



Planning Commission Meeting

441 3rd Street, Mead

September 17, 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

Chair Karen Peterson
Chair Pro Tem Ryan Sword
Commissioner Charles Gehringer
Commissioner William Jorgensen
Commissioner Chad Rademacher
Commissioner Alternate Timothy Corliss
Commissioner Alternate Jean Bratcher

2. Pledge of Allegiance to the Flag

3. Acknowledgement of appointment of Jean Bratcher

4. Review and Approve Agenda

5. Public Comment:

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

6. Approval of Minutes

- a. Approval of Minutes - Regular Meeting August, 20, 2025

7. Public Hearing

- a. Highland Lake Comp Plan Amend
 - i. **Resolution No.10-PC-2025** — A Resolution of the Planning Commission of the Town of Mead, Colorado Approving the Comprehensive Plan Amendment for the Highland Lake Property

8. New Business

- a. Kiteley Ranch Annexation
 - i. **Resolution No.11-PC-2025** — A Resolution of the Planning Commission of the Town of Mead, Colorado Recommending Approval of the Kiteley Ranch

9. 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.



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

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

Attendance

There being present the following members to wit:

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

Those absent

Commissioner William Jorgensen

Also present: Community Development Director Jason Bradford; Town Planners Collin Mieras & Alexander Ailey; Secretary, Ana Bohl; Assistant Town Attorney Joshua Myers; Ms. Jean Bratcher & Mr. Lojohomoi (applicants for Alternate Planning Commissioner)

Attending via remote access: Town Attorney Silvia Buchenic

2. Pledge of Allegiance to the Flag

The assembly pledged allegiance to the flag.

3. Review and Approve Agenda

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

Ayes: Chair Peterson, Chair Pro Tem Sword, Commissioner Gehringer, Commissioner Rademacher, Commissioner Corliss

Nays: None

Abstaining: None

Passed

4. 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.

5. Approval of Minutes

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

Commissioner Gehringer motioned to approve Minutes. Commissioner Rademacher seconded the motion.

Ayes: Chair Peterson, Chair Pro Tem Sword, Commissioner Gehringer, Commissioner Rademacher, Commissioner Corliss

Nays: None

Abstaining: None

Passed

6. Public Hearing

- a. Mead Village Comp Plan Amend

Chair Peterson opened the public hearing at 6:12 p.m.

Town Planner Alex Ailey presented the recommendation of approval of the Comprehensive Plan amendment requested for a portion of Mead Village.

Mr. Ailey described the property, giving clarification of the area of the project, and details; he provided staff analysis and recommendations.

Ms Karen Henry with Henry Design Group presented the project, including proposal and analysis details, as their first step in the Mead Village entitlement process.

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

Chair Peterson asked if anyone present wanted to provide comments.

There was no public comment at this time.

Chair Peterson closed the public hearing at 6:27 p.m.

- 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

Commissioner Rademacher motioned 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 Mead Village. Commissioner Gehringer seconded the motion.

Ayes: Chair Peterson, Chair Pro Tem Sword, Commissioner Gehringer, Commissioner Rademacher, Commissioner Corliss

Nays: None

Abstaining: None

Passed

b. North Mead Comp Plan Amend

Chair Peterson opened the public hearing at 6:29 p.m.

Community Development Director Jason Bradford presented the recommendation of approval of the comprehensive plan amendment requested for a property known as North Mead Place.

Mr. Bradford provided information about the location of the property, surrounding uses, and proposed future land use designation, including guidelines for the Commissioners to consider.

Mr. Paul Shokas with PCS Group, started his presentation and went over existing zoning and why their proposal is justified and suitable; he mentioned the amendment will allow the site plan to have a range of lot sizes and densities, along with a mix of housing types and people.

The Assistant Town Attorney asked for clarification about an item from Director's Bradford presentation; Mr. Bradford and Mr. Shoukas addressed the request, and responded to questions and comments from the Commissioners regarding the information provided.

Chair Peterson opened the public comment portion of the hearing.

Chair Peterson asked if anyone present wanted to provide comments.

Mr. Mark Williams - 14663 CR 7; Sue Dammofal - 14613 CR 7; Greg Dameron - 2696 Grace Way; Jeff Engelman - 2672 Grace Way; Robert Danos; Milena Halek - 2688 Grace Way; Stephen D. - 362 Hunters Ridge; Tony Barela 2680 - Grace Way; Dane Butler - 14515 CR 7; Mark Skelton - 2692 Grace Way; Dave Setter - 14618 Bonsmara Dr.; Lindy Hruska - 2676 Grace Way; Jennifer Stienike - 2700 Grace Way; Brent Lang - 2688 Grace Way, among a couple of other residents participated in the Public Hearing.

Residents expressed their concerns regarding the negative impacts of the proposed amendment, including effects on property values, increased traffic, environmental and wildlife disruption, housing density, and shortages of police and Town budget resources.

Mr. Otto Aichinger, representing the potential purchaser and developer of the property, spoke to clarify some of the statements made in the public comments. He explained the need to have further discussion.

Mr. Aichinger proposed having further discussion and public outreach.

Commissioners commented and asked questions regarding lot size, house density, cost of lake maintenance, schools, and metro district option and its requirements. Mr. Aichinger addressed the questions and comments.

Chair Peterson closed the Public Hearing at 7:48 p.m.

Director Bradford made a point of clarification. He asked Mr. Aichinger to confirm the formal request for a continuation of the Public Hearing and Mr. Aichinger so confirmed.

Mr. Myers provided instructions to the Chair to how to proceed.

Chair Peterson motioned to reopen the public hearing for the North Mead Place Comprehensive Plan Amendment. Commissioner Rademacher seconded the motion.

Ayes: Chair Peterson, Chair Pro Tem Sword, Commissioner Gehringer, Commissioner Rademacher, Commissioner Corliss

Nays: None

Abstaining: None

Passed

- 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

Chair Pro Tem Sword motioned to amend the motion to continue the hearing to October 15th, 2025, at 6:00 p.m. at Mead Town Hall, 441 Third St. Mead, and further to provide more information to the residents and commissioners. Commissioner Gehringer seconded the motion.

Commissioner Rademacher thanked everybody for their attendance and for bringing up the continuation of the Public Hearing to get more information to make an informed decision.

Ayes: Chair Peterson, Chair Pro Tem Sword, Commissioner Gehringer, Commissioner Rademacher, Commissioner Corliss

Nays: None

Abstaining: None

Passed

Assistant Attorney Myers reminded the public that all of their testimonies are part of the public record, and invited them to come back on October 15th at 6:00 p.m.

Chair Peterson requested a 5-minute recess.

Chair Peterson called the meeting back to order at 8:03 p.m.

- c. Welker Farms PUD

Chair Peterson opened the public hearing on the Welker Farms PUD at 8:04 p.m.

Community Development Director Jason Bradford presented the recommendation of approval of the proposed PUD zoning. Director Bradford described the proposal, explaining the standards and criteria of approval; he went over staff findings and recommendations.

Mr. David Meyerowitz, on behalf of applicant, introduced Ms. Elyse Appelgate and begin the developer presentation.

Ms. Appelgate with Norris Design provided a presentation of their project proposal, including architectural design, landscape standards, fencing types, site furnishing, signage, and building materials standards, among other details.

Commissioners commented and asked questions mainly about the 4-story buildings, and those were addressed by the applicant team.

Chair Peterson asked if anyone present wanted to provide comments.

There was no public comment at this time.

Chair Peterson closed the public hearing at 8:46 p.m.

- 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

Commissioner Gehringer motioned 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) overlay for the property known as Welker Farms. Chair Pro Tem Sword seconded the motion.

Ayes: Chair Peterson, Chair Pro Tem Sword, Commissioner Gehringer, Commissioner Corliss

Nays: Commissioner Rademacher

Abstaining: None

Passed

7. Community Development Update

- a. Land Use Code Update

- i. Land Use Code - Process and Subdivisions

Community Development Director Jason Bradford introduced the two applicants for the Alternate Planning Commissioner's position. Ms. Bratcher and Mr. Lojohomoi briefly presented themselves to the commissioners.

The Town of Mead consultant provided a presentation for the LUC update of chapters relating to standard processes and subdivision requirements and procedures,

The Commissioners had questions that were addressed by the consultant.

8. Adjournment

Commissioner Rademacher motioned to Adjourn. Commissioner Gehringer seconded the motion.

Ayes: Chair Peterson, Chair Pro Tem Sword, Commissioner Gehringer, Commissioner Rademacher, Commissioner Corliss

Nays: None

Abstaining: None

Passed

The Regular Meeting of the Town of Mead Planning Commission was adjourned at 9:51 p.m. on Wednesday, August 20th, 2025.

Karen Peterson, Chair

ATTEST:

Ana Bohl, Secretary



Agenda Item Summary

Agenda Date: 9/17/2025

Subject: Resolution No.10-PC-2025 — A Resolution of the Planning Commission of the Town of Mead, Colorado Approving the Comprehensive Plan Amendment for the Highland Lake Property

Presented by: Collin Mieras, Interim Community Development Director

Summary:

Columnar Holdings II, LLC (the “Applicant”) has submitted an application on behalf of Carlotta Elliot, Carey Harris, and Cindy Lutz (the “Owners”), 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”) designation for the Property, as defined herein, from Rural Residential (RR), Large Lot Residential (LLR), and Single Family Residential (SFR) to 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 97.63 acre property, which is generally located north of County Road 34.5, west of the North Creek Subdivision, south of County Road 36, and east of County Road 5, 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 a mix of Rural Residential (RR), Large Lot Residential (LLR), and Single Family Residential (SFR). Rural Residential (RR) is intended to provide for rural estate lots of at least 2.5 acres in size. Large Lot Residential (LLR) is intended to provide for rural lots of at least 1 acre in size. Single Family Residential (SFR) is intended to provide for clustered, medium-density single-family lots of at least 6,250 square feet in size. The Applicant is requesting to change this designation to Single Family Residential (SFR) with the intention of providing 335 – 470 suburban sized residential lots. The 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 adjacent to rural estate lots within unincorporated Weld County to the north, west and south of the project. The Property is directly adjacent to the North Creek neighborhood within the Town of Mead to the east. The North Creek neighborhood has a future land use designation of Single Family Residential (SFR) and is currently zoned for Residential

Single Family (RSF-4), allowing up to 4 dwelling units to the acre, which is the zoning designation that the Applicant intends to seek for the Property at annexation should the Amendment be approved.

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:

A Project Statement 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 providing needed residential housing with strong connectivity to the existing Town limits and proximity to existing infrastructure and services.

Use Map (attached as Exhibit 1 to Resolution No. 10-PC-2025).

Town Staff has reviewed the proposed Amendment and is supportive of the proposal, given the project's proximity to the core downtown, existing utility services and infrastructure, and similar existing development patterns directly to the east with the North Creek neighborhood within the Town of Mead.

The proximity of the Amendment to the existing downtown and existing services and infrastructure would provide much needed housing stock without the need for significant extensions of water lines, sewer lines, or road infrastructure to serve the property that would otherwise be required if the development was proposed closer to the periphery of the Town's Planning Influence Area. The proposed additional housing stock within close proximity to the downtown will also provide additional economic support for the existing and future businesses within downtown.

The Amendment concept plan proposes landscaped open space buffers to minimize the impact of the development on the surrounding neighbors within the North Creek subdivision, as well as the residences within unincorporated Weld County directly adjacent to the property to the west. The concept plan also provides a large park amenity on the western portion of the property, which provides a connection to Highland Lake, as well as an additional buffer for the adjacent

property owners within unincorporated Weld County.

Options

Following the conclusion of the September 17th, 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. 10-PC-2025, with the following motion:

“I Move to Approve Resolution No. 10-PC-2025 - A Resolution of the Planning Commission of the Town of Mead, Colorado Approving the Comprehensive Plan Amendment for the Highland Lake Property.”

Attachments:

- 1. Resolution No.10-PC-2025
- 2. Highland Lake Subdivision Comprehensive Plan Amendment Map
- 3. 2025.09.12-Columnar-Highland Lake-Narrative
- 4. 2025.09.12-Highland Lake Subdivistion PC - Presentation
- 5. Letter of Concern

**TOWN OF MEAD, COLORADO
PLANNING COMMISSION
RESOLUTION NO. 10-PC-2025**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF MEAD,
COLORADO APPROVING THE COMPREHENSIVE PLAN AMENDMENT FOR THE
HIGHLAND LAKE 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 Town 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, Columnar Holdings II, LLC (the "Applicant") has submitted an application for a Comprehensive Plan amendment for certain property generally located north of County Road 34.5, east of County Road 5, south of County Road 36, and west of the existing North Creek neighborhood, in the County of Weld, State of Colorado, which property consists of 97.63 acres more or less, as shown in Exhibit 1 ("Property"); and

WHEREAS, Applicant is an authorized representative of the Property owners, Carlotta Elliot, Carey Harris, and Cindy Lutz (together, the "Property Owners")

WHEREAS, the Applicant intends to purchase the Property and to submit a Petition for Annexation to the Town for the Property; and

WHEREAS, specifically, the Applicant is requesting an amendment to change the Comprehensive Plan Future Land Use Map designation of the Property from Rural Residential (RR), Large Lot Residential (LLR), and Single Family Residential (SFR) to Single Family Residential (SFR) with the intention of building 335-470 suburban sized residential lots ("Comprehensive Plan Amendment" or "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 September 17th, 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 September 17th, 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 Rural Residential (RR), Large Lot Residential (LLR), and Single Family Residential (SFR) 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 17th DAY OF SEPTEMBER, 2025.

