concentrated area with a mix of land uses, including retail, service, office, restaurants, and a variety of residential types. The DMU is intended to function as a pedestrian-oriented area and a community gathering place. The Property was zoned DMU (Downtown Mixed Use) by Ordinance No. 943 in October of 2020. The Property is currently vacant.

The PUD establishes three (3) planning areas. Planning Area A is located on the southeast portion of the Property and would allow for commercial land uses. Planning Area B is located on the southwest portion of the Property and would allow for a flexible mix of uses, including commercial, multi-family, and single-family attached land uses. Planning Area C is located on the northern portion of the Property and would allow for a flexible mix of residential land uses, including single-family detached, single-family attached, and multi-family land uses. The PUD provides for a maximum of 600 dwelling units. The PUD establishes design and dimensional standards for residential and commercial land uses.

Additionally, the PUD establishes architectural, landscaping, and signage standards to create a cohesive look and feel to the Welker Farms neighborhood. The PUD acknowledges the future location of a round-about intersection at the eastern edge of the Property, which is identified in the Comprehensive Plan and is anticipated to function as a gentle transition, from the highway-oriented development along I-25, to a development pattern that more closely resembles the development pattern found in Mead’s core town center and downtown. The round-about is intended to function as a gateway to the new downtown, which transitions into the old downtown area, further west. In order to accomplish the compact and vibrant development pattern desired for the DMU designation, this PUD provides for smaller residential lots and

tighter dimensional standards for setbacks to conform with the dimensions and development patterns found in a traditional vibrant and pedestrian-oriented downtown or core town center. The smaller lots provide for a denser residential area that is compatible with downtown housing patterns, as well as providing for diverse housing options in Mead. The mix of uses is also intended to correspond with this type of development pattern.

Review Criteria:

A PUD Overlay is a special purpose zoning district set forth in Mead Municipal Code (MMC) Section 16-3-30(a)(4) that allows for modification of the standards of the underlying zoning district in exchange for the provision of additional amenities and other elements that improve the overall development.

PUD Overlays may be used to modify the standards of the underlying zoning district if they are “consistent with the Comprehensive Plan” and “the development is found to be an improvement over what would be required under otherwise applicable standards.”

The proposed Welker Farms PUD is generally consistent with the Downtown Mixed-Use (DMU) land use designation identified in the 2018 Comprehensive Plan. Staff also finds the concept proposed in the PUD to be an improvement over what would normally be required by the underlying zoning districts. The proposed PUD provides the following advantages over the underlying zoning and traditional development:

- The PUD provides consistency of design and compatible design for architecture, landscaping, and signage across the Property.
- The PUD provides for a flexible mix of uses, which is more compatible with the type of development pattern anticipated in the DMU Comprehensive Plan designation.
- The PUD specifies a “build-to” line for buildings along Welker Avenue, rather than a setback dimension. This will require buildings to be constructed up to the right-of-way. This development pattern is more compatible with the type of development pattern anticipated in the DMU Comprehensive Plan designation and will acknowledge and address Welker Avenue in a special way by facing these buildings to the roadway and placing parking behind these buildings.
- The PUD proposes multiple regional roadway and trail connections that will help to establish an interconnected network of multi-modal transportation within the Property and to the surrounding areas and future developments.
- The PUD pays special attention to the future round-about by incorporating landscaping and designs standards that acknowledge and address the future round-about.
- The development would add diversity to the Town’s housing stock and housing options with options for a range of single-family detached and attached housing products currently in limited supply in Mead and would provide opportunities for multi-family housing options.
- The PUD helps to further the goals of the 2018 Comprehensive Plan related to growth, housing diversity, and economic development.

The establishment of a zoning designation is subject to review against the following criteria set forth in Section 16-3-160(e) of the MMC. Only one (1) of the following criteria must be met for the proposed PUD zoning. This PUD meets criterion no. 6 – shown in bold text below:

1. To correct a manifest error in an ordinance establishing the zoning for a specific property;
2. To rezone an area or extend the boundary of an existing district because of changed or changing conditions in a particular area or in the Town generally;
3. The land to be rezoned was zoned in error and as presently zoned is inconsistent with the policies and goals of the Comprehensive Plan;

4. The proposed rezoning is necessary to provide land for a community-related use that was not anticipated at the time of the adoption of the Comprehensive Plan, and the rezoning will be consistent with the policies and goals of the Comprehensive Plan;
5. The area requested for rezoning has changed or is changing to such a degree that it is in the public interest to encourage development or redevelopment of the area; or
6. **A rezoning to Planned Unit Development overlay district is requested to encourage innovative and creative design and to promote a mix of land uses in the development.**

The Applicant has requested that the zoning of the property be established as DMU (Downtown Mixed-Use) with a PUD Overlay. Staff has determined that the requested PUD will encourage innovative and creative development, a diversity of “missing middle” housing options to promote a community for citizens in various stages of life, a well-planned multi-modal roadway and trails network, and a cohesive and unique development pattern that will help to establish the new downtown expansion area anticipated in the Comprehensive Plan.

Financial Considerations:

N/A

Staff Recommendation / Actions Required:

Staff recommends the Planning Commission approve Resolution. No. 09-PC-2025, with the following motion:

Suggested Motion:

“I MOVE TO APPROVE RESOLUTION NO. 09-PC-2025, A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF MEAD, COLORADO, RECOMMENDING APPROVAL OF A ZONING DESIGNATION OF DOWNTOWN MIXED-USE (DMU) WITH PLANNED UNIT DEVELOPMENT (PUD) FOR THE PROPERTY KNOWN AS WELKER FARMS.”

Attachments:

1. Resolution 09-PC-2025
2. PUD-06 (1)

**TOWN OF MEAD, COLORADO
PLANNING COMMISSION
RESOLUTION NO. 09-PC-2025**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN
OF MEAD, COLORADO, RECOMMENDING APPROVAL OF A
ZONING DESIGNATION OF DOWNTOWN MIXED-USE (DMU) WITH
PLANNED UNIT DEVELOPMENT (PUD) OVERLAY FOR THE
PROPERTY KNOWN AS WELKER FARMS**

WHEREAS, in accordance with Section 16-3-160 of the Mead Municipal Code (“MMC”), Welker Farms, LLC, a Colorado limited liability company, and William C. Sears, an individual (together, the “Applicant”) submitted an application to amend the official Town zoning map and rezone certain real property, consisting of approximately 34.53 acres of land, more or less, and generally located north of Welker Avenue (CR 34) and east of the Ames Park, generally known as the Welker Farms Property, as more particularly described in Exhibit 1, attached hereto and incorporated by this reference (the “Property”); and

WHEREAS, the Applicant is the fee owner of the Property; and

WHEREAS, the Property is currently zoned Downtown Mixed-Use (DMU); and

WHEREAS, the Applicant is proposing to rezone the Property to DMU with a Planned Unit Development (PUD) Overlay to allow for a mix of commercial and residential land uses, as shown in the Welker Farms Planned Unit Development (PUD), attached hereto as Exhibit 1 (“Welker Farms PUD” or “PUD”); and

WHEREAS, the Future Land Use Plan, from the Town’s 2018 Comprehensive Plan, designates the Property as Downtown Mixed-Use (“DMU”), which anticipates development with a concentrated area of mixed land uses, including retail, service, office, restaurants, and a variety of residential types, and which is intended to function as a pedestrian-oriented area and a community gathering place; and

WHEREAS, in accordance with Sections 16-3-160 and 16-8-90 of the MMC, the Planning Commission held a duly noticed public hearing on August 20, 2025, to review and consider the proposed Welker Farms PUD; and

WHEREAS, the Planning Commission has reviewed the PUD, and other materials distributed to the Planning Commission by Town Staff at or prior to the public hearing, and desires to recommend approval of the Welker Farms PUD to the Board of Trustees.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the Town of Mead, Colorado, that:

Section 1. The Planning Commission finds that the public hearing on the Welker Farms PUD was conducted in accordance with Section 16-3-160 of the MMC.

Section 2. The Planning Commission recommends that the Town of Mead Board of Trustees approve the Welker Farms PUD, in substantially the form attached hereto as **Exhibit 1**, based on a determination that the applicable review criteria set forth in Sections 16-3-160 and 16-3-30 of the MMC have been satisfied.

Section 3. Town Staff shall cause a copy of this Resolution to be provided to the Board of Trustees, on or before the date of the Board of Trustees hearing, as required by Section 16-8-90 of the MMC.

Section 4. Effective Date. This resolution shall become effective immediately upon adoption.

INTRODUCED AND PASSED, THIS 20TH DAY OF AUGUST, 2025.

ATTEST:

**TOWN OF MEAD PLANNING
COMMISSION:**

By _____
Ana Bohl, Secretary

By _____
Karen Peterson, Chair

EXHIBIT 1

WELKER FARMS PUD

This page intentionally left blank.
The Welker Farms PUD begins on the next page.

WELKER FARMS PLANNED UNIT DEVELOPMENT (PUD)

WELKER FARMS SUBDIVISION AND WELKER FARM SUBDIVISION REPLAT A
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO

CERTIFICATE OF OWNERSHIP

THE UNDERSIGNED ARE THE OWNERS OF AN UNDIVIDED 85.275% INTEREST IN AND TO WELKER FARMS, LLC AND AN UNDIVIDED 14.725% INTEREST IN AND TO WILLIAM C. SEARS IN WELKER FARMS SUBDIVISION MEAD COLORADO. DESCRIBED AS FOLLOWS, EXCEPT PUBLIC RIGHTS-OF-WAY:

PARCEL I:
LOTS 1 THROUGH 21; LOTS 41 THROUGH 49; LOTS 59 THROUGH 130; OUTLOTS A, D, E, F, G, H, I, J, K, L,
AND O; WELKER FARMS SUBDIVISION, TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO.

PARCEL II:
LOTS 1, 2, AND 3; OUTLOTS A, B, AND C; WELKER FARMS SUBDIVISION REPLAT A, TOWN OF MEAD,
COUNTY OF WELD, STATE OF COLORADO.

AND DO HEREBY LAY OUT AND ESTABLISH THIS PLANNED UNIT DEVELOPMENT (P.U.D.) OVERLAY/ZONING MAP OF THE ABOVE-DESCRIBED LAND UNDER THE NAME AND STYLE OF WELKER FARMS PLANNED UNIT DEVELOPMENT (P.U.D.) OVERLAY/ZONING MAP; AND FURTHER ACKNOWLEDGE THAT A) THE CHANGE IN ZONING SHALL BE FROM DOWNTOWN MIXED USE (DMU) TO DMU WITH P.U.D. OVERLAY ZONING, AS MORE PARTICULARLY SHOWN HEREIN, IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 16 OF THE MEAD MUNICIPAL CODE; B) ALL CONDITIONS, TERMS AND SPECIFICATIONS DESIGNATED OR DESCRIBED HEREIN SHALL BE BINDING ON THE OWNERS AND THE HEIRS, SUCCESSORS AND ASSIGNS OF THE OWNERS; AND C) THE SIGNATURE HEREON OF ANY REPRESENTATIVE OF A PARTNERSHIP, LIMITED LIABILITY COMPANY, CORPORATION, OR OTHER FORM OF ENTITY, AS APPLICABLE, INDICATES THAT ALL REQUIRED APPROVALS HAVE BEEN OBTAINED TO ACT ON BEHALF OF SAID PARTNERSHIP, LIMITED LIABILITY COMPANY, CORPORATION, OR OTHER FORM OF ENTITY.

THUS-DESCRIBED ZONING MAP CONTAINS 34.53 ACRES, MORE OR LESS, TOGETHER WITH AND SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY EXISTING AND/OR OF PUBLIC RECORD.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS __ DAY OF ____, 20__.
WELKER FARMS, LLC, A COLORADO LIMITED LIABILITY COMPANY.

BY: _____
NAME: _____
TITLE: _____

STATE OF COLORADO)
) SS
COUNTY OF _____)

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS __ DAY OF ____, 20__, BY _____,
AS _____ OF WELKER FARMS, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND SEAL:

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS __ DAY OF ____, 20__.
WILLIAM H. SEARS.

BY: _____
NAME: _____
TITLE: _____

STATE OF COLORADO)
) SS
COUNTY OF _____)

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS __ DAY OF ____, 20__, BY _____,
AS _____ OF WELKER FARMS, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND SEAL:

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

VICINITY MAP



SHEET INDEX

- COVER
- PROJECT CONTEXT & GENERAL STANDARDS
- LAND USE
- NON-RESIDENTIAL STANDARDS
- NON-RESIDENTIAL STANDARDS
- RESIDENTIAL STANDARDS
- SFD & SFA ARCHITECTURE & LANDSCAPE STANDARDS
- MULTI-FAMILY ARCHITECTURE STANDARDS
- MULTI-FAMILY ARCHITECTURE & LANDSCAPE STANDARDS
- LANDSCAPE STANDARDS
- LANDSCAPE & IRRIGATION STANDARDS
- PARKING AND STREET STANDARDS
- SIGNAGE STANDARDS
- MATERIALS AND SITE FURNISHING STANDARDS

PROJECT TEAM

PROPERTY OWNER
WILLIAM SEARS
WC SEARS2@GMAIL.COM

APPLICANT
ALPHABET INVESTMENTS, INC.
DAVID MEYEROWITZ
37 KODIAK CRESCENT, SUITE 300
TORONTO, ONTARIO M3J 3E5 CANADA
DAVID.MEYEROWITZ@STRATEGICCAPITAL.COM

PROPERTY OWNER
WELKER FARMS, LLC
FREDERIC RUBIN
1329 CEDAR AVE
BOULDER, CO 80304
WELKERFARMSLLC@OUTLOOK.COM

PLANNER
NORRIS DESIGN
DIANA RAE
1101 BANNOCK STREET
DENVER, CO 80204
LVIELEHR@NORRIS-DESIGN.COM

SURVEYING CERTIFICATE

I, _____, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO,
DO HEREBY CERTIFY THAT THE PLANNED UNIT DEVELOPMENT (PUD) / ZONING AMENDMENT MAP SHOWN HEREON
IS A CORRECT DELINEATION OF THE LAND DESCRIBED IN THE CERTIFICATE OF OWNERSHIP HEREON.

I FURTHER CERTIFY THAT THIS PLANNED UNIT DEVELOPMENT (PUD) / ZONING AMENDMENT MAP WAS PREPARED
UNDER MY PERSONAL
SUPERVISION AND IN ACCORD WITH APPLICABLE STATE OF COLORADO REQUIREMENTS ON THIS _____
DAY OF _____, 20__.

BY: _____ (SEAL)
[SURVEYOR NAME]

PLANNING COMMISSION CERTIFICATE

THIS WELKER FARMS PLANNED UNIT DEVELOPMENT (PUD) AND ZONING MAP IS HEARBY RECOMMENDED FOR
APPROVAL TO THE TOWN OF MEAD BOARD OF TRUSTEES THIS __ DAY OF ____, 20__.

CHAIRPERSON

SECRETARY

CERTIFICATE OF APPROVAL BY THE BOARD OF TRUSTEES

THIS WELKER FARMS PLANNED UNIT DEVELOPMENT (PUD) AND ZONING MAP IS APPROVED AND ACCEPTED BY
ORDINANCE NO. _____, PASSED AND ADOPTED AT THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF
MEAD, COLORADO, HELD ON _____, 20__.

MAYOR

ATTEST:

TOWN CLERK

NOTES

- THIS PROPERTY SHALL BE RE-PLATTED, ACCORDING TO THE STANDARDS OUTLINED IN THE WELKER FARMS PUD.

WELKER FARMS PUD
TOWN OF MEAD
COLORADO

OWNER:
ALPHABET INVESTMENTS, INC.
37 KODIAK CRESCENT, SUITE 300
TORONTO, ONTARIO M3J 3E5
416.849.3484

NOT FOR
CONSTRUCTION

DATE:
04/10/2024 PUD-01
06/26/2024 PUD-02
08/26/2024 PUD-03
02/21/2025 PUD-04
05/16/2025 PUD-05
07/18/2025 PUD-06

SHEET TITLE:

COVER

WELKER FARMS PLANNED UNIT DEVELOPMENT (PUD)

WELKER FARMS SUBDIVISION AND WELKER FARM SUBDIVISION REPLAT A
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO

PROJECT CONTEXT

LOCATED IN THE TOWN OF MEAD, WELKER FARMS IS A ~35-ACRE PARCEL LOCATED EAST OF AMES PARK, ON THE NORTH SIDE OF WELKER AVENUE. THE SITE HAS HISTORICALLY BEEN USED FOR AGRICULTURAL PURPOSES, THOUGH A SUBURBAN-STYLE RESIDENTIAL SUBDIVISION (WELKER FARMS SUBDIVISION) WAS APPROVED IN THE PAST, AND NEVER DEVELOPED. THE SITE IS ZONED DOWNTOWN MIXED USE AND DESIGNATED IN THE COMPREHENSIVE PLAN FUTURE LAND USE MAP AS DOWNTOWN MIXED USE. IN KEEPING WITH THE INTENT OF THIS DESIGNATION, THE SITE FEATURES NON-RESIDENTIAL USES ALONG WELKER AVENUE AND A MIX OF HOUSING OPTIONS, LAID OUT ON A MODIFIED GRID THAT COMPLEMENTS THE DOWNTOWN CORE.

THE SURROUNDING ZONING AND CONTEXT OF WELKER FARMS INCLUDES:

NORTH: CREEK / IRRIGATION DITCH
EAST: AGRICULTURAL LAND
WEST: AMES PARK
SOUTH: WELKER AVENUE

EXISTING CONDITIONS

THERE ARE NO EXISTING STRUCTURES ON SITE. ALONG WELKER AVENUE, LITTLE THOMPSON WATER DISTRICT HAS A 15' EASEMENT, THAT COULD LIMIT ABILITIES TO HAVE SHALLOW SETBACKS TO BUILDINGS. THE APPLICANT AND LITTLE THOMPSON WATER DISTRICT HAVE COME TO AN AGREEMENT TO RE-LOCATE THIS EASEMENT, TO ALLOW FOR THE DESIRED COMMERCIAL FRONTAGE TO WELKER AVENUE.

INTENT

THE PROPOSED WELKER FARMS PLANNED UNIT DEVELOPMENT (PUD) PROVIDES OPPORTUNITIES FOR A VARIETY OF NON-RESIDENTIAL AND RESIDENTIAL DEVELOPMENT.

THE INTENT OF THE WELKER FARMS PUD STANDARDS IS TO TO BUILD DENSITY AND ACTIVITY ALONG WELKER AVENUE, CREATING A MIXED USE CORRIDOR THAT BLENDS RESIDENTIAL NEIGHBORHOODS WITH THE HISTORIC BUSINESSES OF DOWNTOWN MEAD. WELKER FARMS WILL PROVIDE A MIX OF HOME TYPES AND COMMERCIAL OPPORTUNITIES, ENCOURAGING RESIDENTS TO PUT DOWN ROOTS IN MEAD, WHERE THEY CAN WALK ALONG TREE-SHADED SIDEWALKS TO NEARBY SHOPS AND RESTAURANTS, OR THROUGH AMES PARK TO DOWNTOWN MEAD. WELKER FARMS PUD WILL POSITIVELY CONTRIBUTE TO THE GROWTH AND RESILIENCE OF MEAD BY DEVELOPING A NEIGHBORHOOD WITH EVOLVING HOMETOWN LIVING AND EFFORTLESS CONNECTIVITY ENCOURAGING RESIDENTS TO CONNECT AND GROW TOGETHER EVERYDAY.

PROPOSED PUD ZONING

IN ACCORDANCE WITH THE MEAD COMPREHENSIVE PLAN, THIS PROPERTY IS ENVISIONED FOR A MIX OF COMMERCIAL AND MODERATE-TO-HIGH DENSITY RESIDENTIAL USES. THIS PUD SHALL PROVIDE STANDARDS TO SITE AND ARCHITECTURAL DESIGN TO SUPPORT THE LONG RANGE VISION OF THE TOWN OF MEAD. THE PUD DESIGNATES A PORTION OF THE SITE TO NON-RESIDENTIAL LAND USES TO SUPPORT TOWN GOALS AND ENCOURAGE ECONOMIC GROWTH.

COMPREHENSIVE PLAN COMPLIANCE

WELKER FARMS IS IDENTIFIED WITHIN THE TOWN OF MEAD COMPREHENSIVE PLAN AS DOWNTOWN MIXED USE (DMU). THE VISION FOR DOWNTOWN MIXED USE IS AS FOLLOWS:

"...DISTRICT IS PRIMARILY INTENDED TO ACCOMMODATE CONCENTRATED RETAIL, SERVICE, OFFICE AND RESIDENTIAL MIXED-USE IN THE DOWNTOWN SETTING. THE DISTRICT IS NOT INTENDED FOR MAJOR SHOPPING CENTERS OR LARGE OUTDOOR SALES AREAS. PEDESTRIAN CIRCULATION IS ENCOURAGED WITHIN THE DMU THROUGH THE USE OF FLEXIBLE PARKING REQUIREMENTS AND DESIGN STANDARDS."

DESIRABLE USES WITHIN DMU

- RETAIL ESTABLISHMENTS, INCLUDING A SMALL BOUTIQUE GROCERY OR LOCAL MARKET
- QUALITY RESTAURANTS, INCLUDING BREWERIES AND COFFEE SHOPS
- PERSONAL SERVICES AND SERVICING FACILITIES
- PUBLIC AND QUASI-PUBLIC BUILDINGS INCLUDING GOVERNMENT OFFICES
- PUBLIC GATHERING SPACES FOR LEISURE AND LOCAL COMMUNITY EVENTS

DESIRED ATTRIBUTES WITHIN DMU

- DEVELOPMENTS DESIGNED TO RESPECT THE HISTORIC, GRIDDED STREET NETWORK
- DEVELOPMENT THAT IS INTEGRATED WITH THE SCALE OF EXISTING DEVELOPMENT AND THE SURROUNDING ENVIRONMENT
- THE SIZE AND SHAPE OF STRUCTURES SHOULD BE CONSISTENT WITH THE HISTORIC CHARACTER OF THE AREA, WITH THE BUILDING MASS BROKEN UP
- DEVELOPMENTS THAT MINIMIZE VISIBLE, AT GRADE, ON-SITE AND ON-STREET PARKING
- DEVELOPMENTS THAT COMBINE SMALL BUSINESS AND SPECIALIZED RETAIL USES THAT ARE ATTRACTIVE TO PEDESTRIANS AND DO NOT GENERATE A HIGH VOLUME OF VEHICLE TRIPS

SMALL TOWN COMMUNITY CHARACTER

"A SMALL-TOWN COMMUNITY CHARACTER ROOTED IN ITS RICH HISTORY, AGRARIAN HERITAGE, NATURAL SETTING, DISTINCT DESTINATIONS AND UNIQUE DOWNTOWN IDENTITY."

- A. STCC GOAL 1: WORK TO ENSURE THAT NEW DEVELOPMENT AND REDEVELOPMENT IN DOWNTOWN MEAD PRESERVES AND ENHANCES THE TOWN'S VITALITY, HISTORY, FORM AND CHARM THROUGH COMPATIBILITY WITH THE OLDER BUILDINGS AND EMPHASIS ON THE UNIQUE CHARACTER OF THE AREA.

A.A. STRATEGY 1B-5. UTILIZE RESOURCES TO PROMOTE HISTORIC CHARACTER AND LOCAL CULTURAL ASSETS.
 - WELKER FARMS TAKES INSPIRATION FROM HISTORIC COLORADO DOWNTOWNS, BY ENCOURAGING ARCHITECTURAL DESIGN TO COMPLEMENT BUT NOT MIMIC THOSE OF HISTORIC BUILDINGS, TO PRESERVE COHESIVE, HIGH-QUALITY DESIGN AND COMMUNITY CHARACTER.
 - AS THE TOWN OF MEAD IS RICH IN ROOTS IN RAILROADS AND FARMING, WELKER FARMS PUD PAYS HOMAGE TO THIS HISTORY BY REQUIRING USE OF SPECIFIED MATERIALS AND COLORS FOR ARCHITECTURAL AND URBAN DESIGN ELEMENTS.

B. STCC GOAL 2: WORK TO ENSURE THAT NEW DEVELOPMENT IN GATEWAY CORRIDORS, SUCH AS I-25, HIGHWAY 66, WCR 7 AND WELKER AVENUE, PROMOTES A POSITIVE FIRST IMPRESSION OF THE TOWN.

B.A. STRATEGY 2A-1. ALONG THE WELKER AVENUE CORRIDOR BETWEEN I-25 AND DOWNTOWN, REEVALUATE THE LOCATION, DENSITY AND INTENSITY OF LAND USES TO PROMOTE AND ENHANCE MEAD'S EXISTING WAY OF LIFE AND SMALL-TOWN CHARACTER WHILE STILL ACCOMMODATING FUTURE ECONOMIC AND POPULATION GROWTH (REFER TO THE DOWNTOWN SUB-AREA PLAN IN CHAPTER 3).

- WELKER FARMS PUD IS WITHIN THE DOWNTOWN MIXED USE SUB-AREA. IN ADDITION TO PROVIDING OPPORTUNITIES TO EXTENDING DOWNTOWN MEAD TOWARDS I-25, THE PUD INCLUDES CONSTRUCTION OF BUILDINGS WITH SHALLOW SETBACKS ENCOURAGING ACTIVITY ALONG WIDE SIDEWALKS FURNISHED WITH BENCHES, TABLES, CHAIRS, PLANTERS, LIGHT POSTS, AND OTHER STREET ENHANCING ELEMENTS.
 - WELKER FARMS PUD PROPOSES MULTIPLE PLANNING AREAS, VARYING IN DENSITY TO PROVIDE OPPORTUNITY FOR MEDIUM AND HIGH DENSITY DEVELOPMENT. WELKER AVENUE SHALL BE FRONTED WITH COMMERCIAL LAND USES AND MEDIUM TO HIGH DENSITY RESIDENTIAL. WELKER FARMS PUD SHALL ALLOW SINGLE-FAMILY HOMES TO BE BUILT BEHIND THESE HIGHER DENSITY USES, BLENDING EXISTING NEIGHBORHOOD CHARACTER WITH THE FUTURE ECONOMIC OPPORTUNITIES AND POPULATION GROWTH IN WELKER FARMS.

C. STCC GOAL 3: UPDATE AND ENFORCE DESIGN STANDARDS THAT WILL RESULT IN A CHARMING SMALL-TOWN FEEL AND DISTINCTIVE, RURAL IMAGE, WHILE ALLOWING FOR VARIETY AND FLEXIBILITY.
 - WELKER FARMS PUD OUTLINES DESIGN STANDARDS TO SUPPORT THE DISTINCTIVE SMALL-TOWN FEEL OF MEAD, WHILE ENCOURAGING DENSITY ALONG MAIN CORRIDORS. THESE STANDARDS PROVIDE VARIETY AND FLEXIBILITY WHILE ENCOURAGING GROWTH TO SUPPORT THE TOWN.

GENERAL STANDARDS AND PROVISIONS

THESE PLANNED UNIT DEVELOPMENT (PUD) STANDARDS SHALL GOVERN FUTURE DEVELOPMENT APPLICATIONS IN WELKER FARMS. ALL REGULATIONS NOT SPECIFIED IN THE PUD STANDARDS SHALL CONFORM TO THE REQUIREMENTS FOR EACH USE OR THE DMU ZONING DISTRICT AS OUTLINED IN THE LAND USE CODE (CODE) IN EFFECT AT THE TIME OF SUCH APPLICATION.

APPLICABILITY

WELKER FARMS WILL SET THE BAR FOR SURROUNDING DEVELOPMENT AND WILL BE CONSISTENT WITH THE COMPREHENSIVE PLAN DESIGNATION OF DOWNTOWN MIXED USE BY EXTENDING THE MIXED USES AND URBAN FABRIC OF DOWNTOWN MEAD EAST, ALONG THE WELKER AVENUE CORRIDOR. THE WELKER FARMS COMMUNITY INCLUDES MEDIUM DENSITY SINGLE-FAMILY RESIDENTIAL USES, FOUR-STORY MULTIFAMILY USES, AND COMMERCIAL USES. ALL REGULATIONS NOT SPECIFIED IN THE PUD STANDARDS FOR WELKER FARMS SHALL CONFORM TO THE REQUIREMENTS FOR EACH USE OR THE DOWNTOWN MIXED-USE ZONE DISTRICT AS OUTLINED IN THE TOWN OF MEAD LAND USE CODE.

WHERE APPLICABLE STANDARDS ARE NOT SET FORTH IN THE PUD, DEVELOPMENT SHALL COMPLY WITH APPLICABLE PROVISIONS OF THE LAND USE CODE. ALL TERMS SHALL HAVE THE DEFINITIONS PROVIDED IN THE LAND USE CODE, EXCEPT AS OTHERWISE PROVIDED IN THIS PUD.

IN CASE OF APPARENT CONFLICT BETWEEN APPLICABLE REQUIREMENTS OR STANDARDS, THE DIRECTOR SHALL HAVE AUTHORITY TO DETERMINE WHICH STANDARD OR REGULATION APPLIES. THE DIRECTOR SHALL ISSUE SUCH DETERMINATION IN WRITING. THE PROPERTY OWNER(S) SHALL HAVE THE RIGHT TO APPEAL THE DIRECTOR'S WRITTEN INTERPRETATION TO THE BOARD OF ADJUSTMENT PURSUANT TO THE APPLICABLE PROVISIONS OF THE TOWN CODE.

PROJECT OVERVIEW

THE PUD STANDARDS OUTLINED SERVE TO REGULATE LAND USE AND DENSITY WITHIN THE WELKER FARMS PUD. THESE REGULATIONS ARE ENFORCEABLE WITHIN THE WELKER FARMS PUD AND TAKE PRECEDENT OVER THE LAND USE CODE, WHERE APPLICABLE.

AS A GATEWAY SITE THE NON-RESIDENTIAL USES ARE PROPOSED TO BE LOCATED IN THE SOUTHEAST CORNER FOR VISUAL IMPACT AND ACCESSIBILITY AND WILL SERVE AS WELKER FARM'S NEIGHBORHOOD ACTIVITY CENTER. THREE, ~1-ACRE PAD SITES ARE PROPOSED AND CAN ACCOMMODATE A MIX OF RESTAURANTS AND RETAIL; THEY ARE DESIGNED TO PRIORITIZE PEDESTRIANS, WHILE MAINTAINING EASE OF ACCESS.

A MIX OF APARTMENTS, SINGLE FAMILY ATTACHED, AND SINGLE FAMILY DETACHED HOMES ARE PROPOSED IN THE REMAINDER OF THE SITE.

LAND USE DEFINITIONS

ASSEMBLY AREA

ASSEMBLY AREA MEANS A HALL, AUDITORIUM , SANCTUARY, OR SUITABLE ROOM OR ROOMS USED FOR THE PURPOSE OF ASSEMBLING THE PUBLIC OR MEMBERSHIP OF A GROUP. IN A PLACE OF WORSHIP, THIS MAY BE THE SANCTUARY; IN A CLUB OR LODGE, THIS MAY BE A MEETING HALL.

BUILDING HEIGHT

BUILDING HEIGHT IS MEASURED FROM THE AVERAGE OF FINISHED GRADE AT THE CENTER OF ALL WALLS OF THE BUILDING TO THE TOP OF THE PARAPET OR HIGHEST ROOF BEAM (WHICHEVER IS HIGHER) ON A FLAT OR SHED ROOF, TO THE TOP OF THE PARAPET OR DECK LEVEL (WHICHEVER IS HIGHER) OF A MANSARD ROOF, OR THE AVERAGE DISTANCE BETWEEN THE HIGHEST RIDGE AND ITS EAVE OF A GABLE, HIP OR GAMBREL ROOF.

DIRECTOR (OR PLANNING DIRECTOR)

THE TOWN OF MEAD COMMUNITY DEVELOPMENT DIRECTOR.

DIRECTOR APPROVAL

APPLICANTS MAY PROPOSE CREATIVE ALTERNATIVES TO STANDARDS WITHIN THIS PUD, IF THEY MEET THE SAME INTENT OF THE ADOPTED STANDARDS AND PROVIDE THE SAME OR HIGHER LEVEL OF QUALITY. THE TOWN OF MEAD PLANNING DIRECTOR MAY REVIEW PROPOSALS AND APPROVE OR DENY, BASED ON COMPLIANCE WITH THE INTENT OF THE WELKER FARMS PUD.

FRONT YARD

THE SPACE BETWEEN THE HOME AND RIGHT-OF-WAY OR GREEN-COURT, EXCLUDING DRIVEWAY.

GREEN-COURT

A COMMON AREA WITH SIDEWALKS AND LANDSCAPING WITH HOMES FRONTING TO IT. GREEN-COURTS MAY REPLACE RIGHT-OF-WAY FOR ALLEY-LOADED LOTS, IF ONE END OF THE GREEN-COURT INTERSECTS WITH / SIDE-TO PUBLIC RIGHT-OF-WAY.

INTERNAL ACCESS DRIVE

AN INTERNAL ACCESS DRIVE REFERS TO A SYSTEM OF ROADWAYS WITHIN A LARGER PROPERTY, LIKE A SHOPPING CENTER OR MULTI-FAMILY COMMUNITY THAT PROVIDES ACCESS TO PARKING SPACES AND FACILITATES CIRCULATION WITHIN THE LOT, RATHER THAN RELYING ON PUBLIC RIGHT-OF-WAY FOR DIRECT ACCESS TO EACH INDIVIDUAL PARKING SPACE OR FACILITY.

LAND USE CODE

THE LAND USE CODE CODIFIED AS PART OF THE MUNICIPAL CODE.

MUNICIPAL CODE

THE TOWN OF MEAD MUNICIPAL CODE, AS MAY BE AMENDED FROM TIME TO TIME.

NET FACADE

THE AREA OF A FACADE OR ELEVATION EXCLUDING ALL WINDOWS AND DOORS.

NON-RESIDENTIAL LAND USE

NON-RESIDENTIAL LAND USES, IN THIS PUD, SHALL BE DEFINED AS COMMERCIAL AND CIVIC/ INSTITUTIONAL LAND USES, AS CATEGORIZED IN THE USE REGULATIONS TABLE OF THE LAND USE CODE.

PUNCHED WINDOWS

WINDOWS ARE RECESSED TWO TO FIVE INCHES FROM THE FAÇADE TO PROVIDE DEPTH WITHIN THE FAÇADE.

SIGHT TRIANGLE

IS A DESIGNATED AREA AT INTERSECTIONS WHERE DRIVERS AND PEDESTRIANS NEED TO HAVE UNOBSTRUCTED VISION TO ENSURE SAFE PASSAGE.

SIGN FACE

THAT PORTION OF A SIGN WHICH CONTAINS THE TEXT AND/OR LOGO PROVIDING THE SIGN MESSAGE. THIS EXCLUDES STRUCTURE SUPPORTING OR ENCASING THE MESSAGE OF THE SIGN.

TRANSPARENCY ZONE

THE AREA ON A BUILDING ELEVATION BETWEEN TWO (2) AND NINE (9) FEET ABOVE GRADE, IN WHICH TRANSPARENT WINDOWS AND OR DOORS ARE REQUIRED TO MEET A MINIMUM AMOUNT OF TRANSPARENCY.

TREE EQUIVALENT

TREE EQUIVALENTS ARE USES IN MULTIPLE INSTANCES. IN INSTANCES WHERE THE PLACEMENT OF A TREE IS REQUIRED, BUT NOT FEASIBLE WITHIN A REQUIRED AREA, EQUIVALENT VEGETATION—SUCH AS SHRUBS AND/OR ORNAMENTAL GRASSES—SHALL BE UTILIZED TO SATISFY THE TREE REQUIREMENT. WHEN STATING MINIMUM PLANTING REQUIREMENTS, SUCH AS IN FRONT YARDS, A MINIMUM OF TREE EQUIVALENTS (T.E.S) SHALL BE PROVIDED WITH A COMBINATION OF TREES, SHRUBS, AND GRASSES.

VERTICAL OR HORIZONTAL REVEAL

A DEMARCATION FEATURE IS A GROOVE OR A STEP IN A PANEL FACE GENERALLY USED TO CREATE A DESIRED ARCHITECTURAL EFFECT. ANOTHER NAME FOR IT IS RUSTICATION OR FALSE JOINT. REVEALS CAN RUN VERTICALLY OR HORIZONTALLY AND THERE MAY BE SEVERAL BANDS OF THEM ON A BUILDING.

NOTE: LAND USES NOT DEFINED IN THIS PUD SHALL COMPLY WITH THE TOWN OF MEAD LAND USE CODE.

WELKER FARMS PUD
TOWN OF MEAD
COLORADO

OWNER:
ALPHABET INVESTMENTS, INC.
37 KODIAK CRESCENT, SUITE 300
TORONTO, ONTARIO M3J 3E5
416.849.3484

NOT FOR
CONSTRUCTION

DATE:
04/10/2024 PUD-01
06/26/2024 PUD-02
08/26/2024 PUD-03
02/21/2025 PUD-04
05/16/2025 PUD-05
07/18/2025 PUD-06

SHEET TITLE:

PROJECT CONTEXT &
GENERAL STANDARDS

WELKER FARMS PLANNED UNIT DEVELOPMENT (PUD)

WELKER FARMS SUBDIVISION AND WELKER FARM SUBDIVISION REPLAT A
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO

LAND USE

LAND USE SUMMARY

WELKER FARMS IS DESIGNED TO ENCOURAGE COMMERCIAL DEVELOPMENT ALONG WELKER AVENUE AND MEDIUM TO HIGH-DENSITY RESIDENTIAL USES. PLANNING AREAS HAVE BEEN DELINEATED BASED UPON EXISTING SITE CONDITIONS AS WELL AS SURROUNDING USES TO ENSURE AN APPROPRIATE ADDITION TO THE TOWN OF MEAD'S CHARACTER. THE TABLE BELOW OUTLINES EACH PLANNING AREA'S PERMITTED LAND USES AND DENSITY.

- RESIDENTIAL: MAXIMUM OF 600 UNITS IN WELKER FARMS PUD
 - SINGLE FAMILY DETACHED RESIDENTIAL
 - FRONT-LOADED GARAGE SINGLE FAMILY DETACHED: MAX. 60 UNITS.
(SEE ARCHITECTURAL STANDARDS FOR DESIGN REQUIREMENTS.)
 - REAR-LOADED GARAGE SINGLE FAMILY DETACHED
 - SINGLE FAMILY ATTACHED RESIDENTIAL
 - FRONT-LOADED GARAGE DUPLEXES
(SEE ARCHITECTURAL STANDARDS FOR DESIGN REQUIREMENTS.)
 - REAR-LOADED GARAGE SINGLE FAMILY ATTACHED (DUPLEXES & TOWNHOMES)
 - MULTI-FAMILY RESIDENTIAL: MAX. 350 UNITS
- NON-RESIDENTIAL LAND USES: REQUIRED IN PLANNING AREA A, ALONG WELKER AVENUE FRONTAGE
 - NON-RESIDENTIAL USES MAY EXTEND INTO PLANNING AREA B

LAND USE TABLE

PLANNING AREA	PERMITTED LAND USES	AREA (AC)	MAX. GROSS DENSITY ¹ (DU/AC)	MAX. UNITS
A	COMMERCIAL CIVIC / INSTITUTIONAL	4-6 A.C.	N/A	600
B	SINGLE FAMILY ATTACHED MULTI-FAMILY COMMERCIAL	6-9 A.C.	SINGLE FAMILY DETACHED: 11 SINGLE FAMILY ATTACHED: 18 MULTI-FAMILY: 33 COMMERCIAL: N/A	
C	SINGLE FAMILY DETACHED SINGLE FAMILY ATTACHED MULTI-FAMILY	18-25 A.C.		
TOTAL		34.5	17.4	600

- NOTES:
- DENSITIES MAY BE SHIFTED BETWEEN RESIDENTIAL PLANNING AREAS SO LONG AS THE GROSS DENSITY OF 17.4 DU/AC, MAXIMUM TOTAL UNITS OF 600, OR MAXIMUM # OF UNITS PER HOUSING TYPE ABOVE IS NOT EXCEEDED.

CIRCULATION

- ALL RIGHT-OF-WAY (R.O.W.) SHALL BE DESIGNED TO CONFORM WITH TOWN OF MEAD STANDARDS, AS MAY BE AMENDED FROM TIME TO TIME.
- INTERNAL R.O.W. DEPICTED IN LAND USE MAP ARE CONCEPTUAL AND SUBJECT TO CHANGE IN LOCATION AT THE TIME OF PRELIMINARY PLATTING.
- AN 80' COLLECTOR R.O.W. AT THE WESTERN BOUNDARY WILL BE CONTINUED FOR A MINIMUM OF 300'. THE LANDSCAPE AREA AND SIDEWALK WITHIN THE WESTERN PORTION OF THIS R.O.W. WILL BE LOCATED ON AMES PARK PROPERTY.
- AN 80' COLLECTOR R.O.W. SHALL CONNECT FROM THE ROUNDABOUT AT THE SOUTHEAST CORNER TO THE NORTHERN BOUNDARY. A SECOND, 65' LOCAL R.O.W. WILL EXTEND TO THE NORTHERN BOUNDARY; EXACT LOCATION TO BE DETERMINED AT THE TIME OF PRELIMINARY PLAT.
- A 60' LOCAL R.O.W. SHALL CONNECT THE EASTERN BOUNDARY ROAD TO A NORTH-SOUTH R.O.W. CONNECTING FROM WELKER AVENUE, MID-SITE.
- PEDESTRIAN CIRCULATION SHALL BE PROVIDED VIA SIDEWALKS WITHIN THE R.O.W. AND A 8' MIN. WIDTH TRAIL RUNNING ADJACENT TO THE IRRIGATION DITCH IN THE NORTHERN PORTION OF THE PROPERTY. PEDESTRIAN CONNECTIONS SHALL BE PROVIDED FROM THE R.O.W. THAT EXTEND TO THE NORTHERN PROPERTY LINES, TO THE TRAIL.

PERMITTED AND CONDITIONAL LAND USES

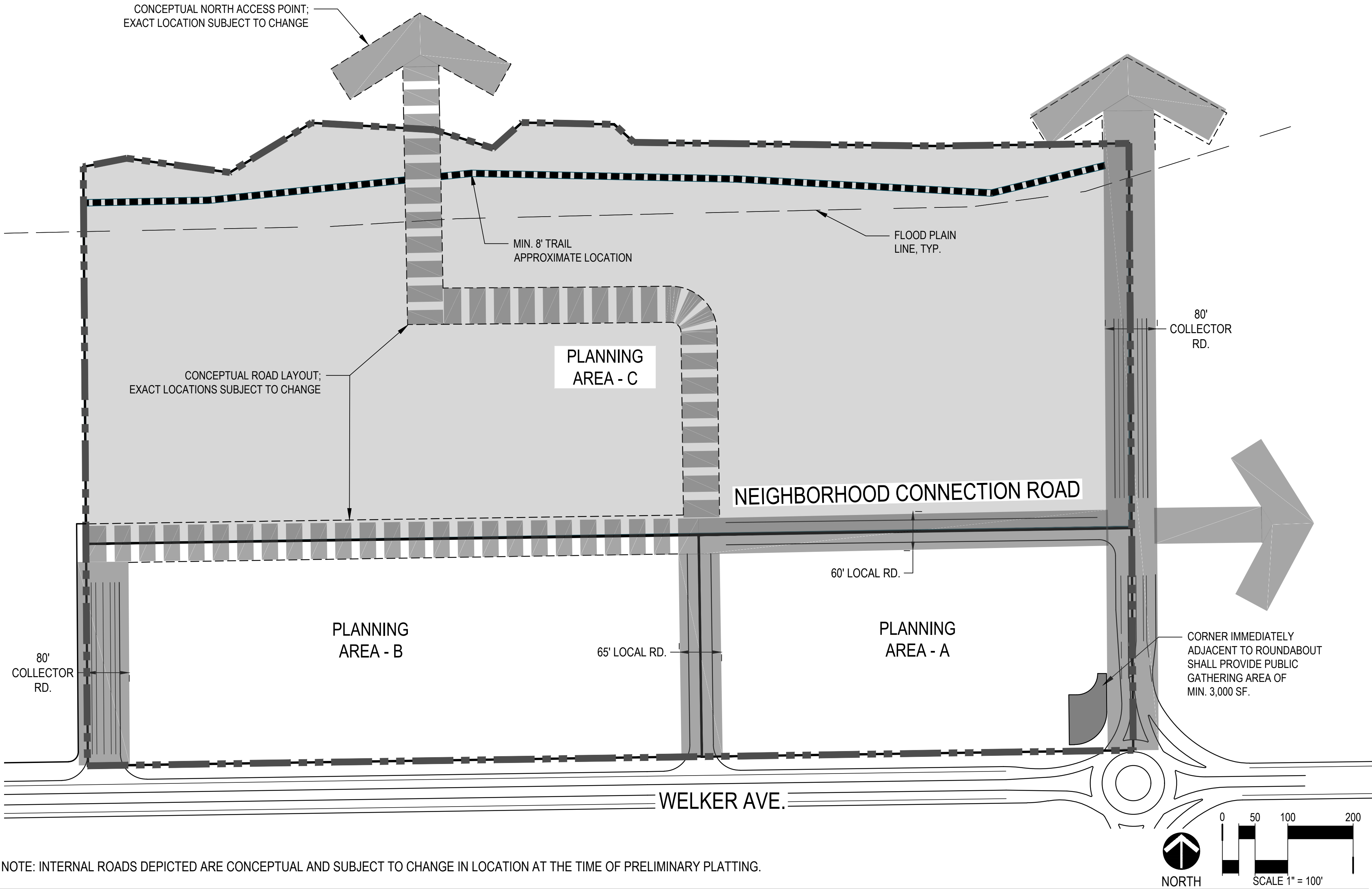
WELKER FARMS PERMITS THE FOLLOWING USES, MIRRORING THE MEAD DOWNTOWN MIXED USE (DMU) ZONE DISTRICT ALLOWED USES. USES NOT LISTED ARE SUBJECT TO TOWN OF MEAD PLANNING DEPARTMENT APPROVAL.

PERMITTED LAND USES

- COMMERCIAL AND CIVIC/INSTITUTIONAL (NON-RESIDENTIAL) USES PERMITTED IN PA-A AND PA-B
 - MEDICAL & DENTAL CLINICS
 - COUNSELING CENTERS
 - ALL OTHER DEFINED PUBLIC PROPERTY
 - CHURCHES, TEMPLES, SYNAGOGUES & MOSQUES
 - FIRE STATION, POLICE STATION, ALL OTHER SAFETY SERVICES
 - UTILITY SERVICE FACILITIES (UNDERGROUND)
 - MIXED USE BUILDING
 - ALCOHOL SALES, RETAIL AND BY THE DRINK
 - FARMER'S MARKET/FLEA MARKET
 - FOOD SERVICES, RESTAURANT (INCLUDING ALCOHOL SALES)
 - GENERAL RETAIL SALES, INDOOR OPERATIONS DISPLAY & STORAGE
- PERSONAL SERVICES
 - RENTAL SERVICE, INDOOR DISPLAY/STORAGE
 - REPAIR, SMALL APPLIANCE
 - ALL OTHER RETAIL SALES & SERVICES
 - BREWERY, DISTILLERY, WINERY
 - BUS/COMMUTER STOPS
 - INDOOR ENTERTAINMENT AND EVENT FACILITIES
 - GENERAL OFFICES
 - DRIVE THROUGH COMMERCIAL AND FOOD SERVICES

- RESIDENTIAL USES PERMITTED IN PA-B AND PA-C
 - DUPLEXES (SINGLE-FAMILY ATTACHED)
 - TOWNHOMES (SINGLE-FAMILY ATTACHED)
 - MULTI-FAMILY
 - ACCESSORY DWELLING UNIT
- RESIDENTIAL USES PERMITTED IN PA-C, ONLY
 - SINGLE-FAMILY DETACHED

LAND USE MAP



NOTE: INTERNAL ROADS DEPICTED ARE CONCEPTUAL AND SUBJECT TO CHANGE IN LOCATION AT THE TIME OF PRELIMINARY PLATTING.

WELKER FARMS PUD
TOWN OF MEAD
COLORADO

OWNER:
ALPHABET INVESTMENTS, INC.
37 KODIAK CRESCENT, SUITE 300
TORONTO, ONTARIO M3J 3E5
416.849.3484

NOT FOR
CONSTRUCTION

DATE:
04/10/2024 PUD-01
06/26/2024 PUD-02
08/26/2024 PUD-03
02/21/2025 PUD-04
05/16/2025 PUD-05
07/18/2025 PUD-06

SHEET TITLE:
LAND USE

WELKER FARMS PLANNED UNIT DEVELOPMENT (PUD)

WELKER FARMS SUBDIVISION AND WELKER FARM SUBDIVISION REPLAT A
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO

NON-RESIDENTIAL STANDARDS

NON-RESIDENTIAL (COMMERCIAL AND CIVIC/INSTITUTIONAL) DEVELOPMENT SHALL BE SUBJECT TO THE STANDARDS IN THIS PUD. ANY ASPECTS NOT ADDRESSED IN THIS PUD, THE DOWNTOWN MIXED USE STANDARDS IN THE MEAD LAND USE CODE SHALL PREVAIL.

LOT SPECIFICATIONS

NON-RESIDENTIAL BUILDING & LOT STANDARDS		
MINIMUM LOT SIZE (NET)	5,000 SF	
MAXIMUM BUILDING HEIGHT	40' (PER MEAD CODE)	
MINIMUM LANDSCAPED AREAS ¹	20%	
SETBACKS	BUILDING	PARKING
WELKER AVENUE	0' MINIMUM	5' MINIMUM (NO CLOSER THAN ASSOCIATED BUILDING.)
WELKER AVENUE BUILD-TO	0'-15' : 40% OF WELKER AVENUE FRONTAGE MUST BE OCCUPIED BY BUILDING OR ACTIVE COMMON AREA IN THE 0'-15' BUILD-TO ZONE	
LOCAL/ COLLECTOR ROADS	0' MINIMUM	5' MINIMUM
NON R.O.W. PROPERTY LINE	5' MINIMUM / 0' MINIMUM SHARED WALL	5' MINIMUM / 0' MINIMUM SHARED PARKING
INTERNAL ACCESS DRIVES	7' MINIMUM	0' MINIMUM
MINIMUM BUILDING SEPARATION	10' (PER STORY)	N/A
ADJACENT TO RESIDENTIAL PROPERTY LINE	20' MINIMUM (ADD 10' FOR EVERY STORY ABOVE 2)	15' MINIMUM

NOTES:

- HARDSCAPE AREAS INCLUDING PATIOS, PLAZAS, AND DECORATIVE PAVING AREA MAY BE COUNTED TOWARD LANDSCAPED AREAS REQUIREMENTS, UP TO A MAXIMUM OF 60% OF REQUIRED AREA, SUBJECT TO APPROVAL BY MEAD PLANNING DIRECTOR.
- A 10-FOOT LANDSCAPE BUFFER SHALL BE PROVIDED AT THE PROPERTY LINE OF ANY NON-RESIDENTIAL PARCEL WHERE IT ABUTS A RESIDENTIAL PARCEL.
- PEDESTRIAN ACCESS POINTS SHALL BE PROVIDED BETWEEN THE NON-RESIDENTIAL AND ADJACENT RESIDENTIAL DEVELOPMENTS.
- PRIVATE ACCESS DRIVES AND PARKING MAY CONNECT BETWEEN SITES WITHOUT SETBACKS.

BUILDINGS AND ACTIVE COMMON AREA

- BUILDING DESIGNS SHALL PROVIDE ACTIVATION FEATURES BETWEEN AND AROUND BUILDINGS TO BE VISIBLE FROM WELKER AVENUE AND INTERSECTING RIGHTS-OF-WAY; ACTIVATION FEATURES MUST INCLUDE AT LEAST ONE OF THE FOLLOWING:
 - PRIMARY ENTRIES PROVIDING DIRECT ACCESS FROM BUSINESSES TO THE WELKER AVENUE SIDEWALK
 - CANOPY/AWNING ELEMENTS
 - ALTERNATIVE MEANS OF ACTIVATION, AS APPROVED BY PLANNING DIRECTOR
- THERE SHALL BE A MINIMUM SEPARATION OF 7' BETWEEN BUILDINGS AND PARKING SPACES OR DRIVE AISLES. SIDEWALKS AND/OR LANDSCAPE BEDS MAY ACCOUNT FOR THE INTERVENING SPACE.
- BUILDING TRANSPARENCY SHALL BE MAXIMIZED, ESPECIALLY AT THE PEDESTRIAN LEVEL, WITH WINDOWS OR DOORS ACCOUNTING FOR THE FOLLOWING PROPORTIONS OF THE TRANSPARENCY ZONE, DEFINED AS THE 7' AREA BETWEEN 2' AND 9' ABOVE GRADE, AS DEPICTED BELOW.
 - A MINIMUM OF: 40% OF THE FRONT GROUND-LEVEL FAÇADE; 30% ON SIDE ELEVATIONS FACING RIGHT-OF-WAY; AND 20% ALONG SIDEWALKS INTERIOR TO THE SITE.
 - NO MINIMUM BUILDING TRANSPARENCY IS REQUIRED ON INTERIOR-SIDE FAÇADES OR REAR FAÇADES THAT ARE NOT IMMEDIATELY ADJACENT TO SIDEWALKS, OR ARE LOCATED MORE THAN 20' FROM THE PROPERTY LINE THAT IT FACES.
 - CALCULATION EXAMPLE:
7' TRANSPARENCY AREA X 20' LINEAR FAÇADE LENGTH = 140 SF
40% OF 140 SF = MIN. 56 SF TRANSPARENCY REQUIRED.

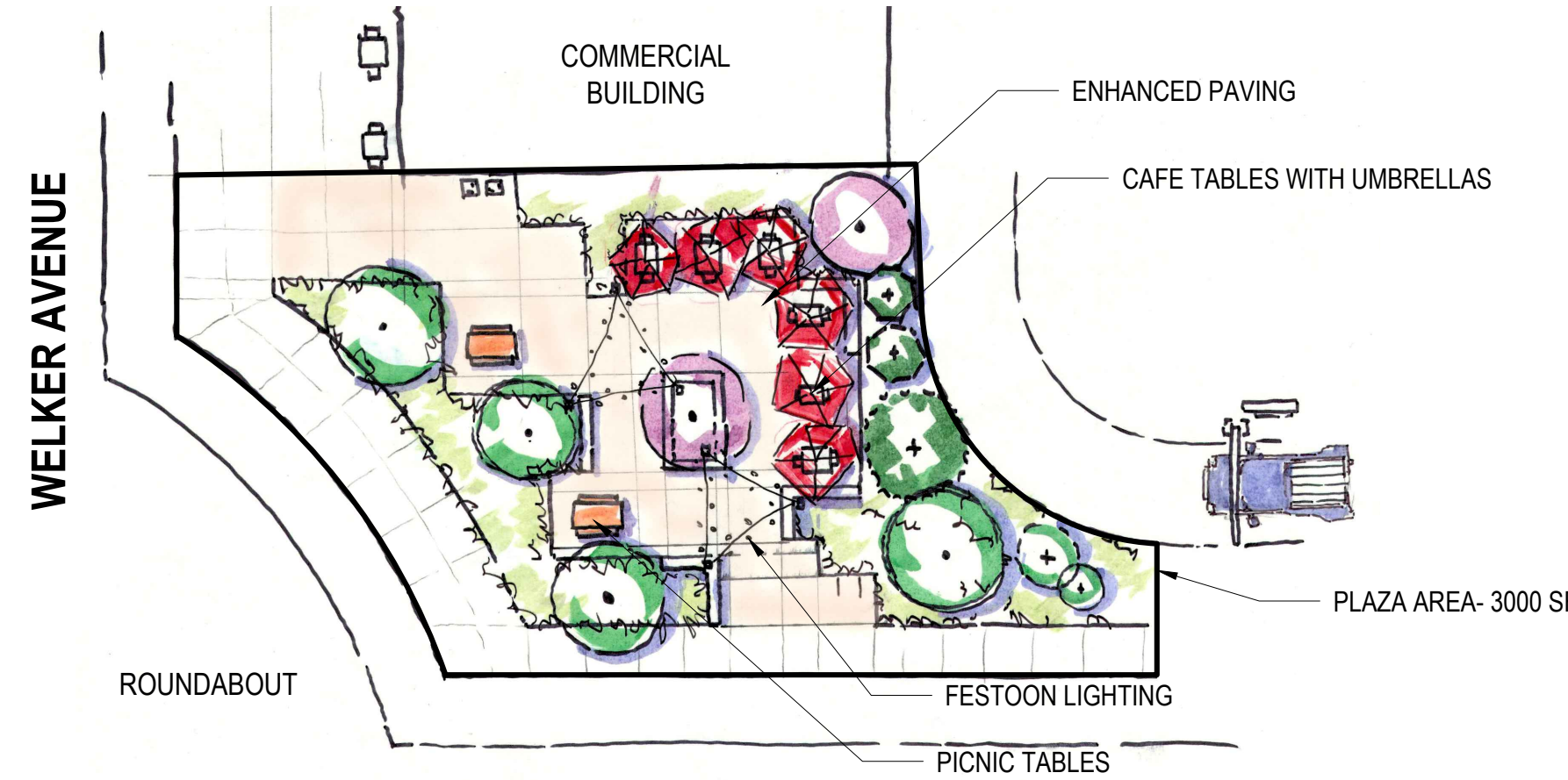
TRANSPARENCY ZONE EXHIBIT



- THE NEIGHBORHOOD CONNECTION ROAD, IMMEDIATELY NORTH OF THE COMMERCIAL PLANNING AREA SHALL PROVIDE STREET FURNISHINGS AND PEDESTRIAN CONNECTIONS, AS OUTLINED IN THE LANDSCAPE STANDARDS SECTION.

- NON-RESIDENTIAL DEVELOPMENTS ARE REQUIRED TO PROVIDE OUTDOOR, PUBLIC, PLAZA/GATHERING SPACES WITH AMENITIES BASED ON ANTICIPATED LAND USE. ADJACENT DEVELOPMENTS ARE ENCOURAGED TO COORDINATE TO PROVIDE LARGER, COMBINED SPACES, RATHER THAN SMALL DISJOINTED SPACES ON EACH PROPERTY.
 - RESTAURANTS, INCLUDING DRIVE-THROUGHS, COFFEE SHOPS, AND BARS, ARE REQUIRED TO PROVIDE A PATIO EATING AREA WITH A MINIMUM 200 SF OF AREA.
 - RETAIL AND COMMERCIAL LAND USES MUST PROVIDE AT LEAST 2 PIECES OF THE FOLLOWING STREET FURNISHINGS PER BUILDING. REQUIRED STREET FURNISHINGS WILL NEED TO BE COORDINATED WITH THE TOWN AT TIME OF SITE PLAN. FURNISHING OPTIONS INCLUDE BENCHES, SCULPTURES, FOUNTAINS, SCREEN PANELS, PLANTERS (MIN 6' IN TOTAL COMBINED LENGTH) AND OTHER FURNISHINGS, AS APPROVED BY THE PLANNING DIRECTOR.
 - A PLAZA WITH A MINIMUM AREA OF 3,000 SF SHALL BE REQUIRED IMMEDIATELY ADJACENT TO THE WELKER AVENUE ROUNDABOUT; SEATING, LANDSCAPE PLANTINGS, AND SHADE ELEMENTS ARE REQUIRED.
 - PLAZA TO BE OWNED & MAINTAINED BY COMMERCIAL OWNERS ASSOCIATION OR METROPOLITAN DISTRICT. PLAZA SHALL BE DESIGNED, REVIEWED, AND INSTALLED CONCURRENT WITH THE ADJACENT COMMERCIAL PAD SITE, OR INTEGRATED INTO THAT SITE PLAN.
 - THE CONCEPTUAL ILLUSTRATION BELOW DEPICTS A GATHERING AREA IMMEDIATELY NORTHWEST OF THE ROUNDABOUT ON WELKER AVENUE. THIS SPACE SHALL SERVE AS A GATEWAY TO MEAD AND INVITE INFORMAL GATHERING IN THIS HIGH-VISIBILITY LOCATION.

CONCEPTUAL ROUNDABOUT PLAZA EXHIBIT



BUILDING PLACEMENT

- BUILDING PLACEMENT, MASSING, AND ARTICULATION SHALL PROMOTE A WELCOMING GATEWAY TO MEAD ALONG THE WELKER AVENUE CORRIDOR THROUGH HIGH QUALITY ARCHITECTURAL AND SITE DESIGN USING THE SELECTED MATERIALS AND COLORS OUTLINED IN THIS PUD.
- PLACEMENT/ORIENTATION: IN PLANNING AREA A, BUILDING PLACEMENT AND CONFIGURATION SHALL SHAPE COMMUNAL SPACES, PEDESTRIAN CONNECTIONS, OTHER LANDSCAPE/HARDSCAPE AREAS, AND SHALL BE SITE-SPECIFIC RESPONDING TO ADJACENT LAND USES.
- LOTS FRONTING WELKER AVENUE MUST HAVE AT LEAST 40% OF THE LINEAR FRONTAGE OCCUPIED BY BUILDING FAÇADE OR ACTIVE OUTDOOR AREAS WITHIN THE 0' TO 15' BUILD-TO AREA.

BUILD TO EXHIBIT



BUILDING MASSING AND ARTICULATION

ORGANIZE THE BUILDING'S MASS TO CLEARLY DEFINE DIFFERENT HORIZONTAL AND VERTICAL ELEMENTS. WALLS LONGER THAN 50' SHALL BE BROKEN OR DIVIDED INTO A SERIES OF DISCRETE AND COMPLEMENTARY FORMS WITH A CLEAR INTENTIONAL RHYTHM. FOUR-SIDED BUILDING DESIGN SHALL ENSURE ALL PUBLIC-FACING FAÇADES ARE DESIGNED EQUALLY.

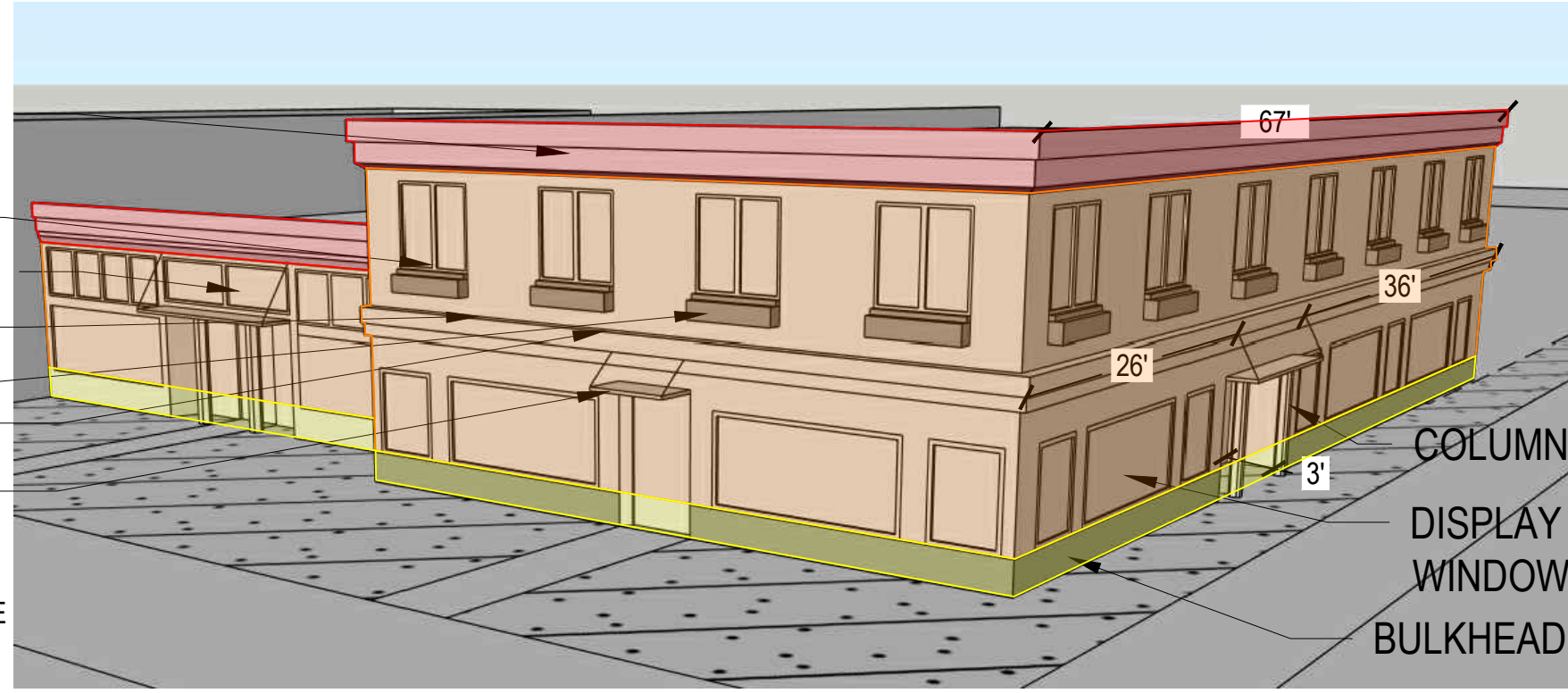
- BUILDINGS MUST HAVE A CLEARLY DEFINED PRIMARY ENTRANCE, DEMARCATED BY BY AN ARCHITECTURAL FEATURE SUCH AS CANOPY ELEMENTS, MIN. 2' PROJECTED OR RECESSED ENTRY, OR OTHER MEANS, IF APPROVED BY PLANNING DIRECTOR.

- BUILDING ARCHITECTURE SHALL INTEGRATE AT LEAST THREE (3) OF THE FOLLOWING:
 - FIRST FLOORS A MIN. OF 12-FEET IN HEIGHT IN MULTI-STORY BUILDINGS, AND 14' IN HEIGHT FOR SINGLE-STORY BUILDINGS.
 - WINDOWS THAT PROVIDE DETAIL SUCH AS WIDE FRAMES (MIN. 3"), SASHES (MIN. 3"), AND SILLS (MIN.5"), OR TRANSOM WINDOWS (MIN. 8" IN HEIGHT).
 - EXPRESSION ELEMENTS, SUCH AS CANOPIES, BELT COURSES, MOLDINGS, AND/OR CORNICES AS SHOWN IN HORIZONTAL ARTICULATION EXHIBIT, BELOW.
- VERTICALLY PROPORTIONED UPPER STORY WINDOWS (MIN. 3:2 HEIGHT TO WIDTH RATIO)
- HORIZONTAL ARTICULATION IN THE FAÇADE SHALL BE REQUIRED FOR ALL FAÇADES GREATER THAN 50' IN LENGTH AND SHALL INCLUDE AT LEAST ONE (1) OF THE FOLLOWING:
 - RECESS AND PROJECT ELEMENTS BY A MINIMUM OF 3 FEET, TO AVOID LONG MONOTONOUS FAÇADES.
 - FOR EXAMPLE, A 50' FAÇADE SHOULD HAVE AT LEAST 2 PRIMARY MASSING ELEMENTS, INCLUDING AT LEAST ONE 3' PLANE CHANGE. THE PLANE CHANGE MAY OCCUR AT AN ENTRY DOOR, OR ANOTHER APPROPRIATE LOCATION.
 - RECESSED BUILDING ELEMENTS SHALL NOT COUNT AGAINST THE BUILD-TO REQUIREMENT, WHEN PROVIDED AT BUILDING ENTRIES OR WITH ACTIVE USES SUCH AS PATIOS OR COURTYARDS.
 - ALL BUILDINGS SHALL BE LIMITED TO A MAXIMUM OF 400 FEET IN LENGTH FOR A SINGLE FAÇADE.
- VERTICAL ARTICULATION SHALL BE IMPLEMENTED TO PRESENT A CLEAR BASE, MIDDLE AND CAP TO THE BUILDING ON EACH FAÇADE.
 - THE "BASE" IS GENERALLY THE PORTION OF THE BUILDING THAT MEETS THE GROUND; IT IS AT LEAST 18 INCHES TALL. ON SINGLE STORY-BUILDINGS, IT MAY BE THE SPACE BETWEEN THE GROUND AND WINDOWS; FOR MULTI-STORY BUILDINGS IT MAY EXTEND TO THE UPPER STORIES. THE GROUND-FLOOR OF ALL BUILDINGS SHALL INCLUDE PEDESTRIAN ORIENTED ELEMENTS, HIGH TRANSPARENCY, AND BE MADE OF HIGH-QUALITY AND DURABLE MATERIALS.
 - THE "MIDDLE" IS THE LEAST DOMINANT FAÇADE ELEMENT. IT IS GENERALLY LOCATED BETWEEN THE "BASE" (ANYWHERE ABOVE 18 INCHES ABOVE THE GROUND) AND THE "CAP", OR ROOFLINE.
 - SINGLE STORY BUILDINGS SHALL PROVIDE ARTICULATION OF THE MIDDLE THROUGH TRANSPARENCY REQUIREMENTS AND DEFINITION OF BASE AND CAP, PER SECTION F AND H, BELOW.
 - THE "CAP" IS WHERE THE BUILDING MEETS THE SKY AND THIS IS GENERALLY A PREDOMINANT ROOFLINE OR ARCHITECTURAL ELEMENT INDICATING THE END OF A BUILDING.
 - STANDARDS BELOW ARE INTENDED TO PROVIDE VERTICAL ARTICULATION; ALTERNATIVES MAY BE PROPOSED SUBJECT TO TOWN OF MEAD PLANNING DIRECTOR REVIEW AND APPROVAL.
 - BASES OF ALL BUILDINGS SHALL BE ARTICULATED USING A MINIMUM OF TWO (2) OF THE FOLLOWING:
 - USE OF "HEAVY" MATERIAL SUCH AS BRICK OR STONE, OR OTHER DURABLE MATERIAL TO DELINEATE THE BASE FROM THE MIDDLE AND CAP.
 - HORIZONTAL REVEAL LINE A MINIMUM OF 18 IN. FROM THE GROUND OR A BULKHEAD (WINDOW BASE) BETWEEN THE GROUND PLANE AND DISPLAY WINDOW; TYPICALLY, 18 IN. FROM THE GROUND BUT NO HIGHER THAN 36 IN.
 - A SIGN BAND/FRIEZE, ARCADE, TRANSOM, GALLERY, OR COLONNADE MAY BE USED TO ACCENTUATE THE GROUND FLOOR ON MULTI-STORY BUILDINGS
 - MIDDLE PORTIONS OF MULTI-STORY BUILDINGS SHALL BE ARTICULATED USING THE FOLLOWING METHODS:
 - STEP-BACK IN MASSING ABOVE SECOND FLOOR, A MIN. OF 6' FROM THE GROUND FLOOR FAÇADE.
 - INTEGRATION OF A LINTEL OR CORNICE ABOVE THE GROUND FLOOR, ALONG STREET-FACING ELEVATIONS
 - CHANGE IN MATERIAL, OCCURRING BETWEEN THE FIRST AND SECOND FLOORS
 - VISIBLE VARIATION IN WINDOW SIZE FROM GROUND TO UPPER FLOOR(S) (TYPICALLY SMALLER)
 - CAPS OF ALL BUILDINGS SHALL BE ARTICULATED USING ONE OF THE FOLLOWING:
 - PARAPET OR CORNICE (ON FLAT-ROOFS); OR PROJECTING ROOF LINE (ON SLOPING ROOFS)
 - ARCHITECTURAL REVEAL LINE AT TOP OF BUILDING FOR SINGLE-MATERIAL CAPS, OR CHANGE IN MATERIAL, TEXTURE, PATTERNING, OR COLOR (MIN. 18" FROM TOP)

HORIZONTAL & VERTICAL ARTICULATION EXHIBIT

PARAPET /
CORNICE
SASH
TRANSOM
LINTEL
SILL
BELT COURSE
CANOPY

CAP
MIDDLE
BASE



WELKER FARMS PUD
TOWN OF MEAD
COLORADO

OWNER:
ALPHABET INVESTMENTS, INC.
37 KODIAK CRESCENT, SUITE 300
TORONTO, ONTARIO M3J 3E5
416.849.3484

NOT FOR
CONSTRUCTION

DATE:
04/10/2024 PUD-01
06/26/2024 PUD-02
08/26/2024 PUD-03
02/21/2025 PUD-04
05/16/2025 PUD-05
07/18/2025 PUD-06

SHEET TITLE:
NON-RESIDENTIAL
STANDARDS

WELKER FARMS PLANNED UNIT DEVELOPMENT (PUD)

WELKER FARMS SUBDIVISION AND WELKER FARM SUBDIVISION REPLAT A
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO

NON-RESIDENTIAL STANDARDS, CONTINUED

MIXED USE BUILDINGS

- IF MIXED-USE BUILDINGS ARE PROPOSED IN PLANNING AREAS A OR B, THEIR ARCHITECTURE SHALL CONFORM TO THE ABOVE-STATED COMMERCIAL STANDARDS, WITH THE FOLLOWING PROVISIONS.
 - COMMERCIAL USES MUST BE LOCATED ON THE GROUND-FLOOR, FRONTING WELKER AVENUE.
 - MULTI-FAMILY ACCESSORY USES SUCH AS LEASING CENTERS AND FITNESS ROOMS ON THE GROUND FLOOR ARE SUBJECT TO 40% / 30%/ 20% TRANSPARENCY REQUIREMENTS AND SHOULD BE LOCATED ON THE WELKER FRONTAGE TO THE GREATEST EXTENT POSSIBLE.
 - GROUND FLOOR MULTIFAMILY RESIDENTIAL UNITS SHALL PROVIDE A MINIMUM OF 30% TRANSPARENCY ON WELKER AVENUE-FACING ELEVATIONS; A MINIMUM OF 20% ON SIDE ELEVATIONS FACING RIGHT-OF WAY, AND 10% ALONG SIDEWALKS INTERIOR TO THE SITE.
 - THE UPPER FLOOR OF MULTI FAMILY BUILDINGS SHALL CONFORM THE MULTIFAMILY ARCHITECTURAL STANDARDS.

MECHANICAL EQUIPMENT

- ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE ADEQUATELY SCREENED FROM GROUND VIEW.
- BUILDING-SPECIFIC MECHANICAL EQUIPMENT UNITS LOCATED ON THE GROUND, ALONG RIGHT OF WAY, OR WITHIN 5-FEET OF RIGHT-OF-WAY, SHALL BE SCREENED WITH LANDSCAPE PLANTINGS OR STRUCTURED SCREENING 6" GREATER IN HEIGHT THAN THE MECHANICAL EQUIPMENT.
- TRANSFORMERS ARE NOT CONSIDERED MECHANICAL EQUIPMENT AND SHALL NOT BE REQUIRED TO BE SCREENED. HOWEVER, TO THE EXTENT POSSIBLE, TRANSFORMERS SHOULD NOT BE LOCATED WITHIN THE WELKER AVENUE 15' BUILD-TO ZONE.

LOT TYPICAL

COMMERCIAL, OR NON-RESIDENTIAL, DEVELOPMENT SHALL COMPLY WITH THE FOLLOWING ARCHITECTURAL AND LANDSCAPE STANDARDS.

DRIVE THROUGH USES

- DRIVE-THROUGHS WILL BE REQUIRED TO COMPLY WITH ALL DESIGN STANDARDS, LISTED BELOW.
- ALL DRIVE-THROUGH FACILITIES INCLUDING STACKING SPACE AND DRIVEWAYS SHALL BE LOCATED BEHIND OR ON SIDES OF BUILDINGS THAT FRONT WELKER AVENUE.
- IF DRIVE THROUGH FACILITIES ARE LOCATED ON THE SIDE OF, RATHER THAN BEHIND, THE BUILDING, THEY CANNOT BE CLOSER TO WELKER AVENUE THAN THE BUILDING AND SHALL BE SUBJECT TO THE SAME LANDSCAPE SCREENING REQUIREMENTS AS PARKING SPACES AS DETAILED IN LANDSCAPE STANDARDS.
- DRIVE-THROUGH SITES MAY OFFER MULTIPLE STACKING LANES, TO MINIMIZE BACK-UP FROM PATRONS WAITING TO ORDER OR RECEIVE THEIR PURCHASES. STACKING LANES ADJACENT TO PROPERTY BOUNDARIES ARE SUBJECT TO THE SAME LANDSCAPE SCREENING REQUIREMENTS AS PARKING SPACES, AS WRITTEN IN THE PARKING LOT PERIMETER BUFFER SECTION ON THE LANDSCAPE STANDARDS SHEET.
- IF INDOOR ORDERING AND SEATING IS NOT PROVIDED, THEN DRIVE-THROUGH SITES SHALL PROVIDE A WALK-UP ORDERING WINDOW AND OUTDOOR SEATING FOR PATRONS.
- PRECEDENT IMAGERY BELOW DEPICTS A DRIVE THROUGH MEETING FACILITY SCREENING INTENT.