ATTEST:

TOWN OF MEAD PLANNING COMMISSION:

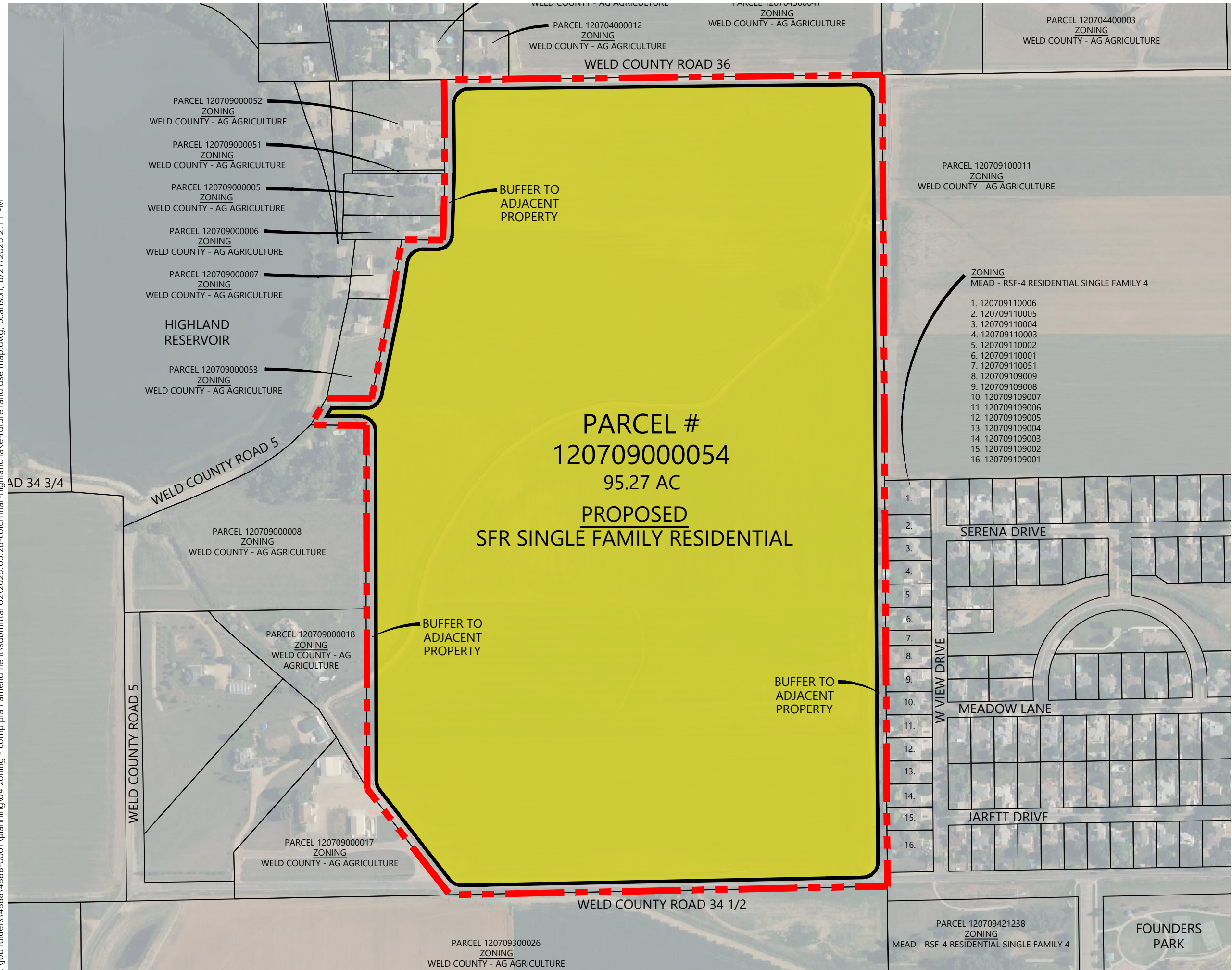
By: _____
Ana Bohl, Secretary

By: _____
Ryan Sword, Chair Pro Tem

EXHIBIT 1

Highland Lake Subdivision Comprehensive Plan Amendment Map

i:\job folders\4888-0001\planning\04 zoning - comp plan amendment\submit\02\2025.06.26-columnar-highland lake-future land use map.dwg, bcarlson, 6/27/2025 2:11 PM



PARCEL #
120709000054
 95.27 AC
PROPOSED
SFR SINGLE FAMILY RESIDENTIAL

- ZONING**
 MEAD - RSF-4 RESIDENTIAL SINGLE FAMILY 4
1. 120709110006
 2. 120709110005
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 9. 120709109008
 10. 120709109007
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 16. 120709109001

HIGHLAND LAKE MEAD, CO

VICINITY MAP

EXISTING FUTURE LAND USE MAP

PORTIONS OF LINE WORK MAY HAVE BEEN TAKEN FROM SCALED DRAWINGS AND/OR INFORMATION PROVIDED BY A THIRD PARTY.

COLUMNAR INV.
 PROPOSED FUTURE LAND USE MAP

Planning & Landscape Architecture
 Land & Master Planning
 Land Use/Community Studies
 Sustainable Design
 Urban Design
 Landscape Architecture
 2765 West 121st Avenue
 Suite 300, Westminster, CO 80234
 P 303.421.4224

0 300'

1" = 300' - 0"

MEAD, COLORADO

DRWN BY:	LIA
CHKD BY:	LIA
DATE:	6/27/2025
PROJECT NUMBER:	CO4888-0001

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HIGHLAND LAKE
MEAD, COLORADO
COMPREHENSIVE PLAN AMENDMENT
PROJECT STATEMENT

PREPARED FOR:
TOWN OF MEAD

PREPARED BY:
LJA

ON BEHALF OF:
COLUMNAR INVESTMENTS

September 5, 2025

September 5, 2025

Planning Division
Town of Mead
441 Third St.
Mead, CO 80542

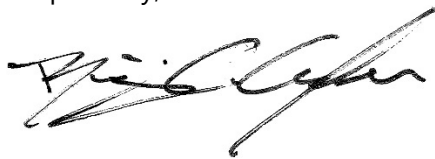
Reference: Parcel 120709000054 Comprehensive Plan Amendment Project Summary

Town of Mead Planning Division,

We are pleased to submit our second submittal for a Comprehensive Plan Amendment for parcel 120709000054, known as Highland Lakes. This parcel is located approximately northwest of the intersection of Weld County Rd 34 1/2 & W View Dr, and south of Weld County Rd 36. We are proposing to amend the Comprehensive Plan designations for this parcel, including the Future Land Use Map, which is currently located in unincorporated Weld County. Below is a more detailed analysis of the proposal and criteria as outlined on the Comprehensive Plan Amendment checklist.

We look forward to collaborating with the Town of Mead as part of the formal Comprehensive Plan Amendment process. Please do not hesitate to reach out with any questions or concerns to help facilitate the approval process, and we look forward to your response.

Respectfully,



Ben Carlson
Senior Planner

Comprehensive Plan Amendment Project Statement 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; and*

Currently, the Comprehensive Plan's Future Land Use Map designates 3 land use categories within this property. SFR Single Family Residential, LLR Large Lot Residential, and RR Rural Residential are defined by the Comprehensive Plan to allow for the following housing types and densities.

- Mead's RSF-4 Residential Single-Family District fits within the SFR Single Family Residential land use category, which is described as clustered, medium-density single-family development with a density of up to 4 units per acre.
- The RSF-1 Residential Single-Family District fits within the LLR Large Lot Residential land use category, which is described as large-lot, very low-density, single-family residential development with a predominantly rural character on lots of at least 1 acre.
- The RSF-E Residential Single-Family-Estate District fits within the RR Rural Residential land use category, which is described as large-lot, low-density, estate-type single-family development on lots of at least 2 1/2 acres.

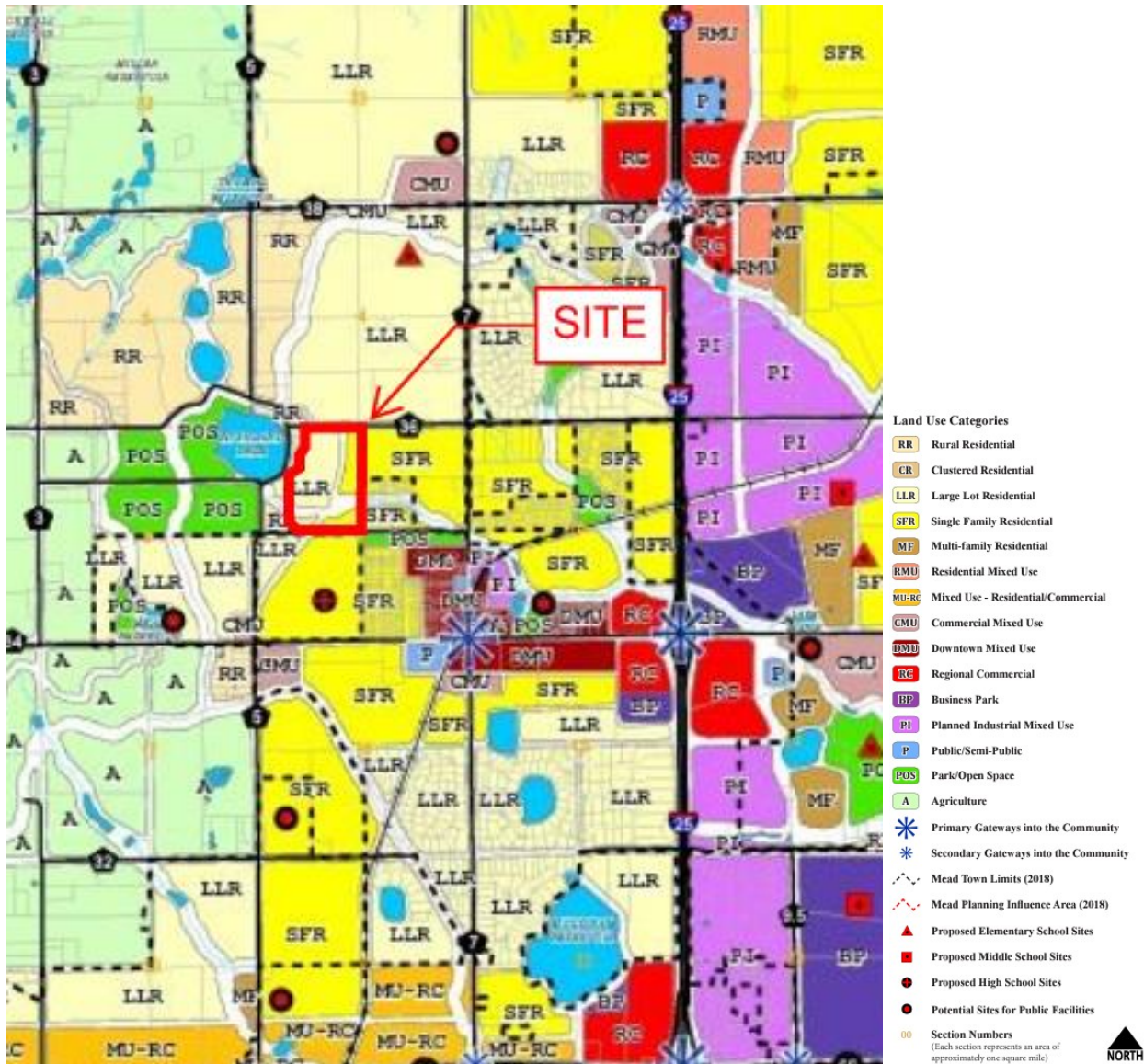
The proposed Comprehensive Plan designation for the entirety of the subject property is SFR Single Family Residential, defined by the Comprehensive Plan to allow the Mead zoning designation of RSF-4 Residential Single-Family or a potential future residential Planned Unit Development. RSF-4 Residential Single-Family is described as a clustered, medium-density single-family development with a density of up to 4 units per acre.

The eastern portion of the subject property is currently designated as SFR Single Family Residential, and the adjacent development within Mead is zoned as RSF-4 Single Family Residential. By transforming the remainder of the subject property to the SFR Single Family Residential designation and RSF-4 Single Family Residential or future Planned Unit Development zoning, the land will be made available to the development of single-family housing at a higher density which may address current market conditions.

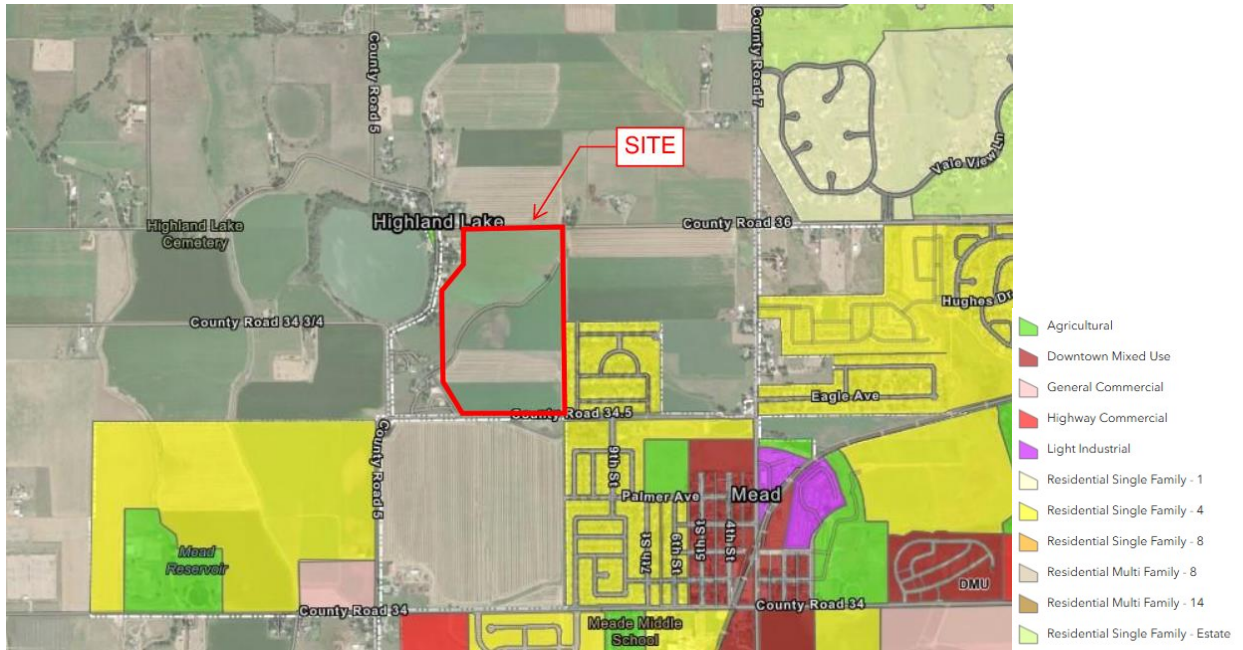
Allowing for RSF-4 or a potential future residential Planned Unit Development density across the entirety of the parcel will allow for a higher density than is currently allowed. This creates the ability to include a greater amount of green space made available to the public as opposed to larger private yards and less space made available to the public to enjoy. This includes the possibility of a large public park on the west side of the site.

The subject property is also within about 1/2 mile to 1 mile of Downtown Mead. A greater number of residents in close proximity will result in more customers for the businesses that make up Downtown Mead, benefiting the economy. This proximity to downtown allows for the future community to access the amenities located in the downtown core via bicycle or on foot and for those neighborhoods to the east to access Highland Lake via the same opportunities, helping to create a vibrant walkable community. Higher density development can contribute to higher economic activity and higher tax revenue. Infrastructure improvements throughout the Town can be more easily accomplished with additional funds being generated.

The Comprehensive Plan also indicates a proposed High School located approximately 1/2 mile to the south, allowing for future High School students in the Highland Lake Subdivision to access the High School on foot or by bicycle.



Current Future Land Use Map (2018)



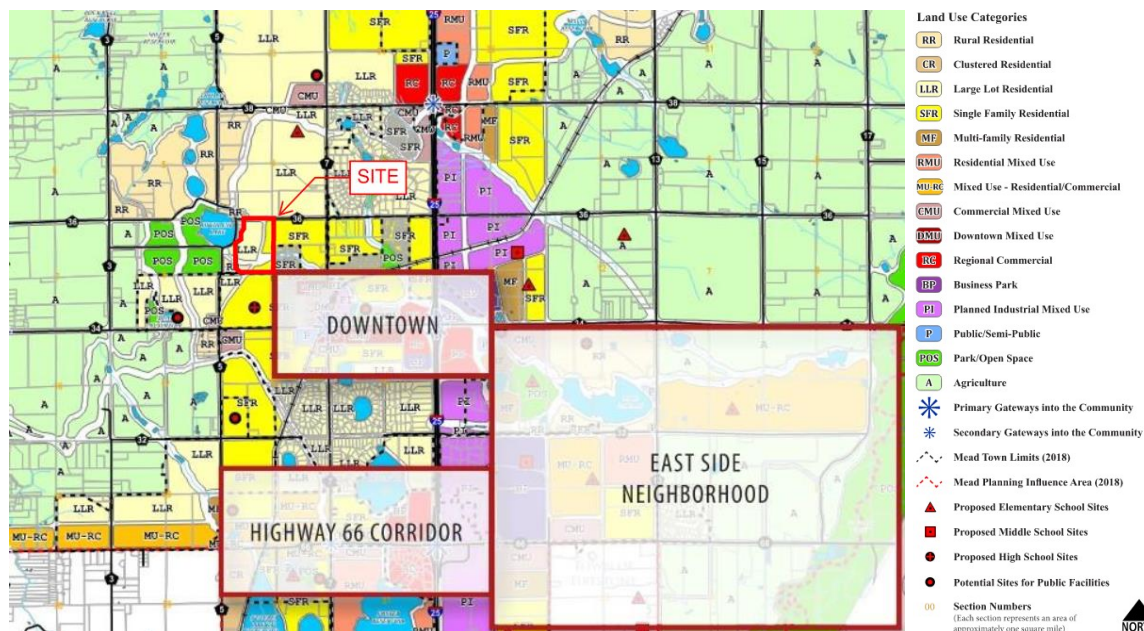
Town of Mead Zoning Map

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

The 2009 Comprehensive Plan shows land use designations for this site that are similar to the current Comprehensive Plan. In the 2009 Comprehensive Plan, a proposed arterial was shown running north/south dividing the site, with Rural and Large Lot Residential on the west side of the arterial and Single Family Residential on the east side. When the Comprehensive Plan was updated in 2018, the arterial roadway was no longer proposed (and no longer shown on the plan), and this property’s land use designations were not revised. This one substantial change supports an amendment to the land use designations on this property.

Other factors that justify the Future Land Use amendment include the current housing market trending toward smaller, more attainable housing. This demands for a necessary, yet underserved step in the housing ladder which allows for the ability of current and future residents to move up or down in home size as they transition into different stages of life. This in turn creates additional opportunities for housing movement in adjacent steps of the housing ladder.

The subject property’s proximity to Downtown Mead also provides easy access to utilities and downtown amenities and businesses. More density located closer to both utility and community services is a best practice for town growth. The Comprehensive Plan notes the Town is expected to continue its unprecedented growth and aims to ensure that future growth is deliberate and planned in a manner consistent with the current goals and priorities. By bringing higher density closer to the Town’s center, the ability to transition density outward more smoothly is achieved and avoids patchwork density and zoning. As the Town of Mead has grown opportunities for additional housing closer to Downtown Mead to help support, a vibrant downtown area should be explored to help boost economic activity, increase tax revenue, and support the businesses located in Downtown Mead.



Town of Mead Sub-Area Boundaries

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; and* The Town's Comprehensive Plan outlines the following Vision Themes to help guide Mead through future growth. The subject property may address or promote each theme in a range of manners.

I. A Small-Town Community Character

The ability to provide smaller lot sizes and right-sized homes for the current market allows for the ability to respond to the current market conditions for attainable housing while still providing a neighborhood that may idealize the small-town character of Mead. Design standards that promote the rural character of mead may guide the feel of the neighborhood, through home styles and parks and open space theming. The small-town character of walkable neighborhoods which knits a community together is able to be achieved through pleasant walks and trails woven throughout to connect residents and green spaces.

II. Diverse Economy

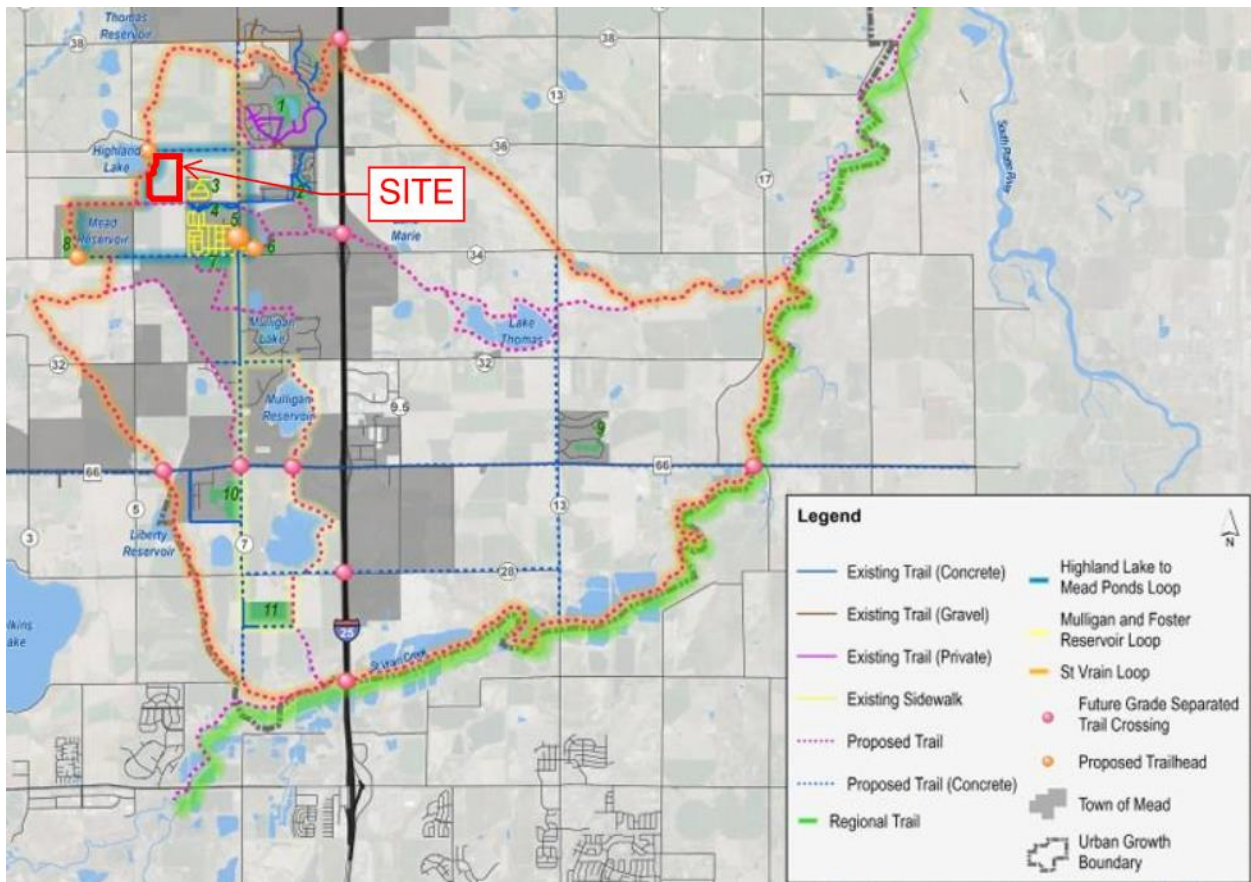
The subject property is located roughly ½ to 1 mile from Downtown Mead. This proximity allows future residents to more frequently visit the businesses of Mead and strengthen the economy. Some residents of this neighborhood will likely be employed in the businesses throughout Mead and lend a hand in its future growth and more diverse businesses are introduced. Supporting businesses and strengthening Downtown Mead were key takeaways from the community during the Comprehensive Planning process.

III. Friendly Neighborhoods

Attractive streetscapes where neighbors may interact throughout the day help to build a strong-knit community. These relationships may also be shared at parks and open space opportunities throughout the development where there will be passive and active recreation amenities. The smaller home sizes allow for a diverse range of life stages to comprise the residents of the future neighborhood. With the likely diverse demographic of the neighborhood, the community strengthens its resilience by being able to share different life experiences. Smaller lots with more density will provide housing for those who may not be able to afford or desire to live on a larger (+1AC) parcel. New residential development tends to have a positive impact on adjacent subdivision home values as infrastructure improvements (such as parks, trails, and roads) make the area more desirable. This, along with the knowledge that something undesirable won't be constructed adjacent to the community in the future, helps to support existing home values.

IV. Strong Connectivity

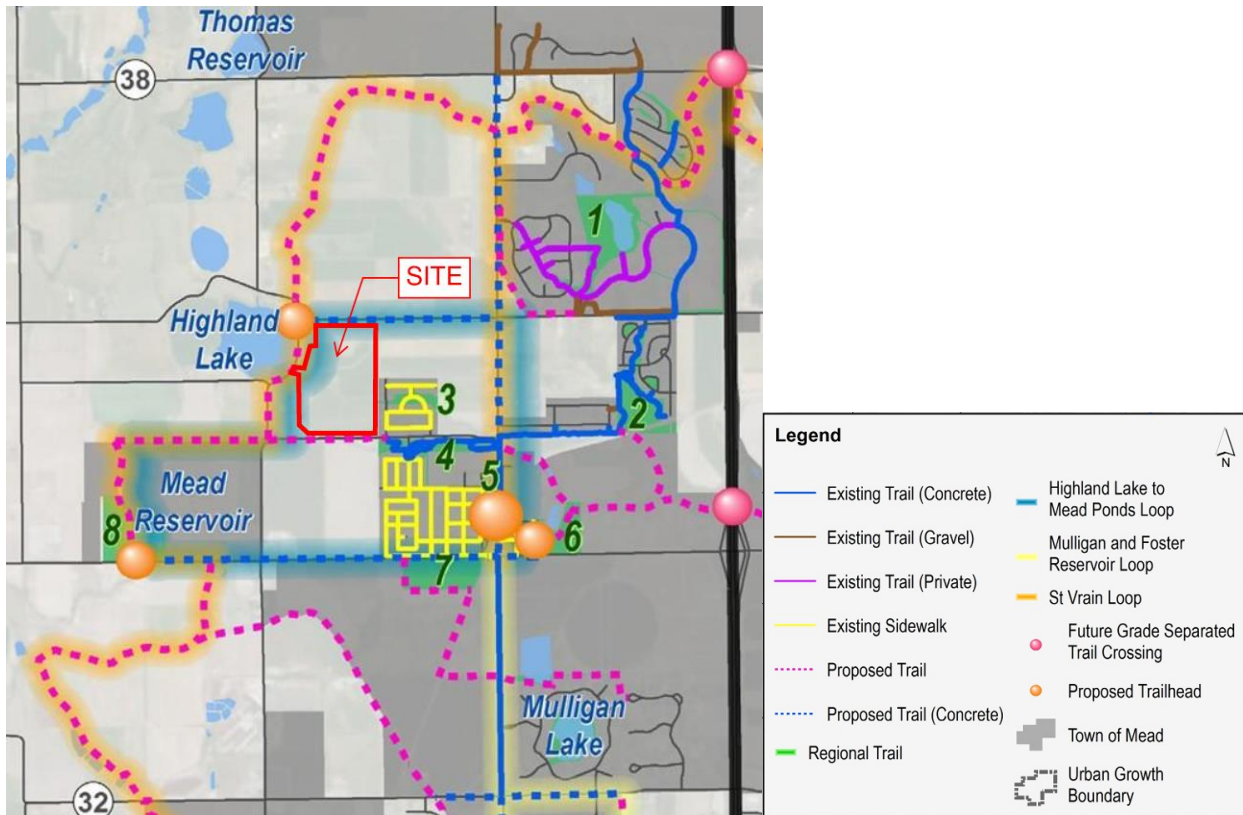
Downtown Mead may quickly be accessed by Weld County Road 34 ½, and access to Interstate 25 is roughly 2 miles away. The property is adjacent to the Highland Lake to Mead Ponds Loop trail and St. Vrain Loop trail, which allows residents multi-modal access to the larger region. Direct trail access to Highland Lake can be provided, and Founders Park is nearby to the southeast. A High School is being proposed south of the development which could be accessed via walking or bicycling. Within the development, streets will be well connected and provide walks and shared bicycle opportunities. Off-street trails will also be provided. Additional tax revenue from future homeowners will help support the Town, and the development will be required to upgrade and construct infrastructure to support the development.