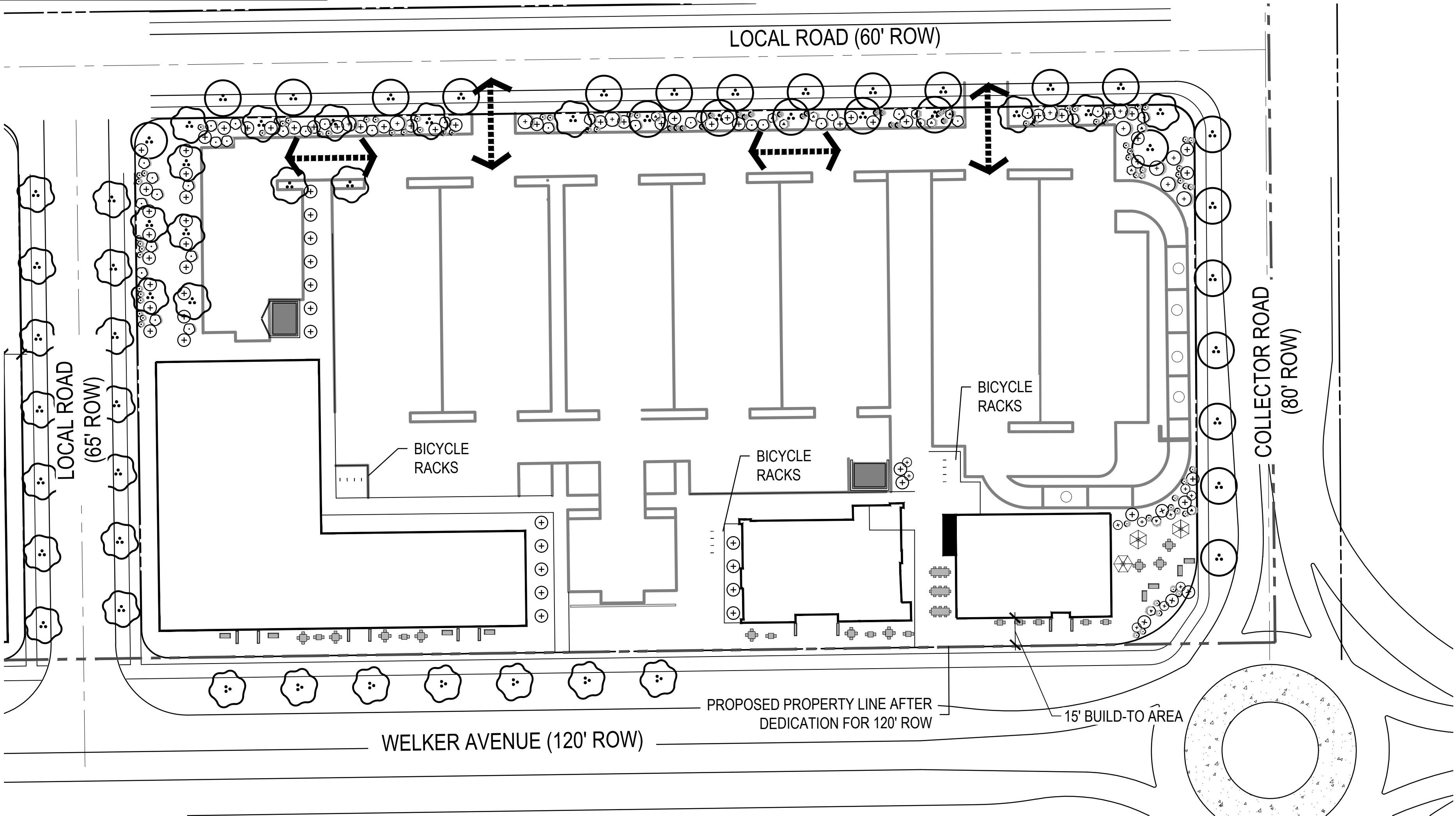


NON-RESIDENTIAL PRECEDENT IMAGERY

WELKER FARMS PUD STANDARDS ARE WRITTEN TO CREATE A UNIQUE SENSE OF PLACE ALONG THE WELKER AVENUE CORRIDOR AND DESIGN A MODERN COMMUNITY FOR "HOMETOWN" LIVING WITH EFFORTLESS CONNECTIVITY, WHERE EACH DAY PROVIDES THE OPPORTUNITY TO GROW TOGETHER. COMMERCIAL PRECEDENT IMAGERY DEPICTED BELOW REFLECTS THE ARCHITECTURAL STANDARDS IN THE PREVIOUS SECTIONS, AND IS INTENDED TO PROVIDE DESIGNERS WITH INSPIRATION FOR BUILDINGS WITHIN WELKER FARM.



CONCEPTUAL COMMERCIAL LAYOUT



WELKER FARMS PUD
TOWN OF MEAD
COLORADO

OWNER:
ALPHABET INVESTMENTS, INC.
37 KODIAK CRESCENT, SUITE 300
TORONTO, ONTARIO M3J 3E5
416.849.3484

NOT FOR
CONSTRUCTION

DATE:
04/10/2024 PUD-01
06/26/2024 PUD-02
08/26/2024 PUD-03
02/21/2025 PUD-04
05/16/2025 PUD-05
07/18/2025 PUD-06

SHEET TITLE:
**NON-RESIDENTIAL
STANDARDS**

WELKER FARMS PLANNED UNIT DEVELOPMENT (PUD)

WELKER FARMS SUBDIVISION AND WELKER FARM SUBDIVISION REPLAT A
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO

RESIDENTIAL DEVELOPMENT DIMENSIONAL STANDARDS

GENERAL STANDARDS

RESIDENTIAL DEVELOPMENT SHALL BE SUBJECT TO THE STANDARDS LISTED BELOW, AND THROUGHOUT THE PUD. FOR ANY ASPECTS NOT ADDRESSED IN THIS PUD, THE TOWN OF MEAD LAND USE CODE SHALL PREVAIL.

- BUILDING HEIGHT SHALL BE MEASURED FROM AVERAGE GRADE TO THE HIGHEST POINT OF THE STRUCTURE.
- MAXIMUM BUILDING HEIGHT FOR HOMES WITH WALKOUT BASEMENTS SHALL BE MEASURED FROM THE AVERAGE ELEVATION OF THE REAR PROPERTY LINE TO THE HIGHEST POINT OF THE REAR ELEVATION.
- FOR REAR LOADED GARAGES, MINIMUM REAR SETBACKS SHALL APPLY TO BOTH DETACHED AND ATTACHED GARAGES.

BUILDING AND LOT STANDARDS

THE TABLE BELOW OUTLINES SPECIFIC LOT STANDARDS FOR SINGLE FAMILY DETACHED DEVELOPMENTS, INCLUDING FRONT LOADED AND REAR LOADED HOMES. TYPICAL LOT LAYOUT AND LANDSCAPING SHALL COMPLY WITH THE LOT TYPICALS ON THIS SHEET.

- LOT WIDTH MINIMUMS SHALL BE MEASURED AT SETBACKS.
- HOMES WITH REAR LOADED GARAGES MAY FRONT ONTO GREEN-COURTS OR RIGHTS-OF-WAY. GREEN-COURTS SHALL BE TREATED AS RIGHT-OF-WAY FOR THE PURPOSE OF SETBACKS.
- FRONT LOAD GARAGE DOORS MUST BE STEPPED A MINIMUM OF 18" BACK FROM FRONT PORCH/ WALL OF HOME. GARAGE CURB CUTS SHALL BE LIMITED TO MAX. OF 12 FEET IN WIDTH FOR SFD AND 24 FEET IN WIDTH FOR DUPLEXES.
- FOR REAR LOADED GARAGES, MINIMUM AND MAXIMUM SETBACKS SHALL APPLY TO BOTH DETACHED AND ATTACHED GARAGES.

ALLOWED ENCROACHMENTS (SFD/SFA + MF)

THE FOLLOWING STRUCTURES OR APPURTENANCES MAY ENCROACH INTO THE MINIMUM SETBACKS BY THE AMOUNTS SET FORTH BELOW FOR ALL HOME TYPES. NO STRUCTURES SHALL BE PLACED IN AN EASEMENT.

	PERMITTED ENCROACHMENT
WINDOW WELLS	3'
EAVES AND OVERHANGS	2'
STOOPS	2'
COVERED OR UNCOVERED FRONT AND SIDE-WRAP PORCHES ¹	6'
COVERED OR UNCOVERED REAR PATIOS AND DECKS	6'
ARBOR/TRELLIS (ATTACHED OR DETACHED FROM HOUSE, INTO SETBACK)	2'
POP OUTS (INCLUDING BAY WINDOWS OR CANTILEVERED CHIMNEY/FIREPLACE) NOTE: POP-OUTS WITHIN SIDE SETBACK MUST MAINTAIN MIN. 10' BUILDING SEPARATION. ADDITIONAL SIDE SETBACK WILL BE REQUIRED IN SUCH CIRCUMSTANCES.	2'

- SIDE WRAP PORCHES MUST MAINTAIN 10' SETBACK FROM RIGHT-OF-WAY AND 5' SETBACK FROM ADJACENT PROPERTY LINES. THEY MAY ONLY BE FEASIBLE FOR LOTS WITH ABOVE-MINIMUM SIDE SETBACKS.

ACCESSORY STRUCTURE STANDARDS (SFD/SFA + MF)

THE FOLLOWING STANDARDS SHALL APPLY TO ALL ACCESSORY STRUCTURES WITHIN WELKER FARMS.

USE	SIDE SETBACK (FEET)	MIN. SEPARATION FROM PRINCIPLE STRUCTURE (FEET)	MAXIMUM HEIGHT (FEET)
ACCESSORY STRUCTURE	5'	10'	16'
DETACHED GARAGES	SFA: 0' SFD: 5'	10'	30'

NOTES:

- ACCESSORY STRUCTURES SHALL NOT BE FURTHER FORWARD THAN THE PRINCIPAL STRUCTURE.
- NO STRUCTURE OF ANY KIND MAY BE CONSTRUCTED IN/ON/WITHIN AN EASEMENT.

SINGLE FAMILY DETACHED (SFD) AND SINGLE FAMILY ATTACHED (SFA) LOT STANDARDS									
PLANNING AREA	LOT TYPE	MIN. LOT SIZE (SF)	MAX DRIVEWAY WIDTH FOR FRONT LOAD:	MIN. LOT FRONTAGE (LF)	MAX. LOT COVERAGE	MAX BUILDING HEIGHT	MIN. FRONT SETBACKS	MIN. SIDE SETBACKS	REAR SETBACKS
C	SFD FRONT LOADED	3,150 SF	9' 1-CAR 18' 2-CAR	35'	75%	40'	15 ⁽¹⁾ (2) (4)	5' (SIDE) 10'-15' (CORNER) ³	15'
B & C	SFD REAR LOADED	1,600 SF	N/A	25'	75%	40'	20' ⁽¹⁾	5' (DETACHED GARAGE) 5' (SIDE) 10'-15' (CORNER) ³	3' MAX. (NO DRIVEWAY) 20' MIN. (W/ DRIVEWAY)
B & C	SFA DUPLEX FRONT LOADED	2,700 (5,400 FOR 2 LOTS)	9' 1-CAR 18' 2-CAR	30' (60' FOR 2 LOTS)	75%	40'	15 ⁽¹⁾ (2) (4)	0' (SHARED WALLS) 5' (SIDE) 10'-15' (CORNER) ³	15'
B & C	SFA DUPLEX REAR LOADED	1,200	N/A	20' (40' FOR 2 LOTS)	75%	40'	20' ⁽¹⁾	0' (SHARED WALLS) 5' (SIDE) 10'-15' (CORNER) ³	3' MAX. (NO DRIVEWAY) 20' MIN. (W/ DRIVEWAY)
B & C	SFA TOWNHOME REAR LOADED	1,200	N/A	17' UNIT WIDTH	75%	40'	20' ⁽¹⁾		

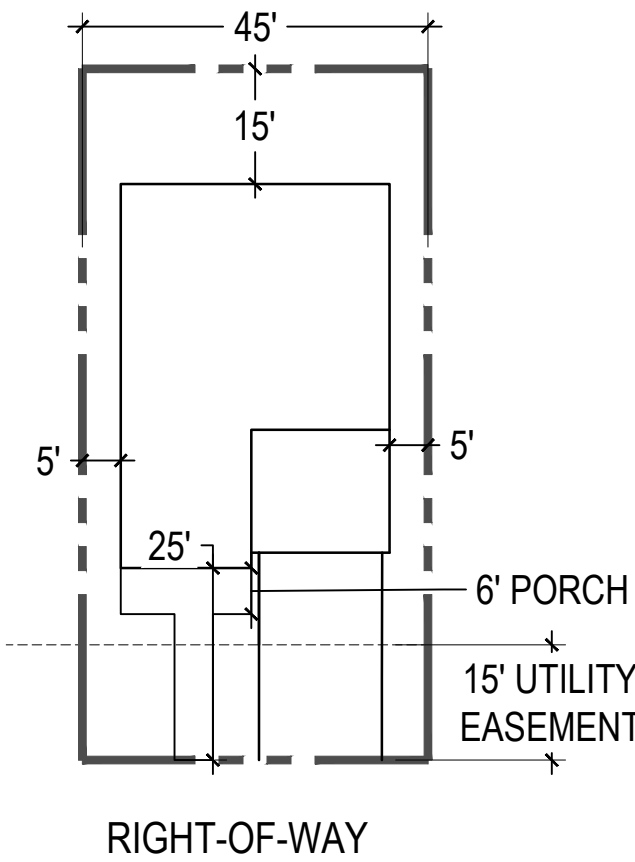
NOTES

- 20' FRONT SETBACK SHALL BE REQUIRED FOR 10'-WIDE UNITED POWER EASEMENTS. 25' FRONT SETBACK SHALL BE REQUIRED FOR 15'-WIDE UNITED POWER EASEMENTS. EASEMENT WIDTH TO BE DETERMINED AT THE TIME OF PRELIMINARY PLAT
- GARAGE MUST BE RECESSED 18" FROM FRONT FACADE OF HOUSE.
- 10' CORNER SETBACK SHALL BE REQUIRED FOR 10'-WIDE UNITED POWER EASEMENTS. 15' CORNER SETBACK SHALL BE REQUIRED FOR 15'-WIDE UNITED POWER EASEMENTS. EASEMENT WIDTH TO BE DETERMINED AT THE TIME OF PRELIMINARY PLAT.
- DRIVEWAYS MUST BE MIN. 18' IN LENGTH BETWEEN BACK OF WALK AND GARAGE DOOR.

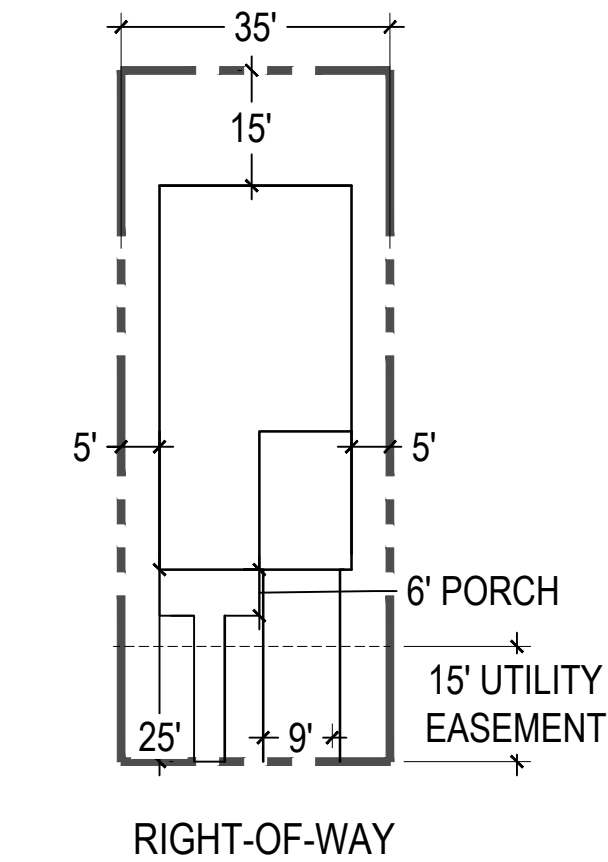
LOT TYPICALS

SINGLE FAMILY ATTACHED AND DETACHED HOME FOOTPRINTS SHALL COMPLY TO THE BUILDING ENVELOPE, SETBACKS, AND EASEMENTS DEMONSTRATED IN THE CONCEPTUAL LOT-TYPICALS, BELOW.

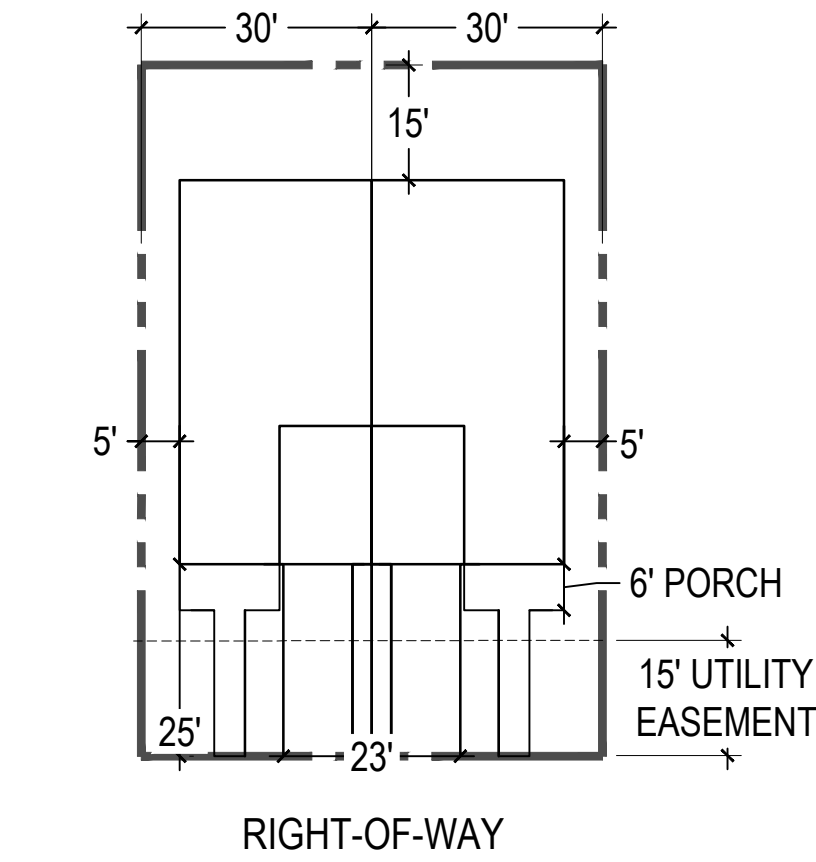
SFD FRONT LOADED 2-CAR GARAGE



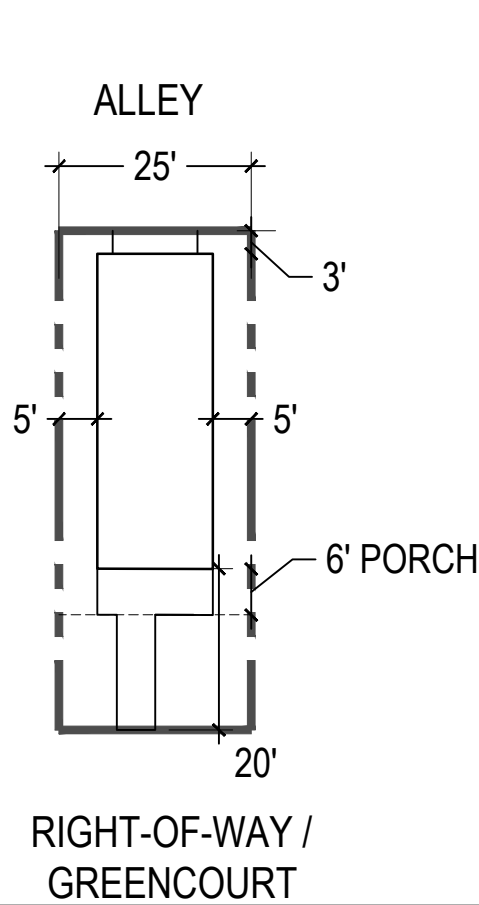
SFD FRONT LOADED 1-CAR GARAGE



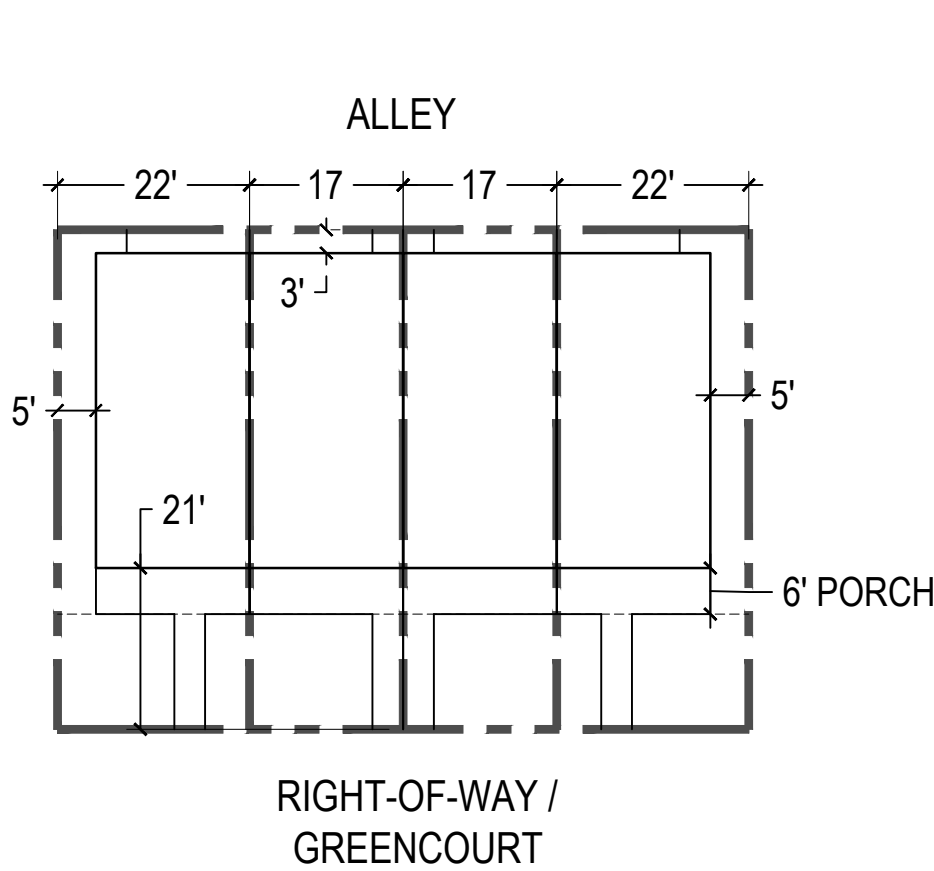
SFA DUPLEX FRONT LOADED 1-CAR GARAGE



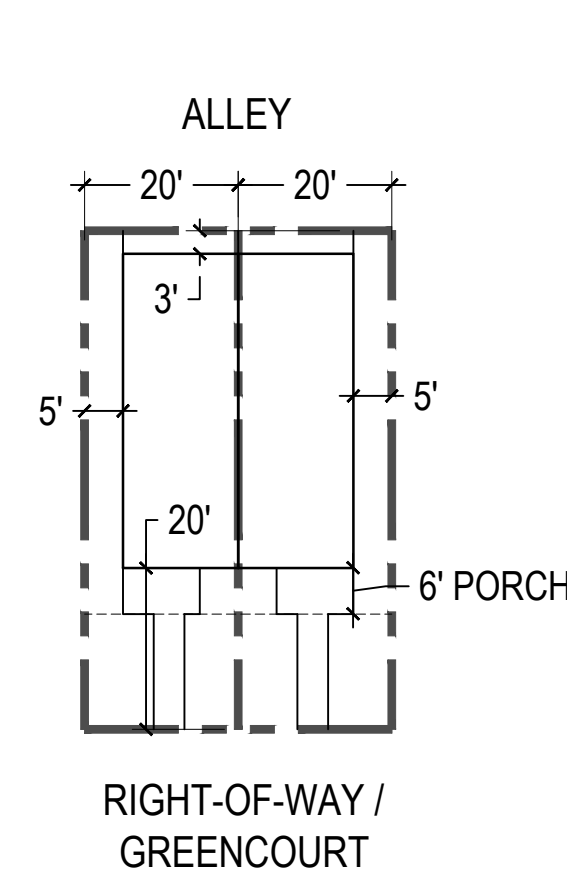
SFD REAR LOADED



SFA TOWNHOME REAR LOADED



SFA DUPLEX REAR LOADED



WELKER FARMS PUD
TOWN OF MEAD
COLORADO

OWNER:
ALPHABET INVESTMENTS, INC.
37 KODIAK CRESCENT, SUITE 300
TORONTO, ONTARIO M3J 3E5
416.849.3484

NOT FOR
CONSTRUCTION

DATE:
04/10/2024 PUD-01
06/26/2024 PUD-02
08/26/2024 PUD-03
02/21/2025 PUD-04
05/16/2025 PUD-05
07/18/2025 PUD-06

SHEET TITLE:
**RESIDENTIAL
STANDARDS**

WELKER FARMS PLANNED UNIT DEVELOPMENT (PUD)

WELKER FARMS SUBDIVISION AND WELKER FARM SUBDIVISION REPLAT A
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO

SINGLE FAMILY ARCHITECTURAL & LANDSCAPE STANDARDS

GENERAL STANDARDS

THE INTENT OF THE FOLLOWING GUIDELINES IS TO ENSURE COHESIVE DESIGN ALONG WELKER AVENUE, AND WITHIN THE TOWN OF MEAD. WELKER FARMS IS PART OF THE WELKER AVENUE CORRIDOR AS DEFINED IN THE CODE, TO "...CREATE A "HOMETOWN" LOOK WITH ELEMENTS OF TRADITIONAL ARCHITECTURE AND TO PRESENT A HIGHER QUALITY IMAGE IN TERMS OF ARCHITECTURE, BUILDING MATERIALS, COLORS, SIGNAGE AND OTHER SITE FEATURES..." WELKER FARMS PUD BUILDS ON THE MEAD LAND USE CODE'S EMPHASIS ON HIGH-QUALITY BUILDING DESIGN AND MATERIALS, WITH ELEMENTS OF CLASSIC MAIN STREET ARCHITECTURE IN A MODERN DESIGN CONTEXT, TO CREATE A MODERN MAIN STREET AESTHETIC.

1. SINGLE FAMILY DETACHED AND ATTACHED (SINGLE FAMILY) RESIDENTIAL ARCHITECTURE SHALL CONFORM TO THE PROVISIONS AND POLICIES IN THE CURRENT TOWN OF MEAD CODE, EXCEPT WHERE AN ALTERNATIVE TO THE CODE HAS BEEN INCLUDED IN THESE PUD STANDARDS.
2. SINGLE FAMILY HOMES SHOULD BE DESIGNED TO PROVIDE ENGAGING FACADES AND PRIVATE OUTDOOR SPACES THAT BRING EYES TO THE STREET. REQUIRED ARCHITECTURAL ELEVATIONS SHALL BE SUBMITTED FOR REVIEW AT THE TIME OF PLATTING TO ENSURE COMPLIANCE WITH THE ARCHITECTURAL ENHANCEMENTS LISTED IN THIS SECTION.

ROOF DESIGN

ROOFING MATERIALS THAT ARE EXPOSED SHALL BE CONSISTENT WITH THE TIMELESS VISION OF THE WELKER AVENUE CORRIDOR. APPROPRIATE ROOF-TYPES AND MATERIALS INCLUDE:

1. FLAT ROOFS WITH PARAPETS ARE APPROPRIATE IN BOTH CONTEMPORARY AND HISTORICAL CONTEXTS. PARAPETS SHALL BE PROVIDED TO VISUALLY SCREEN ROOFTOP UTILITIES, AND PROVIDE AN ARCHITECTURAL CAP TO BUILDINGS.
2. STANDING SEAM OR ALTERNATIVE METAL ROOFING SHALL BE ALLOWED ONLY FOR FEATURE ELEMENTS DEFINING THE MASSING OF THE PROJECT AND APPROPRIATE FOR THE PITCH AND APPLICATION AS DEFINED ELSEWHERE. METAL ROOFING SHALL BE NON-REFLECTIVE AND RELATE TO THE COLOR PALETTE OF THE PRIMARY AND SECONDARY MATERIALS. CORRUGATED METAL ROOFING IS NOT PERMITTED.
3. SHINGLE ROOFING SHALL BE HIGH PROFILE, ARTICULATED ROOFING AND SHALL BE OF A NEUTRAL COLOR.

ENTRIES

THE ENTRY TO HOMES SHALL BE DESIGNED TO ENCOURAGE PEDESTRIAN ACTIVITY AND SIGNALIZE BUILDING ENTRY USING THE FOLLOWING TECHNIQUES:

1. LANDSCAPE AREAS SHALL BE ORIENTED AND FOCUSED ON THE ENTRANCE
2. MAIN ENTRIES SHALL BE ORIENTED TOWARDS THE PRIMARY STREET OR GREEN-COURT
3. USE OF CREATIVE ENTRY TREATMENTS SUCH AS RECESSED ENTRYWAYS, COVERED PORCHES, OR COMPARABLE ARCHITECTURAL TREATMENT.

WINDOWS

1. WINDOWS SHALL BE PROVIDED ON ALL BUILDING ELEVATIONS.
2. A MINIMUM OF 10 SF OF TRANSPARENCY IS REQUIRED ON ELEVATIONS THAT FACE A STREET; MULTIPLE WINDOWS OR SINGLE LARGE WINDOWS MAY BE USED TO MEET THIS STANDARD. GARAGE DOOR WINDOWS MAY NOT BE USED TO MEET THIS STANDARD.
3. USE OF MULLIONS, SHUTTERS, AND OTHER MEANS OF WINDOW FRAMING ARE ENCOURAGED.

ARTICULATION

1. ALL HOMES MUST FEATURE A BUMP-OUT OR RECESS A MINIMUM OF FOUR FEET IN WIDTH AND 1 FOOT IN DEPTH ON THE FRONT PLANE OF THE HOME. THESE MAY INCLUDE THE OPTIONS LISTED BELOW, BUT ALTERNATIVES MAY BE PROPOSED AT THE TIME OF SITE PLAN, SUBJECT TO PLANNING DIRECTOR APPROVAL.
 - A. COVERED FRONT PORCHES (MIN. 6 FEET DEEP AND 6 FEET WIDE)
 - B. SECOND/THIRD STORY DORMER WINDOWS (MIN. 4 FEET WIDE)
 - C. BAY WINDOWS (MIN. 4 FEET WIDE)
2. CORNER LOT / END UNIT ENHANCEMENTS ARE REQUIRED FOR HOMES ADJACENT TO PARKS, RIGHTS-OF-WAY AND PEDESTRIAN WALKWAYS. ENHANCEMENTS SHALL INCLUDE EITHER
 - A. COVERED WRAP-AROUND PORCHES (MIN 6' DEPTH) ; OR
 - B. AT LEAST TWO (2) OF THE FOLLOWING:
 - B.A. BAY WINDOW OR DORMER WINDOWS FACING THE SIDE YARD. (MIN. 4 FEET WIDE)
 - B.B. EXTENSION OF FRONT FAÇADE MASONRY (MIN. 40% OF NET FAÇADE)
 - B.C. ALTERNATIVE ENHANCEMENTS MAY BE PROPOSED AT THE TIME OF ARCHITECTURAL ELEVATION REVIEW, SUBJECT TO PLANNING DIRECTOR APPROVAL.
 - B.D. A CHANGE IN THE VERTICAL OR HORIZONTAL WALL PLANE.
 - B.E. A CHANGE IN MATERIALS
 - B.F. BRACKETS, PROJECTIONS, BELT COURSES OR OTHER SUCH DETAILS
 - B.G. MASONRY WAINSCOT

LIGHTING

1. THE FRONT ELEVATIONS OF HOMES WILL UTILIZE AT LEAST ONE LIGHT ABOVE THE FRONT ENTRY TO PROVIDE LIGHTING TO THE FRONT OF THE UNIT.
2. FOR REAR LOADED UNITS, AT LEAST ONE LIGHT WILL BE LOCATED ON EACH SIDE OF THE GARAGE DOOR IN THE REAR. THESE LIGHTS SHALL ALSO BE PHOTOCCELL TO ENSURE ALLEY LIGHTING IS AVAILABLE AS NEEDED.

ACCESSORY BUILDINGS

1. ACCESSORY BUILDINGS, INCLUDING DETACHED GARAGES, SHALL BE LOCATED TO THE REAR OR SIDE OF THE PRINCIPAL BUILDING AND SHALL USE SIMILAR MATERIALS AS THE HOME, BUT ARE NOT REQUIRED TO USE MASONRY

MECHANICAL EQUIPMENT

1. ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE ADEQUATELY SCREENED FROM GROUND-LEVEL VIEW AT ADJACENT RIGHT-OF-WAY LINE.
2. IF BUILDING-SPECIFIC MECHANICAL EQUIPMENT UNITS LOCATED ON THE GROUND, ALONG RIGHT-OF-WAY, OR WITHIN 5-FEET OF RIGHT-OF-WAY, SHALL BE SCREENED WITH LANDSCAPE PLANTINGS OR STRUCTURED SCREENING 6" GREATER IN HEIGHT THAN THE MECHANICAL EQUIPMENT.
3. TRANSFORMERS ARE NOT CONSIDERED MECHANICAL EQUIPMENT AND SHALL NOT BE REQUIRED TO BE SCREENED. HOWEVER, TO THE EXTENT POSSIBLE, TRANSFORMERS SHOULD NOT BE LOCATED WITHIN THE WELKER AVENUE 15' BUILD-TO ZONE.

SINGLE FAMILY DETACHED AND DUPLEX FRONT-LOADED GARAGES

1. FRONT LOAD GARAGE DOORS MAY HAVE A MAX. WIDTH OF: 9' FOR 1-CAR AND 18' FOR 2-CAR DOORS. NO OVER-SIZED GARAGES ARE PERMITTED.
2. FRONT LOAD GARAGE DOORS MUST BE STEPPED A MINIMUM OF 6' BACK FROM FRONT PORCH/ WALL OF HOME.
3. FRONT LOADED GARAGES MUST FEATURE HORIZONTALLY ORIENTED WINDOWS ALONG A MIN. 60% OF DOOR FACE LINEAR WIDTH.

SINGLE FAMILY ATTACHED BUILDING MASS

SINGLE FAMILY ATTACHED FRONT ELEVATIONS SHALL VISUALLY DIFFERENTIATE BETWEEN UNITS BY INCORPORATING MIN. 18" WALL PLANE PROJECTIONS AND RECESSES AND MATERIAL OR COLOR CHANGES BETWEEN UNITS.

EXTERIOR FINISHING

TO ACHIEVE AN OVERALL AESTHETIC APPEARANCE AND ADD ECONOMIC VALUE FOR THE COMMUNITY, A VARIETY OF EXTERIOR FINISH MATERIALS ARE REQUIRED. MATERIALS SUCH AS BRICK, STONE, OR OTHER APPROVED MASONRY MATERIALS ARE ENCOURAGED ON ELEVATIONS ABUTTING PUBLIC STREETS, OPEN SPACE, OR TRAILS.

ACCEPTED MATERIALS CAN BE FOUND IN THE MATERIALITY SECTION OF THIS PUD.

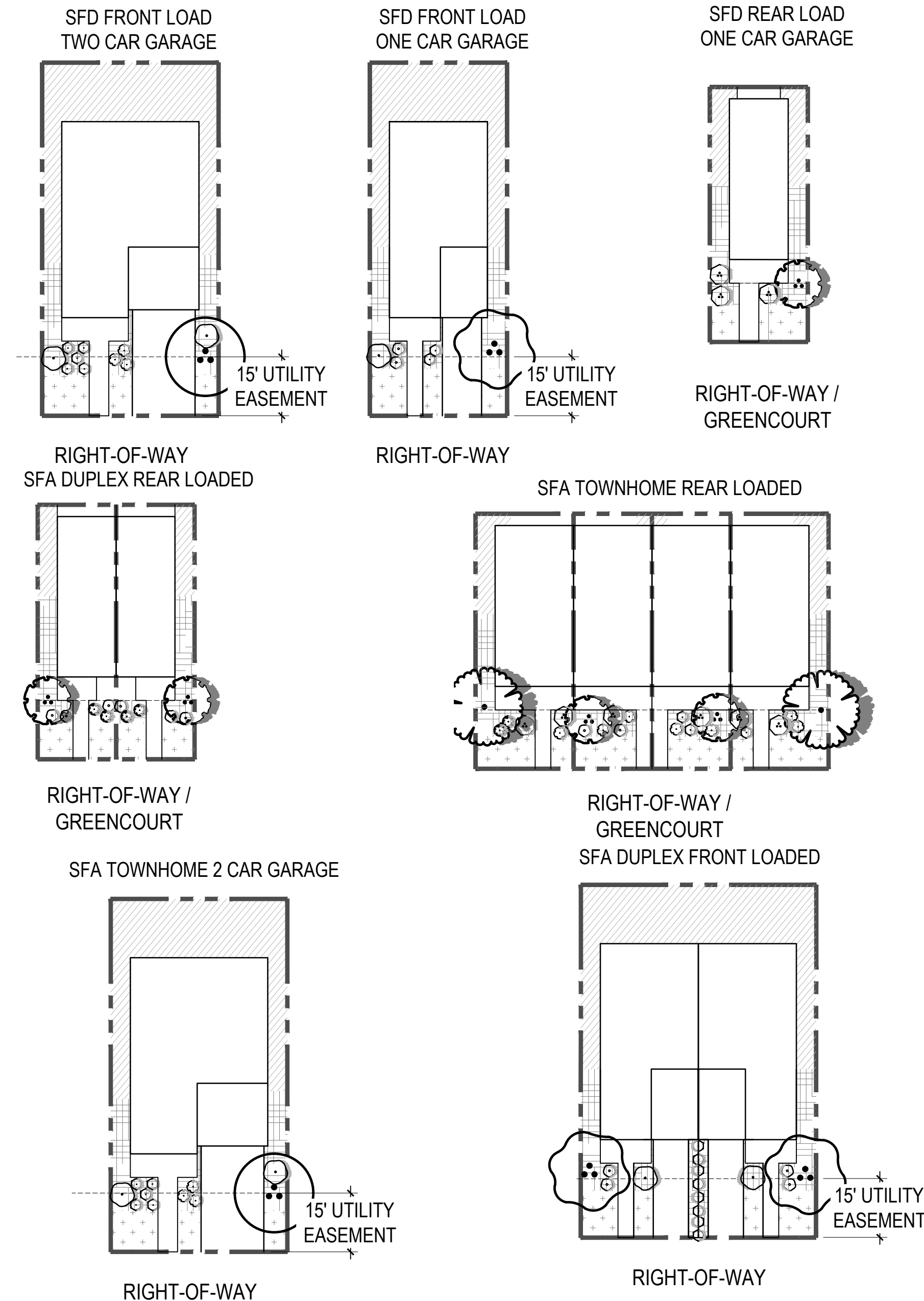
SINGLE FAMILY DETACHED AND ATTACHED PRECEDENT IMAGERY



LANDSCAPE STANDARDS

1. PROPOSED LANDSCAPING STANDARDS ARE ONLY FOR ESTABLISHMENT PURPOSES ONLY. A FUTURE HOA OR METRO DISTRICT MAY ESTABLISH LANDSCAPING REQUIREMENTS FOR RESIDENTIAL PROPERTIES WHEN THEY ARE BUILT-OUT.
2. ON-LOT LANDSCAPE - THE FOLLOWING LOT TYPES SHALL PROVIDE THE LISTED QUANTITIES OF ON LOT LANDSCAPING IN PUBLICLY VIEWED AREAS.
 - 2.1. HOMES FRONTING TOR.O.W. OR GREEN-COURTS WITH ALLEY-LOAD GARAGE, OR FRONT-LOAD 1-CAR GARAGE
 - A.A. ONE AND A HALF (1.5) TREE EQUIVALENTS (T.E., SEE LANDSCAPE STANDARDS) PER LOT, WITH ONE (1) TREE REQUIRED IN THE FRONT YARD.
 - A.A. MAY HAVE A FRONT YARD ENCLOSED BY A FENCE.
 - A.B. TURF SHALL NOT EXCEED 45% OF TOTAL FRONT-YARD GROUND COVER AREA IN LOTS WITHOUT REAR YARDS
 - A.C. TURF SHALL NOT EXCEED 25% OF TOTAL FRONT-YARD GROUND COVER AREA NOR 45% OF REAR-YARD GROUND COVER AREA IN LOTS WITH REAR YARDS.
 - 2.2. HOMES FRONTING TOR.O.W. WITH FRONT LOAD 2-CAR GARAGES
 - A.A. 2 T.E.s PER LOT, WITH ONE (1) TREE REQUIRED IN THE FRONT YARD.
 - A.B. MAY HAVE A FRONT YARD ENCLOSED BY A FENCE.
 - A.C. TURF SHALL NOT EXCEED 25% OF TOTAL FRONT-YARD GROUND COVER AREA NOR 45% OF REAR-YARD GROUND COVER.