Comprehensive Plan Trails Map

V. *Dynamic Parks, Recreation and Open Space*

As an allowance of higher density for the entirety of the subject property, lot sizes are by nature able to be smaller. In turn, this allows more land to be utilized for publicly accessible parks and open space rather than located in larger private yards. The greater density allows for the potential for parks to be larger than typical. Through thoughtful planning and design, quality parks and green spaces within the neighborhood can be interconnected within the regional network. The subject property includes the ability to provide trail access to Highland Lake. The Highland Lake to Mead Ponds Loop trail and St. Vrain Loop trail are both routed adjacent to Highland Lake near the property, allowing for convenient multi-modal connections to other parks and amenities locally and in the region.



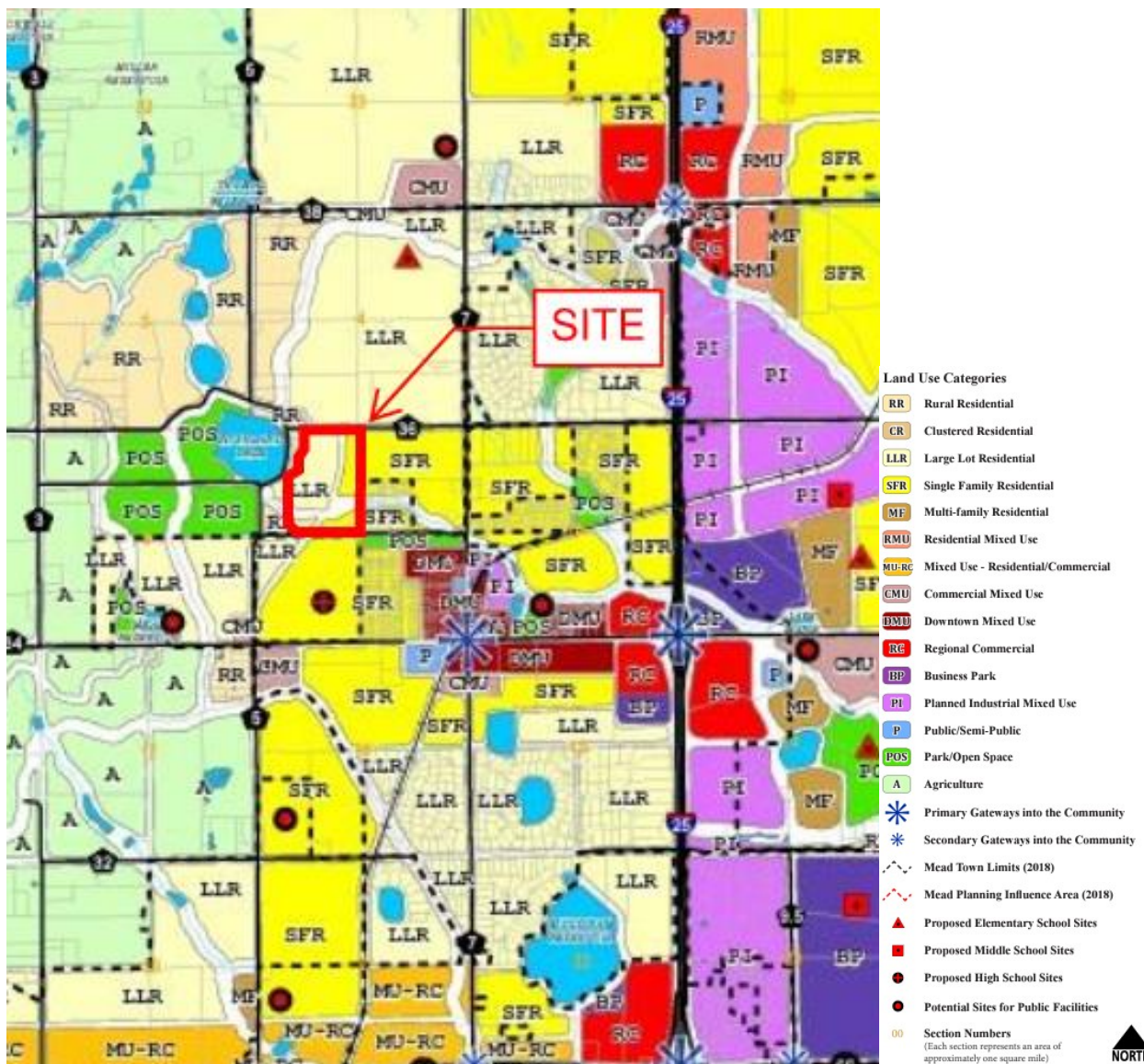
Comprehensive Plan Trails Map

VI. *An Expansive Natural and Agrarian Setting*

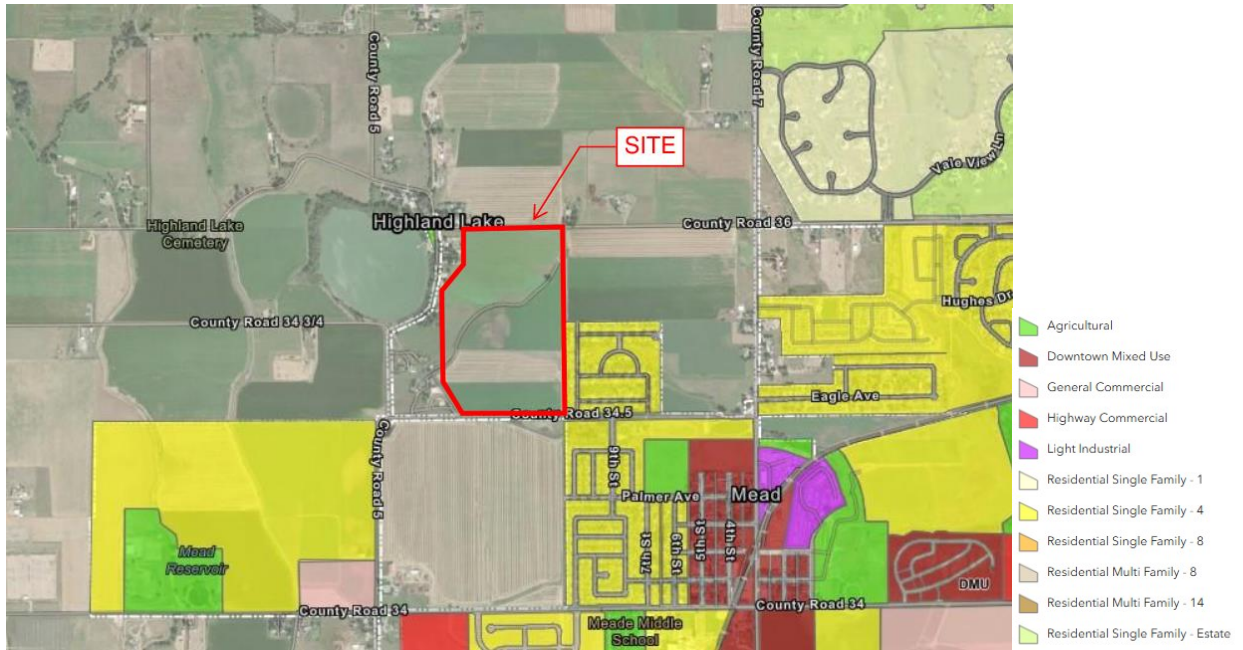
By comprehensively planning the neighborhood, the development is able live responsibly with efficient use of Mead’s energy, water, and services. Smart and sustainable best practices may be utilized to reduce the impacts on the Town and the surrounding systems. Opportunities may be taken to orient residents to scenic views and provide community spaces to enjoy the natural setting. A pair of plugged and abandoned well sites exist on the subject property, in which appropriate buffers will be observed. Providing higher density development helps to support agrarian areas more than low density development spread over many more acres.

VII. *Thoughtful Community Planning, Facilities and Services*

The subject property's proximity to Downtown Mead provides intuitive growth from the heart of the Town. More density located closer to both utility and community services is a best practice for town growth. Denser development is easier to serve and less expensive to maintain than low-density development spread over a larger area. By bringing higher density closer to the Town's center, the ability to transition density outward more smoothly is achieved. Growth in this area will also help to support infrastructure improvements and additional tax revenue for the Town.



Current Future Land Use Map (2018)

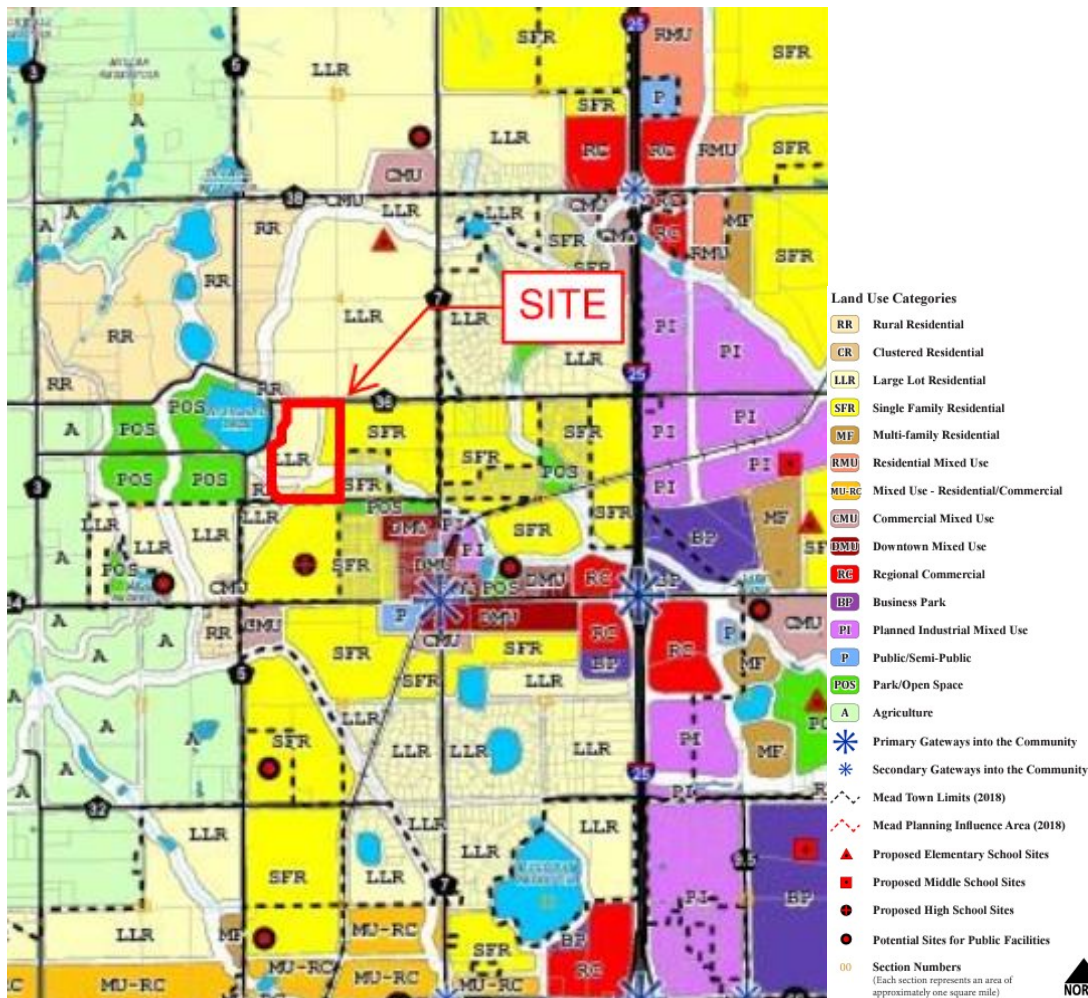


Town of Mead Zoning Map

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

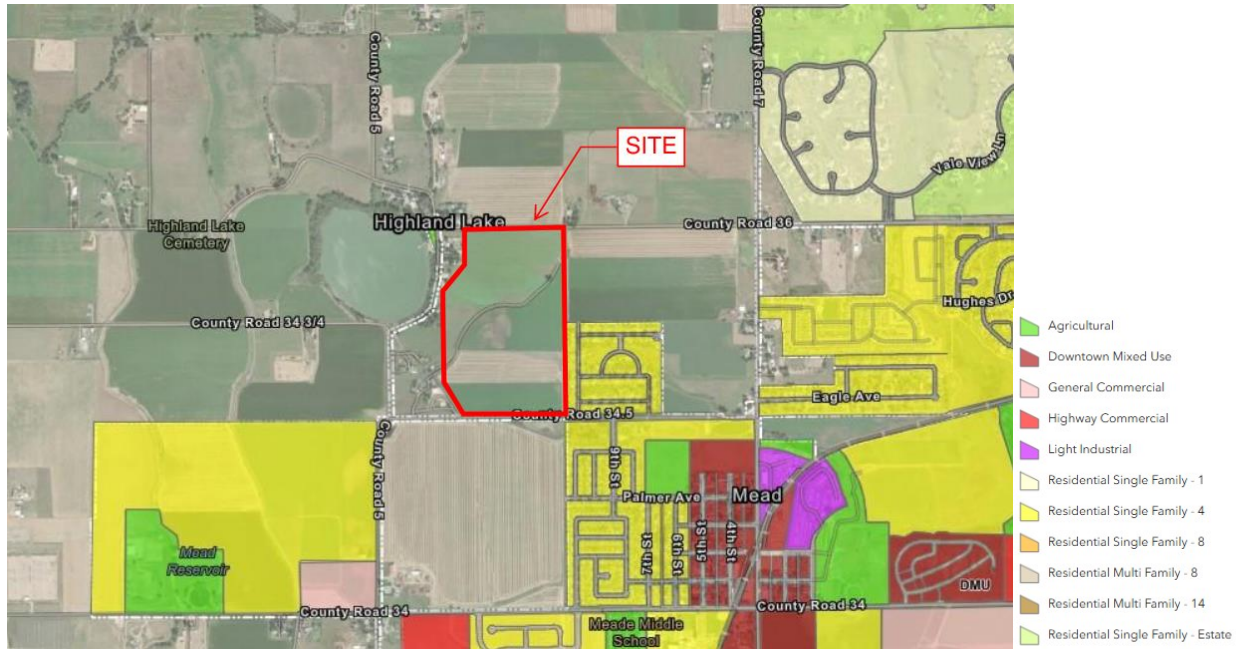
Currently, the subject property is bordered on a portion of the east by a residential neighborhood zoned as RSF-4 Residential Single-Family within the Town of Mead. The remainder of the properties bordering the site remain within Weld County and are zoned AG Agriculture. Within that designation, farmland comprises the adjacency to the south, the remainder of the east, and most of the northern boundaries. Rural residences comprise the remainder of the adjacency, primarily to the west.

The Future Land Use Map designates the land directly to the north and southwest as LLR Large Lot Residential and the land directly to the west and northwest as RR Rural Residential. The remainder of the adjacent land to the east and south is designated as SFR Single Family Residential. Founders Park, designated as POS park/Open Space lies nearby to the southeast. Highland Lake is nearby to the northwest, adjacent to POS Park/Open Space land on it's west. By converting the subject property to be fully SFR Single Family Residential, a natural extension of the land use is made. This blends well with the existing land uses and Mead zoning on all sides and helps achieve a smoother density transition outward from the Town's center.



Current Future Land Use Map (2018)

Further out from the property are additional residential neighborhoods of single-family homes and agricultural uses, as well as some general commercial, highway commercial, and downtown mixed-use areas. The proposed RSF-4 Residential Single-Family or potential residential Planned Unit Development zone district is compatible with the surrounding uses.



Town of Mead Zoning Map

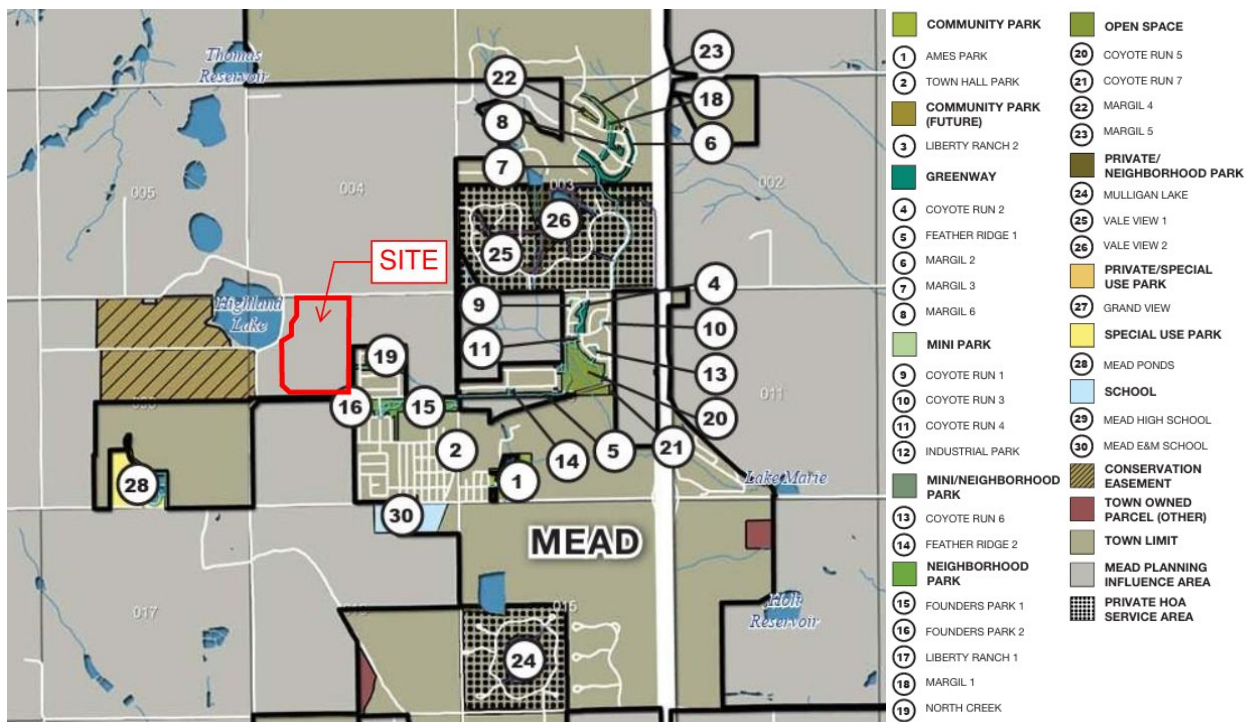
5. *An analysis of improvements or additions to public facilities necessitated by the proposed change and an evaluation of the impacts of the proposal on surface transportation system, including streets in adjacent neighborhoods, bicycle, and pedestrian travel, and proposed major streets.*

The applicant understands that roadway improvements may be required along the adjacent roads. Utility improvements and connections are anticipated to support the development. No direct connections are planned to current adjacent neighborhoods and the bulk of vehicular impacts will be along Weld County Road 36 to the north and Weld County Road 34 ½ to the south. Connections to future neighborhoods may be incorporated as necessary in order to promote interconnected street and utility networks. The increase in the number of homes and families will help finance and more easily facilitate infrastructure improvements as well as generate additional tax revenue and economic growth.

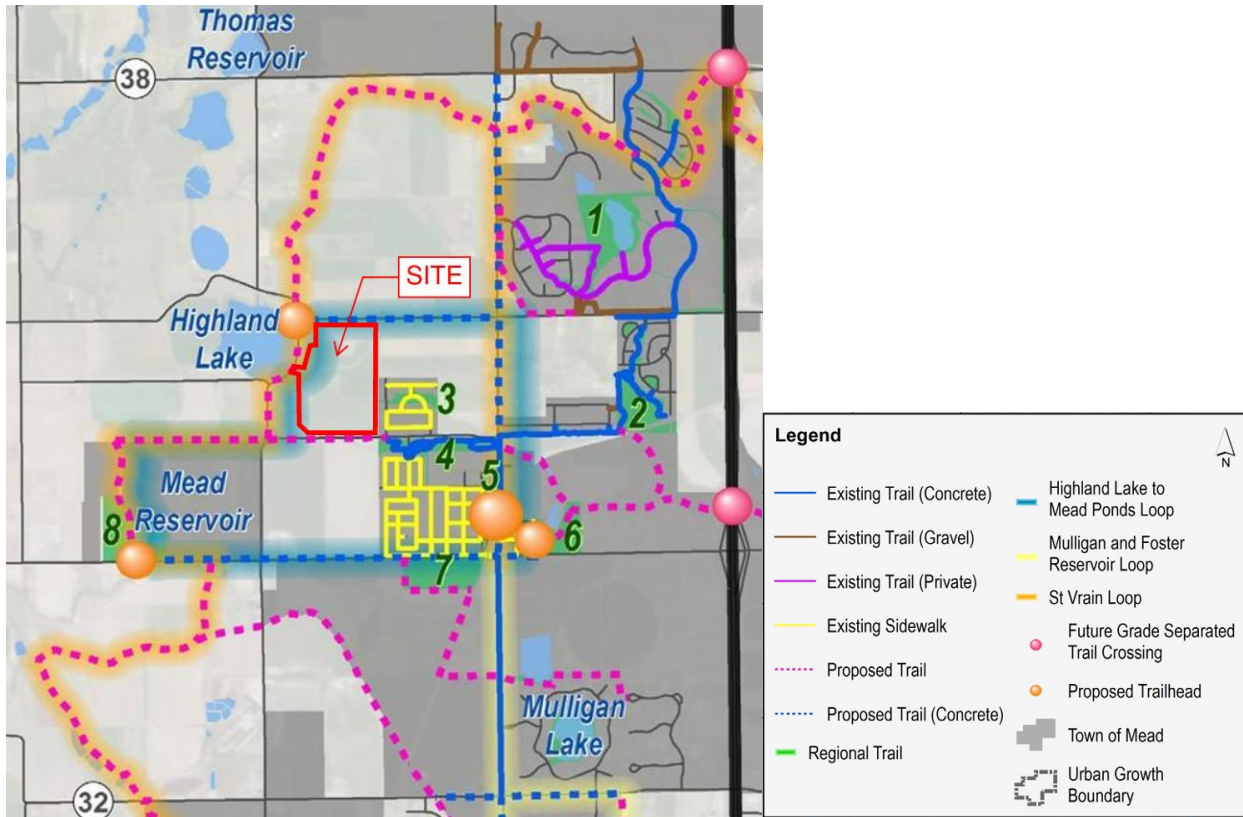
Water service is to be provided by Little Thompson Water District (LTWD). LJA has reached out to the district to understand existing network capacities and has requested a formal Commitment Letter Request to the District. Generally, waterlines which would have capability to serve the site exist in the adjacent North Creek Subdivision, WCR 34.5, and near the intersection of WCR36 & WCR7 to the east.

Sanitary Sewer service is to be provided by the Town of Mead, a gravity connection to the existing sewer within the North Creek Subdivision is proposed. Initial capacity analysis indicates an ability to serve the site via existing gravity sewer networks within the Town's system.

The development of this parcel will allow for quality connections for bicycle and pedestrian circulation to and through the site. To the west is Highland Lake where trail connections may be made, as well as to future surrounding park space as designated by the Future Land Use Map. Attractive routes to park spaces within as well as through the property for bicycles and pedestrians may also be made. Additionally, trails may connect to Founders Park to the southeast and the North Creek neighborhood park, allowing for the residents of Mead to have enjoyable routes to connected green spaces and to the town center.



Open Space, Parks & Trails Master Plan Existing Facilities Map (2011)



Comprehensive Plan Trails Map (2011)

Preliminary Concept Overview (RSF-4)

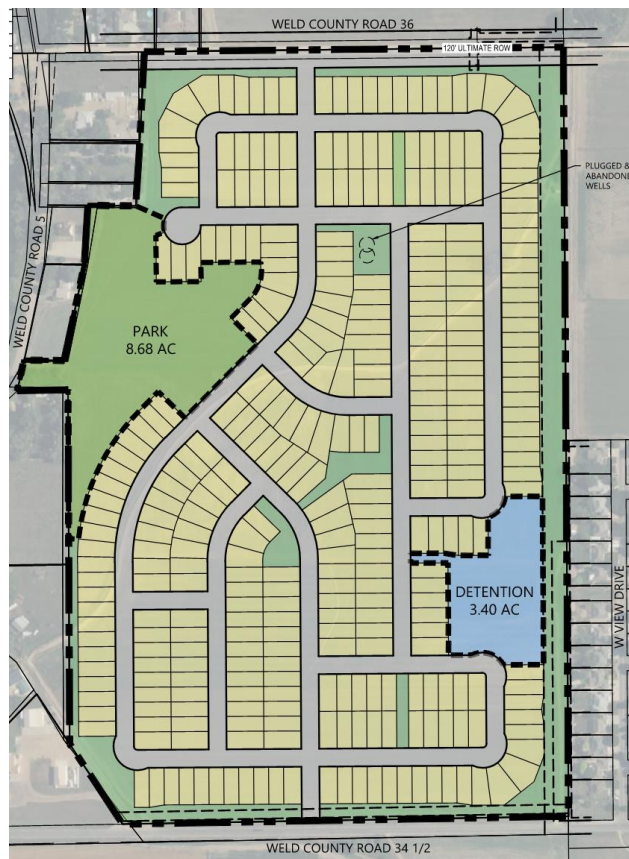
The layout features a large park on the western edge, designed to buffer the community from adjacent properties and establish a meaningful connection to the Highland Reservoir and the Historic Highlandlake Church.