LANDSCAPE LOT TYPICALS



WELKER FARMS PUD
TOWN OF MEAD
COLORADO

OWNER:
ALPHABET INVESTMENTS, INC.
37 KODIAK CRESCENT, SUITE 300
TORONTO, ONTARIO M3J 3E5
416.849.3484

NOT FOR
CONSTRUCTION

DATE:
04/10/2024 PUD-01
06/26/2024 PUD-02
08/26/2024 PUD-03
02/21/2025 PUD-04
05/16/2025 PUD-05
07/18/2025 PUD-06

SHEET TITLE:
**SFD AND SFA
STANDARDS**

WELKER FARMS PLANNED UNIT DEVELOPMENT (PUD)

WELKER FARMS SUBDIVISION AND WELKER FARM SUBDIVISION REPLAT A
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO

MULTI-FAMILY ARCHITECTURAL & LANDSCAPE STANDARDS

MULTI-FAMILY ARCHITECTURE

MULTIFAMILY RESIDENTIAL DEVELOPMENT SHALL BE SUBJECT TO THE STANDARDS LISTED BELOW. FOR ANY ASPECTS NOT ADDRESSED IN THIS PUD, THE MEAD LAND USE CODE SHALL PREVAIL.

GENERAL STANDARDS

- STAIRWAYS SHALL NOT BE LOCATED OUTSIDE OF THE BUILDING ENVELOPE.
- EXTERIOR BUILDING LIGHTING SHOULD BE USED TO PROVIDE SAFETY AND SECURITY AND TO HIGHLIGHT ARCHITECTURAL FEATURES. ALL EXTERIOR DOORWAYS SHALL BE LIGHTED ALL NIGHT.
- ACCESSORY BUILDING SHALL BE FINISHED IN THE SAME MATERIALS AS THE PRINCIPAL BUILDING AND SHOULD BE LOCATED TO THE SIDE OR REAR OF THE PRINCIPAL BUILDING.
- POST-DEVELOPMENT, THESE PUD GUIDELINES SHALL APPLY TO ADDITIONS TO EXISTING BUILDINGS. THE EXTERIOR TREATMENT OF ANY BUILDING ADDITION SHALL, AS A MINIMUM, BE OF THE SAME MATERIALS AND COLORS AS THE EXISTING STRUCTURE.
- POST-DEVELOPMENT, THESE PUD GUIDELINES SHALL APPLY TO ANY MODIFICATION TO THE EXTERIOR OF EXISTING BUILDINGS THAT REQUIRES A BUILDING PERMIT. SCREENING GUIDELINES FOR LOADING AREAS SHALL FOLLOW THE REQUIREMENTS OF THE COMMERCIAL PUD GUIDELINES.

BUILDING PLACEMENT STANDARDS

THE INTENT OF THE BUILDING PLACEMENT, MASSING AND ARTICULATION STANDARDS IS TO PROMOTE HIGH QUALITY ARCHITECTURAL AND SITE DESIGN THAT, WHEN IMPLEMENTED IN CONJUNCTION WITH THE MATERIALS AND FEATURES & DETAILS SECTIONS, CREATES A WELCOMING GATEWAY TO MEAD ALONG THE WELKER AVENUE CORRIDOR.

- ON LOTS FRONTING WELKER AVENUE, AT LEAST 40% OF THE PROPERTY'S LINEAR FRONTAGE WITHIN THE 0' TO 25' OF THE PROPERTY LINE SHALL BE OCCUPIED BY BUILDING FAÇADE OR ACTIVE OUTDOOR AREA SUCH AS PATIOS OR PLAZAS.
- DESIGNS SHALL PROVIDE ACTIVATION FEATURES BETWEEN AND AROUND BUILDINGS TO BE VISIBLE FROM WELKER AVENUE AND INTERSECTING RIGHTS-OF-WAY; ACTIVATION FEATURES MUST INCLUDE AT LEAST ONE OF THE FOLLOWING:
 - PORCHES / PATIOS WITH FRONT DOORS, PROVIDING DIRECT ACCESS FROM UNITS TO THE SIDEWALK.
 - CANOPY ELEMENTS MINIMUM 18" DEPTH, OVER PRIMARY ENTRIES OR COVERED PORCHES MINIMUM 30 SF.
 - STOOPS MINIMUM 30 SF.
 - ALTERNATIVE MEANS OF ACTIVATION, AS APPROVED BY PLANNING DIRECTOR.

MECHANICAL EQUIPMENT

- ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE ADEQUATELY SCREENED FROM GROUND LEVEL-VIEW AT ADJACENT RIGHT-OF-WAY LINE.
- IF BUILDING-SPECIFIC MECHANICAL EQUIPMENT UNITS LOCATED ON THE GROUND, ALONG RIGHT-OF-WAY, OR WITHIN 5-FEET OF RIGHT-OF-WAY, SHALL BE SCREENED WITH LANDSCAPE PLANTINGS OR STRUCTURED SCREENING 6" GREATER IN HEIGHT THAN THE MECHANICAL EQUIPMENT.
- TRANSFORMERS ARE NOT CONSIDERED MECHANICAL EQUIPMENT AND SHALL NOT BE REQUIRED TO BE SCREENED. HOWEVER, TO THE EXTENT POSSIBLE, TRANSFORMERS SHOULD NOT BE LOCATED WITHIN THE WELKER AVENUE 15' BUILD-TO ZONE.

BUILDING MASSING AND ARTICULATION

ORGANIZE THE BUILDING'S MASS TO CLEARLY DEFINE DIFFERENT HORIZONTAL AND VERTICAL ELEMENTS AND TO EXPRESS INTERNAL FUNCTIONS. BREAK DOWN OR DIVIDE THE OVERALL MASS INTO A SERIES OF DISCRETE AND COMPLEMENTARY FORMS WITH A CLEAR INTENTIONAL RHYTHM.

- FOUR-SIDED BUILDING DESIGN SHALL ENSURE ALL PUBLIC-FACING FAÇADES ARE DESIGNED EQUALLY.
- BUILDINGS MUST BE DESIGNED TO SHOW A CLEAR BASE, MIDDLE AND A CAP; AND
- A CLEARLY DEFINED PRIMARY ENTRANCE, DEMARCATED ARCHITECTURAL FEATURE OF THE BUILDING EASILY DISTINGUISHABLE FROM SECONDARY BUILDING ENTRANCES. AND AT LEAST THREE (3) OF THE FOLLOWING:
 - FIRST FLOORS A MIN. OF 12-FEET IN HEIGHT IN MULTI-STORY BUILDINGS, AND 14' IN HEIGHT FOR SINGLE-STORY BUILDINGS.
 - VERTICALLY PROPORTIONED UPPER STORY WINDOWS (MIN. 3:2 HEIGHT TO WIDTH RATIO)
 - WINDOWSILLS AND FRAMES THAT PROVIDE DETAIL (MIN. 3" WIDTH OF SILLS OR FRAMES)
 - HORIZONTAL EXPRESSION ELEMENTS, SUCH AS CANOPIES, BELT COURSES, MOLDINGS, AND CORNICES
 - A SIMILAR RATIO OF SOLID WALL TO WINDOW AREA
- ALL BUILDINGS SHALL BE LIMITED TO A MAXIMUM OF 400 FEET IN LENGTH FOR A SINGLE FAÇADE.

HORIZONTAL ARTICULATION

- HORIZONTAL ARTICULATION IN THE FAÇADE SHALL BE REQUIRED FOR ALL FAÇADES GREATER THAN 50' IN LENGTH AND SHALL INCLUDE AT LEAST ONE (1) OF THE FOLLOWING:
 - RECESS AND PROJECT ELEMENTS BY A MINIMUM OF 3 FEET, TO AVOID LONG MONOTONOUS FAÇADES.
 - FOR EXAMPLE, A 50' FAÇADE SHOULD HAVE AT LEAST 2 PRIMARY MASSING ELEMENTS, INCLUDING AT LEAST ONE 3' PLANE CHANGE. THE PLANE CHANGE MAY OCCUR AT AN ENTRY DOOR, OR ANOTHER APPROPRIATE LOCATION.
 - RECESSED BUILDING ELEMENTS SHALL NOT COUNT AGAINST THE BUILD-TO REQUIREMENT, WHEN PROVIDED AT BUILDING ENTRIES OR WITH ACTIVE USES SUCH AS PATIOS OR COURTYARDS.
 - ALTERNATIVES TO THE ABOVE ARTICULATION METHODS MAY BE PROPOSED AT THE TIME OF SITE PLAN, SUBJECT TO PLANNING DIRECTOR REVIEW AND APPROVAL.

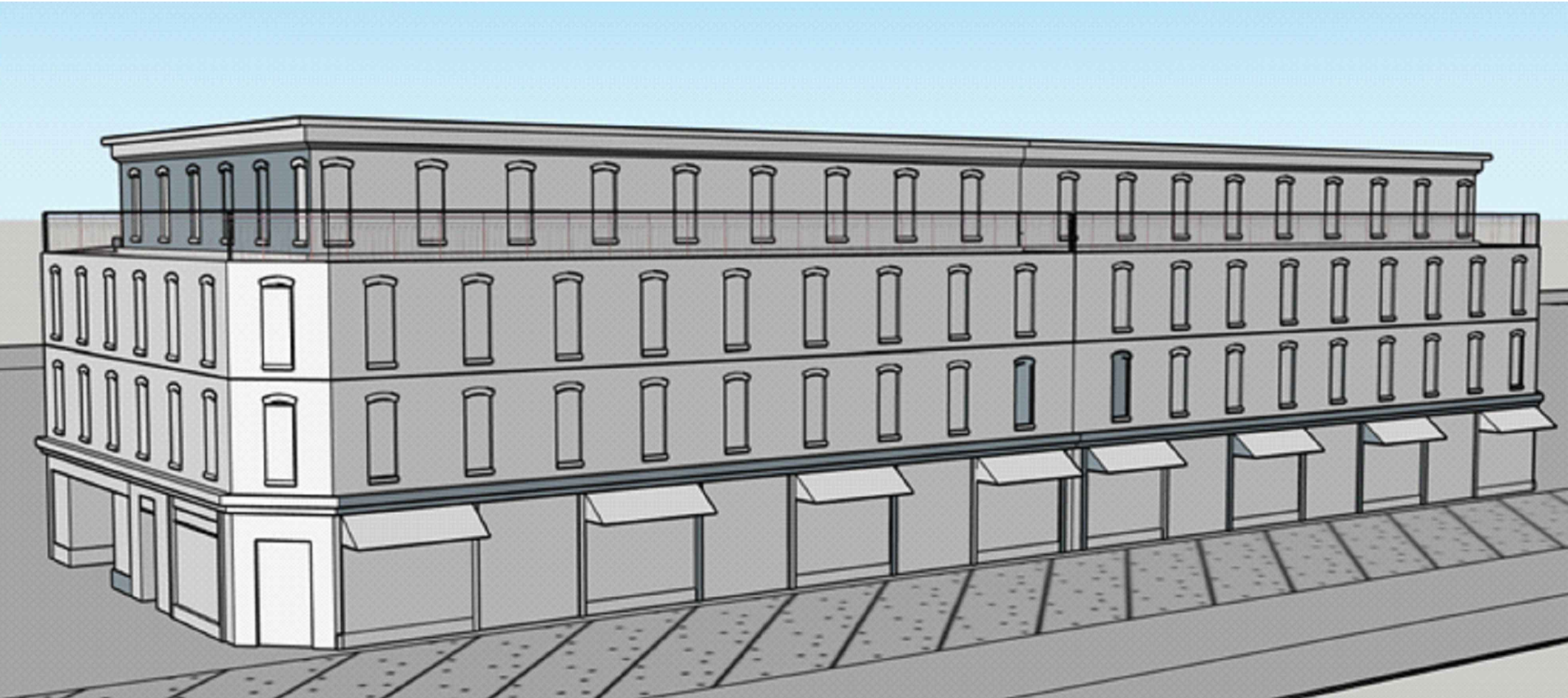
VERTICAL ARTICULATION

- VERTICAL ARTICULATION SHALL BE IMPLEMENTED TO PRESENT A CLEAR BASE, MIDDLE AND CAP TO THE BUILDING ON EACH FAÇADE.
 - THE "BASE" IS GENERALLY THE PORTION OF THE BUILDING THAT MEETS THE GROUND; IT IS AT LEAST 18 INCHES TALL, BUT FOR TALLER BUILDINGS COULD BE AS TALL AS THE FIRST TWO STORIES. THE GROUND-FLOOR OF ALL BUILDINGS SHALL INCLUDE PEDESTRIAN ORIENTED ELEMENTS, HIGH TRANSPARENCY, AND BE MADE OF HIGH-QUALITY AND DURABLE MATERIALS.
 - THE "MIDDLE" IS THE LEAST DOMINANT FAÇADE ELEMENT. IT IS GENERALLY LOCATED BETWEEN THE "BASE" (ANYWHERE ABOVE 18 INCHES ABOVE THE GROUND) AND THE "CAP", OR ROOFLINE.
 - THE "CAP" IS WHERE THE BUILDING MEETS THE SKY AND THIS IS GENERALLY A PREDOMINANT ROOFLINE OR ARCHITECTURAL ELEMENT INDICATING THE END OF A BUILDING.
 - STANDARDS BELOW ARE INTENDED TO PROVIDE VERTICAL ARTICULATION; ALTERNATIVES MAY BE PROPOSED SUBJECT TO TOWN OF MEAD PLANNING DIRECTOR REVIEW AND APPROVAL.
 - BASES OF BUILDINGS SHALL BE ARTICULATED USING A MINIMUM OF TWO (2) OF THE FOLLOWING:
 - USE OF "HEAVY" MATERIAL SUCH AS BRICK OR STONE, OR OTHER DURABLE MATERIAL TO DELINEATE THE BASE FROM THE MIDDLE AND CAP.
 - HORIZONTAL REVEAL LINE A MINIMUM OF 18 IN. FROM THE GROUND OR A BULKHEAD (WINDOW BASE) BETWEEN THE GROUND PLANE AND DISPLAY WINDOW; TYPICALLY, 18 IN. FROM THE GROUND BUT NO HIGHER THAN 36 IN.
 - ARCHITECTURAL DETAILING OR FENESTRATION ON THE GROUND FLOOR.
 - A SIGN BAND/FRIEZE, ARCADE, TRANSOM, GALLERY, OR COLONNADE MAY BE USED TO ACCENTUATE THE GROUND FLOOR ON MULTI-STORY BUILDINGS
 - MIDDLE PORTIONS OF BUILDINGS SHALL BE ARTICULATED USING A MINIMUM OF TWO (2) OF THE FOLLOWING:
 - STEP-BACK IN MASSING ABOVE SECOND FLOOR, A MIN.OF 6-FEET FROM GROUND FLOOR FAÇADE.
 - INTEGRATION OF A LINTEL OR CORNICE ABOVE THE GROUND FLOOR.
 - CHANGE IN MATERIAL, OCCURRING BETWEEN THE FIRST AND SECOND FLOORS.
 - VISIBLE VARIATION IN WINDOW SIZE FROM GROUND TO UPPER FLOOR(S) (TYPICALLY SMALLER)
 - CAPS OF BUILDINGS SHALL BE ARTICULATED USING ONE OF THE FOLLOWING:
 - PARAPET OR CORNICE (ON FLAT-ROOFS); OR PROJECTING ROOF LINE (ON SLOPING ROOFS)
 - ARCHITECTURAL REVEAL LINE AT TOP OF BUILDING FOR SINGLE-MATERIAL CAPS, OR CHANGE IN MATERIAL, TEXTURE, PATTERNING, OR COLOR (MIN. 18" FROM TOP)

VERTICAL ARTICULATION, 4-STORY BUILDINGS

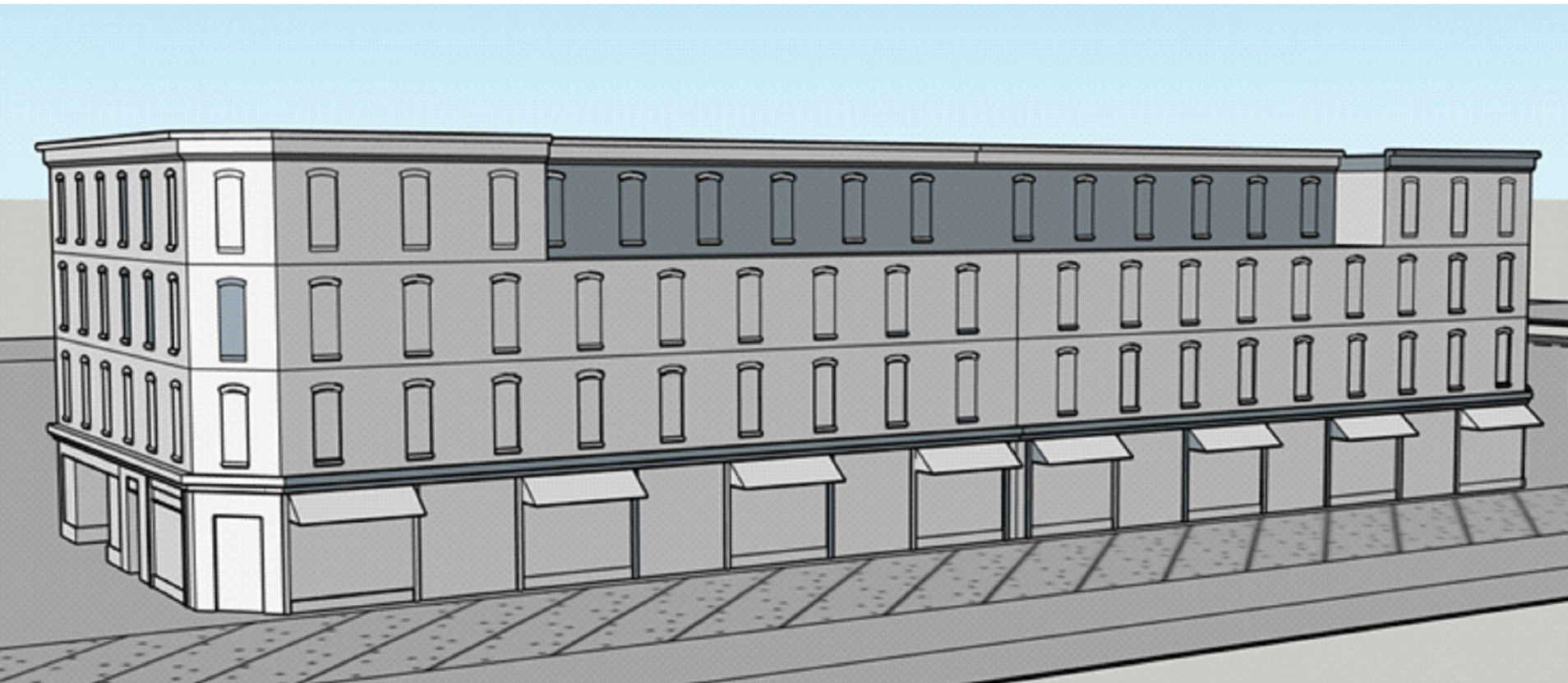
- PORTIONS OF FOUR-STORY MULTIFAMILY BUILDINGS WITHIN THE REQUIRED WELKER AVENUE BUILD-TO AREA, OR ALONG THE NORTHERN PROPERTY BOUNDARY SHALL PROVIDE STEPPED BACK FOURTH-STORY FAÇADES FACING WELKER AVENUE OR FACING THE TRAIL ON THE NORTHERN PORTION OF THE PROPERTY AS OUTLINED BELOW. THE INTERVENING SPACE MAY BE USED AS OUTDOOR AMENITY AREA, OR FOR PRIVATE BALCONIES. IN THAT CASE, THE ELEVATION WITHIN THE BUILD-TO MAY EXTEND TO SERVE AS A BALCONY WALL.
 - MINIMUM 6' STEP-BACK FOR A FOURTH STORY FAÇADE.
 - CONTINUATION OF THE 6' STEP-BACK, AROUND THE BUILDING FAÇADE IS ENCOURAGED BUT NOT REQUIRED.

MULTIFAMILY STEPBACK EXHIBIT 1: CONTINUED STEP-BACK



- IN THE EVENT OF A FOURTH STORY STEP-BACK, GREATER THAN 40 LINEAR FEET IN WIDTH, "END CAPS" OF THE FULL BUILDING HEIGHT ARE PERMITTED, TO PROVIDE VISUAL CONTINUITY WITH FAÇADES PERPENDICULAR TO WELKER AVENUE. SEE EXAMPLE BELOW.

MULTIFAMILY STEP-BACK EXHIBIT 2: END CAPS



HORIZONTAL & VERTICAL ARTICULATION EXHIBIT



WELKER FARMS PUD
TOWN OF MEAD
COLORADO

OWNER:
ALPHABET INVESTMENTS, INC.
37 KODIAK CRESCENT, SUITE 300
TORONTO, ONTARIO M3J 3E5
416.849.3484

NOT FOR
CONSTRUCTION

DATE:
04/10/2024 PUD-01
06/26/2024 PUD-02
08/26/2024 PUD-03
02/21/2025 PUD-04
05/16/2025 PUD-05
07/18/2025 PUD-06

SHEET TITLE:
**MULTIFAMILY
STANDARDS**

WELKER FARMS PLANNED UNIT DEVELOPMENT (PUD)

WELKER FARMS SUBDIVISION AND WELKER FARM SUBDIVISION REPLAT A
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO

MULTI-FAMILY ARCHITECTURAL AND LANDSCAPE STANDARDS

MULTI-FAMILY PRECEDENT IMAGERY

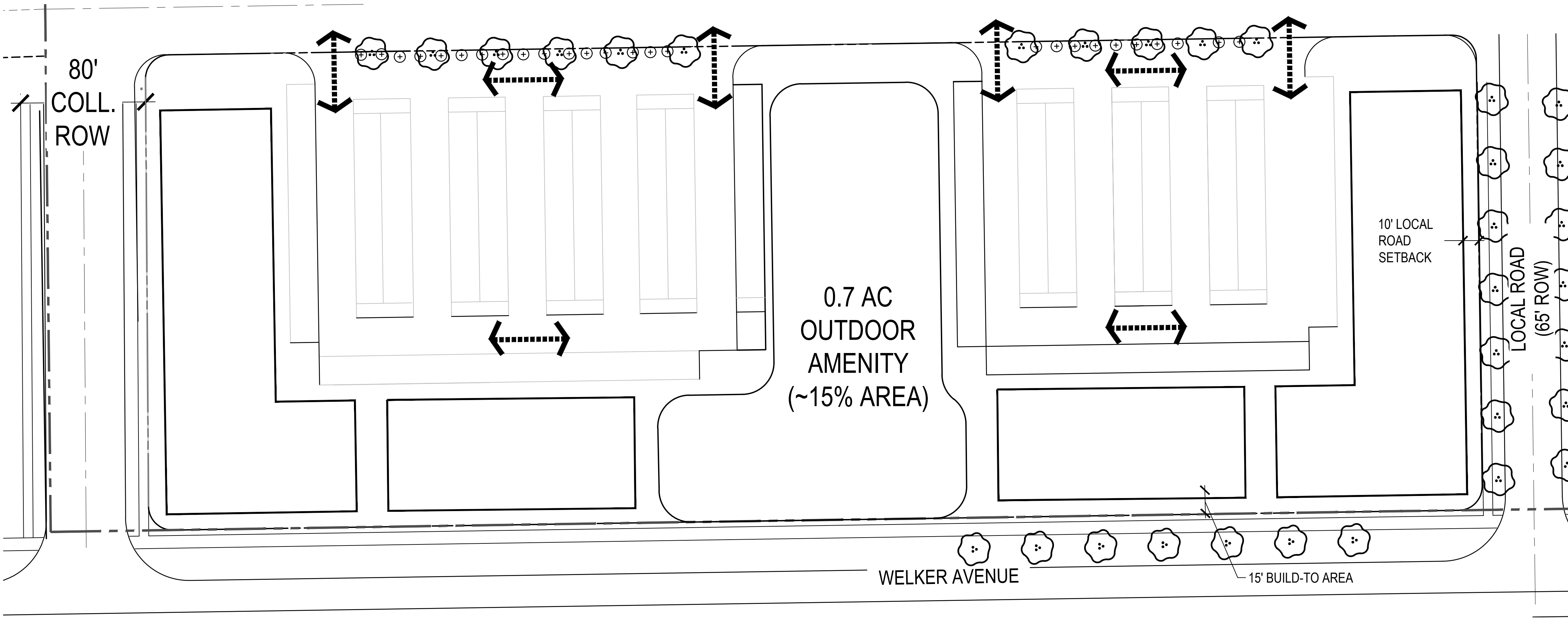
IMAGES BELOW DEPICT THE BUILDINGS THAT MEET THE INTENT OF THE PUD DESIGN STANDARDS AND INTENDED CHARACTER FOR WELKER FARMS.



MULTI-FAMILY LANDSCAPE STANDARDS

- DETENTION AND DRAINAGE AREAS
 - DETENTION PONDS AND DRAINAGE CORRIDORS SHALL BE LANDSCAPED AT A MINIMUM OF ONE (1) TE/500 SQUARE FEET. THIS LANDSCAPING CAN BE GROUPED TO PROVIDE A MORE NATURALIZED AESTHETIC.
 - ALL THE REQUIREMENTS FOR POND AREAS ARE BASED ON THE SQUARE FOOTAGE OF THE OVERALL AREA OF THE POND TRACT OR BOWL AND RIM AREA IF NOT A SEPARATE TRACT.
- RECREATION AREAS
 - MULTI-FAMILY LAND USES MUST PROVIDE A MINIMUM OF 15% OUTDOOR RECREATION AREAS FOR THEIR RESIDENTS. SUCH AREAS MAY INCLUDE A POOL, OUTDOOR EXERCISE SPACE, GRILLS, SPORT COURTS, DOG PARK, AND SIMILAR, PICNIC AREAS, SMALL PAVILIONS, LANDSCAPED SEATING AREAS, OR PLAY AREAS. THESE AREAS SHALL BE DESIGNED TO SUPPORT SUCH INTENDED ACTIVITIES OF THE AREA, INCLUDING PEDESTRIAN ACCESS AND LAYOUT.
 - RECREATION AREAS SHALL BE LANDSCAPED AT A MINIMUM OF ONE (1) TE/600 SQUARE FEET.
 - NON-ESSENTIAL TURF AREAS SHOULD BE MINIMIZED, AND TURF SHALL NOT BE USED IN AREAS LESS THAN 6' WIDE.
 - PRIVATE BALCONIES MAY BE CREDITED TOWARD THE 15% OUTDOOR RECREATION AREA.
 - UP TO 5% OF REQUIRED OUTDOOR RECREATION AREA MAY BE PROVIDED VIA INDOOR AMENITIES, INCLUDING FITNESS ROOMS, CO-WORKING SPACES, ETC.
- PARKING LOTS
 - PARKING LOTS ASSOCIATED WITH MULTIFAMILY COMMUNITIES SHALL PROVIDE PARKING LOT PERIMETER BUFFER IN ACCORDANCE LANDSCAPE STANDARDS.
- BUILDING PERIMETER LANDSCAPING
 - BUILDING PERIMETER LANDSCAPING IS REQUIRED FOR ALL MULTIFAMILY RESIDENTIAL BUILDINGS. LANDSCAPING SHALL CONSIST OF A VARIETY OF PLANT MATERIAL THAT WILL ENSURE SEASONAL INTEREST.
 - PLANT BEDS SHALL BE AN AVERAGE OF 10 FEET WIDE TO ACCOMMODATE 5-FOOT WIDE FOUNDATION OFFSETS AND 5-FOOT WIDE PLANTING AREAS AND SHALL CONSIST OF LANDSCAPING, MULCH, AND METAL EDGING. EDGER SHALL BE PROVIDED WHEN ADJACENT TO TURF AND ROCK MULCHED AREAS.
 - PERIMETER PLANTINGS SHALL CONSIST OF A TOTAL NUMBER OF PLANTS EQUAL TO 1.25 PLANTS PER FIVE LINEAR FEET OF UNIT PERIMETER FOOTAGE, OF WHICH:
 - AT LEAST 15% ARE TALL SHRUBS WITH A MATURE HEIGHT OF AT LEAST SIX FEET; AND
 - UP TO 80% ARE A MIXTURE OF EVERGREEN AND DECIDUOUS SHRUBS CHOSEN TO CREATE SEASONAL INTEREST.

CONCEPTUAL MULTI-FAMILY LAYOUT



WELKER FARMS PUD
TOWN OF MEAD
COLORADO

OWNER:
ALPHABET INVESTMENTS, INC.
37 KODIAK CRESCENT, SUITE 300
TORONTO, ONTARIO M3J 3E5
416.849.3484

NOT FOR
CONSTRUCTION

DATE:
04/10/2024 PUD-01
06/26/2024 PUD-02
08/26/2024 PUD-03
02/21/2025 PUD-04
05/16/2025 PUD-05
07/18/2025 PUD-06

SHEET TITLE:
**MULTIFAMILY
STANDARDS**

WELKER FARMS PLANNED UNIT DEVELOPMENT (PUD)

WELKER FARMS SUBDIVISION AND WELKER FARM SUBDIVISION REPLAT A
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO

LANDSCAPE STANDARDS

GENERAL STANDARDS

THE INTENT OF THESE LANDSCAPE STANDARDS IS TO PROVIDE THE FRAMEWORK FOR AN APPEALING VISUAL AESTHETIC THROUGHOUT WELKER FARMS. THESE MINIMUM REQUIREMENTS WILL ENSURE A UNIFORM APPEARANCE FOR EACH AREA WITHIN THE COMMUNITY.

ALL PUBLIC AND APPLICABLE PRIVATE IMPROVEMENTS SHALL CONFORM TO THE PROVISIONS AND POLICIES IN THE CURRENT TOWN OF MEAD CODE, EXCEPT WHERE AN ALTERNATIVE TO THE CODE HAS BEEN INCLUDED IN THESE PUD STANDARDS.

ALL ANNUALS, TREES, SHRUBS, PERENNIALS, GROUNDCOVER, AND ORNAMENTAL GRASSES USED TO LANDSCAPE EACH SITE REGULATED BY THIS PUD SHOULD BE SELECTED FROM THE COLORADO STATE UNIVERSITY COOPERATIVE EXTENSION FACTS SHEET ON XERISCAPING; OR OTHER APPROVED WATER-WISE, RESOURCE WISE, OR XERISCAPE PLANT MATERIAL REFERENCES.

PLANT MATERIAL REQUIREMENTS

- FOR THE PURPOSES OF PROVIDING MINIMUM PLANTING REQUIREMENTS THROUGHOUT THIS PUD, THE FOLLOWING SHALL BE CONSIDERED ONE (1) TREE EQUIVALENT (TE).
 - ONE (1) SHADE/ ORNAMENTAL/ EVERGREEN TREE,
 - TEN (10) FIVE-GALLON SHRUBS OR GRASSES, OR
 - TWENTY (20) ONE-GALLON GRASSES.
- MINIMUM SIZES FOR ALL PLANT MATERIAL:
 - SHADE TREES - TWO AND ONE-HALF (2½) INCH CALIPER
 - ORNAMENTAL TREES - ONE AND ONE-HALF (1½) INCH CALIPER (SINGLE-STEM) OR SIX (6) FOOT TALL (CLUMP)
 - EVERGREEN TREES - SIX (6) FOOT HEIGHT MINIMUM
 - ALL SHRUBS - FIVE (5) GALLON CONTAINER
 - ORNAMENTAL GRASSES - ONE-GALLON (1) CONTAINER
 - GROUNDCOVER, ANNUALS, AND VINES- ONE-GALLON (1) CONTAINER, THE CREDIT ONLY FOR QUALIFYING PLANT MATERIAL IN ONE-GALLON CONTAINERS.

TURF REGULATIONS

- NO TURF SHALL BE PLANTED IN STRIPS LESS THAN SIX (6) FEET IN WIDTH.
- PLANTING OF TURF SHALL BE DISCOURAGED IN AREAS AROUND HYDRANTS, TREE TRUNKS, OR ABOVE GROUND VALVES OR UTILITIES.
- LARGE AREAS OF TURF WHERE NO ACTIVITY OR PEDESTRIAN CIRCULATION OCCURS ARE PROHIBITED. IN PLACE OF THESE AREAS, MULCHED PLANTINGS ARE RECOMMENDED TO MAINTAIN A GREEN AND WATER EFFICIENT LANDSCAPE. WHERE ADDITIONAL TURF AREAS ARE DESIRED, SPECIES THAT TOLERATE CIRCULATION, EXTENDED DROUGHT, AND/OR PROVIDE FOR REDUCED MAINTENANCE SHALL BE SELECTED FROM THE COLORADO STATE UNIVERSITY COOPERATIVE EXTENSION FACTS SHEET ON XERISCAPING; OR OTHER APPROVED WATER-WISE, RESOURCE WISE, OR XERISCAPE PLANT MATERIAL REFERENCES.
- WHERE TURF WILL BE USED FOR PLAY (ESSENTIAL TURF), SPECIES THAT TOLERATE PEDESTRIAN CIRCULATION, EXTENDED DROUGHT, AND/OR PROVIDE FOR REDUCED MAINTENANCE SHALL BE USED. UPON REQUEST, APPLICANTS SHALL PROVIDE REFERENCE TO SPECIES SUITABILITY THROUGH CSU EXTENSION, COLORADO WATERWISE, OR SIMILAR LANDSCAPE RESOURCES.

LIVE MATERIALS REGULATIONS

- A MINIMUM OF SEVENTY-FIVE (75) PERCENT OF THE REQUIRED LANDSCAPE AREA SHALL BE COVERED BY LIVING PLANT MATERIALS AT MATURITY. PLANT MATERIALS PROVIDED IN 4.2.B. ARE CONSIDERED LIVING MATERIALS. UP TO TWENTY-FIVE (25) PERCENT OF THE REQUIRED LANDSCAPE AREA MAY BE COVERED WITH NON-LIVING MATERIAL SUCH AS, MULCH, ROCK, CRUSHER FINES, OR OTHER APPROVED NON-LIVING MATERIALS, WITHOUT INTERVENING PLANTINGS. THIS DOES NOT APPLY FOR RESIDENTIAL LOTS.
- NATURAL ZONES (I.E. DRAINAGE AND DETENTION) SHALL BE SEEDED WITH NATIVE AND NATURALIZED GRASSES.
- THORNY PLANTS SHALL NOT BE LOCATED ADJACENT TO PUBLIC WALKS, PLAZAS, OR GATHERING SPACES.

PUBLIC LANDSCAPED AREAS

PUBLIC LANDSCAPED AREAS ARE DEFINED IN THIS SECTION AND SHALL INCLUDE ANY LANDSCAPED AREA THAT IS MAINTAINED BY THE CITY, HOMEOWNER'S, AND/OR BUSINESS OWNER'S ASSOCIATION (HOA AND/OR BOA) OR METROPOLITAN DISTRICT.

- DETENTION PONDS AND DRAINAGE CORRIDORS SHALL BE LANDSCAPED AT A MINIMUM OF ONE (1) TE/500 SQUARE FEET. THIS LANDSCAPING CAN BE GROUPED TO PROVIDE A MORE NATURALIZED AESTHETIC.
- ALL THE REQUIREMENTS FOR POND AREAS ARE BASED ON THE SQUARE FOOTAGE OF THE OVERALL AREA OF THE POND TRACT OR BOWL AND RIM AREA IF NOT A SEPARATE TRACT.

COMMON LANDSCAPE AREAS

- COMMON LANDSCAPE AREAS SHALL BE LANDSCAPED AT ONE (1) TE/600 SQUARE FEET.
- RESIDENTIAL DEVELOPMENT COMMON LANDSCAPE AREAS INCLUDE ALL LANDSCAPED AREA OUTSIDE OF PRIVATE LOTS FOR HOMES FRONTING ONTO GREEN-COURTS, OR OTHER COMMON AREAS. THIS EXCLUDES PARKING LOT ISLANDS, RIGHT-OF-WAY, AND DETENTION PONDS WHICH HAVE SEPARATE REQUIREMENTS.

PUBLIC/PRIVATE STREETSCAPE

- CURBSIDE LANDSCAPE AREAS BETWEEN RIGHTS-OF-WAY AND DETACHED SIDEWALKS SHALL BE A MINIMUM OF 6 FEET IN WIDTH.
- WHERE ADJACENT TO PARALLEL PARKING, CURBSIDE LANDSCAPING SHALL PROVIDE 4' WIDE CLEAR PATHS TO THE SIDEWALK ALIGNING WITH EVERY-OTHER PARALLEL PARKING PAINT LINE. SUCH PATHS SHALL CONSIST OF CONCRETE, CRUSHER FINES, PAVERS, OR ANOTHER APPROVED MATERIAL.
- CURBSIDE LANDSCAPE SHALL PROVIDE ONE (1) SHADE TREE AND FOUR (4) SHRUBS EVERY FORTY (40) LINEAR FEET.
 - IN AREAS WHERE UNDERGROUND UTILITIES RESTRICT TREE PLANTING, SHRUBS AND GRASSES MAY BE SUBSTITUTED FOR TREES AT THE TREE-EQUIVALENT RATE.
 - CURBSIDE LANDSCAPE AREA WIDTH MAY DECREASE WHEN ADJACENT TO A TURN LANE.
- LANDSCAPING IN PUBLIC R.O.W. SHALL BE MAINTAINED BY THE TOWN OF MEAD, OR A TITLE 32 METROPOLITAN DISTRICT, OR HOA.
- NON-ESSENTIAL TURF AREAS SHOULD BE MINIMIZED, TURF SHALL NOT BE USED IN AREAS LESS THAN 6' WIDE.

NEIGHBORHOOD CONNECTION ROAD

- THE NEIGHBORHOOD CONNECTION ROAD, IMMEDIATELY NORTH OF THE COMMERCIAL PLANNING AREA SHALL PROVIDE PEDESTRIAN CONNECTIONS, STREET FURNISHINGS AND LANDSCAPE INSTALLATIONS, AS FOLLOWS.
 - SIDEWALK CONNECTIONS SHALL BE PROVIDED FROM THE CONNECTION ROAD THROUGH PARKING AREAS, TO COMMERCIAL DEVELOPMENT IN PLANNING AREA A.
 - ONE BENCH AND TRASH RECEPTACLE SHALL BE PROVIDED ON THE SOUTH SIDE OF THE NEIGHBORHOOD CONNECTION STREET, FOR EVERY 500 LINEAR FEET. THESE SHOULD BE PLACED STRATEGICALLY, IN ASSOCIATION WITH OUTDOOR GATHERING AREAS OR PEDESTRIAN SITE ENTRIES.
 - NEIGHBORHOOD CONNECTION ROAD FURNISHINGS AND PLANTINGS ARE TO BE INSTALLED BY THE METRO DISTRICT / BOA/ HOA. PUBLIC R.O.W. INSTALLATIONS/ PLANTINGS TO BE MAINTAINED BY TOWN OF MEAD.