Along the eastern boundary, a wide landscape buffer separates the development from neighboring residences, enhancing privacy and visual screening. A detention pond is also located in the southeast portion of the property, providing both stormwater management and an additional buffer for homes situated to the east. On the western edge, buffers are provided that offer separation and potential for integrated trail connections.

These perimeter buffers are envisioned as part of a multi-use trail corridor, supporting pedestrian circulation and community connectivity. In addition, the plan includes smaller pocket parks and internal pathways to foster walkability and access to open space throughout the neighborhood.

The site contains two plugged and abandoned oil and gas wells, located in the northern portion of the property. These wells and their required buffers have been incorporated into the concept plan.

Please note that this layout is preliminary and conceptual in nature. It is subject to change as the project progresses through the annexation, zoning, engineering, and platting processes.

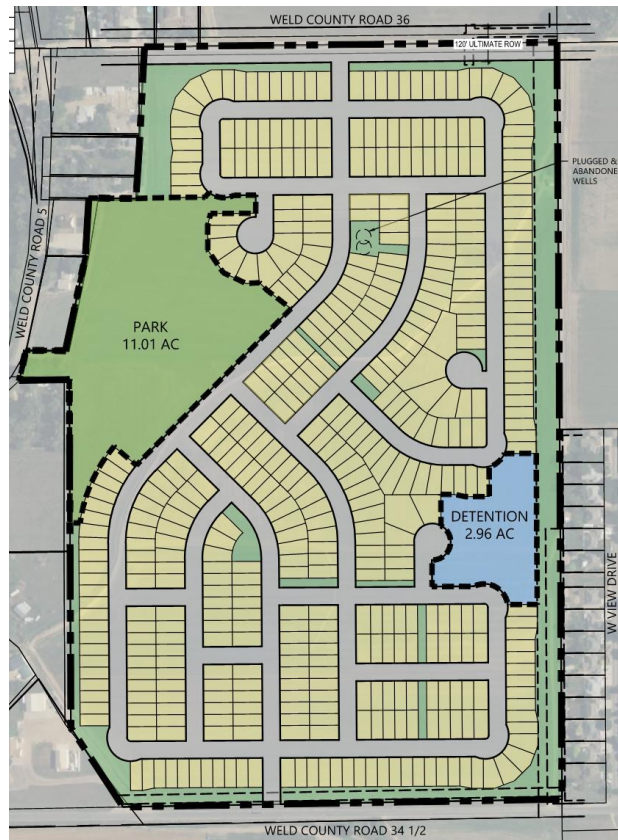


Conceptual RSF-4 Plan

Preliminary Concept Overview (PUD)

The preliminary PUD concept provides greater density, but also the opportunity to provide greater buffering to the community to the west as well as a larger park on the west adjacent to the Highland Reservoir.

Please note that this layout is preliminary and conceptual in nature. It is subject to change as the project progresses through the annexation, zoning, engineering, and platting processes.



Conceptual PUD Plan



HIGHLAND LAKE SUBDIVISION

COMPREHENSIVE PLAN
AMENDMENT

PLANNING COMMISSION
09/17/2025



HIGHLAND LAKE SUBDIVISION

MATTHEW NAPIER

Columnar Land

JONAH WEISS, PLA

LJA – Planning & Landscape Architecture

2725 Rocky Mountain Ave.

Loveland, Colorado 80538



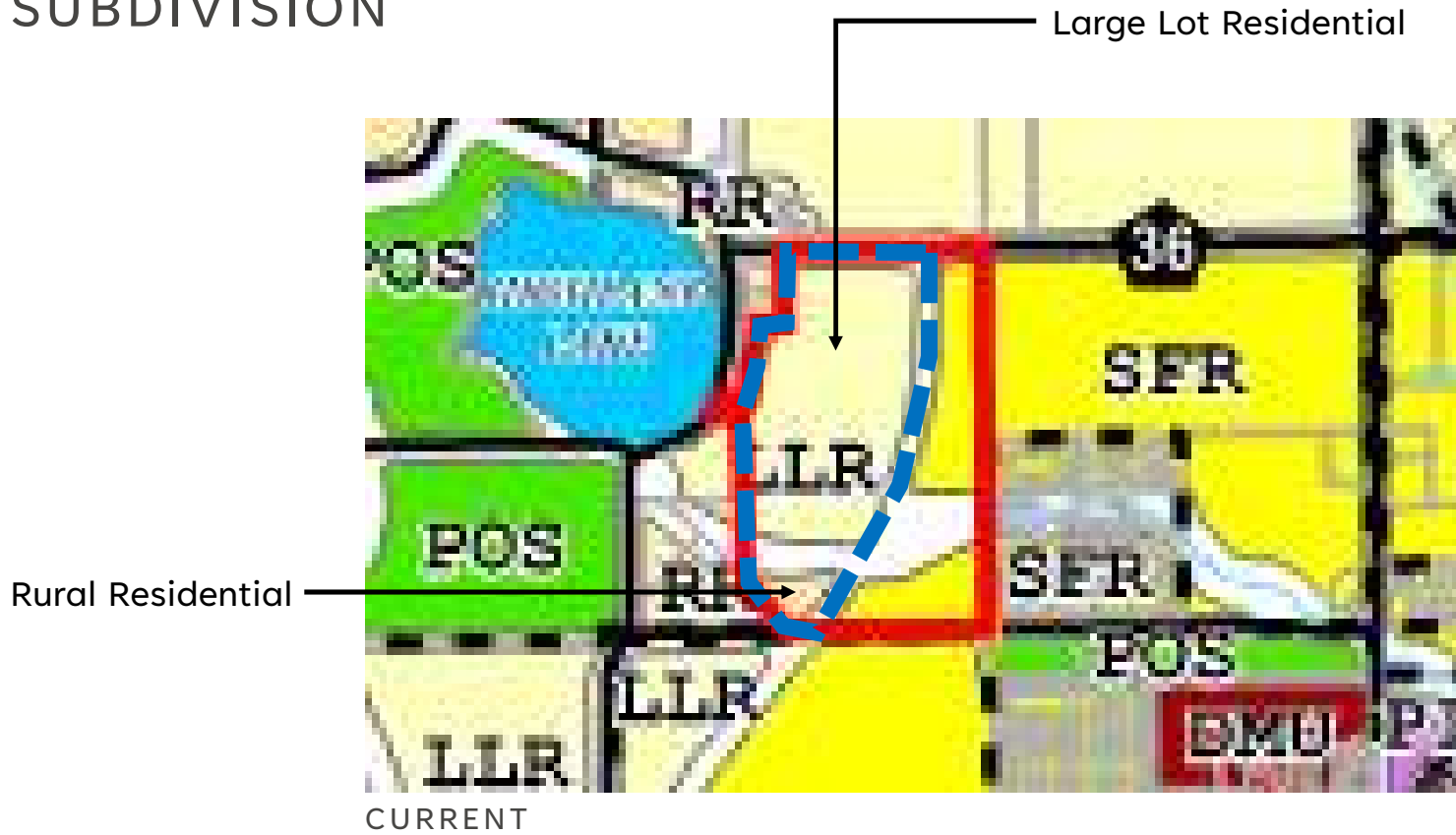


PROJECT OVERVIEW



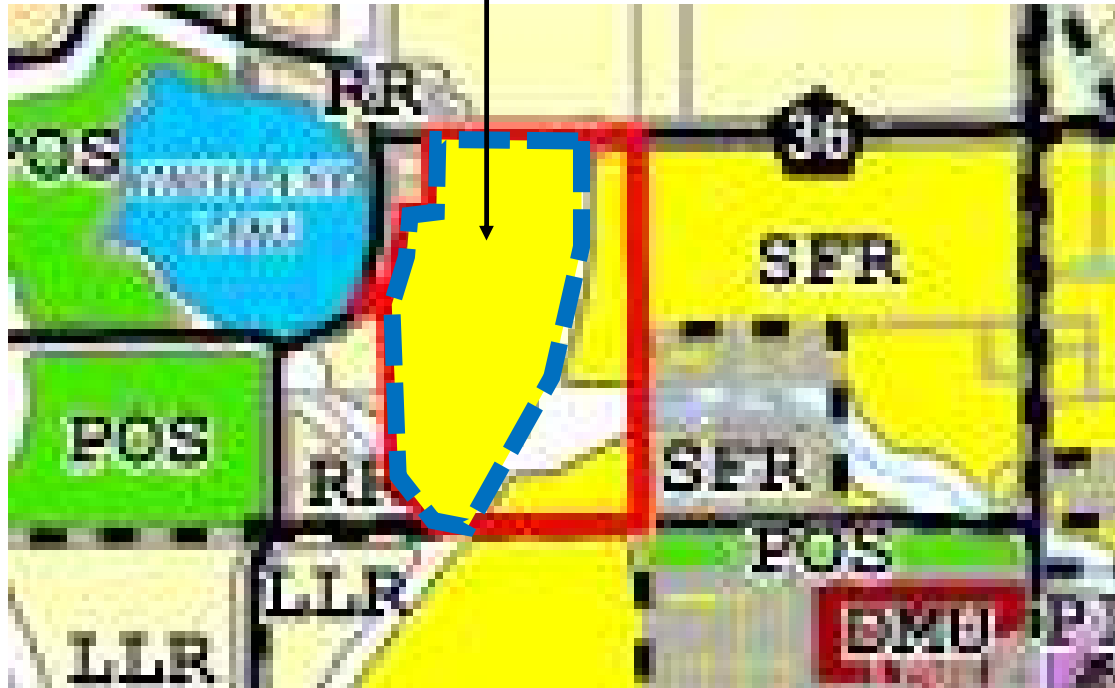


HIGHLAND LAKE SUBDIVISION



HIGHLAND LAKE SUBDIVISION

Single Family Residential



PROPOSED





COMPREHENSIVE PLAN AMENDMENT JUSTIFICATION



COMPREHENSIVE PLAN
AMENDMENT APPROVAL
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



HIGHLAND LAKE SUBDIVISION

RSF-4 or residential **Planned Unit Development** density across the entirety of the parcel.

- Benefits include larger park space rather than large private yards.
- More opportunities for pedestrian connections to downtown, the proposed High School to the south, and Highland Lake.
- More residential development to help support businesses in Downtown Mead.
- RSF-4 is already permitted on a portion of the property and is an adjoining land use.

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



HIGHLAND LAKE SUBDIVISION

RSF-4



Key Facts:
Park located in the NW and detention located in the SE providing additional buffer space.

A density of ~3.5 DU/AC. (~335 lots)

Buffers along the perimeter

Planned Unit Development



Key Facts:
Larger Park & OS Areas.

A density of ~4.9 DU/AC. (~469 lots)

Buffers along the perimeter



CONCEPTUAL - SUBJECT TO CHANGE

COMPREHENSIVE PLAN
AMENDMENT APPROVAL
CRITERIA

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



HIGHLAND LAKE SUBDIVISION

- The proximity of Highland Lake Subdivision to Downtown Mead supports higher density to help Downtown businesses thrive.
- The property is within about 1/2 to 1 mile of the heart of Downtown Mead and the proposed High School (to the south). Making both walkable / bikeable.
- The current housing market trending recently toward smaller, more attainable housing which creates opportunities for housing movement in adjacent steps of the housing ladder.
- The previous Comprehensive Plan (2009) showed an arterial roadway through the property. Our understanding is that the roadway is no longer moving forward, and this justifies relooking at the land use designation of the site.

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



COMPREHENSIVE PLAN
AMENDMENT APPROVAL
CRITERIA

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



HIGHLAND LAKE SUBDIVISION

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 Need for Growth:** For Mead to thrive economically, the Town must strengthen employment opportunities as well as its tax base. This requires a coordinated approach between housing, services and industry. Economic development should include a balance of retail, commercial and light industrial. To increase the tax base to support the retail and services, **Mead should move forward with the diversification of housing types to attract and expand the residential development needed to support retail.

Town of Mead Comprehensive Plan (2018)



HIGHLAND LAKE SUBDIVISION



Town of Mead Comprehensive Plan (2018)

Q: "Looking ahead 10 to 20 years from now, what are some key opportunities and goals for the Town of Mead?"

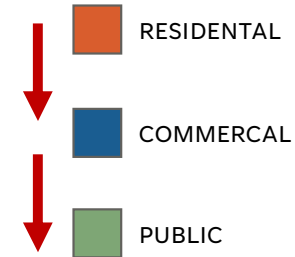
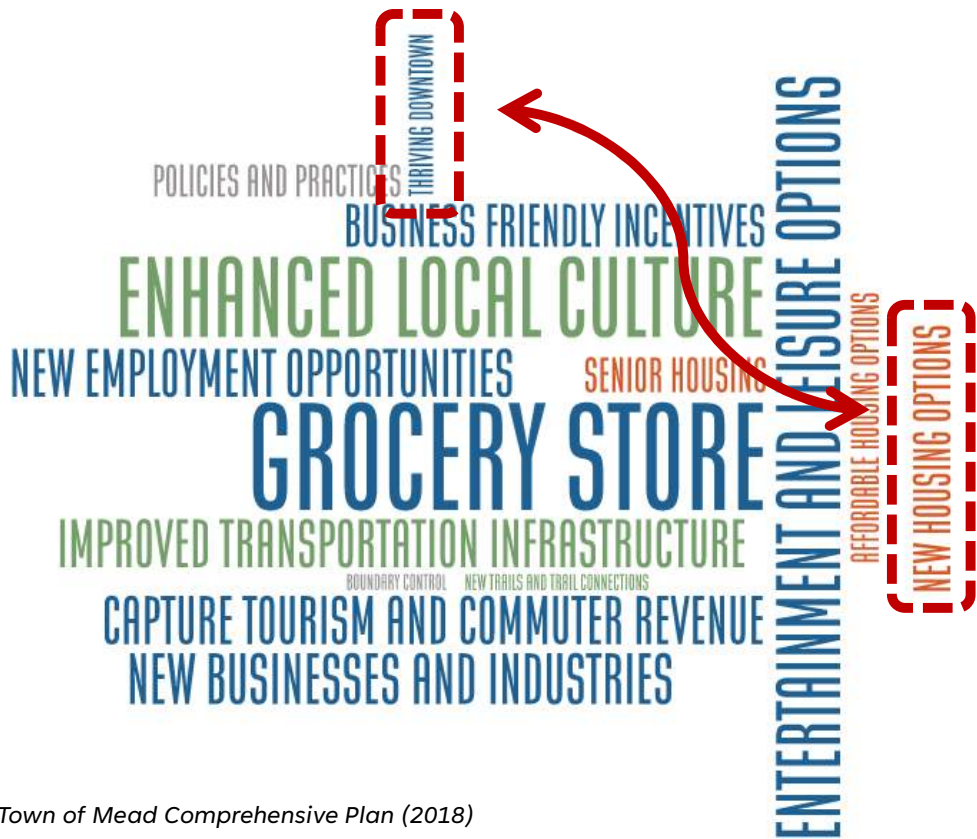
Town of Mead Comprehensive Plan (2018)



HIGHLAND LAKE SUBDIVISION

Q: "Looking ahead 10 to 20 years from now, what are some key opportunities and goals for the Town of Mead?"

Town of Mead Comprehensive Plan (2018)



Town of Mead Comprehensive Plan (2018)



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 Mean Comprehensive Plan

Compressive Plan Strategic Goals (selected)

Diverse Economy

Friendly Neighborhoods

Dynamic Parks, Recreation and Open Space

Strong Connectivity



HIGHLAND LAKE SUBDIVISION

Compressive Plan Strategic Goals
Diverse Economy

Diverse Economy (DE)

DE GOAL 5: Support population growth to build a trade area that can support critical retail thresholds. Meanwhile, bolster resident-serving amenities for current residents to attract future populations.



HIGHLAND LAKE SUBDIVISION

Compressive Plan Strategic Goals
Diverse Economy

Diverse Economy

- Increasing density close to downtown will help meet population thresholds that attract and support retail activities in Downtown Mead.
- Highland Lake Subdivision is located roughly between 1 mile and ½ mile from the heart of Downtown Mead. This proximity allows future residents to more frequently visit the businesses of Mead and strengthen the economy.
- Some residents of this neighborhood will likely be employed in the businesses throughout Mead and lend a hand in its future growth and more diverse businesses are introduced.



LJA

HIGHLAND LAKE SUBDIVISION

Compressive Plan Strategic Goals Friendly Neighborhoods

Friendly Neighborhoods (FN)

FN GOAL 1: Ensure an appropriate mix of housing types and densities, in appropriate locations, to create a harmonious mix of land uses and attract and retain residents.

Policy 1A: Provide opportunities for residents of all ages and life stages to live in the community and transition between different housing choices.

FN GOAL 2: Strive to enhance property values by improving access to amenities, transportation networks and commercial areas, and maintaining the character and identity of existing residential neighborhoods.



HIGHLAND LAKE SUBDIVISION

Compressive Plan Strategic Goals *Friendly Neighborhoods*

Friendly Neighborhoods

- Current housing market trending recently toward smaller, more attainable housing with large public parks and open spaces.
- Provides a step in the housing ladder which allows for the ability homeowners to move up or down in home size as they transition into different stages of life. This in turn creates additional opportunities for housing movement in adjacent steps of the housing ladder.
- New development (especially higher density development) and the associated parks and open spaces tend to have a positive effect on nearby home values.



HIGHLAND LAKE SUBDIVISION

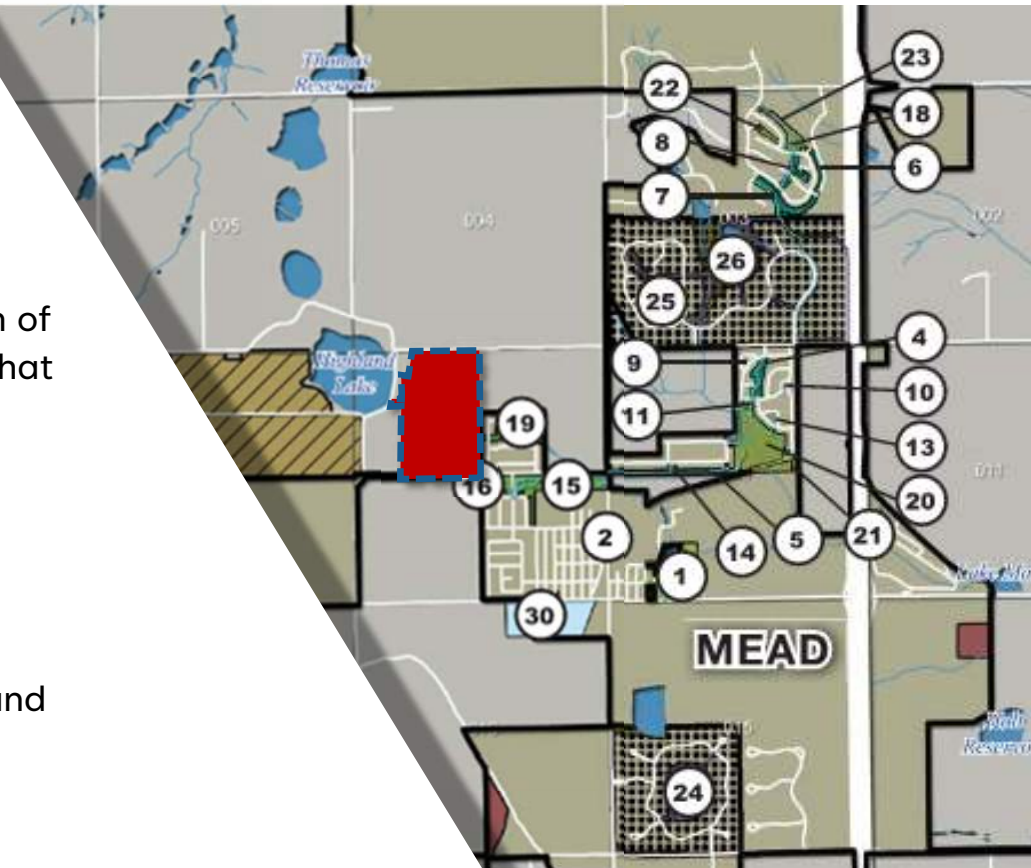
Dynamic Parks, Recreation and Open Space (PROS)

PROS GOAL 1: Provide a balanced and connected system of recreation facilities, parks, and open space for all ages that promote healthy living.

Policy 1B: Provide recreational opportunities through a well-connected trail network.

Policy 1D: Develop a network of pocket, neighborhood, community and regional parks and associated trails and open space as the community grows based on level of service benchmarks identified in the 2011 Open Space, Parks and Trails Master Plan.

Compressive Plan Strategic Goals *Dynamic Parks, Recreation and Open Space*



*Town of Mead – Open Space,
Parks & Trails Master Plan (2011)*

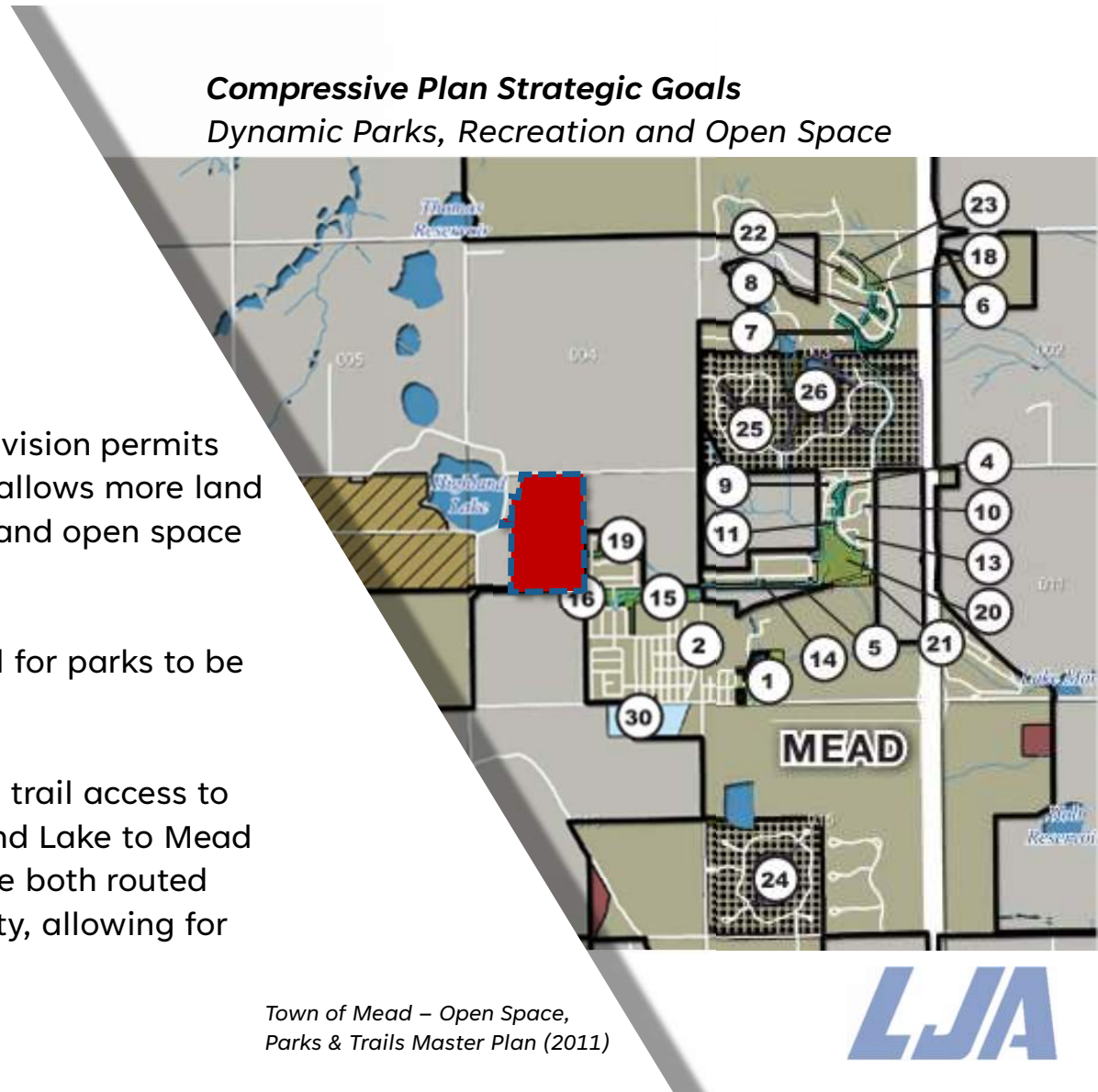


HIGHLAND LAKE SUBDIVISION

Compressive Plan Strategic Goals Dynamic Parks, Recreation and Open Space

Dynamic Parks, Recreation and Open Space

- Higher density for the Highland Lake Subdivision permits private lot sizes to be smaller. In turn, this allows more land to be utilized for publicly accessible parks and open space rather than located in larger private yards.
- The greater density allows for the potential for parks to be larger than typical.
- The Highland Lake Subdivision can provide trail access to WCR 5 & Highland Lake. The future Highland Lake to Mead Ponds Loop trail and St. Vrain Loop trail are both routed adjacent to Highland Lake near the property, allowing for convenient multi-modal connections.



*Town of Mead – Open Space,
Parks & Trails Master Plan (2011)*



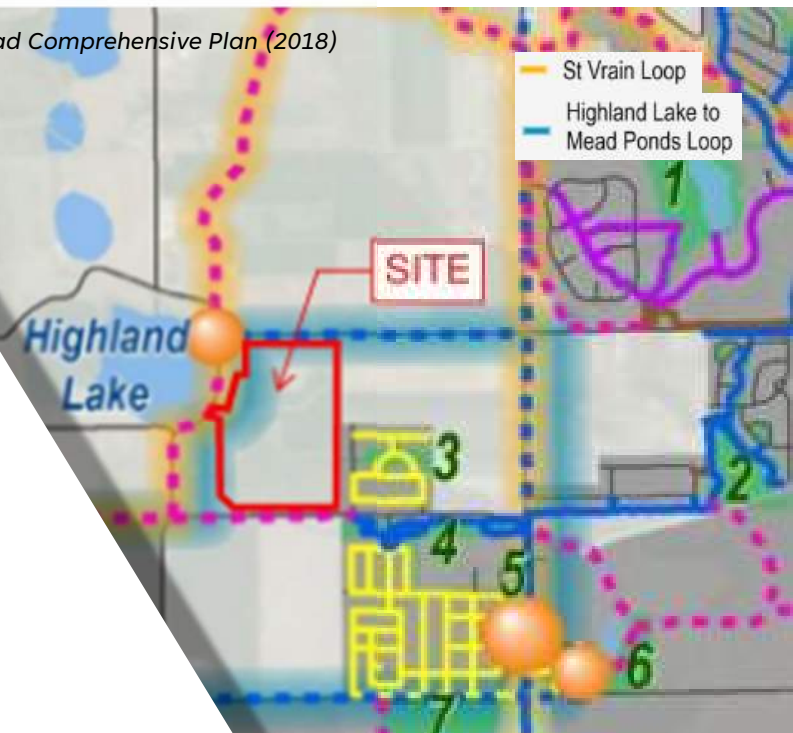
HIGHLAND LAKE SUBDIVISION

Compressive Plan Strategic Goals Strong Connectivity

Strong Connectivity (SC)

SC GOAL 1: A safe, convenient, and efficient transportation network that meets the Town's mobility needs and is built and maintained through sustainable funding mechanisms.