PARKING LOT PERIMETER BUFFER

- PARKING LOT PERIMETER BUFFERS SHALL BE A MINIMUM OF 5-FEET IN WIDTH AND PROVIDE ONE (1) SHADE TREE AND FOUR (4)SHRUBS EVERY FORTY (40) LINEAR FEET.
 - IN AREAS WHERE UNDERGROUND UTILITIES RESTRICT TREE PLANTING, SHRUBS AND GRASSES MAY BE SUBSTITUTED FOR TREES AT THE TREE-EQUIVALENT RATE.
- TREES MAY BE SPACED IRREGULARLY IN INFORMAL GROUPINGS OR BE UNIFORMLY SPACED, AS CONSISTENT WITH LARGER OVERALL PLANTING PATTERNS AND ORGANIZATION.
- THE BUFFER SHOULD BE PLANTED WITH NON-TURF LIVING GROUNDCOVER, OR A COMBINATION OF NATIVE SHRUBS AND ORNAMENTAL GRASSES TO ACHIEVE A MINIMUM OF 75% GROUND COVERAGE AT THE TIME OF PLANT MATURITY. TURF IS NOT PERMITTED.
- PARKING LOT PERIMETER LANDSCAPE BUFFER SHALL NOT BE REQUIRED FOR ADJACENT PARKING LOTS.
- ALL PARKING ADJACENT TO WELKER AVENUE SHALL BE SCREENED USING ANY OF THE FOLLOWING:
 - A LOW SOLID SCREEN WALL 48" IN HEIGHT,
 - A DECORATIVE SEMI-OPAQUE SCREEN 48" IN HEIGHT & 75% OPAQUE,
 - A LIVING GREEN WALL CONSISTING OF PLANT MATERIAL A MINIMUM OF 30' IN HEIGHT AT MATURITY, OR
 - OTHER TOWN OF MEAD PLANNING DIRECTOR-APPROVED SCREENING DEVICE.
- CHAIN-LINK FENCING WITH OPAQUE SCREENING OR SLATS IS PROHIBITED.
- THE FOLLOWING IMAGES ARE EXAMPLES OF ACCEPTABLE SCREENING:



PARKING LOT INTERIOR

- LANDSCAPE ISLANDS SHALL BE PROVIDED AT A RATE OF ONE (1) ISLAND TO TEN (10) PARKING SPACES AND BE EQUIVALENT IN SIZE TO ONE PARKING SPACE.
- LANDSCAPE ISLAND SHALL BE LOCATED AT THE ENDS OF PARKING ROWS, ADJACENT TO DRIVE AISLES; SUCH ISLAND SHALL BE CREDITED TOWARD THE REQUIRED 1:10 RATIO.
- LANDSCAPING WITHIN ISLANDS SHALL CONSIST OF ONE (1) TREE PLUS (3) SHRUBS PER EVERY ISLAND.
 - SHRUBS SHALL NOT EXCEED 24" AT MATURE HEIGHT.

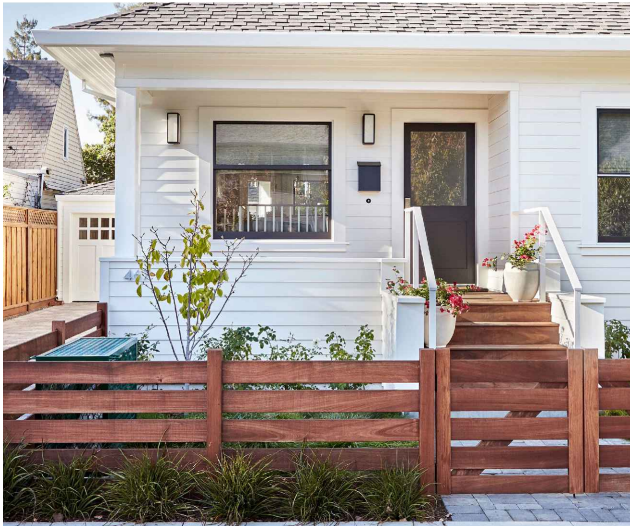
NON-RESIDENTIAL LANDSCAPE APPLICATIONS

- COMMON NON-RESIDENTIAL AREAS, SUCH AS PARKING LOTS, PLAZAS, AND OTHER, SHALL DEFER TO THE STANDARDS OUTLINED WITHIN THE TOWN OF MEAD CODE, WITH THE EXCEPTION OF LANDSCAPE BUFFERS.
 - LANDSCAPE BUFFER SHALL BE 10' ADJACENT TO ANY RESIDENTIAL PROPERTY LINE. 50% OF PLANT MATERIAL SHALL BE EVERGREEN.

FENCING

FENCING WILL BE DESIGNED IN A CONSISTENT MANNER TO ENHANCE THE MODERN MAIN STREET THEME.

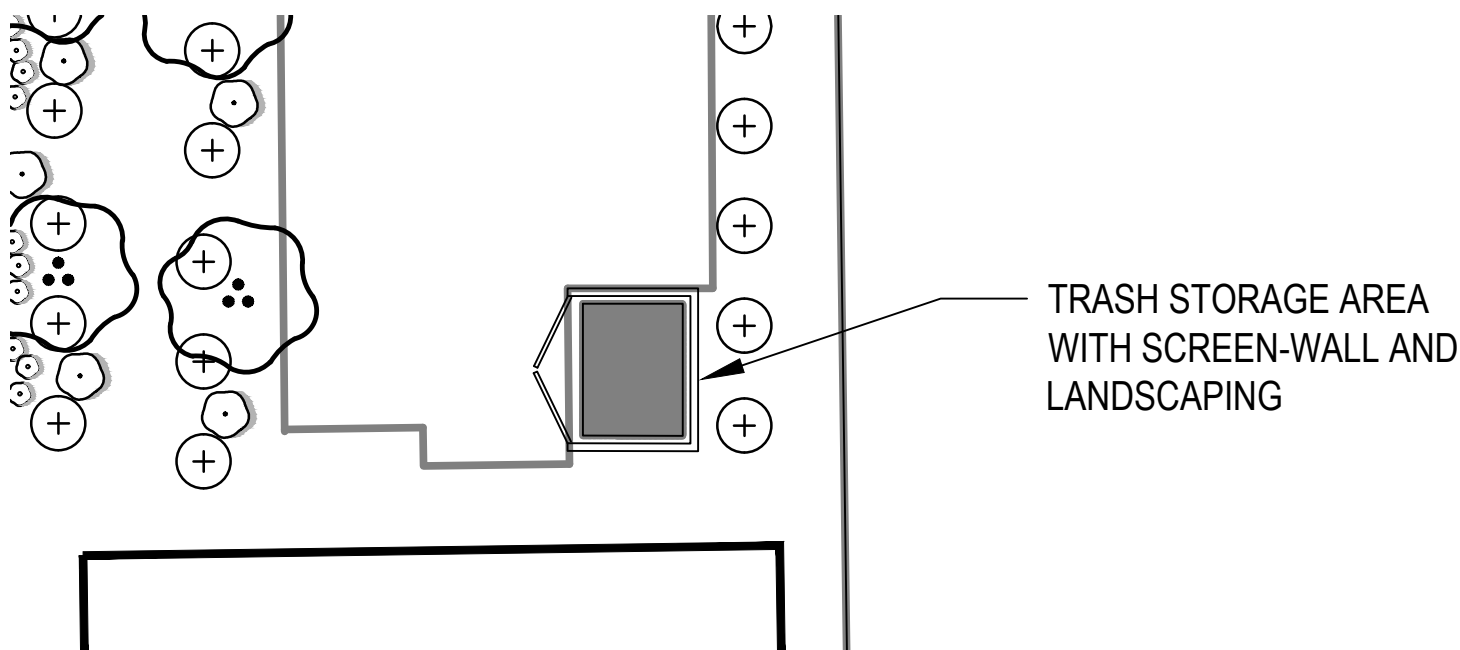
- RESIDENTIAL
 - FRONT YARD FENCE
 - FRONT YARD FENCES ARE PERMITTED, BUT NOT REQUIRED, AND SHALL NOT EXCEED 3' IN HEIGHT.
 - PERMANENT CHAIN-LINK FENCES ARE PROHIBITED.
 - OPEN RAIL/ MESH FENCE
 - MIN. 3' TALL OPEN-RAIL OR MESH FENCES ARE REQUIRED TO BE CONSTRUCTED ON REAR AND SIDE LOT LINES BORDERING PARKS OR OPEN SPACE
 - OPAQUE FENCING
 - PRIVACY FENCING SHALL BE PERMITTED, BUT NOT REQUIRED, ALONG RESIDENTIAL SIDE AND REAR LOT LINES THAT DO NOT BORDER OPEN SPACE.
 - EXAMPLES OF FENCING THAT MEET FRONT YARD AND OPEN RAIL/ MESH FENCE REQUIREMENTS ARE ARE DEPICTED BELOW.



TRASH AND MECHANICAL EQUIPMENT LANDSCAPING AND SCREENING

- TRASH, RECYCLING, OR COMPOST BINS MUST BE ENCLOSED AND SETBACK AT MIN. 5' FROM PROPERTY LINES.
 - ENCLOSURES SHALL BE LARGE ENOUGH TO ACCOMMODATE BOTH A TRASH AND A RECYCLING BIN, AT A MINIMUM, AND SHALL BE COMPLETELY SCREENED FROM VIEW OF PUBLIC STREETS AND ADJACENT PROPERTIES USING DECORATIVE SEMI-OPAQUE SCREENS, WALLS OR LANDSCAPING.
 - IF WALLS OR SCREENS ARE USED, THEY SHALL NOT BE LESS THAN 4' OR EXCEED 6' IN HEIGHT AND SHALL BE SIMILAR IN APPEARANCE AND MATERIALS TO THE PRIMARY BUILDING THEY SERVE.
 - IF SCREENING OF SERVICE LOADING AND STORAGE AREAS OVERLAP WITH PARKING LOT PERIMETER BUFFER REQUIREMENTS, THE WALL SHALL BE IMMEDIATELY ADJACENT TO SCREENED SERVICE AREA AND THE PLANT MATERIAL PROVIDED FOR THE BUFFER MAY SATISFY BOTH REQUIREMENTS.
- GROUND MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW BY LANDSCAPING OR A DECORATIVE SEMI-OPAQUE SCREEN OR WALL THAT IS SIMILAR IN APPEARANCE TO THE PRIMARY BUILDING.

MECHANICAL SCREENING EXHIBIT



WELKER FARMS PUD
TOWN OF MEAD
COLORADO

OWNER:
ALPHABET INVESTMENTS, INC.

37 KODIAK CRESCENT, SUITE 300
TORONTO, ONTARIO M3J 3E5
416.849.3484

NOT FOR
CONSTRUCTION

DATE:
04/10/2024 PUD-01
06/26/2024 PUD-02
08/26/2024 PUD-03
02/21/2025 PUD-04
05/16/2025 PUD-05
07/18/2025 PUD-06

SHEET TITLE:

LANDSCAPE
STANDARDS

WELKER FARMS PLANNED UNIT DEVELOPMENT (PUD)

WELKER FARMS SUBDIVISION AND WELKER FARM SUBDIVISION REPLAT A
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO

LANDSCAPE AND IRRIGATION STANDARDS

IRRIGATION STANDARDS

IRRIGATION SYSTEM REQUIREMENTS

- ALL LANDSCAPING SHALL HAVE A DEDICATED IRRIGATION SYSTEM WITH BACKFLOW PREVENTION DEVICE AND MASTER SHUT OFF VALVE.
- SMART CONTROLLERS WITH MOISTURE SENSOR SHALL BE INSTALLED.
- ALL BACKFLOWS SHALL BE ENCLOSED IN PROTECTIVE / VANDAL PROOF STRUCTURE, PLACED WITHIN PLANTING BED AND SCREENED WITH PLANT MATERIAL.
- OVERHEAD IRRIGATION UTILIZING SPRAY, ROTOR OR ROTARY HEADS IS PROHIBITED.
 - PERMANENT IRRIGATION IS REQUIRED FOR ALL PLANTS EXCEPT NATIVE SEED MIXES, AS DETAILED BELOW.

NATURAL AREA & DETENTION POND IRRIGATION

- ALL NATURAL AND NATIVE SEEDED AREAS MUST HAVE A TEMPORARY DEDICATED IRRIGATION SYSTEM, TO ESTABLISH NATURAL AND NATIVE PLANTS. ABOVE GROUND TEMPORARY OVERHEAD IRRIGATION MAY BE PERMITTED FOR A THREE-YEAR ESTABLISHMENT PERIOD AND PERMISSION IS DETERMINED BY THE SIZE AND SPATIAL LAYOUT OF THE LANDSCAPE DESIGN. NATIVE SEED IS ESTABLISHED WHEN NO MORE THAN 10 PERCENT OF THE NATIVE SEED CONSISTS OF NONNATIVE SPECIES OR WEEDS. IN ADDITION, NO BARE AREAS SHALL BE LARGER THAN 12 INCHES BY 12 INCHES.
- DETENTION POND BOTTOMS AND SIDES SHALL BE LANDSCAPED WITH NATIVE PLANTS TO MINIMIZE THEIR IRRIGATION NEEDS. SUCH AREAS REQUIRE A TEMPORARY IRRIGATION SYSTEM OR AT A MINIMUM DEMONSTRATE IRRIGATION COVERAGE.

DRIP IRRIGATION

- DRIP IRRIGATION SHALL BE POINT-SOURCE FOR ALL TREES, SHRUBS, PERENNIAL, AND ANNUAL BEDS.
- LANDSCAPED AREAS IN COMMERCIAL PARKING LOTS ARE LIMITED TO DRIP IRRIGATION FOR TREES AND SHRUBS AND NO IMPACT OR SPRAY HEADS SHALL BE PERMITTED. FOR GRASS AREAS, ONLY DROUGHT TOLERANT GRASSES SHALL BE PERMITTED.

LANDSCAPE CHARACTER AND PRECEDENT IMAGERY

LANDSCAPE CHARACTER WITHIN WELKER FARMS SHALL BLEND THE AGRARIAN CHARACTER OF THE COLORADO FRONT RANGE WITH THE SOFT, GRASS TEXTURES OF THE SURROUNDING AREA. LANDSCAPE DESIGN SHALL BE WATER-WISE AND CONSISTENT IN PATTERN, PLANTING, AND MATERIAL. IMAGES ARE REPRESENTATIVE OF CHARACTER AND DESIGN, NOT EXACT FEATURES TO BE INSTALLED.



RECOMMENDED PLANT LIST

- PLANTS LISTED BELOW WERE SELECTED FOR THEIR COMPATIBILITY WITH THE ENVIRONMENT AT THE PUD SITE. ALTERNATIVE PLANTS MAY BE PROPOSED WITHIN THE SITE, BUT SHOULD BE PRIMARILY XERIC AND CONFORM WITH THE HIGH-PLAINS COMPATIBILITY OF THE PLANTS LISTED BELOW.

BOTANICAL NAME

SHADE TREES

ACER NIGRUM
ACER SACCHARUM 'FALL FIESTA'
ACER X FREEMANII 'AUTUMN BLAZE'
AESCULUS GLABRA
CARPINUS BETULUS 'FASTIGIATA'
CATALPA SPECIOSA
GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' TM
GYMNOCLADUS DIOICA 'ESPRESSO'

EVERGREEN TREES

PICEA GLAUCA 'DENSATA'
PICEA PUNGENS
PINUS ARISTATA
PINUS HELDREICHII
PINUS NIGRA

ORNAMENTAL TREES

AMELANCHIER ALNIFOLIA
CERCIS CANADENSIS
CRATAEGUS CRUS-GALLI INERMIS
MALUS X 'SPRING SNOW'
PRUNUS AMERICANA
PYRUS CALLERYANA CHANTICLEER

DECIDUOUS SHRUBS

CORNUS SERICEA 'ISANTI'
CYTISUS PURGANS 'SPANISH GOLD'
DAPHNE X BURKWOODII 'CAROL MACKIE'
ERICAMERIA NAUSEOSA NAUSEOSA
FALLUGIA PARADOXA
HYDRANGEA ARBORESCENS 'ANNABELLE'
PEROVSKIA ABROTANOIDES
VIBURNUM X RHYTIDOPHYLLOIDES 'ALLEGHANY'

EVERGREEN SHRUBS

ARCTOSTAPHYLOS UVA-URSI
ARCTOSTAPHYLOS X COLORADOENSIS 'PANCHITO'
COTONEASTER APICULATUS
EUONYMUS FORTUNEI 'BLONDY' TM
JUNIPERUS SABINA 'BUFFALO'

ORNAMENTAL GRASSES

BOUTELOUA GRACILIS 'BLONDE AMBITION'
CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'
PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'

PERENNIALS

ACHILLEA MILLEFOLIUM
CALLIRHOE INVOLUCRATA
ECHINACEA PURPUREA
GAILLARDIA ARISTATA
GALIUM ODORATUM
HEMEROCALLIS X 'STELLA DE ORO'
NEPETA X 'WALKER'S LOW'
RUDBECKIA FULGIDA 'GOLDSTRUM'
SALVIA X SYLVESTRIS 'MAY NIGHT'
SEDUM X 'AUTUMN JOY'
STACHYS BYZANTINA 'BIG EARS'

COMMON NAME

BLACK MAPLE
FALL FIESTA SUGAR MAPLE
AUTUMN BLAZE® FREEMAN MAPLE
OHIO BUCKEYE
PYRAMIDAL EUROPEAN HORNBEAN
NORTHERN CATALPA
SHADEMASTER LOCUST
KENTUCKY COFFEETREE

BLACK HILLS SPRUCE
COLORADO SPRUCE
BRISTLEcone PINE
BOSNIAN PINE
AUSTRIAN BLACK PINE

SERVICEBERRY
EASTERN REDBUD
THORNLESS COCKSPUR HAWTHORN
SPRING SNOW CRAB APPLE
AMERICAN PLUM
CHANTICLEER PEAR

ISANTI REDOSIER DOGWOOD
SPANISH GOLD BROOM
CAROL MACKIE DAPHNE
DWARF BLUE RABBITBRUSH
APACHE PLUME
ANNABELLE HYDRANGEA
RUSSIAN SAGE
ALLEGHANY VIBURNUM

KINNIKINNICK
PANCHITO MANZANITA
CRANBERRY COTONEASTER
BLONDY EUNONYMUS
BUFFALO JUNIPER

BLOND AMBITION BLUE GRAMA GRASS
KARL FOERSTER FEATHER REED GRASS
LITTLE BUNNY FOUNTAIN GRASS

COMMON YARROW
PRAIRIE WINECUPS
PURPLE CONEFLOWER
NATIVE BLANKET FLOWER
SWEET WOODRUFF
STELLA DE ORO DAYLILY
WALKER'S LOW CATMINT
BLACK-EYED SUSAN
MAY NIGHT SALVIA
AUTUMN JOY SEDUM
BIG EARS LAMB'S EAR

WELKER FARMS PUD
TOWN OF MEAD
COLORADO

OWNER:
ALPHABET INVESTMENTS, INC.
37 KODIAK CRESCENT, SUITE 300
TORONTO, ONTARIO M3J 3E5
416.849.3484

NOT FOR
CONSTRUCTION

DATE:
04/10/2024 PUD-01
06/26/2024 PUD-02
08/26/2024 PUD-03
02/21/2025 PUD-04
05/16/2025 PUD-05
07/18/2025 PUD-06

SHEET TITLE:
LANDSCAPE &
IRRIGATION

WELKER FARMS PLANNED UNIT DEVELOPMENT (PUD)

WELKER FARMS SUBDIVISION AND WELKER FARM SUBDIVISION REPLAT A
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO

PARKING AND STREET STANDARDS

GENERAL STANDARDS

ALL PUBLIC IMPROVEMENTS SHALL CONFORM TO THE PROVISIONS IN THE TOWN OF MEAD STANDARDS AND SPECIFICATIONS, AS AMENDED FROM TIME TO TIME, FOR THE DESIGN AND CONSTRUCTION OF PUBLIC IMPROVEMENTS, EXCEPT AS OTHERWISE SPECIFIED IN THESE PUD STANDARDS.

ACCESS

- ALL ACCESS POINTS SHALL ADHERE TO TOWN OF MEAD ENGINEERING STANDARDS, AS MAY BE AMENDED FROM TIME TO TIME.
- THE LOCATION AND CHARACTERISTICS OF ACCESS POINTS AND ROADWAYS SHALL BE DETERMINED WITH FUTURE SITE PLANS AND PLATS.
- ACCESS TO WELKER AVENUE WILL BE LIMITED TO THREE (3) PUBLIC ROADS.
- SHARED ACCESS POINTS ARE REQUIRED AMONG COMMERCIAL LOTS, WHERE FEASIBLE, BASED ON BUILDING, PARKING, AND DRIVE-THROUGH CONFIGURATIONS.

PEDESTRIAN CONNECTIONS

- PEDESTRIAN CONNECTIONS MUST BE PROVIDED FROM THE WELKER AVENUE SIDEWALK TO INDIVIDUAL SITES FRONTING IT; THEY MAY BE SHARED BETWEEN COMMERCIAL PAD SITES.
- THERE SHALL BE A CLEAR CONNECTION FOR BICYCLE ACCESS BETWEEN EXISTING PUBLIC BICYCLE LANES AND BICYCLE PARKING AREAS IN EACH LOT. THIS MAY INCLUDE SIDEWALKS.
- CROSSING POINTS FOR PEDESTRIAN AND BIKE TRAFFIC SHALL BE CLEARLY DEFINED WITH PAINTED CROSSWALKS OR PLANNING DIRECTOR-APPROVED ALTERNATIVE PAVEMENT MARKING TO MAXIMIZE SAFETY AND PROMOTE PEDESTRIAN AND BIKE USE.
- TO THE GREATEST EXTENT FEASIBLE PEDESTRIAN AND/OR BICYCLIST SPINES SHOULD ALIGN WITH CONNECTIONS TO THE WELKER AVENUE SIDEWALK.

PARKING STANDARDS

- PARKING LOTS MAY BE SHARED BETWEEN ADJACENT DEVELOPMENTS.
- PARKING LOTS WITH THREE (3) OR MORE DRIVE AISLES SHALL INCLUDE AT LEAST ONE (1) PROTECTED PEDESTRIAN AND/OR BICYCLIST ACCESS SPINE. SPINES SHALL BE DESIGNED WITH THE FOLLOWING:
 - A MINIMUM 6' WIDE LANDSCAPING BUFFER SHALL BE PROVIDED ON AT LEAST ONE SIDE OF THE PEDESTRIAN ACCESS SPINE.
 - SIDEWALKS SHALL BE PROVIDED AT THE FOLLOWING WIDTHS:
 - 6' WIDE IF NO BIKE USE IS INTENDED.
 - 8' WIDE IF ADJACENT TO 90-DEGREE ANGLE PARKING SPACES
 - 8' WIDE IF INTENDED FOR USE AS A BIKE ACCESS

VEHICLE PARKING

- PARKING SHALL BE PROVIDED AS DICTATED BY THE MEAD LAND USE CODE, OUTLINED IN THE TABLE BELOW.
- ELECTRIC VEHICLE (EV) CHARGING SPACES SHALL BE PROVIDED FOR NON-RESIDENTIAL AND MULTIFAMILY PARKING AREAS, AS FOLLOWS:
 - 5% EV-READY SPACES
 - 5% EV-INSTALLED SPACES
- SHARED PARKING IS ENCOURAGED AND REDUCTIONS IN REQUIRED PARKING SHALL BE CONSIDERED, AT THE TIME OF SITE PLAN, IF A SUPPORTIVE PARKING STUDY IS SUBMITTED.

BICYCLE PARKING

- BIKE PARKING AREAS MUST BE LOCATED SO THAT THERE IS A CLEAR PEDESTRIAN PATH TO FRONT ENTRY FROM PARKING AREAS AND A CLEAR AND DIRECT ACCESS TO THE PUBLIC RIGHT OF WAY OR THE WELKER AVENUE SIDEWALK.
- ONE (1) BIKE RACK (CAPACITY FOR TWO (2) BIKES) SHALL BE REQUIRED FOR EVERY FIVE (5) AUTOMOBILE PARKING SPACES.

REQUIRED PARKING PER LAND USE

DWELLING TYPE	MINIMUM PARKING	GUEST PARKING	TOTAL
RESIDENTIAL			
SINGLE FAMILY DETACHED	2 SPACES PER UNIT MIN. 1 ENCLOSED SPACE PER UNIT ¹	N/A	MIN. 2
SINGLE FAMILY ATTACHED	2 SPACES PER UNIT MIN. 1 ENCLOSED SPACE PER UNIT ¹	1 GUEST SPACE PER 3 UNITS ²	MIN. 2.3
MULTI-FAMILY DWELLINGS ³	1 ENCLOSED SPACE PER BEDROOM ¹ 2 SPACES PER UNIT, MAX. REQUIRED	1 GUEST SPACE PER 3 UNITS ²	MIN. 1.3 MAX. 2.3
TOTAL RESIDENTIAL PARKING			5.6
NON-RESIDENTIAL⁴			
RETAIL	1 SPACE FOR EVERY 350 SF OF G.F.A.	-	(3)
OFFICE / BUSINESS USES	1 SPACE FOR EVERY 500 SF OF G.F.A.	-	(3)
INSTITUTION / CHURCHES	1 SPACE FOR EVERY 350 SF OF ASSEMBLY AREA	-	(3)

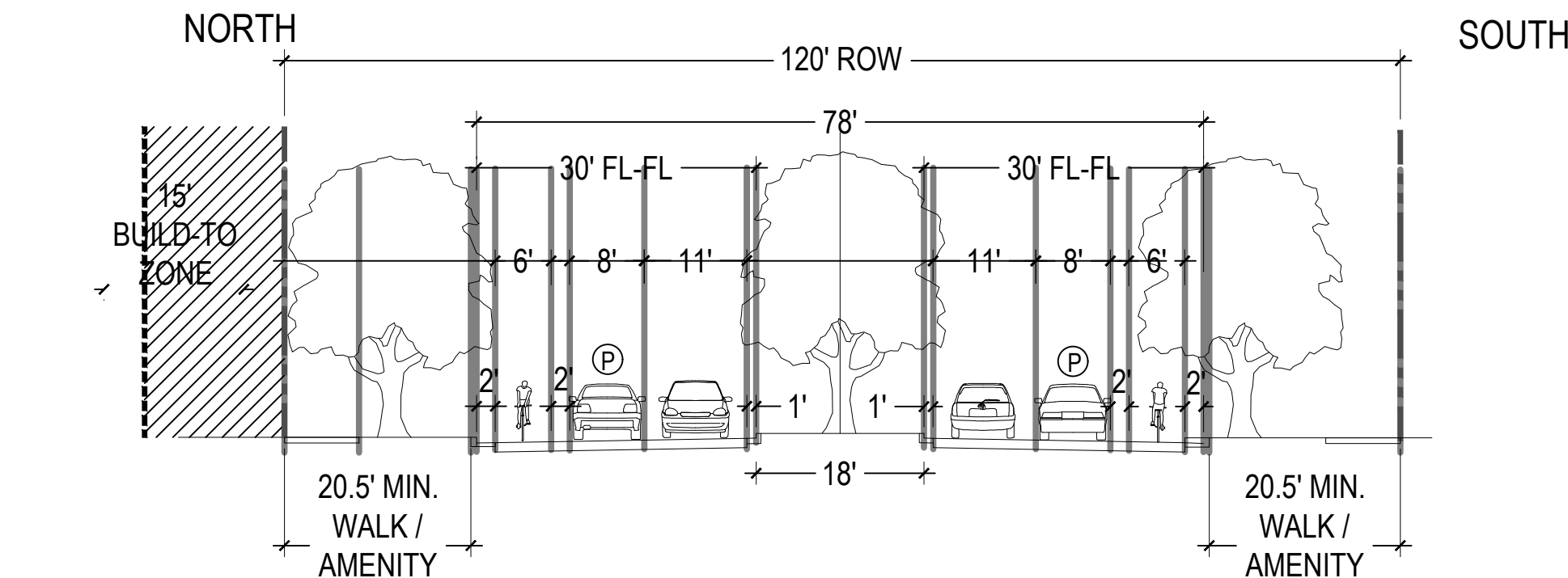
NOTES:

- TANDEM LOADED GARAGES ARE ALLOWED.
SFA AND MULTIFAMILY DWELLINGS WITH ENTRIES GREATER THAN 200' FROM RIGHT OF WAY WITH ON-STREET PARKING SHALL BE REQUIRED TO PROVIDE OFF-STREET GUEST PARKING SPACES. PARALLEL PARKING SPACES MUST BE 22' LONG.
- ON-STREET PARKING SHALL NOT BE USED TO SATISFY ANY NON-RESIDENTIAL PARKING REQUIREMENTS. TOTAL NON-RESIDENTIAL PARKING SHALL BE DETERMINED AT TIME OF PLAT.

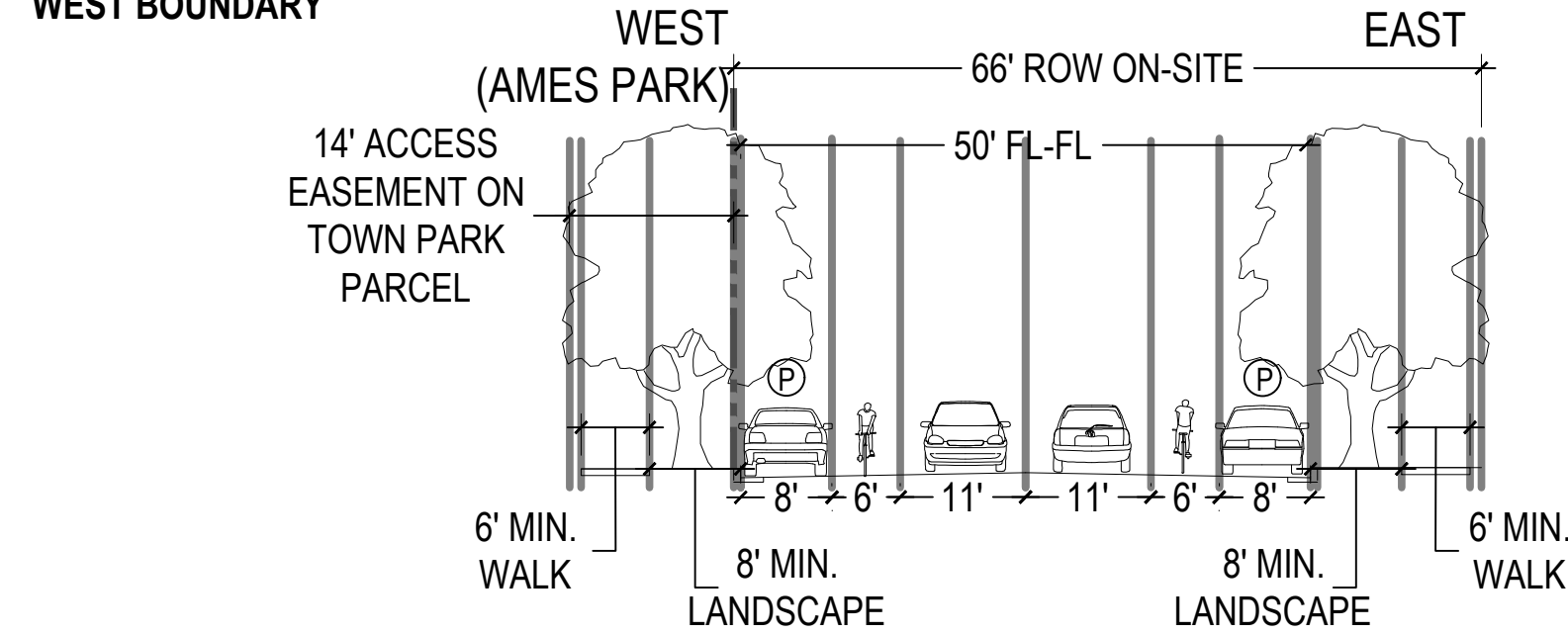
STREET STANDARDS

SECTIONS BELOW REFLECT MEAD 2025 ENGINEERING STANDARDS, WITH ADDITIONAL CONTEXT RELATED TO THE WELKER FARMS PUD ANY STREETS NOT DEPICTED BELOW SHALL FOLLOW TOWN ENGINEERING STANDARDS, AS MAY BE AMENDED FROM TIME TO TIME.

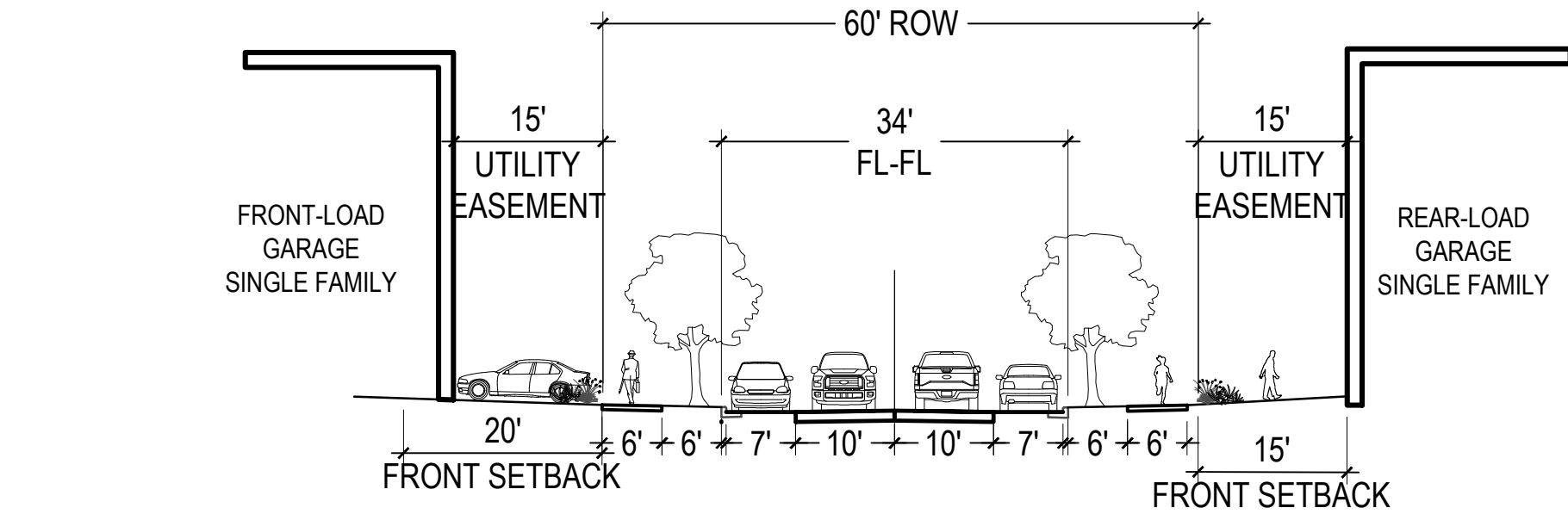
WELKER AVENUE SECTION EXHIBIT



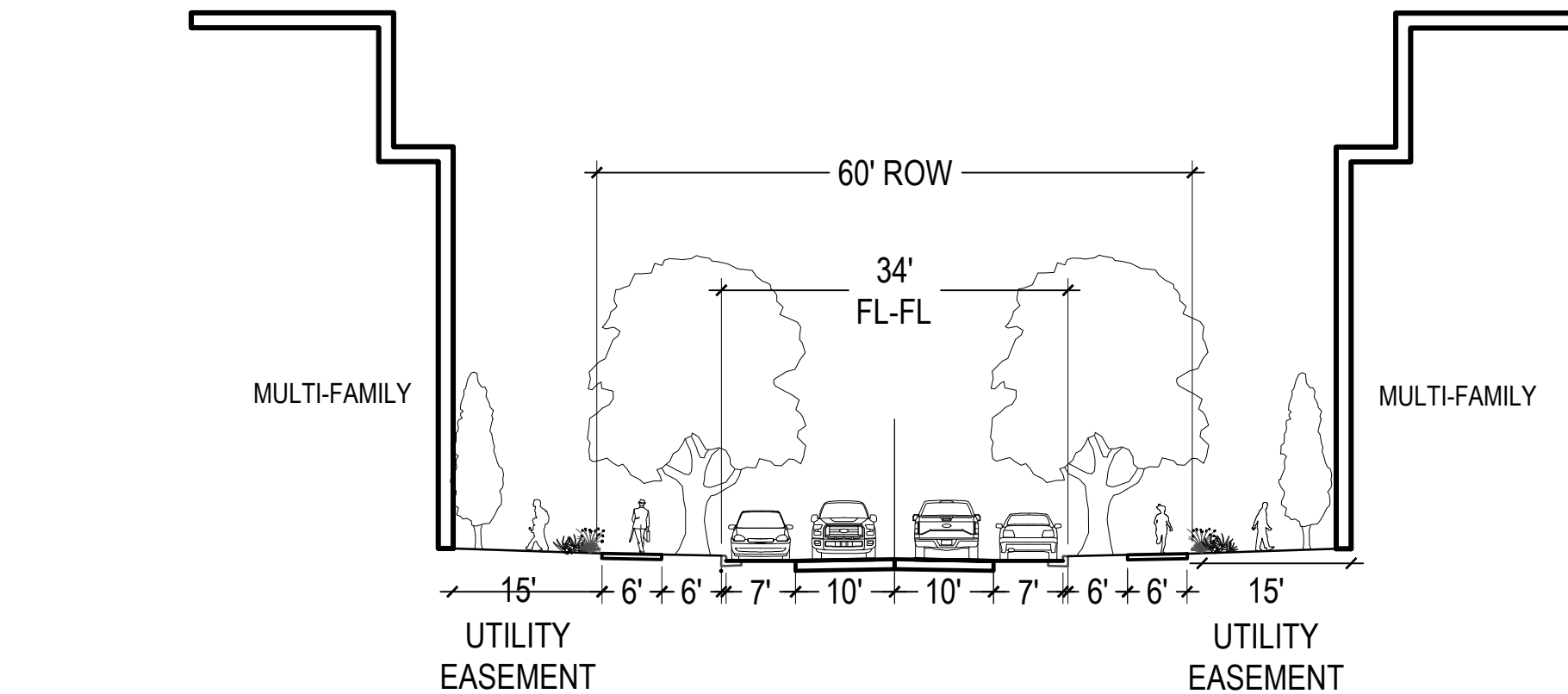
COLLECTOR ROAD WEST BOUNDARY



LOCAL ROAD, SINGLE FAMILY DETACHED OR ATTACHED, FRONT LOAD AND REAR LOAD GARAGES



LOCAL ROAD, MULTI-FAMILY



WELKER FARMS PUD
TOWN OF MEAD
COLORADO

OWNER:
ALPHABET INVESTMENTS, INC.
37 KODIAK CRESCENT, SUITE 300
TORONTO, ONTARIO M3J 3E5
416.849.3484

NOT FOR
CONSTRUCTION

DATE:
04/10/2024 PUD-01
06/26/2024 PUD-02
08/26/2024 PUD-03
02/21/2025 PUD-04
05/16/2025 PUD-05
07/18/2025 PUD-06

SHEET TITLE:
**STREETS AND
PARKING**

WELKER FARMS PLANNED UNIT DEVELOPMENT (PUD)

WELKER FARMS SUBDIVISION AND WELKER FARM SUBDIVISION REPLAT A
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO

SIGNAGE AND WAYFINDING STANDARDS

GENERAL REQUIREMENTS AND GUIDELINES

- SIGNAGE SHALL BE SUBJECT TO THE STANDARDS LISTED BELOW. FOR ANY ASPECTS NOT ADDRESSED IN THIS PUD, SUCH AS WALL, FASCIA, PROJECTING, AWNING, AND BRACKET SIGNS THE MEAD LAND USE CODE SHALL PREVAIL.
- THE SIGNAGE STANDARDS IN THIS SECTION WILL HELP ENSURE THAT THE HIGH-QUALITY DESIGN STANDARDS ESTABLISHED IN THE WELKER FARMS PUD WILL CARRY THROUGHOUT MONUMENTATION AND WAYFINDING. SIGNAGE SHALL REINFORCE A SENSE OF PLACE FOR RESIDENTS, EMPLOYEES, AND VISITORS IN THE COMMUNITY.
- GIVEN THE SITE USERS ARE CURRENTLY UNKNOWN, SIGN DESIGN CANNOT BE FULLY VETTED AT THE TIME OF PUD. AT THE TIME OF PRELIMINARY PLAT, A SIGN DESIGN GUIDE SHALL BE ESTABLISHED.
- ALL SIGNAGE SHALL MEET SETBACKS PER MEAD CODE AND ALL FREESTANDING SIGNS SHALL BE PRIMARY OR SECONDARY DETACHED SIGNS IN ACCORDANCE TO ACCEPTED MATERIALS ESTABLISHED ESTABLISHED IN THIS SECTION.
- SIGNAGE FOR PARKS, TRAILS, AND OTHER AMENITY AREAS WITHIN OR CONNECTING TO WELKER FARM, IF PROVIDED, SHALL BE OF A SIMILAR STYLE OF THE MONUMENTATION THE NEIGHBORHOOD. THESE SIGNS SHOULD MAINTAIN A CONSISTENCY IN STYLE AND FORM TO MAINTAIN PROPER WAYFINDING AND HIERARCHY.

SIGNAGE DETAILS AND DIMENSIONS

TYPE OF SIGN	DETAIL	REQUIRED	COMMENTS
PRIMARY DETACHED SIGN, PROJECT IDENTITY & MULTI-TENANT	HEIGHT	15' MAX.	SETBACK: MIN. 3' FROM R.O.W., SPACING PER CODE.
	AREA PER FACE (SF)	110 SF MAX.	
	PERMITTED LOCATIONS	AT ENTRIES FROM COLLECTOR OR ARTERIAL ROADS	DOUBLE-SIDED SIGNS WITH 2 "FACES" PERMITTED.
	ILLUMINATION	SEE WALL AND DETACHED SIGN ILLUMINATION STANDARDS	
	SIGN STRUCTURE MATERIAL	BRICK MASONRY STONE MASONRY METAL (NON-REFLECTIVE) STUCCO / DECORATIVE CONCRETE	SIGN STRUCTURES MUST BE COMPRISED OF NEUTRAL OR EARTH-TONES.
PRIMARY DETACHED SIGN, SINGLE-TENANT	HEIGHT	8'	SETBACK: MIN. 2' FROM R.O.W., SIGNS GREATER THAN 6' IN HEIGHT SHALL BE SETBACK 3' FROM ROW.
	AREA PER FACE (SF)	30 SF MAX	
	PERMITTED LOCATIONS	1 AT VEHICULAR ENTRY FOR EACH COMMERCIAL LOT, ON NEIGHBORHOOD CONNECTION ROAD.	DOUBLE-SIDED SIGNS WITH 2 "FACES" PERMITTED.
	ILLUMINATION	SEE WALL AND DETACHED SIGN ILLUMINATION STANDARDS	
	SIGN STRUCTURE MATERIAL	BRICK MASONRY STONE MASONRY METAL (NON-REFLECTIVE) STUCCO / DECORATIVE CONCRETE	NO SINGLE-TENANT DETACHED SIGNS MAY BE LOCATED WITHIN 15' OF A MULTI-TENANT DETACHED SIGN.
SECONDARY DETACHED SIGN, RESIDENTIAL COMMUNITY	HEIGHT	6'	SETBACKS PER CODE.
	AREA PER FACE (SF)	30 SF	
	PERMITTED LOCATIONS	AT ENTRIES FROM LOCAL, COLLECTOR OR ARTERIAL ROADS	NO RESIDENTIAL COMMUNITY SIGN MAY BE LOCATED WITHIN 15' OF ANOTHER DETACHED SIGN.
	ILLUMINATION	SEE WALL AND DETACHED SIGN ILLUMINATION STANDARDS	
	SIGN STRUCTURE MATERIAL	BRICK MASONRY STONE MASONRY METAL (NON-REFLECTIVE) STUCCO / DECORATIVE CONCRETE	DOUBLE-SIDED SIGNS WITH 2 "FACES" PERMITTED.
			SIGN STRUCTURES MUST BE COMPRISED OF NEUTRAL OR EARTH-TONES.

PROJECT AND COMMUNITY IDENTIFICATION

- RESIDENTIAL COMMUNITY SIGNS ARE PERMITTED AS FOLLOWS:
 - SIGNS MAY BE CONSTRUCTED AT LOCAL AND/OR COLLECTOR ENTRY POINTS TO RESIDENTIAL NEIGHBORHOODS WITHIN WELKER FARMS AND ALONG WELKER AVENUE FRONTAGE.
 - SIGNS SHALL IDENTIFY THE NEIGHBORHOODS AND/OR PROVIDE WAYFINDING.
- NON-RESIDENTIAL SIGNS ARE PERMITTED AS FOLLOWS:
 - PROJECT IDENTITY SIGNS MAY BE CONSTRUCTED AT ENTRIES ALONG WELKER AVENUE TO PROMOTE ENGAGEMENT.
 - MULTI-TENANT SIGNS SHALL BE USED FOR ANY BUILDINGS DESIGNED FOR MULTIPLE BUSINESSES.
 - SINGLE TENANT SIGNS SHALL BE USED FOR SINGLE-USE BUILDINGS.

ALL OTHER SIGNAGE

- FASCIA, PROJECTING, BLADE, AWNING, AND BRACKET SIGNS ARE ENCOURAGED TO HELP CREATE THE MODERN MAIN STREET AESTHETIC DESIRED WITHIN WELKER FARMS.
- BANNERS AND FLAGS ARE ALLOWED AND MAY BE LOCATED ON PEDESTRIAN POLE LIGHTS, STREETSCAPES, AND WITHIN PEDESTRIAN SPACES. BANNERS AND FLAGS ARE NOT PERMANENT SIGNAGE, BUT MAY BE USED FOR EVENTS, SEASONAL DECORATION, AND COMMUNITY IDENTITY.

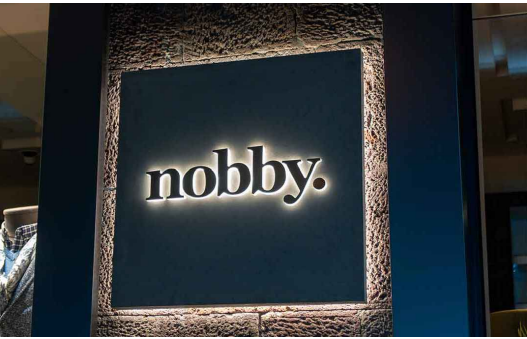
WALL AND DETACHED SIGN ILLUMINATION STANDARDS

- TOWN OF MEAD PLANNING DIRECTOR SHALL HAVE THE ABILITY TO APPROVE SIGNS THAT DEVIATE FROM THE BELOW STANDARDS, IF THE DESIGN IS DETERMINED BY PLANNING DIRECTOR TO BE OF EQUAL OR HIGHER QUALITY THAN THE STANDARDS LISTED BELOW.
- ILLUMINATION OF WALL AND DETACHED SIGNAGE IS PERMITTED, AS FOLLOWS:

- A. HALO / REVERSE-LIT CHANNEL LETTER AND LOGOS. HALO OR REVERSE-LIT INDIVIDUAL LETTERS OR ICONS PROJECT FROM THE SIGN SURFACE AND GLOW FROM BEHIND, CREATING A HALO.



- B. EDGE-LIT OR COMBINATION-LIT. CUSTOM-CUT SHAPES SUCH AS CONTOURED LOGOS OR PRODUCT SYMBOLS CAN BE ILLUMINATED FROM THE EDGE OR COMBINATION OF FRONT/BACK LIGHTING, GIVING A FLOATING OR HALO EFFECT WITHOUT ENCLOSING THE DESIGN IN A TRADITIONAL BOX FORMAT.



- C. BACK-LIT. FOR SIGNS THAT ARE LIT FROM AN INTERNAL SOURCE LOGOS, SILHOUETTES OR CONTOURED/ CUSTOM BRAND OR PRODUCT RELATED SHAPES CAN BE USED AS THE OUTLINE OR SHAPE FOR THE ILLUMINATED SIGN. LETTERS, LOGOS, AND MESSAGE CONTENT CAN BE INDIVIDUALLY ILLUMINATED



- D. EXTERNAL LIGHTING. SIGNS MAY BE ILLUMINATED FROM EXTERNAL LIGHTING FIXTURES, INTEGRATED INTO THE DESIGN OF THE SIGN OR ASSOCIATED STRUCTURE.



- E. INTERNALLY ILLUMINATED RECTANGULAR WALL SIGNS THAT ARE AFFIXED TO THE ELEVATION OF ANY BUILDING WITH ACRYLIC CABINETS, WITH SIGN FACES THAT RESULT IN FULL SIGN-FACE ILLUMINATION, AND THOSE WHICH HAVE VINYL GRAPHICS, ARE PROHIBITED. SEE "UNACCEPTABLE SIGNAGE", BELOW.

UNACCEPTABLE SIGNAGE



SIGNAGE PRECEDENT IMAGERY

PRECEDENT IMAGERY OF SIGNAGE THAT MEETS THE INTENT OF SIGN STANDARDS IS DEPICTED BELOW.

1. PRIMARY DETACHED SIGNS: PROJECT IDENTITY



2. PRIMARY DETACHED MULTI - TENANT SIGNS



3. SECONDARY DETACHED SIGNS: RESIDENTIAL COMMUNITY



4. WALL SIGNS



WELKER FARMS PUD
TOWN OF MEAD
COLORADO

OWNER:
ALPHABET INVESTMENTS, INC.
37 KODIAK CRESCENT, SUITE 300
TORONTO, ONTARIO M3J 3E5
416.849.3484

NOT FOR
CONSTRUCTION

DATE:
04/10/2024 PUD-01
06/26/2024 PUD-02
08/26/2024 PUD-03
02/21/2025 PUD-04
05/16/2025 PUD-05
07/18/2025 PUD-06

SHEET TITLE:
**SIGNAGE
STANDARDS**

WELKER FARMS PLANNED UNIT DEVELOPMENT (PUD)

WELKER FARMS SUBDIVISION AND WELKER FARM SUBDIVISION REPLAT A
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO

MATERIALITY AND SITE FURNISHINGS

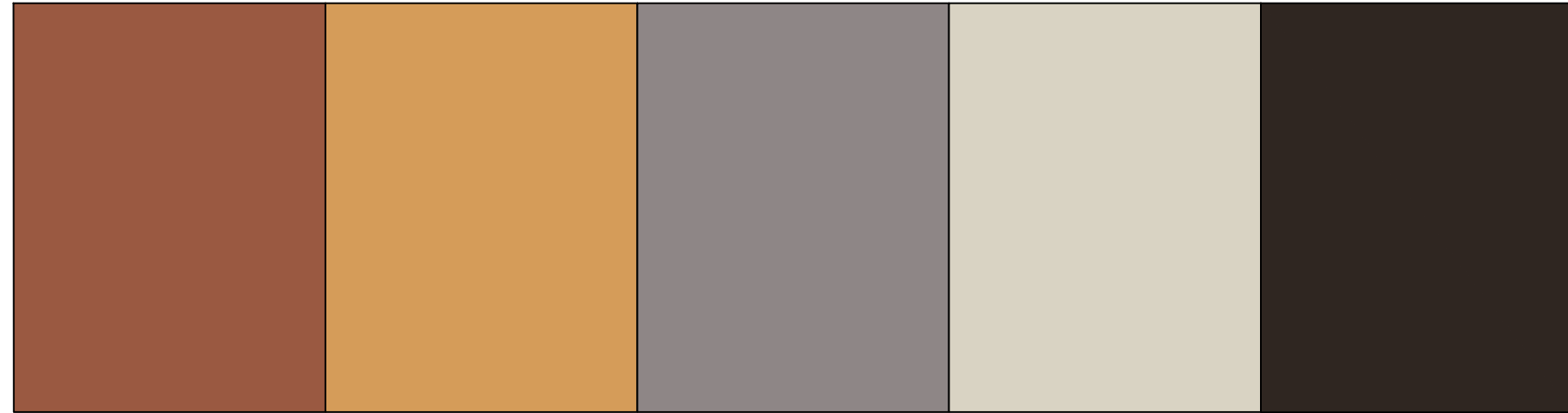
MATERIALS

MATERIALITY AND URBAN DESIGN STANDARDS HAVE BEEN WRITTEN TO ENCOURAGE A COHESIVE, SMALL-TOWN AESTHETIC. ALL DEVELOPMENT WITHIN WELKER FARMS PUD SHALL COMPLY WITH THE STANDARDS OUTLINED BELOW TO ENSURE MATERIALS, TEXTURES, AND COLORS USED ON BUILDINGS CREATE A LOOK WHICH IS COMPATIBLE WITH THE TOWN OF MEAD'S VISION, WHILE CREATING A PLATFORM FOR CREATIVITY AND FUNCTION OF DIFFERENT USES.

COLOR

COLORS OF PRIMARY MATERIALS SHALL BE OF EARTH TONES, SUCH AS CORTEN STEEL, HONEY, STEEL, IVORY, AND NATURAL SOIL, THAT ARE CONSISTENT WITH THE TIMELESS ARCHITECTURAL VISION FOR THE CORRIDOR.

- ALTERNATE MATERIAL COLORS USED AS 'ACCENT' MATERIALS SHALL BE COMPLEMENTARY TO PRIMARY MATERIALS AND BE CONSIDERED FOR THEIR ARCHITECTURAL PURPOSE AND IMPACT ON THE DEVELOPMENT OR NEIGHBORHOOD WHERE IT IS LOCATED.
- BRIGHT, FLUORESCENT, LUMINESCENT COLORS ARE NOT PERMITTED.
- EXAMPLES OF THESE COLORS, ARE SHOWN BELOW.
 - RGB VALUES ARE LISTED TO AID IN CLARITY, BUT PRECISE COLOR MATCHING IS NOT REQUIRED.



CORTEN STEEL
RBG: 154, 89, 65

HONEY
RGB: 213, 156, 89

STEEL
RGB: 142, 134, 134

IVORY
RGB: 217, 211, 195

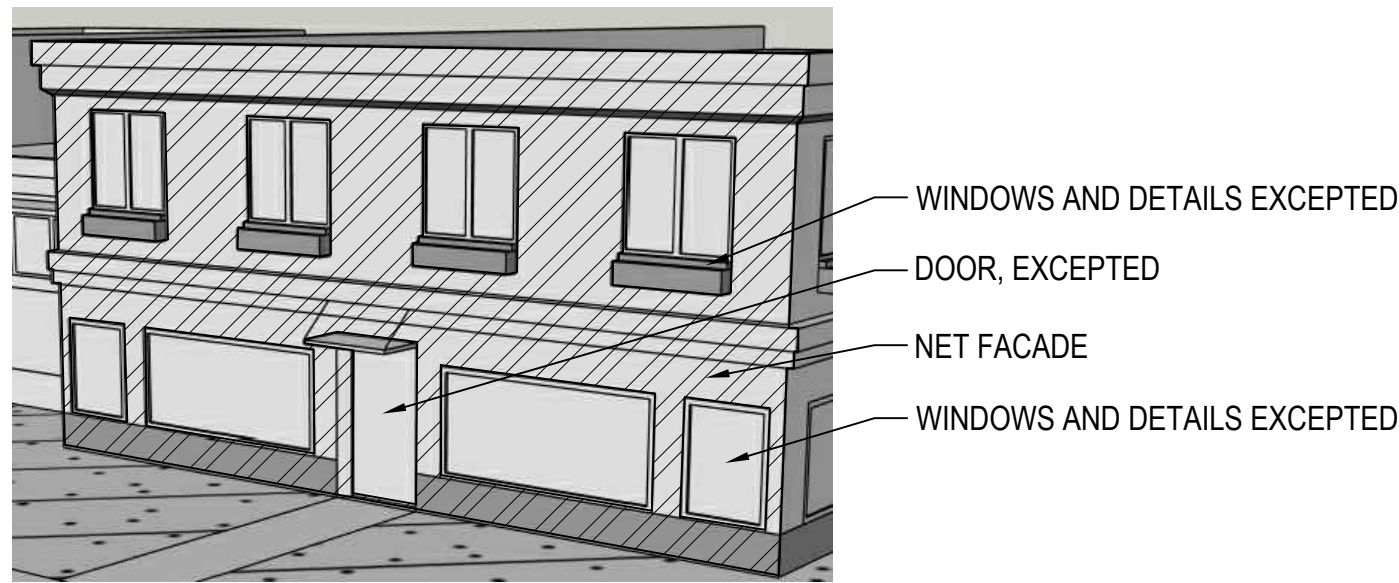
NATURAL SOIL
RGB: 47, 38, 33

GLARE

PRIMARY BUILDING MATERIALS SHALL NOT CREATE EXCESSIVE GLARE - REFLECTIVE GLASS AND/OR METALS ARE NOT PERMITTED AS PRIMARY BUILDING MATERIALS.

NET FACADE

THE AREA OF A FACADE OR ELEVATION EXCLUDING ALL WINDOWS, WINDOW DETAILS SUCH AS SHUTTERS OR TRIM, DOORS, AND DOOR TRIM. NET FACADE CALCULATIONS SHALL BE PROVIDED BY THE ARCHITECT WITH ELEVATION SUBMITTAL. SEE EXHIBIT:



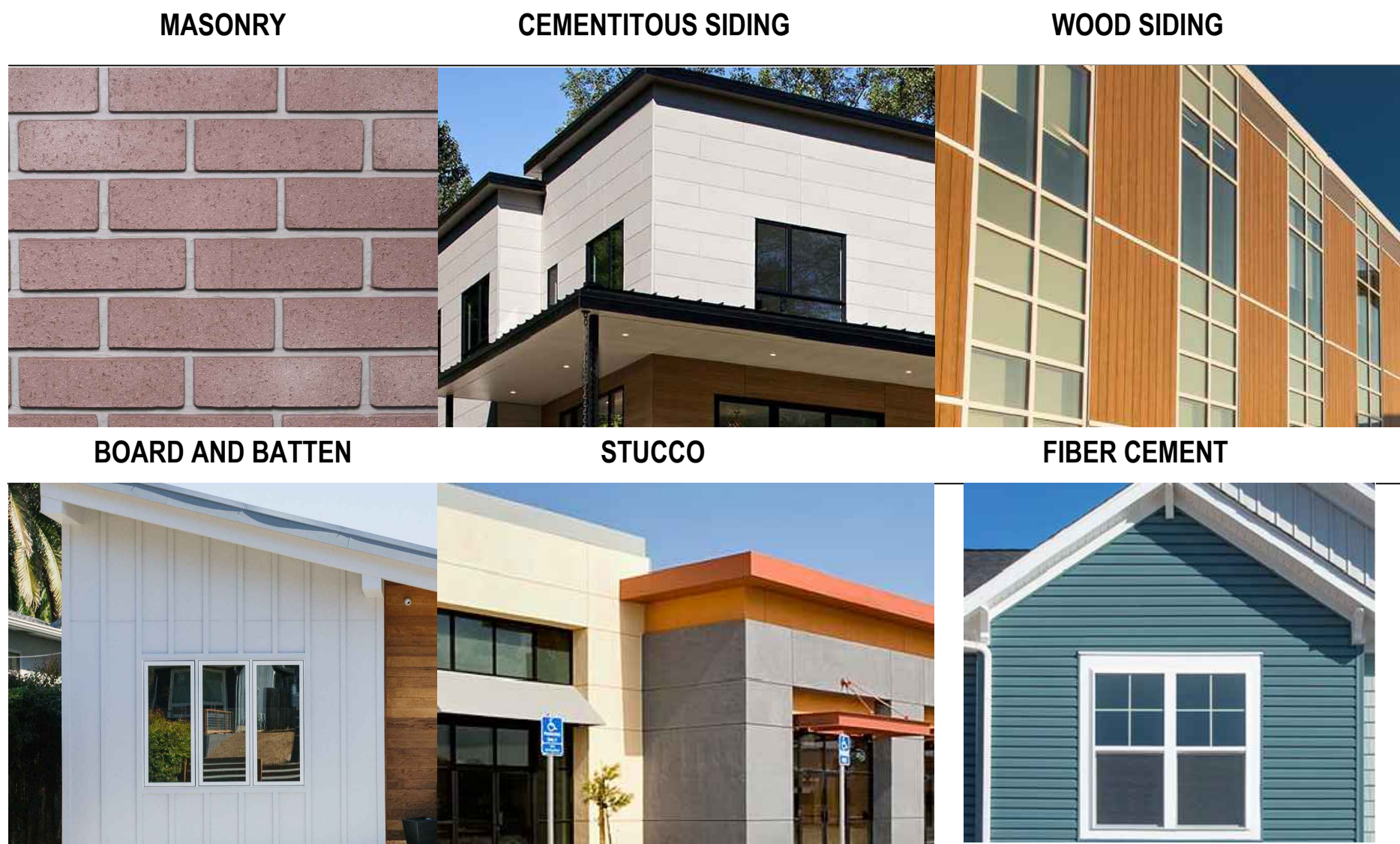
MATERIALS

MATERIALS SHALL CREATE CONTINUITY BETWEEN BUILDINGS AND SHALL BE USED IN CONJUNCTION WITH THE FORMS, MASSING, SITE AMENITIES AND DETAILING OF EACH BUILDING. MATERIALS SHALL FALL INTO THREE CATEGORIES AS DEFINED BELOW. TO THE GREATEST EXTENT POSSIBLE, COLORS OF MATERIALS SHOULD BE COORDINATED BETWEEN PRIMARY, SECONDARY, AND ACCENT MATERIALS TO PROVIDE A COHESIVE, UNCLUTTERED AESTHETIC. THE CHART ON THIS SHEET OUTLINES ACCEPTED MATERIALS AND THEIR DETAILS. ADJUSTMENTS TO THE PERCENTAGES OF MATERIALS, IN PURSUIT OF THE ABOVE-STATED INTENT, MAY BE PROPOSED AT THE TIME OF SITE PLAN, SUBJECT TO APPROVAL BY TOWN OF MEAD PLANNING DIRECTOR.

- PRIMARY MATERIALS ACCOUNTING FOR MIN. 40% OF NET FACADE CREATE AND DEFINE THE MASSING AND ARTICULATION OF THE BUILDING.
 - UP TO TWO (2) PRIMARY MATERIAL MAY BE ALLOWED ON EACH BUILDING;
 - IN MULTI-TENANT BUILDINGS, END-UNITS MAY UTILIZE A DIFFERENT PRIMARY MATERIAL TO AID IN BUILDING ARTICULATION AND VISUAL DIFFERENTIATION.
 - PRIMARY MATERIALS SHALL BE LIMITED TO TWO (2) COLORS SO AS NOT TO DETRACT FROM THE PRIMARY FIELD. COLORS SHALL BE INCORPORATED INTO/ COMPLEMENTED WITH SECONDARY MATERIALS FOR COMPATIBILITY THROUGH THE PROJECT.
- SECONDARY MATERIALS MAX. 30% OF NET FACADE FURTHER ENHANCE THE ARCHITECTURE OF THE DEVELOPMENT AND SHALL BE COMPLEMENTARY AND COMPATIBLE IN DESIGN, DETAIL, COLOR/HUE OF THE PRIMARY FIELD.
 - SECONDARY MATERIALS SHALL COMPRISE A MAXIMUM OF 30% OF THE NET FACADE, FOR EACH MATERIAL.
 - SECONDARY MATERIALS SHALL BE LIMITED TO TWO MATERIALS TO FURTHER ENHANCE THE MASSING AND ARTICULATION OF THE PROJECT.

- ACCENT MATERIALS ARE USED TO CREATE RHYTHMS, PATTERNS OR DEFINE AND ENHANCE THE MODERN MAIN STREET THEME OF THE DEVELOPMENT AND CORRIDOR.
 - ACCENT MATERIALS MAY ALSO BE USED TO DEFINE ARCHITECTURAL FEATURES, TERMINATE THE 'CAP' OF THE BUILDING OR PROVIDE REPETITION SUCH AS FOR USE AS BUILDING CONDUCTOR HEADS, GUTTERS AND DOWNSPOUTS.

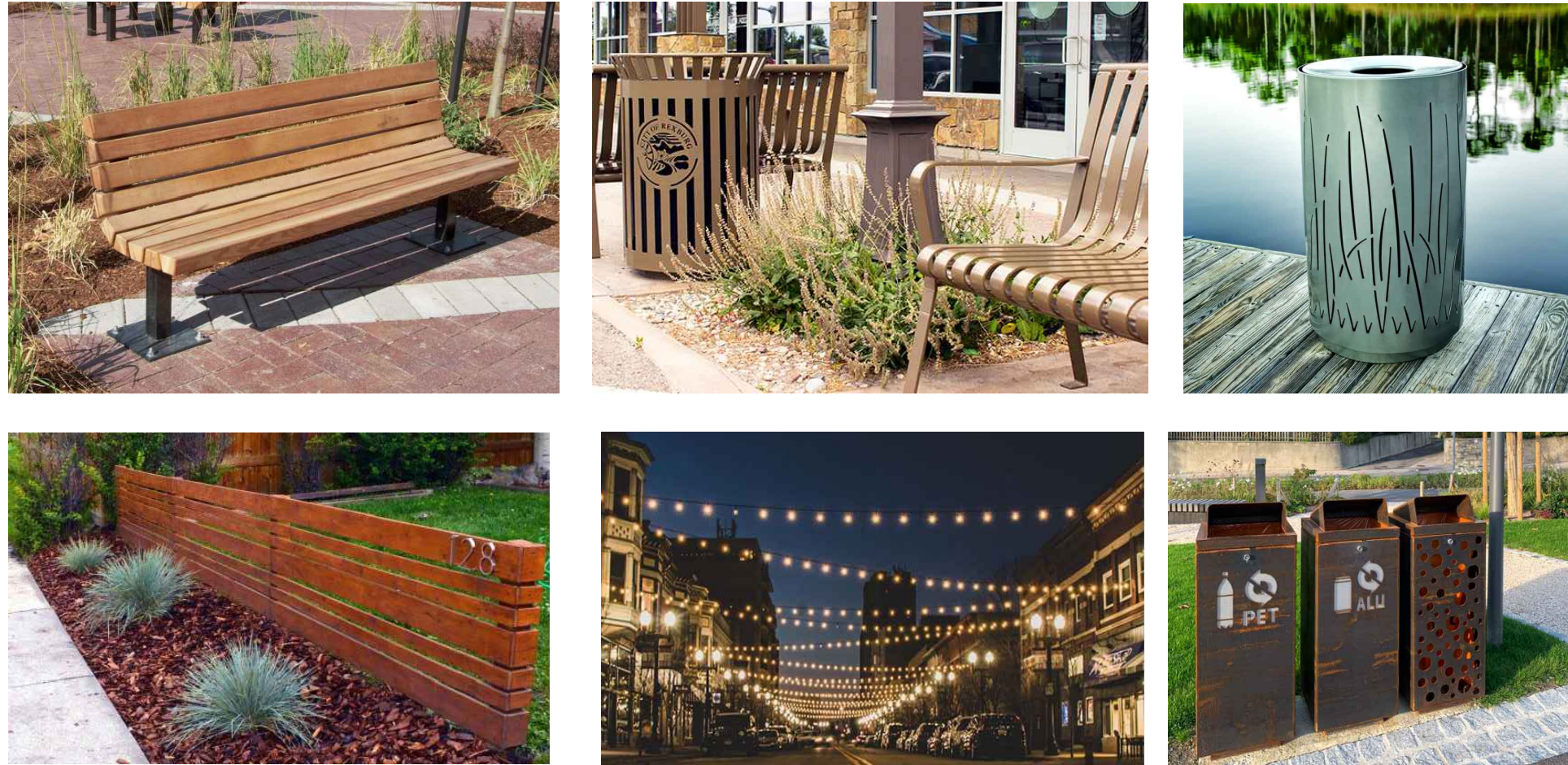
PRIMARY MATERIALS MIN 40% OF NET FACADE	
MATERIALS (2 MAX)	DETAILS
MASONRY	BRICK; BRICK VENEER, CONCRETE MASONRY UNITS (CMU) OF EITHER SPLIT FACE OR GROUND FACE (HONED) UNITS, AND CAST OR COMPOSITE MASONRY PANELS.
CEMENTITIOUS SIDING	SIDING SHALL BE SMOOTH IN TEXTURE; WOODGRAIN TEXTURE NOT PERMITTED FOR CEMENTITIOUS PANELS. VARIATION IN COLOR SIMILAR TO WOODGRAIN MAY BE ACCEPTABLE. SIDING SHALL BE OF EARTH TONES, AS LISTED IN THE FIRST SECTION ON THIS PAGE, OR MIMIC A NATURAL MATERIAL, SUCH AS WOOD OR STONE.
WOOD SIDING	PERMITTED IF TREATED WITH STAINS OR COATINGS AND OF SUFFICIENT DIMENSION TO PROVIDE PRODUCT STABILITY.
BOARD AND BATTEN	PERMITTED ONLY IN RESIDENTIAL CONTEXTS.
STUCCO	PERMITTED IF USING, ARTICULATION METHODS SUCH AS BANDING AND REVEAL-LINES TO COMPLEMENT THE MASSING AND ARTICULATION OF THE BUILDING.
SECONDARY MATERIALS MAX. 30% OF NET FACADE	
MATERIALS (2 MAX)	DETAILS
MASONRY	SEE DETAILS IN PRIMARY MATERIALS SECTION ABOVE.
CEMENTITIOUS SIDING	
WOOD SIDING	
BOARD AND BATTEN	
STUCCO	
FIBER CEMENT	SIDING SHALL BE OF EARTH TONES, AS LISTED IN THE FIRST SECTION ON THIS PAGE, OR MIMIC A NATURAL MATERIAL, SUCH AS WOOD OR STONE.
ACCENT MATERIALS	
ALL PRIMARY OR SECONDARY MATERIALS	
STEEL CHANNELS, BEAMS, COLUMNS AND BRACKETS	
WOOD BEAMS, COLUMNS AND BRACKETS.	
ALTERNATIVES MAY BE PROPOSED AND WILL BE SUBJECT TO TOWN OF MEAD PLANNING DIRECTOR REVIEW.	
APPROPRIATE USES FOR ACCENT MATERIALS INCLUDING BUT NOT LIMITED TO	
CANOPIES, AWNINGS, LINTELS, AND TRELLISES.	
GUTTERS, DOWNSPOUTS AND CONDUCTOR HEADS.	
BRACKETS AND SUPPORT COLUMNS.	
WINDOWSILLS AND WINDOW-HEADERS.	
PARAPETS, CORNICES, OR RELATED ROOF DETAILING.	



SITE FURNISHINGS

SITE FURNISHINGS SHALL BE USED TO REINFORCE THE MODERN SMALL TOWN CHARACTER OF WELKER FARM.

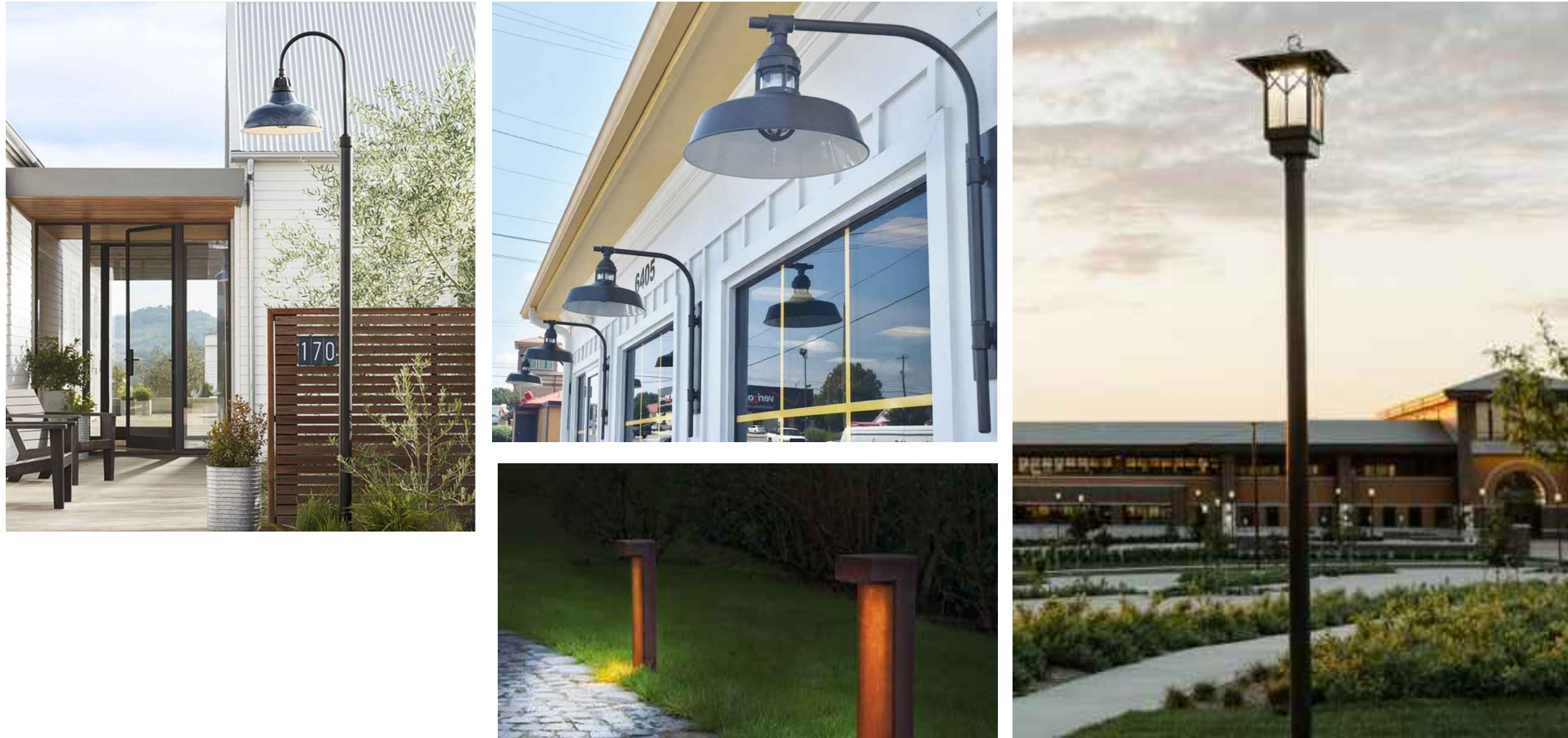
- IN PARTICULAR, WOOD, AND RUST COLORED FINISHES, REMINISCENT OF THE INFLUENCE OF THE RAILROAD ON MEAD HISTORY, ARE TO BE USED WHENEVER POSSIBLE. COLORS SHALL BE CHOSEN FROM OUR COMMENTARY TO THE COLOR PALETTE ON THIS SHEET.
- SIGHT FURNISHING EXAMPLES SHOWN BELOW REPRESENT LIGHTING CHARACTER WITHIN WELKER FARM. SPECIFIC FIXTURES MAY BE SELECTED AT TIME OF SITE PLAN BASED UPON MORE DETAILED DESIGN.



LIGHTING

LIGHTING FIXTURES SHOULD COMPLEMENT THE PROPOSED ARCHITECTURE, SITE FURNISHINGS, AND LANDSCAPE IN A MANNER CONSISTENT WITH THE MODERN MAIN STREET THEME OF THE COMMUNITY. LIGHTING FIXTURES SHOULD INCORPORATE HIGH EFFICIENCY WITH HIGH-QUALITY DESIGN THAT IS VIBRANT IN FORM AND MATERIAL.

- FULL CUT OFF FIXTURES SHOULD BE USED.
- POLE MOUNTED FIXTURES SHALL HAVE FIXTURE HEAD PLACEMENT AT A MAXIMUM HEIGHT OF 35 FEET
- LIGHTING WITHIN PEDESTRIAN CORRIDORS SHALL HAVE FIXTURE HEAD PLACEMENT 12-16 FEET IN HEIGHT
- LANDSCAPE AND PEDESTRIAN LIGHTING IS PERMITTED PROVIDED IT DOES NOT PRODUCE LIGHT SPILL ACROSS PROPERTY LINES.
- LIGHT FIXTURES WITHIN THE PUBLIC RIGHT-OF-WAY THAT IS TO BE OWNED AND MAINTAINED BY THE TOWN OF MEAD SHALL MEET TOWN STANDARDS.
- LIGHT FIXTURE EXAMPLES SHOWN BELOW REPRESENT LIGHTING CHARACTER WITHIN WELKER FARM. SPECIFIC FIXTURES MAY BE SELECTED AT TIME OF SITE PLAN BASED UPON MORE DETAILED DESIGN, PHOTOMETRIC STUDIES, AND COSTING STUDY.



WELKER FARMS PUD
TOWN OF MEAD
COLORADO

OWNER:
ALPHABET INVESTMENTS, INC.
37 KODIAK CRESCENT, SUITE 300
TORONTO, ONTARIO M3J 3E5
416.849.3484

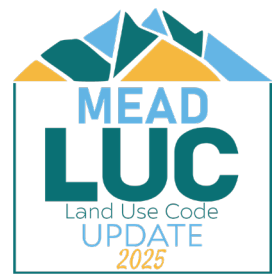
NOT FOR
CONSTRUCTION

DATE:
04/10/2024 PUD-01
06/26/2024 PUD-02
08/26/2024 PUD-03
02/21/2025 PUD-04
05/16/2025 PUD-05
07/18/2025 PUD-06

SHEET TITLE:
**MATERIALS & SITE
FURNISHINGS**

Town of Mead

Land Use Code Update



August 11, 2025

GENERAL PROJECT UPDATE:

CONTENT DEVELOPMENT:

- **Module 1** drafts sent to staff on July 23rd. Comments are anticipated to be received by August 8th. The Project Team has addressed all staff and legal comments and sent a second draft to staff and legal on 7/30. These drafts should be ready to be posted on the website soon.
- **Module 2** draft was discussed with Project Team and Town staff and legal counsel in a very productive in-person workshop on July 21st. This allowed us to present, discuss, and refine the general process and the "Template" format we proposed to use for the application types in Articles 4 and 5.
- **Module 3** articles were drafted and sent to Town staff and legal counsel for review on August 8th.

TOPICAL REVIEWS:

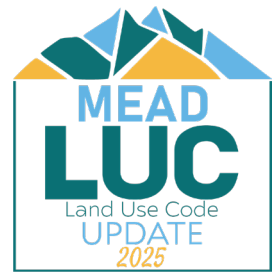
- Topic 1: Outline, was presented by the Project Team to the Board of Trustees on June 30th. The topic was presented and discussed with Planning Commission by Town staff on July 16th.
- Topic 2: Process and Application Types, will be discussed with the Planning Commission on August 20th and with the Board on August 25th. The Project Team will present and be available for questions from Planning Commission members. Town staff will present this material to the Board.

COMMUNITY ENGAGEMENT

- We held our first open house for the project on July 21st at the Town Public Works building. We sought to gain some general input from a variety of stakeholders. The Open House had four "activities" we asked participants to provide input on.
 - **P.E.T. Map:** We asked participants to identify areas of Town they felt should be "Preserved", could be "Enhanced", or should be "Transformed". Sites to be preserved meant that they seemed to be the right use in the right location and nothing needed to change with the current or proposed use. Sites identified as needing enhancement were sites where either the current zoning or current land use should be adjusted for any number of reasons ranging from changing market, different development patterns in the neighborhood, or simply not the highest and best use for the physical property. The final classification, Transformed, meant that a site should be reimaged.
 - **Design Preference:** We asked participants to identify design preferences for the downtown, residential uses, commercial uses, and industrial uses. Participants placed dot stickers next to the image or images they preferred for each of the categories.
 - **Policy Statements:** To gain additional input on specific areas of the code we are trying to address through this process, we designed an activity for participants to place a dot or mark at the point along a scale from "Strongly Disagree" to "Strongly Agree" that reflected their feelings on a specific draft policy statement. The policy statements touched on simplicity of development review process to allowing a broader range of housing types and desire to allow features such as drive thru facilities and architectural design standards.
 - **Simple Questionnaire:** We also asked participants to respond to a simple and short, three-question survey. This was a hard copy questionnaire handed out at the event. Following the event, the survey was added to the project website to allow visitors the opportunity to fill it out at their leisure. The questions asked were:

Town of Mead

Land Use Code Update



1. What experience have you had with the Mead Land Use Code?
2. What portions of the Mead Land Use Code do you feel should be revised and what would you like to see within those revisions?
3. Any additional comments you'd like to provide?

This is a simple questionnaire, but the open-ended approach will allow a wide range of input without limitations. This is essential as we enter the drafting phase – we want to get as much input and feedback as possible.

TOPICAL DISCUSSION 2:

GENERAL PROCESS AND APPLICATION TYPES

The second topic slated to discuss with the Planning Commission and Board of Trustees in work sessions is related to the revamped general review process and each application type. This topic in particular addresses multiple primary objectives for this project: 1) streamline the review process, 2) modernize the regulations, and 3) develop a more business friendly code. With these objectives, the Project Team has drafted a standardized general review process which all application types generally follow.

This update is structured in two parts:

- 1. General Process:** This section lays out the proposed general process and each stage within it. This section includes a table that summarizes all application types in an easy to reference and use format. This section summarizes Article III: General Review Process, which is currently in the technical review phase. See Attachment B for a summary of the process. The current draft language of Article III is attached as Attachment C.
- 2. Application Specific Elements:** This section identifies each application type and the essential elements of each. These essential elements are the general provisions, approval criteria, and post approval tasks. This section pulls information from Article IV: Zoning Application Types and Article 5: Subdivision Types. Each are currently being reviewed by Town staff and legal counsel. See Attachment D for a summary of the various application types and description for each.

ATTACHMENTS:

- A. List of Modules
- B. General Process Summary
- C. Article III: Draft Language
- D. Application Types Summary



Mead Land Development Code Update

List of Modules

June 17, 2025

The table below represents which Articles are in each Module.

Article	Module	Rollout Date
Art. 1 – General Provisions	1	Mid June
Art. 2 – Annexation	1	Mid June
Art. 3 – General Application Review Procedures	2	Mid July
Art. 4 – Zoning Application Types	2	Mid July
Art. 5 – Subdivision Application Types	2	Mid July
Art. 6 – Zoning Districts and Uses	3	August
Art. 7 - PUDs	3	August
Art. 8 – Use Standards	3	August
Art. 9 – Site Planning and Development Standards	5	October
Art. 10 – Sign Regulations	4	September
Art. 11 – Subdivision Design Standards	6	Mid November
Art. 12 – Nonconforming Uses and Standards	2	Mid July
Art. 13 – Floodplain Standards	1	Mid June
Art. 14 – Vested Property Rights	1	Mid June
Art. 15 - Enforcement	1	Mid June
Art. 16 - Definitions	6	Mid November

ART. 3: GENERAL PROCESS

The general process lays out a simplified and standardized review process land use, subdivision, and development applications must follow for approval. While Attachment 3 includes the current draft language, below is a summary of the process overview.

The proposed general process includes ten (10) steps broken into three primary phases.

Phase 1: Pre-Submittal

1. Pre-Application Meeting (*Sec. 16-3-20(a)*)

This is generally an optional step where the applicant can meet with Town staff to present the application, discuss the review process(es), and identify any possible or known challenges or issues with the request.

2. Concept Review (*Sec. 16-3-20(b)*)

This is an optional step where the Community Development Director can determine if a request should be discussed by the Planning Commission prior to formally submitting the application. This is intended to allow a process through which an applicant can receive preliminary feedback before additional resources are poured into a concept or vision.

3. Application Submittal (*Sec. 16-3-20(c)*)

This section identifies what needs to be submitted with land use applications. To have more flexibility in these items, the submittal requirements will not be included in the code itself, but this section will reference the forms kept in the Community Development Department.

4. Completeness Check (*Sec. 16-3-20(d)*)

Once an application is submitted, the first thing Town staff will do is determine if all the necessary documents and materials have been submitted to permit a comprehensive and complete review of the application. If it is determined to be complete, the application will move on to the review. If it is not complete, the applicant will be notified and no additional work will be completed on the application until the deficiencies are met.

Phase 2: Application Review

5. Application Review and Referral (*Sec. 16-3-20(e)*)

This section identifies the review and referral process and timeline. Upon determination of a complete application, the application will be referred to referral agencies for review and comment. Referral agencies include internal town departments as well as outside agencies such as utility providers, fire districts, water/sewer districts, and other state and federal agencies. An application may require two, three, or more review periods before all requirements and comments are adequately addressed and able to proceed to hearings.

6. Public Noticing Requirements (*Sec. 16-3-20(f)*)

Once an application is ready to be presented to the necessary reviewing bodies, proper public notification will be necessary. This section identifies the notification requirements which include posting signs on the subject property, publish notice in the newspaper, mail notice to properties within 300 feet of the subject property, and mineral estate notice provisions. This section concludes with clarifying the information that needs to be included in these notices.



7. Staff Report (*Sec. 16-3-20(g)*)

Staff will prepare an analysis of the request(s) in the form of an Agenda Item Summary (AIS) which includes issues risen through the review process related to applicable standards and regulations and how the requests either comply with or fall short of the requirements. This analysis will include a staff recommendation on whether or not the analysis concluded that approval criteria has been met or not. The staff report will be presented to the reviewing body prior to the scheduled meeting.

8. Public Hearings (*Sec. 16-3-20(h)*)

This section identifies the procedures of public hearings and the options reviewing bodies have. These options are: approve, approve with conditions, deny, or continue the application.

Phase 3: Post Approval

9. Post Approval Procedures (*Sec. 16-3-20(i)*)

Just because the request is approved does not mean the review is done. After approval by the Planning Commission, Board of Trustees, or Board of Adjustment, there may be items that need to be updated or finalized before the approved materials are recorded or the next step in the process can be requested. These tasks are set forth in this section and include addressing conditions of approval, finalizing documents, executing agreements and plats, and recording the pertinent information with both the Town Clerk and County Clerk and Recorder's Office.

10. Duration of Approval (*Sec. 16-3-20(j)*)

Approval by the applicable body is not forever. Applicants must take the next steps in a process to ensure that the approval stays. This section identifies the various periods of time for application types within which the next step in the process must be taken. If this duration expires without forward progress of the overall project, the approval may become void.



Article III General Application Review Procedures.

Sec. 16-3-10. General Provisions.

This Article outlines the review procedures that are common to all applications regulated within Chapter 16, *Land Use Code*, unless otherwise stated in this Article. Table T-3.01, *Application Types and Processes*, identifies the various application types and associated review procedures regulated by this Code. The submittal requirements, review procedures, and approval criteria for each application type are laid out in subsequent sections of this Code as identified in Table T-3.01, *Application Types and Processes*.

Sec. 16-3-20. General Application Review Procedures

The following procedures shall apply to all classifications of land use applications which are required or administered under this Code.

(a) Pre-Application Meeting

- (1) If the applicant or Community Development Director requests a pre-application meeting, or if Table T-3.01, *Application Types and Processes* requires a pre-application meeting to be held, the following process shall be followed:
 - a. Prior to the formal submission of the application, the applicant shall contact the Community Development Director to request a pre-application meeting. Following receipt of a request, the pre-application meeting should be set for a date within twenty one (21) days of the date of the applicant's request. The Community Development Director shall advise the applicant of the date and time of the pre-application meeting.
 - b. The applicant shall be prepared to discuss the proposed application with the Community Development Director and other attendees of the pre-application meeting. The applicant is encouraged to present any plats, plans, diagrams, or other preliminary information sufficient to allow a conceptual review of the proposed application.
 - c. The purpose of the pre-application meeting is to assist the applicant in understanding the Town's application review processes and to allow the Community Development Director to determine the applicable process(es) and regulations for the request.
 - d. The following topics will be discussed in the pre-application meeting:
 - (i) Town regulations and standards;
 - (ii) The application and review process and timeline;
 - (iii) Identification of impacted governing agencies or other referral parties; and
 - (iv) Submittal requirements.

(b) Concept Review

- (1) Some applications would benefit from a concept review by the Planning Commission prior to a formal application being submitted. The intent of a concept review would be for an applicant to present their request at a work session of the Planning Commission where the Commissioners would have an opportunity to provide feedback on a potential development application before the applicant formally submits an application.
 - a. If the application may have a larger impact on the community, as determined by the Community Development Director, the work session may become a joint work session with the Planning Commission and the Board of Trustees.



-
- (2) The Community Development Director will determine at the pre-application meeting or prior to accepting an application if a concept review would be beneficial.
 - (3) **Submittal requirements.** The applicant shall submit materials to the Town a minimum of twenty-one (21) days before the proposed work session date. At a minimum, the following items shall be provided by the applicant:
 - a. Narrative explaining the proposed project including existing land use, proposed land use, general conformance with this code, access, residential densities, commercial and/or industrial square footage, utilities, legal description, address, and other existing conditions of the property.
 - b. Concept plan identifying the property lines, adjacent rights of way, and property ownership, proposed development location including areas, access points, parking, lot size, and other information pertinent information which may be necessary for staff and Commissioners to understand the proposal.
 - (4) **Staff Analysis.** Staff will complete a review of the proposal provide an analysis of the concept plan. Such analysis may include compliance with this Code, where the applicant should consider amendments to the application, review procedure(s) needed per this Code, and any other items the applicant should consider while compiling their submittal requirement. Such report will be provided to the Commissioners, as applicable, prior to the scheduled work session.
 - (5) **Work Session.** At the work session, the applicant will present the proposal and Commissioners may ask follow up questions of the applicant or staff related to the staff report. Public comment may be allowed if determined appropriate by the presiding officer. All comments received shall be viewed as recommendations to consider. No decisions or requirements will be placed on the application at this meeting. It shall be the applicant's responsibility to document comments and to adjust their submittal materials to address the comments and feedback received.
- (c) Application Submittal
- (1) Complete applications must be submitted at the point of initiation of the land use review process. The application shall include the items identified by the checklist for the type of application being applied for, as provided by the Community Development Director. Incomplete applications will not be accepted for review until a Certification of Completion under Section 16-3-20(d), *Certification of Completion*, is issued.
 - (2) Each application shall be submitted with the fees described in the Fee Schedule, as adopted by the Board of Trustees, for the type of application(s) being applied for. The Board of Trustees may amend the fees in the Fee Schedule from time to time. The fees listed shall be considered the minimum for each type of application.
- (d) Completeness Check
- (1) When a Completeness Check is required pursuant to Table T-3.01, *Application Types and Processes*, the following shall apply:
 - a. Within fourteen (14) days following receipt of an application, the Community Development Director shall administratively review the application and determine whether it includes all the application requirements of this Code for the requested application type.
 - b. All plans, reports, maps, and other information required for the application type must be complete and legible. Failure of the application to meet the requirements of this Code and the Town of Mead Municipal Code may delay the processing of the application until the application is sufficient and deemed complete.



- c. When the Community Development Director determines that the application is complete as submitted, the Community Development Director shall process the application for review in accordance with the provisions set forth in this Code.
 - d. In the event the Community Development Director determines the application is incomplete, the Town Planner shall inform the applicant in writing of the deficiencies in the application. No further processing of the incomplete application shall be undertaken until the Community Development Director determines that the applicant has remedied the application's deficiencies and certified the application to be complete.
- (e) Application Review and Referrals
 - (1) Upon the Community Development Director determines that the application is complete, the Community Development Director shall cause the application to be referred to the appropriate internal and external review agencies for comments if a referral review is required in Table T-3.01, *Application Types and Processes*.
 - a. A list of referral agencies shall be kept in the Community Development Department and shall include local, state, and federal agencies, special districts, utility providers, and town departments to whom referral notices should be provided for each application type.
 - (2) The internal and external review agencies shall have up to twenty-one (21) days from the date the application was referred to them to return their comments and recommendations to the individual(s) identified on the referral notice.
 - (3) The Community Development Director shall forward all referral comments received to the applicant within a reasonable period of time following receipt of the referral comments. Any agency not returning comments by the deadline will be interpreted to have no comment at the discretion of the Town.
 - (4) Upon receipt of referral comments, the applicant shall address all comments and update application materials for resubmission to the Town.
 - (5) Upon receiving a resubmittal from the applicant, the Community Development Director shall review the materials for completeness and determine which referral agencies should receive the resubmitted application materials.
 - (6) Abandoned Application.
 - a. An application may be deemed as abandoned when any step in the review of an application is stalled for a consecutive 180 day period of time.
 - b. The Community Development Department may notice the applicant of an abandoned application.
 - c. Thirty (30) days after such notice, the application will be considered withdrawn.
 - d. Applicant may request an extension in writing.
 - e. When an application is deemed abandoned, a new complete application shall be submitted and the process shall reset.
 - (7) Additional review and referral periods may be required until the Community Development Director determines the application has adequately addressed all review and referral comments and demonstrates compliance with all applicable standards of this Code.
- (f) Public Noticing Requirements



- (1) For all actions of the Town described in Table T-3.01, *Application Types and Processes*, requiring a public hearing, notice shall be given in conformance with the following requirements. The cost of all posting and mailing notices shall be the responsibility of the applicant. Town shall be solely responsible for publication in a newspaper of general circulation. Errors or inaccuracies in the notice shall not be deemed sufficient cause to postpone or invalidate a hearing except where such errors are substantive in material and are found to have reasonably misled or misinformed the public.
- a. **Notice by Posting.** When notice by posting is required for a public hearing by Table T-3.01, *Application Types and Processes*, the applicant shall post signs on the property in a location that is visible from each adjacent public street right-of-way. Signs shall be placed at least once for every six hundred (600) feet of frontage unless otherwise approved by the Community Development Director.
- (i) The posted signs shall be posted not less than fifteen (15) days before each hearing at which the request is being considered.
 - (ii) The applicant shall submit photos of each sign along with a signed, notarized affidavit certifying that the property was posted on the required date and in the locations as approved by the Community Development Director prior to the public hearing.
 - (iii) The applicant is responsible for ensuring that the posted signs remain in place and in legible condition until the public hearings are concluded and for removal of the signs after the public hearings are concluded.
 - (iv) The signs shall be a minimum of three (3) feet by four (4) feet in size and shall include all required information set forth in Section 16-3-20(f)e, *Content of Public Notices*. The signs shall have a white background with black and/or red lettering.
- b. **Notice by Publication.** When notice by publication is required for a public hearing by Table T-3.01, *Application Types and Processes*, the Town Clerk shall also publish notice of the public hearings in a newspaper of general circulation no less than fifteen (15) days before the hearings. The hearings may be held no less than fifteen (15) days from the date of the newspaper publication.
- c. **Notice by Mailing.** When notice by mail is required for a public hearing by Table T-3.01, *Application Types and Processes*, the Community Development Director shall be responsible for such notice(s) complying with this subsection.
- (i) The applicant shall submit a mailing list of all property owners of record of properties within three-hundred (300) of the subject property boundary, exclusive of public rights-of-way, as their names and addresses appear in the real property records of the Weld County Assessor digitally in a form and format acceptable to the Community Development Director.
 - (1) The Community Development Director may extend the required notification up to one-thousand (1,000) feet in their sole discretion.
 - (2) To the extent possible, public notice shall also be sent to occupants of any rental properties within the notification area, three hundred (300) feet of the subject property in addition to the owner of record.
 - (ii) The Community Development Director shall cause the notice to be sent no less than fifteen (15) days before the public hearing. .



- (iii) The Community Development Director shall cause the notice to be sent by first class mail to all owners of record and, to the extent possible, occupants of rental properties, within three-hundred (300) feet of the subject property, exclusive of public rights-of-way. The deposit in the U.S. Mail or delivery by another comparable service shall be made no less than fifteen (15) days before the public hearing. Failure of the addressee to receive notice shall not be deemed sufficient cause to require postponement, re-mailing of notice, or invalidation of the hearing.
 - d. **Mineral Estate Notices.**
 - (i) The applicant shall mail a copy of the notice by certified mail to all mineral rights owners and lessees, at the last known address of record, no less than thirty (30) days before the public hearing.
 - (ii) **Certification of Notice.** The applicant shall provide certification that proper notice has been provided. The format of such certification shall be established by the Community Development Director. The applicant shall submit the certification to the Town prior to each scheduled public hearing.
 - (iii) Mineral rights notification shall also be in accordance with C.R.S. §24-65.5-101 through §24-65.5-104.
 - e. **Content of Notices.** All notices shall include:
 - (i) Statement of the nature of the matter being considered;
 - (ii) The time, date, and place of the public hearing or meeting;
 - (iii) The agency or office and phone number where further information may be obtained; and
 - (iv) The street address of the subject property.
- (g) **Staff Report**
 - (1) Once all review comments, including referral agency comments, have been adequately addressed by the applicant, the Community Development Director shall prepare a staff report discussing whether the applicable standards and approval criteria of this Code have been satisfied. The staff report should identify issues raised through staff and referral agency reviews, potential mitigation requirements, any recommended conditions for approval, and any additional information pertinent to the review of the application.
 - (2) If the application requires administrative approval, the Community Development Director shall review the application to determine if the proposal satisfies the applicable standards and approval criteria of this Code and other state and federal regulations.
 - a. All applications shall satisfy applicable rules, regulations, and standards, as well as address all referral comments to a satisfactory level.
 - b. The Community Development Director may approve, approve with conditions, or deny the application based on the applicable approval criteria.
 - c. The Community Development Director shall provide their decision in writing.
- (h) **Public Hearings**
 - (1) When an application requires a public hearing before the Planning Commission, the Board of Trustees, or the Board of Adjustment as required by Table T-3.01, *Application Types and Processes*, the following shall apply:



- a. The Town shall set the date and time of the public hearing. Notice of all public hearings shall be issued in accordance with Table T-3.01, *Application Types and Processes* and Section 16-3-20(f), *Public Notice Requirements*.
 - b. At the public hearing, the reviewing body shall review the application for conformance with the applicable review standards and approval criteria for the application type(s).
 - c. Any public hearing or other action of the reviewing body may be continued or postponed at any time to a specified date and time in order to permit preparation of additional information for further review by the reviewing body.
 - d. When required, the Planning Commission recommendation shall be forwarded to the Board of Trustees. The Board of Trustees shall approve, conditionally approve, or deny the application or continue the matter to a date certain. If the application type requires a public hearing, such action shall only be taken following the public hearing.
 - e. The applicant shall bear the burden of presenting sufficient competent evidence at the public hearing to support the standards for approval set forth in this Code. Any decision by the reviewing body to recommend or to act to approve, conditionally approve, or deny an application shall be based upon a consideration of all evidence presented during the public hearing. Where evidence presented is contradictory, the reviewing body shall weigh such evidence and judge the credibility and sufficiency of the evidence prior to rendering a decision.
- (i) Post Approval Procedures
- (1) **Review.** Prior to finalizing the approved documents, the applicant shall submit all documents reflecting any conditions of approval the Community Development Director for final review and acknowledgement. Any outstanding balance or fee(s) shall also be paid at this time.
 - (2) **Publication.** Approvals of ordinances shall be published in compliance with Section 1-3-60, Publication of ordinances, of the Mead Municipal Code.
 - (3) **Recording.** Ordinances, resolutions, plats, and other documents as required by this Code, shall be required to be recorded with the Weld County Clerk and Recorder only once they are fully executed by the applicant and submitted to the Town for final execution. The Town shall be responsible for recording all documents. Recording of all documents should be completed within ninety (90) days from the date of approval by the approving body unless conditions of approval or other relevant matters prevent this timeline from occurring. Other final documents and written approvals shall be filed with the Town Clerk.
 - (4) **Effective Upon Recording.** The approval shall be effective thirty (30) days from public hearing. All approved documents shall be properly published, recorded with the Weld County Clerk and Recorder, and/or filed with the Town Clerk.
- (j) Duration of Approval
- (1) Land use approvals governed by this Code shall expire if no action or progress is made on a project within the time periods specified in this subsection (j). The period shall begin on the date the application received approval or conditional approval by the decision body.
 - a. Preliminary Plat: A Final Plat shall be submitted within three (3) years. Phased projects shall submit plats within three (3) years of prior plat approval.
 - b. Variances: A subsequent application shall be submitted within one (1) year.



- c. Rezoning, PUD Zoning, PUD Minor or Major Amendments to a PUD: Ordinance approving such request shall be recorded within one (1) year. No expiration once ordinance is recorded.
 - d. Sign Permit: Construction shall commence on the permitted sign(s) within one (1) year.
 - e. Site Specific Development Plan: Unless otherwise specified in this subsection, approval of all site specific development plans shall be for the period of time established by C.R.S. §24-68-104(1), as amended.
 - f. Other administrative permits: As established within the permit.
- (2) The Community Development Director may grant extensions of the expiration time period for up to one (1) year, following a written request that explains reasonable cause for such extension, prior to the expiration date. The Community Development Director shall determine whether or not there is reasonable cause for the requested extension. Further extensions shall be subject to the approval of the decision-making body for the original application.



Sec. 16-3-30. Application Review Table

- (a) Table T-3.01, *Application Types and Processes*, below establishes the procedural requirements for each application type in Article 4, Zoning Application Types, and Article 5, Subdivision Application Types. Where there is a conflict between the text in either Article 4 or Article 5 and Table T-3.01, *Application Types and Processes*, the provisions of the application type within Article 4 or Article 5 shall control.

Table T-3.01 – Application Types and Processes

Application Process	Pre-Application Meeting §16-3-20 (a)	Concept Review §16-3-20 (b)	Certification of Completion §16-3-20 (d)	Review and Referrals §16-3-20 (e)	Public Notice §16-3-20 (f)	Community Development Director	PC §16-3-20 (h)	BOT §16-3-20 (h)	BOA §16-3-20 (h)
---------------------	---	--------------------------------	---	--------------------------------------	-------------------------------	--------------------------------	--------------------	---------------------	---------------------

R = Required O = Optional PH = Required Public Hearing Rec = Recommendation D = Decision N/A = Not Applicable

Zoning Application Types (Article IV)

Rezoning §16-4-10	O	O	R	R	R Posting Publication Mailing	Rec	R PH / Rec	R PH / D	N/A
Site Plan §16-4-20	R	N/A	R	R	R Posting	Rec	R PH / D	N/A	N/A
Conditional Use §16-4-30	O	O	R	R	R Posting Mailing	Rec	R PH / Rec	R PH / D	N/A
Conditional Use Minor Amendment §16-4-40	O	O	R	O	R Mailing	D	N/A	N/A	N/A
Temporary Use Permit §16-4-50	O	N/A	R	O	R Posting	Rec	R D	N/A	N/A
Text Amendment §16-4-60	O	N/A	R	O	R Publication	Rec	R PH / Rec	R PH / D	N/A
Variance §16-4-70	R	N/A	R	R	R Posting Publication Mailing	Rec	N/A	N/A	R PH / D
Appeal §16-4-80	O	N/A	R	O	R Publication	N/A	N/A	N/A	R PH / D



Administrative Relief §16-4-90	O	O	R	O	R Mailing	D	N/A	N/A	N/A
Annexation	R	O	R	R Per Art. II of MMC	R Per Art. II of MMC	Rec	N/A	R PH / D	N/A

Application Process	Pre- Application Meeting §16-3-20 (a)	Concept Review §16-3-20 (b)	Certification of Completion §16-3-20 (d)	Review and Referrals §16-3-20 (e)	Public Notice §16-3-20 (f)	Community Development Director	PC §16-3-20 (h)	BOT §16-3-20 (h)	BOA §16-3-20 (h)
---------------------	--	-----------------------------------	---	---	-------------------------------	--------------------------------------	--------------------	---------------------	---------------------

R = Required O = Optional PH = Required Public Hearing Rec = Recommendation D = Decision N/A = Not Applicable

Subdivision Application Types (Article V)

Major Subdivision: Preliminary Plat §16-5-10(b)	R	N/A	R	R	R Posting Publication Mailing	Rec	R PH / Rec	R PH / D	N/A
Major Subdivision: Final Plat §16-5-10(c)	O	N/A	R	R	R Posting Mailing	Rec	R PH / Rec	R PH / D	N/A
Minor Subdivision §16-5-20	R	N/A	R	R	R Posting Mailing	Rec	R D	N/A	N/A
Resubdivision §16-5-30	R	N/A	R	R	R Posting Publication Mailing	Rec	R PH / Rec	R PH / D	N/A
Administrative Plat §16-5-40	O	N/A	R	R	N/A	D	N/A	N/A	N/A
Townhouse §16-5-50	O	N/A	R	R	R Posting	Rec	R PH / D	N/A	N/A
Building Footprint §16-5-60	O	N/A	R	R	R Posting	Rec	R PH / D	N/A	N/A
Condominium §16-5-70	O	N/A	R	R	R Posting	Rec	R PH / D	N/A	N/A



Lot Consolidation §16-5-80	O	N/A	R	R	R Posting Mailing	D	N/A	N/A	N/A
Boundary Line Adjustment §16-5-90	O	N/A	R	R	R Posting Mailing	D	N/A	N/A	N/A
Right-of-way Vacation §16-5-100	R	N/A	R	R	R Publication Mailing	Rec	R PH / Rec	R PH / D	N/A
Vacation of Easements §16-5-110	R	N/A	R	R	R Publication Mailing	Rec	R PH / Rec	R PH / D	N/A

APPLICATION TYPES

Each application type identified in Articles 4 and 5 will utilize a similar layout and format. The intent of this format is to provide clarity and simplicity for users to easily understand what other code sections and requirements apply to each application type. The draft code proposes that each application type will include the following information:

- (a) General Provisions
- (b) Review Procedures
- (c) Approval Criteria
- (d) Post Approval

The rest of this section will present some of the key elements and provisions of each of the proposed application types.

ARTICLE II: ANNEXATION

Annexation (Article II)

General Provisions:

The purpose of this Article is to establish policies and procedures to bring land under the jurisdiction of the Town in compliance with the Colorado Municipal Annexation Act of 1965, as amended.

Review Procedures & Eligibility Criteria:

Generally follows Municipal Annexation Act of 1965 such as eligibility requirements, and goes further by including references to the three-mile plan, referral of the Petition to the Town Planning Commission, when an annexation Agreement is required, post approval actions required, and a description of when zoning and subdivision processes should be processed in relation to the annexation.

Level of Approval:



*Community Development
Director*



Planning Commission



Board of Trustees



Board of Adjustment

ARTICLE IV: ZONING APPLICATION TYPES

The following application types are defined in Article IV of the proposed Land Use Code Updates.

Rezoning (Sec. 16-4-10)

General Provisions:

Amendments to the official zoning district map may be initiated by the Board of Trustees, the Planning Commission, the Town staff, or an owner of real property in the area to be included in the proposed amendment.

A copy of the official zoning map, as amended from time to time, shall be maintained in the Town Clerk's office and available for public inspection.

Comprehensive review and reenactment of all or a significant portion of the Official Zoning Map shall be a legislative action and shall not be required to meet any criteria set out in this Section 16-4-10, Rezoning. A legislative zoning shall be processed in accordance with Section 16-4-60, Text Amendment.

Level of Approval:



*Community Development
Director*



Planning Commission



Board of Trustees



Board of Adjustment

Site Plan (Sec. 16-4-20)

General Provisions:

A site plan is needed in order to apply for a building permit for all multi-family, commercial, and industrial developments. The site plan shows how the lot will be developed so that the Town can make sure that the site design will be in compliance with all Town regulations.

A building permit shall be issued only when a site plan has been approved. However, with the approval of the Town Clerk, an applicant may submit a building permit application concurrent with the site plan application. Building permits shall not be issued for any development that is not in conformance with the approved site plan.

Level of Approval:



*Community Development
Director*



Planning Commission



Board of Trustees



Board of Adjustment

Conditional Use (Sec. 16-4-30)

General Provisions:

In order to provide flexibility and to help diversify uses within a zoning district, specified uses are permitted in certain districts, subject to the granting of a conditional use permit. Specific conditional uses for each zone district are listed in the matrix of permitted uses by zoning district.

Because of their unusual or special characteristics, conditional uses require review and evaluation so that they may be located properly with respect to their effects on surrounding properties. The review process prescribed in this Section is intended to assure compatibility and harmonious development between conditional uses, surrounding properties and the Town at large. Conditional uses may be permitted subject to such conditions and limitations as the Town may prescribe to ensure that the location and operation of the conditional uses will be in accordance with the conditional use criteria. The scope and elements of any conditional use may be limited or qualified by the conditions applicable to the specific property. Where conditions cannot be devised to achieve these objectives, applications for conditional use permits shall be denied.

Level of Approval:



*Community Development
Director*



Planning Commission



Board of Trustees



Board of Adjustment

Conditional Use Minor Amendment (Sec. 16-4-40)

General Provisions:

Minor amendments to conditional use permits are those that do not alter the basic intent and character of the approved conditional use and are deemed necessary in light of technical or engineering

considerations not first discovered during actual construction; or could not have been reasonably anticipated during the initial review process.

Minor amendments shall not include changes in use.

Any change not qualifying as a minor amendment shall be processed as a new conditional use request.

No conditional use permit may receive more than one (1) minor amendment annually. For purposes of this subsection, a minor amendment may include multiple amendments consolidated and submitted as one minor amendment to a conditional use permit application. Any additional amendments, minor or otherwise, shall be processed as a new conditional use application pursuant to Section 16-4-30, Conditional Use.

Minor amendments may include, but are not limited to:

1. Variations to the location of an approved building footprint of not more than five (5) feet;
2. Minor deviations in the location of infrastructure (roads and utilities);
3. Pedestrian or vehicular circulation throughout or adjacent to the project;
4. Changes to the gross floor area of not more than ten (10) percent of the approved square footage;
5. Modifications to include necessary operations to enhance the area or clear the site;
6. Modification to the day by which the conditional use permit is in operation;
7. Other minor changes to a conditional use permit as determined by the Community Development Director.

Level of Approval:



*Community Development
Director*



Planning Commission



Board of Trustees



Board of Adjustment

Temporary Use Permit (Sec. 16-4-50)

General Provisions:

Temporary uses or structures are uses and/or structures that will be used for a specified period of time, are not permanent and are not associated with a special event permit. The general regulations of this Subsection shall apply to all allowed temporary uses unless otherwise expressly stated.

1. Permanent changes to the site are prohibited.
2. Temporary uses shall not violate any applicable conditions of approval that apply to the principal use on the site.
3. The temporary use regulations of this Section do not exempt the applicant or operator from any other required permits, such as health department permits.

4. Unless otherwise expressly stated, temporary uses shall be subject to site plan review, pursuant to this code.

Level of Approval:



*Community Development
Director*



Planning Commission



Board of Trustees



Board of Adjustment

Text Amendment *(Sec. 16-4-60)*

General Provisions:

Text amendments are changes to this code. Such text amendments may be submitted, reviewed, and approved pursuant to this section to respond to changed conditions, changes to public policy, or to advance the general welfare of the Town. The review process for text amendments is set forth in Section 16-3-20, General Review Procedures. Amendments to the text of this Code may be initiated by the Board of Trustees, the Planning Commission, the Town staff or written application of any property owner or resident of the Town. Amendments to the text of this Code shall be reviewed and considered by the Planning Commission and the Board of Trustees at public hearings and shall be enacted by ordinance.

Level of Approval:



*Community Development
Director*



Planning Commission



Board of Trustees



Board of Adjustment

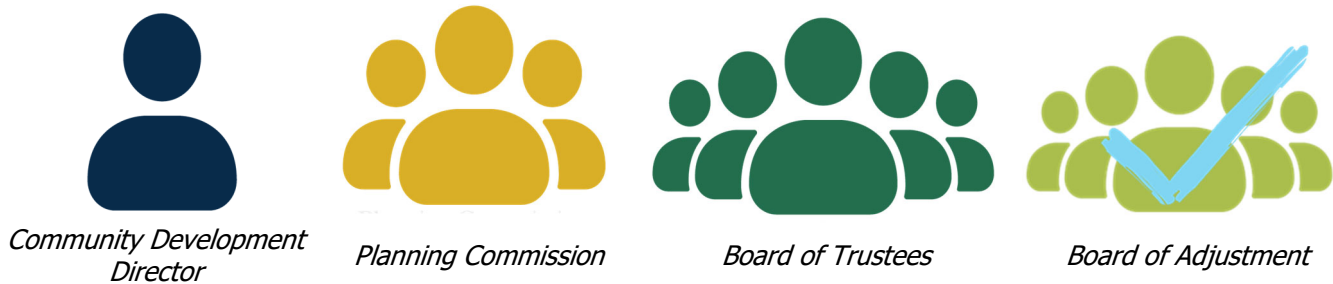
Variance *(Sec. 16-4-70)*

General Provisions:

Variances are deviations from the required dimensional standards set forth in this Code, that would not be contrary to the public interest when, owing to special circumstances or conditions such as exceptional topographic conditions, narrowness, shallowness, or the shape of a specific piece of property, the literal enforcement of the provisions of this Code would result in peculiar and exceptional practical difficulties to or exceptional and undue hardship upon the owner of the property. No variance from the provisions governing "Uses By Right", and "Conditional Uses" within any zoning district may be granted

The Board of Adjustment shall hear and decide all requests for a variance from the requirements of this Code. Such variance shall not be granted if it would be detrimental to the public good, create a conflict with the Comprehensive Plan or impair the intent and purpose of this Code.

Level of Approval:



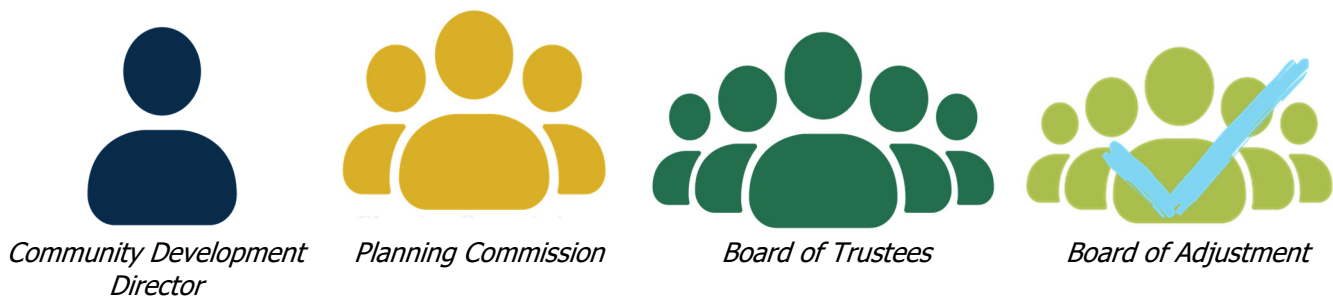
Appeal (Sec. 16-4-80)

General Provisions:

Any aggrieved person in interest may appeal a denial of a building or other development permit or any order, requirement, decision, interpretation or determination made by an administrative official charged with the enforcement of this Code.

An appeal to the Board of Adjustment shall be made within ten (10) days after the denial of a building permit or other development permit, or receipt of a written notice of an order, requirement, decision, interpretation or determination by an administrative official of the Town. Failure to make a timely appeal shall be considered a waiver of the appellant's right to appeal to the Board of Adjustment.

Level of Approval:



Administrative Relief (Sec. 16-4-90)

General Provisions:

The purpose of administrative relief is to provide an efficient process for minor modifications to Development Plans. Administrative Relief must preserve the intent of the Comprehensive Plan, the Land Use Code, and the Development Plan that it modifies. If a standard or regulation is not applicable for Administrative Relief, it will be considered a major change and must be processed through the variance application process.



Level of Approval:



*Community Development
Director*



Planning Commission



Board of Trustees



Board of Adjustment

ARTICLE V: SUBDIVISION APPLICATION TYPES

The following application types are defined in Article IV of the proposed Land Use Code Updates. A key objective of this project is to evaluate the existing subdivision processes and update them to create a cohesive method to subdividing land within the Town of Mead.

The current definition of a subdivision is:

Subdivision means the platting of a lot or the division of a lot, tract or parcel of land into two (2) or more lots, plots or sites.

The current code Section 16-4-40 identifies the following types of subdivisions:

- Major Subdivisions
- Minor Subdivisions
- Administrative Subdivisions

The input received indicates that these types of subdivisions are not clear enough and there is confusion, ambiguity, and difficulty in applying these subdivision types to requests from the development community. Therefore, we are proposing to expand the types of subdivision applications defined in the LUC to offer a process for any type of subdivision request. The rest of this section identifies the proposed types of subdivision applications and a brief description of each.

Major Subdivision (Sec. 16-5-10)

Purpose:

A major subdivision is the largest, most significant subdivision type and includes a two-step approval process. The first is a Preliminary Plat and the second is a Final Plat. A Major Subdivision is defined as a subdivision that includes one of the following:

- The parent parcel or tract is greater than 10 acres in area, or
- The resultant subdivision will create more than six lots.

Level of Approval: (both Preliminary and Final Plats)



Community Development
Director



Planning Commission



Board of Trustees



Board of Adjustment

Minor Subdivision (Sec. 16-5-30)

Purpose:

A Minor Subdivision is one where the following conditions exist:

- There is no public right of way dedication required or proposed,
- The parent parcel or tract is 10 acres or less in area,
- The resultant subdivision will create six or fewer lots, and
- The request does not fit the definition of another type of subdivision.

Level of Approval:



*Community Development
Director*



Planning Commission



Board of Trustees



Board of Adjustment

Resubdivision (Sec. 16-5-40)

Purpose:

A resubdivision revises or amends a parcel that has already been platted but would not be defined as another type of subdivision. This is really a "catch all" process where if there's some proposal that doesn't fit another application type, it would be considered a resubdivision, if the parent parcel was already platted. This is a consolidated Major Subdivision but allows more flexibility in submittal requirements to accept plans, studies, reports, etc. which may have been previously prepared and approved.

Level of Approval:



*Community Development
Director*



Planning Commission



Board of Trustees



Board of Adjustment

Administrative Plat (Sec. 16-5-50)

Purpose:

The Administrative Plat is another “catch all” application type where any request to amend or revise an existing plat that is determined to not be substantial can be reviewed and approved administratively. Generally, this application type would not permit changes in density, development pattern, public improvements, easements, or design standards. This is intended for the correction of clerical, grammatical, or technical errors or omissions in a recorded plat.

Level of Approval:



Community Development
Director



Planning Commission



Board of Trustees



Board of Adjustment

Townhouse Subdivision (Sec. 16-5-60)

Purpose:

This application type permits the creation of property ownership along shared party walls and, generally, includes the real property under and immediately adjacent to the structure. Procedurally, a Townhouse Subdivision would be processed *AFTER* a foundation is poured. The site planning and design standards would be applied to the parent parcel, before the townhouse lots are created, through a site plan process. Therefore, a townhouse lot would not have to include all parking, landscaping, setbacks, and other standards on the resultant parcel. A townhouse subdivision generally also includes common ownership elements.

Since all site planning and design standards have already been approved through the site plan process and this subdivision process simply creates a saleable unit with land, administrative approval is proposed.

Level of Approval:



Community Development
Director



Planning Commission



Board of Trustees



Board of Adjustment

Building Footprint Subdivision (Sec. 16-5-70)

Purpose:

This is a unique subdivision process that permits a financial structure for developers who want to sell a structure with only the land under the structure, aka "building envelope". Generally, all surrounding real estate would be under common ownership whether that's a private entity or a quasi-governmental entity (metro district, HOA, POA, etc.). Similarly to a Townhouse Subdivision, the Building Footprint Subdivision would be processed *AFTER* a foundation is poured and the site planning and design standards would be applied to the parent parcel, before the footprint lots are created, through a site plan process. Therefore, a building footprint lot would not have to include all parking, landscaping, setbacks, and other standards on the resultant parcel. A building footprint subdivision generally also includes common ownership elements.

Since all site planning and design standards have already been approved through the site plan process and this subdivision process simply creates a saleable unit with land, administrative approval is proposed.

Level of Approval:



Community Development
Director



Planning Commission



Board of Trustees



Board of Adjustment

Condominium Subdivision (Sec. 16-5-80)

Purpose:

A condominium is an ownership structure where a unit or space within a structure is defined and sold. Condo's generally do not include real estate and includes common ownership structures. The sale of a condo may also come with other amenities, privileges, or rights such as use of certain areas of a building (laundry, fitness center, etc.) or include storage units, garages, or other spaces located on the same parcel. A condominium subdivision is required for the creation of new condominium projects and conversions of existing buildings to a condominium. Again, the Condominium Subdivision would be processed *AFTER* a building is built since interior walls are property lines. Furthermore, site planning and design standards would again be applied to the larger parent parcel, before the condo lots are created, through a site plan or building permit process, depending on the specifics of the building. Therefore, a resultant condominium lot would not have to include all parking, landscaping, setbacks, and other standards on the resultant parcel. A condominium subdivision generally also includes common ownership elements for shared areas such as elevators, corridors, stairways, garages, roofs, HVAC and maintenance areas, and other similar features and amenities.

Since all site planning and design standards have already been approved through the site plan process and this subdivision process simply creates a saleable unit with land, administrative approval is proposed.

Level of Approval:



*Community Development
Director*



Planning Commission



Board of Trustees



Board of Adjustment

Lot Consolidation (Sec. 16-5-90)

Purpose:

A lot consolidation is a process where two or more lots, tracts, or parcels are consolidated into one lot which removes the common boundary line(s). Lot consolidations are not permitted for any lot, tract, or parcel more than once. Furthermore, a lot consolidation cannot result in any of the following:

- The modification or alteration of any public right-of-way;
- The creation of additional lots;
- The creation of an unbuildable lot; or
- The creation of a lot that does not have legal access from a public right-of-way or perpetual easement.

Since lot consolidations, in general, result in less traffic, fewer lots, and lower impact on adjacent properties and surrounding areas, fewer submittal requirements are needed and they can be approved administratively.

Level of Approval:



*Community Development
Director*



Planning Commission



Board of Trustees



Board of Adjustment

Boundary Line Adjustment (Sec. 16-5-100)

Purpose:

The purpose of a Boundary Line Adjustment is to allow for adjustments to boundary or lot lines that are minor amendments to previously platted property which does not result in any of the following:

- The creation of additional lot(s);

- The consolidation of any lots;
- The creation of an unbuildable lot; or
- The creation of a lot that does not have legal access from a public right-of-way or perpetual easement.

Since a boundary line adjustment does not create any new lots, and does not alone permit the change of use of a property, these are generally approved administratively – as is being proposed in this case.

Level of Approval:



*Community Development
Director*



Planning Commission



Board of Trustees



Board of Adjustment

Right-of-Way Vacation (Sec. 16-5-110)

Purpose

The right-of-way vacation process is straightforward – it is a process through which unnecessary public rights-of-way are vacated and distributed into private ownership. In Colorado, there is a statutory process that identifies how to go about vacating rights-of-way, and this section will generally follow those requirements. These are set forth in Section 43-2-301 of the C.R.S.

Level of Approval:



*Community Development
Director*



Planning Commission



Board of Trustees



Board of Adjustment

Vacation of Easement (Sec. 16-5-120)

Purpose

This is the process to vacate easements and the rights associated with easements. The process does not permit the vacation of easements that are currently in use and/or those that house utility infrastructure in a manner granted by the easement(s).



Level of Approval:



*Community Development
Director*



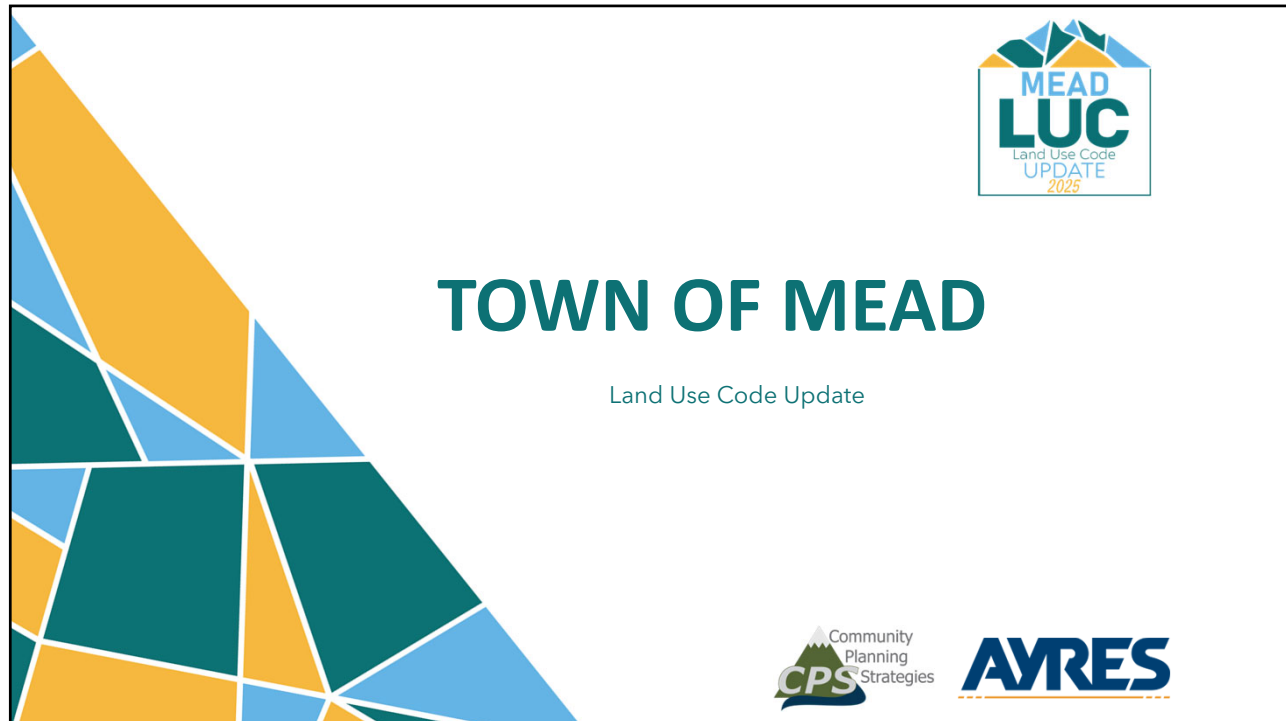
Planning Commission



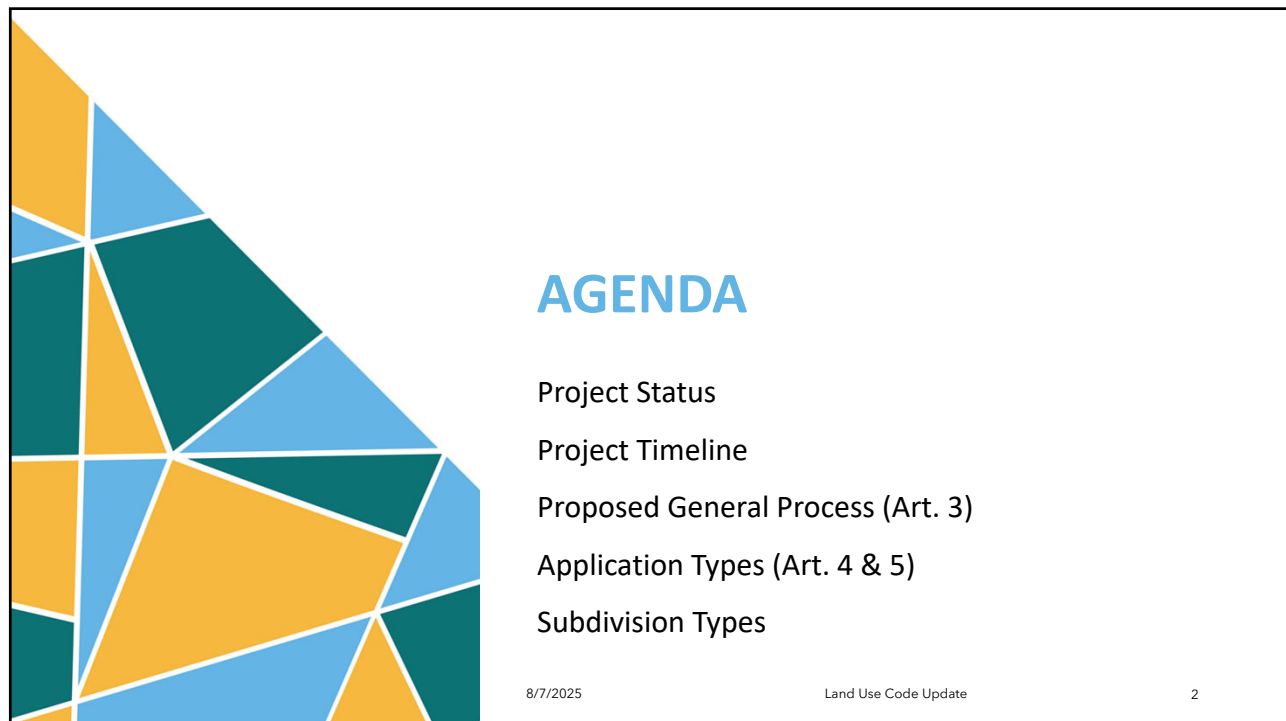
Board of Trustees



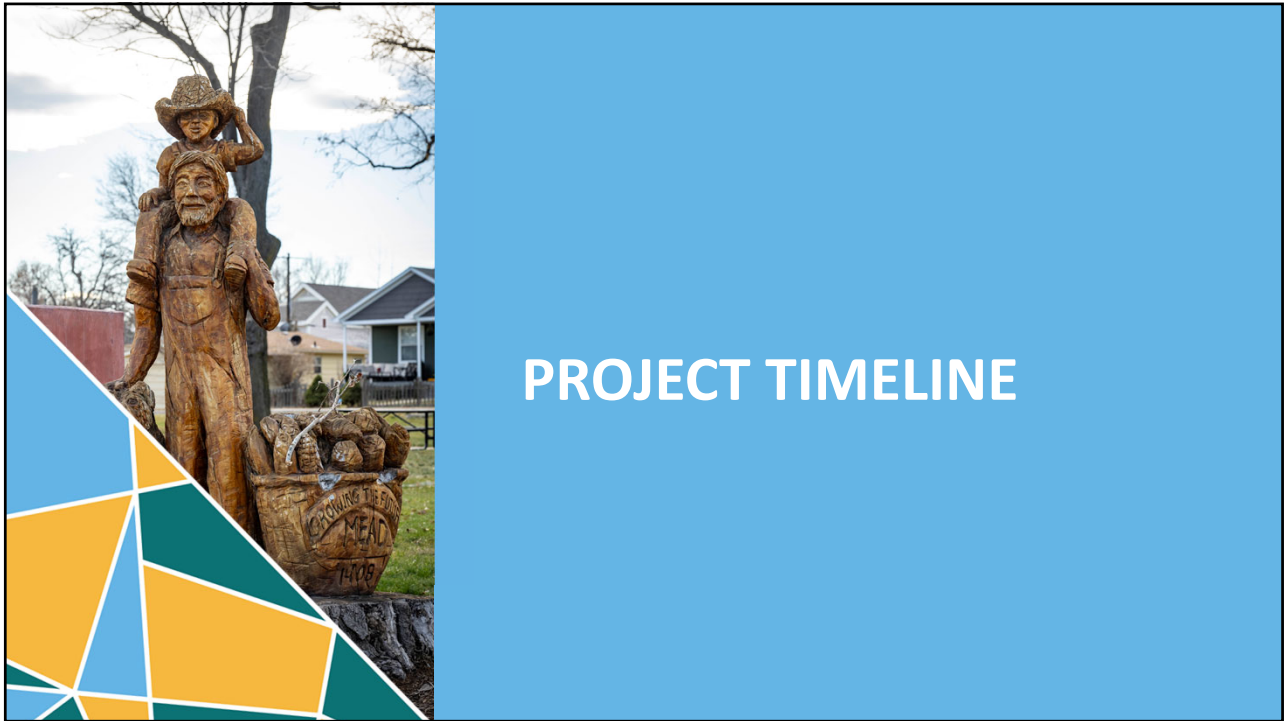
Board of Adjustment



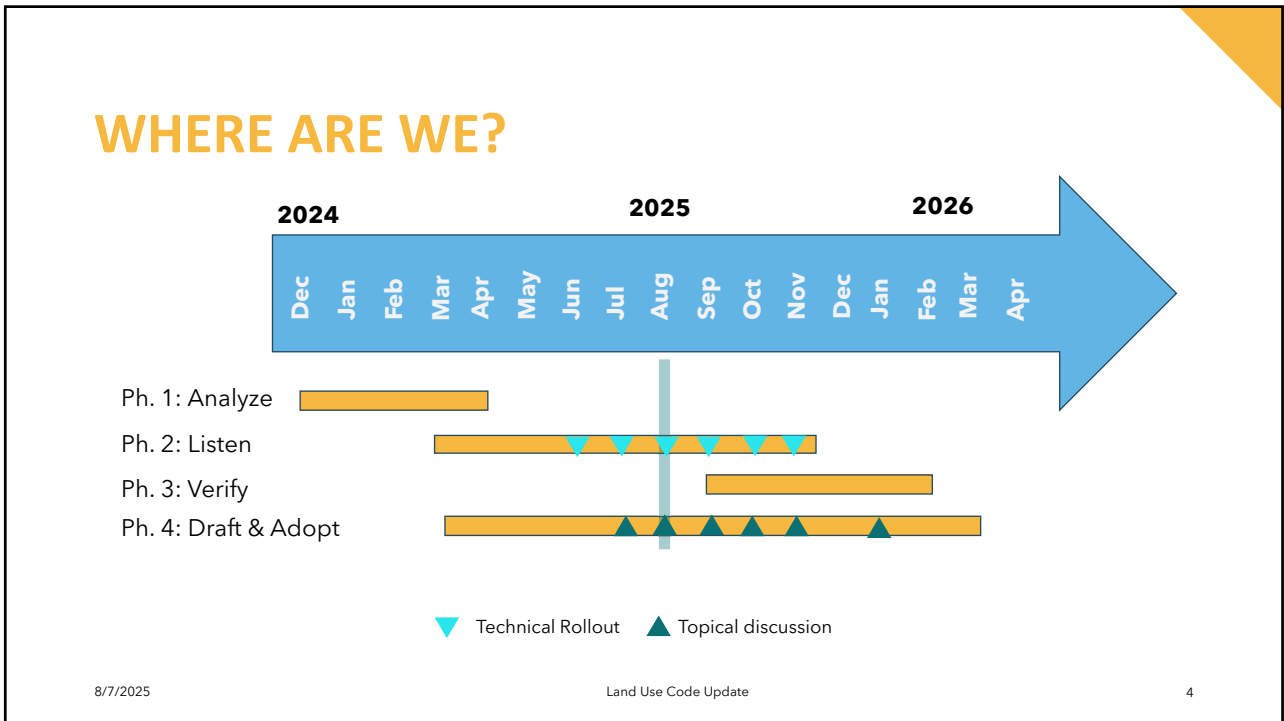
1



2



3



4

TOPICAL REVIEW

TOPIC 1: OUTLINE

- PC: July 16th
- BoT: June 30th

TOPIC 2: PROCESS & SUBDIVISIONS

- PC: August 20th
- BoT: August 25th

TOPIC 3: ZONING, DISTRICTS, & PUDs

- PC: September 17th
- BoT: September 29th

TOPIC 4: SIGNS

- PC: October 15th
- BoT: October 27th

TOPIC 5: DESIGN

- PC: November 19th
- BoT: November 24th

Topic 6: Extras and Others

- PC: January 21st
- BoT: January 26th

8/7/2025

2024 Mead Code Update

5

5

TECHNICAL REVIEW

Overall Schedule	June	July	August	September	October	November	December	January	February
Technical Review									
Module 1: General Provision, Annexation, Enforcement									
CPS Draft			★						
Staff & Legal Review									
Public Draft to Website									
Module 2: Procedures and Non-Conforming Uses									
CPS Draft			★						
Staff & Legal Review									
Public Draft to Website									
Module 3: Zone Districts and Use Standards									
CPS Draft			★						
Staff & Legal Review									
Public Draft to Website									
Module 4: Signs									
CPS Draft			★						
Staff & Legal Review									
Public Draft to Website									
Module 5: Site & Architectural Design									
CPS Draft									
Staff & Legal Review									
Public Draft to Website									
Module 6: Subdivision Standards and Definitions									
CPS Draft									
Staff & Legal Review									
Public Draft to Website									

8/7/2025

2024 Mead Code Update

6

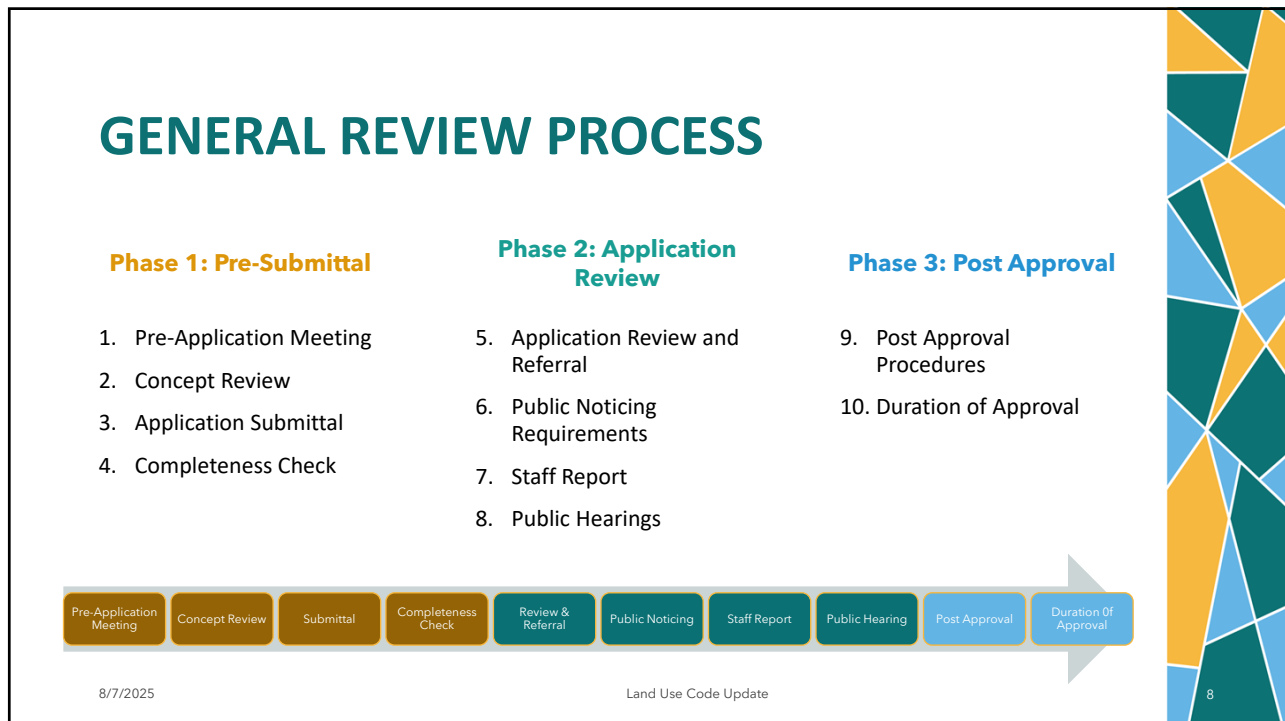
6



PROPOSED GENERAL REVIEW PROCESS

Article 3

7



8



APPLICATION TYPES

- 1) Annexation
- 2) Zoning Applications
- 3) Subdivision Applications

9



ANNEXATION APPLICATIONS

8/7/2025

Land Use Code Update

10

10

ARTICLE II: ANNEXATIONS

The purpose of this Article is to establish policies and procedures to bring land under the jurisdiction of the Town in compliance with the Colorado Municipal Annexation Act of 1965, as amended.

- Follows Municipal Annexation Act of 1965
 - Eligibility requirements,
 - three-mile plan,
 - Referral to the Town Planning Commission,
 - When an Annexation Agreement is required,
 - Post approval actions,
 - zoning and subdivision processes



8/7/2025



Land Use Code Update

11

11



ZONING APPLICATIONS

8/7/2025

Land Use Code Update

12

12

ARTICLE IV: ZONING APPLICATIONS

- Rezoning
- Site Plan
- Conditional Use
- CUP Minor Amendment
- Temporary Use Permit
- Text Amendment
- Variance
- Appeal
- Administrative Relief



8/7/2025

Land Use Code Update

13

13

ARTICLE IV: ZONING APPLICATIONS

- Rezoning
- Site Plan
- Conditional Use
- CUP Minor Amendment
- Temporary Use Permit
- Text Amendment
- Variance
- Appeal
- Administrative Relief

A major subdivision is the largest, most significant subdivision type and includes a two-step approval process. The first is a Preliminary Plat and the second is a Final Plat. A Major Subdivision is defined as a subdivision that includes one of the following:

- The parent parcel or tract is greater than 10 acres in area, or
- The resultant subdivision will create more than six lots.



8/7/2025

Land Use Code Update

14

14

ARTICLE IV: ZONING APPLICATIONS

- Rezoning
 - **Site Plan**
 - Conditional Use
 - CUP Minor Amendment
 - Temporary Use Permit
 - Text Amendment
 - Variance
 - Appeal
 - Administrative Relief
- A site plan is needed in order to apply for a building permit for all multi-family, commercial, and industrial developments.
 - The site plan shows how the lot will be developed so that the Town can make sure that the site design will be in compliance with all Town regulations.



8/7/2025

Land Use Code Update

15

15

ARTICLE IV: ZONING APPLICATIONS

- Rezoning
 - Site Plan
 - **Conditional Use**
 - CUP Minor Amendment
 - Temporary Use Permit
 - Text Amendment
 - Variance
 - Appeal
 - Administrative Relief
- Provides flexibility and helps diversify uses within a zoning district.
 - Specified uses are permitted subject to the granting of a conditional use permit.
 - Because of their unusual or special characteristics, conditional uses require review and evaluation so that they may be located properly with respect to their effects on surrounding properties.



8/7/2025

Land Use Code Update

16

16

ARTICLE IV: ZONING APPLICATIONS

- Rezoning
- Site Plan
- Conditional Use
- **CUP Minor Amendment**
- Temporary Use Permit
- Text Amendment
- Variance
- Appeal
- Administrative Relief

Minor amendments may include, but are not limited to:

- Variations to the location of an approved building footprint of not more than five (5) feet;
- Minor deviations in the location of infrastructure (roads and utilities);
- Pedestrian or vehicular circulation throughout or adjacent to the project;
- Changes to the gross floor area of not more than ten (10) percent of the approved square footage;
- Modifications to include necessary operations to enhance the area or clear the site;
- Modification to the day by which the conditional use permit is in operation;
- Other minor changes to a conditional use permit as determined by the Community Development Director.



8/7/2025

Land Use Code Update

17

17

ARTICLE IV: ZONING APPLICATIONS

- Rezoning
- Site Plan
- Conditional Use
- CUP Minor Amendment
- **Temporary Use Permit**
- Text Amendment
- Variance
- Appeal
- Administrative Relief

Temporary uses or structures are uses and/or structures that will be used for a specified period of time, are not permanent and are not associated with a special event permit. The general regulations of this Subsection shall apply to all allowed temporary uses unless otherwise expressly stated.

- Permanent changes to the site are prohibited.
- Temporary uses shall not violate any applicable conditions of approval that apply to the principal use on the site.
- The temporary use regulations of this Section do not exempt the applicant or operator from any other required permits, such as health department permits.
- Unless otherwise expressly stated, temporary uses shall be subject to site plan review, pursuant to this code.



8/7/2025

Land Use Code Update

18

18

ARTICLE IV: ZONING APPLICATIONS

- Rezoning
- Site Plan
- Conditional Use
- CUP Minor Amendment
- Temporary Use Permit
- **Text Amendment**
- Variance
- Appeal
- Administrative Relief

Text amendments are changes to this code.

Such text amendments may be submitted, reviewed, and approved pursuant to this section to respond to:

- Changed conditions,
- Changes to public policy, or
- To advance the general welfare of the Town.



8/7/2025

Land Use Code Update

19

19

ARTICLE IV: ZONING APPLICATIONS

- Rezoning
- Site Plan
- Conditional Use
- CUP Minor Amendment
- Temporary Use Permit
- Text Amendment
- **Variance**
- Appeal
- Administrative Relief

- Variances are deviations from the required dimensional standards.
- Not be contrary to the public interest when, owing to special circumstances or conditions such as exceptional topographic conditions, narrowness, shallowness, or the shape of a specific piece of property,
- The literal enforcement of the provisions of this Code would result in peculiar and exceptional practical difficulties to or exceptional and undue hardship upon the owner of the property.
- No variance from the provisions governing "Uses By Right", and "Conditional Uses" within any zoning district may be granted



8/7/2025

Land Use Code Update

20

20

ARTICLE IV: ZONING APPLICATIONS

- Rezoning
- Site Plan
- Conditional Use
- CUP Minor Amendment
- Temporary Use Permit
- Text Amendment
- Variance
- **Appeal**
- Administrative Relief

Any aggrieved person in interest may appeal a denial of a building or other development permit or any order, requirement, decision, interpretation or determination made by an administrative official charged with the enforcement of this Code.

- Shall be made within ten (10) days



8/7/2025

Land Use Code Update

21

21

ARTICLE IV: ZONING APPLICATIONS

- Rezoning
- Site Plan
- Conditional Use
- CUP Minor Amendment
- Temporary Use Permit
- Text Amendment
- Variance
- Appeal
- **Administrative Relief**

- Provide an efficient process for minor modifications.
- Administrative Relief must preserve the intent of the Comprehensive Plan, the Land Use Code, and the Development Plan that it modifies.
- If a standard or regulation is not applicable for Administrative Relief, it will be considered a major change and must be processed through the variance application process.

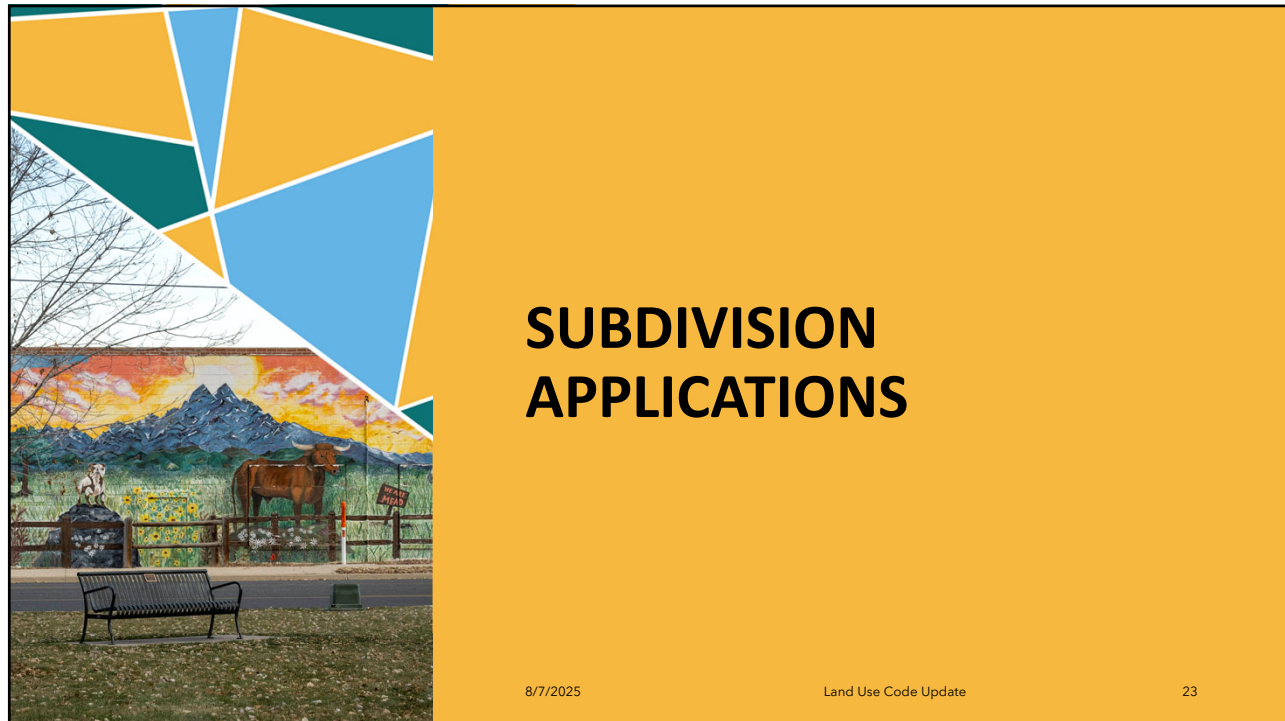


8/7/2025

Land Use Code Update

22

22



23

ARTICLE V: SUBDIVISION APPLICATIONS

- Primary objective:
 - *Evaluate the existing subdivision processes and update them to create a cohesive method to subdividing land within the Town of Mead.*
- Proposed Amendments expand the types of subdivision application types.

8/7/2025 Land Use Code Update 24

24

ARTICLE V: SUBDIVISION APPLICATIONS

- Major Subdivision
- Minor Subdivision
- Resubdivision
- Administrative Plat
- Townhouse Subdivision
- Building Footprint Subdivision
- Condominium Subdivision
- Lot Consolidation
- Boundary Line Adjustment
- Right-of-Way Vacation
- Vacation of Easement

A major subdivision is the largest, most significant subdivision type and includes a two-step approval process. The first is a Preliminary Plat and the second is a Final Plat. A Major Subdivision is defined as a subdivision that includes one of the following:

- The parent parcel or tract is greater than 10 acres in area, or
- The resultant subdivision will create more than six lots.



8/7/2025

Land Use Code Update

25

25

ARTICLE V: SUBDIVISION APPLICATIONS

- Major Subdivision
- **Minor Subdivision**
- Resubdivision
- Administrative Plat
- Townhouse Subdivision
- Building Footprint Subdivision
- Condominium Subdivision
- Lot Consolidation
- Boundary Line Adjustment
- Right-of-Way Vacation
- Vacation of Easement

A Minor Subdivision is one where the following conditions exist:

- There is no public right of way dedication required or proposed,
- The parent parcel or tract is 10 acres or less in area,
- The resultant subdivision will create six or fewer lots, and
- The request does not fit the definition of another type of subdivision.



8/7/2025

Land Use Code Update

26

26

ARTICLE V: SUBDIVISION APPLICATIONS

- Major Subdivision
 - Minor Subdivision
 - **Resubdivision**
 - Administrative Plat
 - Townhouse Subdivision
 - Building Footprint Subdivision
 - Condominium Subdivision
 - Lot Consolidation
 - Boundary Line Adjustment
 - Right-of-Way Vacation
 - Vacation of Easement
- A resubdivision revises or amends a parcel that has already been platted but would not be defined as another type of subdivision. This is really a “catch all” process where if there’s some proposal that doesn’t fit another application type, it would be considered a resubdivision, if the parent parcel was already platted. This is a consolidated Major Subdivision but allows more flexibility in submittal requirements to accept plans, studies, reports, etc. which may have been previously prepared and approved.



8/7/2025

Land Use Code Update

27

27

ARTICLE V: SUBDIVISION APPLICATIONS

- Major Subdivision
 - Minor Subdivision
 - Resubdivision
 - **Administrative Plat**
 - Townhouse Subdivision
 - Building Footprint Subdivision
 - Condominium Subdivision
 - Lot Consolidation
 - Boundary Line Adjustment
 - Right-of-Way Vacation
 - Vacation of Easement
- The Administrative Plat is another “catch all” application type where any request to amend or revise an existing plat that is determined to not be substantial can be reviewed and approved administratively. Generally, this application type would not permit changes in density, development pattern, public improvements, easements, or design standards. This is intended for the correction of clerical, grammatical, or technical errors or omissions in a recorded plat.



8/7/2025

Land Use Code Update

28

28

ARTICLE V: SUBDIVISION APPLICATIONS

- Major Subdivision
- Minor Subdivision
- Resubdivision
- Administrative Plat
- **Townhouse Subdivision**
- Building Footprint Subdivision
- Condominium Subdivision
- Lot Consolidation
- Boundary Line Adjustment
- Right-of-Way Vacation
- Vacation of Easement

- This application type permits the creation of property ownership along shared party walls and, generally, includes the real property under and immediately adjacent to the structure.
- Processed *AFTER* a foundation is poured.
- The site planning and design standards would be applied to the parent parcel, before the townhouse lots are created, through a site plan process.



8/7/2025

Land Use Code Update

29

29

ARTICLE V: SUBDIVISION APPLICATIONS

- Major Subdivision
- Minor Subdivision
- Resubdivision
- Administrative Plat
- Townhouse Subdivision
- **Building Footprint Subdivision**
- Condominium Subdivision
- Lot Consolidation
- Boundary Line Adjustment
- Right-of-Way Vacation
- Vacation of Easement

- This is a unique subdivision process that permits a financial structure for developers who want to sell a structure with only the land under the structure, aka "building envelope".
- Processed *AFTER* a foundation is poured.
- The site planning and design standards would be applied to the parent parcel, before the building footprints are created, through a site plan process.



8/7/2025

Land Use Code Update

30

30

ARTICLE V: SUBDIVISION APPLICATIONS

- Major Subdivision
- Minor Subdivision
- Resubdivision
- Administrative Plat
- Townhouse Subdivision
- Building Footprint Subdivision
- **Condominium Subdivision**
- Lot Consolidation
- Boundary Line Adjustment
- Right-of-Way Vacation
- Vacation of Easement

- A condominium is an ownership structure where a unit or space within a structure is defined and sold. Condo's generally do not include real estate and includes common ownership structures.
- Processed *AFTER* a building is built since interior walls are property lines.



8/7/2025

Land Use Code Update

31

31

ARTICLE V: SUBDIVISION APPLICATIONS

- Major Subdivision
- Minor Subdivision
- Resubdivision
- Administrative Plat
- Townhouse Subdivision
- Building Footprint Subdivision
- Condominium Subdivision
- **Lot Consolidation**
- Boundary Line Adjustment
- Right-of-Way Vacation
- Vacation of Easement

A lot consolidation is a process where two or more lots, tracts, or parcels are consolidated into one lot which removes the common boundary line(s).

Lot consolidation cannot result in any of the following:

- The modification or alteration of any public right-of-way;
- The creation of additional lots;
- The creation of an unbuildable lot; or
- The creation of a lot that does not have legal access from a public *right-of-way* or perpetual easement.



8/7/2025

Land Use Code Update

32

32

ARTICLE V: SUBDIVISION APPLICATIONS

- Major Subdivision
- Minor Subdivision
- Resubdivision
- Administrative Plat
- Townhouse Subdivision
- Building Footprint Subdivision
- Condominium Subdivision
- Lot Consolidation
- **Boundary Line Adjustment**
- Right-of-Way Vacation
- Vacation of Easement

The purpose of a Boundary Line Adjustment is to allow for adjustments to boundary or lot lines that are minor amendments to previously platted property which does not result in any of the following:

- The creation of additional lot(s);
- The consolidation of any lots;
- The creation of an unbuildable lot; or
- The creation of a lot that does not have legal access from a public right-of-way or perpetual easement.



8/7/2025

Land Use Code Update

33

33

ARTICLE V: SUBDIVISION APPLICATIONS

- Major Subdivision
- Minor Subdivision
- Resubdivision
- Administrative Plat
- Townhouse Subdivision
- Building Footprint Subdivision
- Condominium Subdivision
- Lot Consolidation
- Boundary Line Adjustment
- **Right-of-Way Vacation**
- Vacation of Easement

- The right-of-way vacation process is straightforward – it is a process through which unnecessary public rights-of-way are vacated and distributed into private ownership.
- Statutory process that identifies how to go about vacating rights-of-way, and this section will generally follow those requirements. (Section 43-2-301 of the C.R.S.)



8/7/2025

Land Use Code Update

34

34

ARTICLE V: SUBDIVISION APPLICATIONS

- Major Subdivision
- Minor Subdivision
- Resubdivision
- Administrative Plat
- Townhouse Subdivision
- Building Footprint Subdivision
- Condominium Subdivision
- Lot Consolidation
- Boundary Line Adjustment
- Right-of-Way Vacation
- Vacation of Easement

- This is the process to vacate easements and the rights associated with easements.
- The process does not permit the vacation of easements that are currently in use and/or those that house utility infrastructure in a manner granted by the easement(s).









8/7/2025

Land Use Code Update

35

35

COMMENTS/QUESTIONS

8/7/2025

2024 Mead Code Update

36

36



37