Town of Mead Comprehensive Plan (2018)



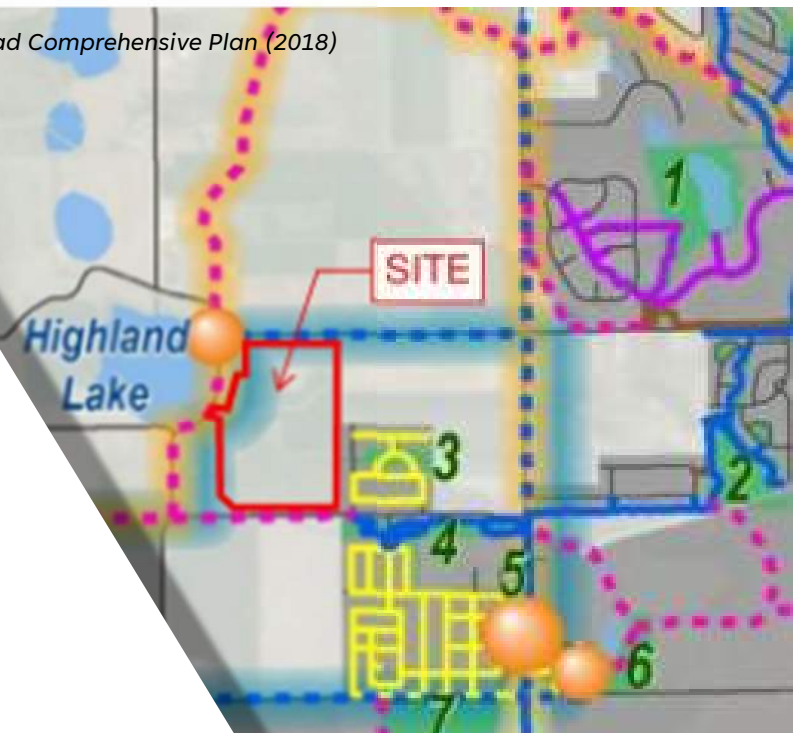
HIGHLAND LAKE SUBDIVISION

Compressive Plan Strategic Goals Strong Connectivity

Strong Connectivity

- The Highland Lake Subdivision is responsible for upgrading and constructing infrastructure to support the development including roadway and multi-modal connections.
- The Highland Lake Subdivision is adjacent to the future trails (Highland Lake to Mead Ponds Loop and St. Vrain Loop), which allows residents multi-modal access to the larger region helping to support mobility goals.
- The proximity to Downtown Mead also supports multi-mobile travel and increases transportation options for communities to the north and west of the Highland Lake Subdivision.
- The Highland Lake Subdivision population will provide additional tax revenue to support and maintain Town infrastructure.

Town of Mead Comprehensive Plan (2018)



COMPREHENSIVE PLAN
AMENDMENT APPROVAL
CRITERIA

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



HIGHLAND LAKE SUBDIVISION

- The Highland Lake Subdivision is bordered on a portion of the east by a residential neighborhood zoned as RSF-4 Residential Single-Family.
- The remainder of the properties bordering the site remain within Weld County and are zoned AG Agriculture.
 - Within that AG designation, farmland comprises the adjacency to the south, the remainder of the east, and most of the northern boundaries. Residences comprise the remainder of the adjacency, primarily to the west.

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



COMPREHENSIVE PLAN
AMENDMENT APPROVAL
CRITERIA

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, and pedestrian travel, and proposed major streets.



HIGHLAND LAKE SUBDIVISION

- The applicant understands that it is the development's responsibility to mitigate impacts and make infrastructure improvements to support the development.
- The bulk of vehicular impacts will be along Weld County Road 36 to the north and Weld County Road 34 ½ to the south. No direct vehicular connections are currently planned to adjacent neighborhoods.
- The development of this parcel will allow for bicycle and pedestrian circulation to and through the site.

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, and pedestrian travel, and proposed major streets.





COMMUNITY FEEDBACK

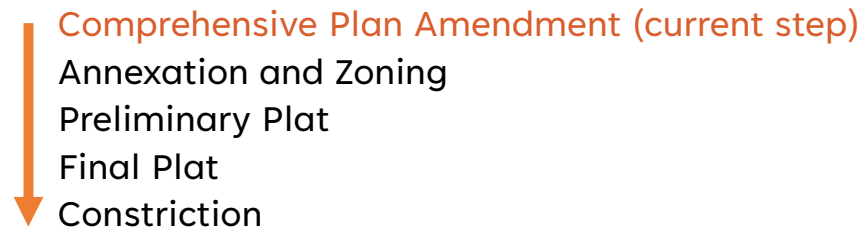


HIGHLAND LAKE SUBDIVISION

Community Feedback

Neighborhood meeting was Held on August 19th. Over the course of the two hours approximately 40 community members attended.

1. Timing and Process



2. Lot Sizes and Concept Plans

Discussed earlier in the presentation

3. Views of the Mountains

We are not proposing any change to the Comprehensive Plan along the eastern boundary so this process would not have an impact on views for those living to the east of the Highland Lake Subdivision in North Creek. The relocated detention pond should help provide a larger buffer and mitigate impacts.



HIGHLAND LAKE SUBDIVISION

Community Feedback

4. Infrastructure Impacts

The development would be responsible for improving or mitigating any infrastructure impacts that may result from development.

5. Metro Districts

This project will most likely have a district or HOA to support the construction and maintenance of public facilities such as parks and roads. This will need to be addressed later in the process. Only the homeowners within the development would contribute to the district/HOA.

6. Annexation Concerns

Concerns about forced annexation – not likely an issue.

7. Desire for More Commercial

This is supported by both the Comprehensive Plan and the community. More residential will support commercial and help to support Downtown Mead.



THANK YOU

MATTHEW NAPIER
JONAH WEISS, PLA



Dale & Mary Strutt
16697 W View Dr
Mead, CO 80542

September 10, 2025

Town of Mead
Attn: Planning Commission
441 Third St
Mead, CO 80542

Re: Highland Lake Subdivision Comprehensive Plan Amendment scheduled for 9/17/2025

Dear Members of the Town of Mead Planning Commission,

Thank you for accepting comment regarding the proposed Highland Lake Subdivision Comprehensive Plan Amendment. As 30+ year residents of the Town of Mead and immediate neighbors to this proposed subdivision we are against approving this amendment for several reasons detailed below.

First, it is our understanding that the Comprehensive Plan is a document created by the Planning Commission with input from the residents and stakeholders of Mead, about how the Town should develop. This allows residents and developers alike to know what to expect. The Comprehensive Plan includes strategic growth in Mead which maintains our small-town community character. High density housing further away from the heart of downtown Mead does not further that goal.

As long-term residents of Mead, we have always known the property directly behind our home would develop. When we built and purchased our home, there was a proposal for one-story homes on 0.25 acre lots (the same as our subdivision). This type of subdivision would not impact our beautiful mountain views – for which we and our neighbors on West View Drive paid a lot premium. We carefully considered this information before investing in our home. We would not object to such a development.

The Comprehensive Plan has designated the property as a portion large lot residential and a portion single family residential. While I hear the developer's concern about two zoning designations on one property, it appears the larger portion of the property is designated as LLR or RR. We would not object to the full property being zoned as LLR.

As noted above, we are long-term residents who have invested in our home, in our community and in the schools. We've raised our children here and hope to stay in our home for several more years. We hope the Planning Commission and Mead Board of Trustees would consider our commitment to Mead as much or more than a developer who is looking to maximize their profits by squeezing in a lot of homes before moving on to the next project.

A few comments about the neighborhood meeting which was held in August:

- Not one neighbor in North Creek that we talked to received the postcard about the neighborhood meeting. Many showed up after hearing about the meeting by word of mouth – this could be the fault of the post office rather than the developer but is a little suspicious. In addition, it does not appear that any changes have been made to the developer’s plan in response to comments that they received from this meeting.
- The developer claims that they want to match the zoning at North Creek. While technically the zoning name (RSF-4) may be the same, the look is different. The RSF-4 Zoning of 1995-1996 is not the same as the current Town of Mead RSF-4 zone. North Creek was built with minimum 7500 sq ft lot size as was required by the zoning at the time – total 40.195 acres with 100 houses. To match the zoning on the 95.27 acres, the number of houses would be 237. Not 335 lots and certainly not 469 lots. Perhaps consideration should be given to a new zoning district somewhere between the current RSF-4 with a PUD and the current RSF-1 in order to match the existing look and feel of current neighborhoods which were built under different standards with new developments coming in.
- The concept plans displayed at the neighborhood meeting show a detention pond on the northwest corner of the property. Weld County residents who live in the Highland Lake area were told that the pond would be a nice buffer between their homes and the denser subdivision. Residents of North Creek were told that the property slopes and the detention pond would likely need to be moved to the east side of the property due to the topography and would give us an even better buffer. Really? I’m sure it won’t be both.
- The property has been in agricultural use for many years and is crossed by irrigation ditches. At the meeting, the developers indicated that they would underground the ditches – which “the farmers prefer because they lose less water to evaporation”. Our concern is that the underground ditches are not shown on the concept plans. Surely you can’t build houses on top of a buried ditch. North Creek is at risk of flooding due to the creek and the irrigation. In fact several homes flooded in 1998 and we have seen inlets become plugged and overflow in the area and are very concerned for the impact this could have on homes.
- Plugged and abandoned oil and gas wells are shown right in the middle of the development concept plan. While I don’t know what the current requirements are for building near/around plugged wells, it doesn’t seem like the best idea to have them so close to where homes are being built.

Amending the Comprehensive Plan should be rare and carefully considered by all affected parties and we respectfully request that the Planning Commission deny this request. Since this is the third proposed amendment within 2 months, it appears that perhaps the Comprehensive Plan should be reviewed as a whole and updated rather than bringing one-off amendments. A full-scale update would allow the same level of input from all stakeholders. For this proposed amendment, I assume the developer has been working with Town staff for months, while the residents of Mead, several of whom have lived here and invested in this community for 30 years or more, only have this one opportunity to comment on the proposal.

Thank you for taking our concerns into consideration.

Dale & Mary Strutt
16697 West View Dr



Agenda Item Summary

Agenda Date: 9/17/2025

Subject: Resolution No.11-PC-2025 — A Resolution of the Planning Commission of the Town of Mead, Colorado Recommending Approval of the Kiteley Ranch Annexation

Presented by: Silvia Buchenic

Summary:

The Board of Trustees has referred the proposed Kiteley Ranch Annexation (“Annexation”) to the Planning Commission for review in accordance with Section 16-8-90 of the Mead Municipal Code (“MMC”). MMC Section 16-8-90 requires that the Planning Commission review all annexations and make a recommendation to the Board of Trustees regarding the annexation. Initial zoning of the Property (as defined below) will be considered at a later date.

The Annexation area includes approximately 134.5 acres located southeast of the intersection of State Highway 66 and County Road 7 (“Property”), as more fully described in the document currently titled Ariet’s Grove Annexation Map attached as Exhibit 2 to Resolution No. 11-PC-2025. The Property is in unincorporated Weld County and zoned for agricultural use. The Owner, Anadarko E&P Onshore LLC, anticipates future development of the property as commercial, mixed residential, and single family residential, in line with the Town’s 2018 Comprehensive Plan and as reflected in the concept plan included as an attachment to this Agenda Item Summary.

Staff recommends that the Planning Commission recommend approval of the Annexation to the Board of Trustees.

Detail of Request

Petitioner and Property Owner: Anadarko E&P Onshore LLC

Property Location: Southeast of the intersection of State Highway 66 and County Road 7

Current Zoning (Weld County): Agricultural

Proposed Zoning (Mead): Commercial and residential consistent with Comp. Plan (to be presented at a later date)

Comp. Plan Designation: Commercial Mixed-Use (CMU) and Residential Mixed-Use (RMU)

Surrounding Land Uses:

North: Single-Family Residence and Undeveloped Land (Town of Mead Highway Commercial (HC))

East: Mead Crossings (Town of Mead Highway Commercial (HC))

South: Waterfront Subdivision (Town of Mead residential PUD) and Foster Reservoir

West: Liberty Ranch (Town of Mead residential and Mead Municipal Facilities)

Overview

The Owner submitted a Petition for Annexation of the Property (“Petition”) to the Town on or about April 30, 2025. The Petition is attached to this Agenda Item Summary. The Board of Trustees approved Resolution No. 50-R-2025 (“Resolution”) on August 25, 2025, which: establishes that the Petition is in substantial compliance with state law requirements; schedules the hearing to consider eligibility of the Property for annexation on October 13, 2025; and refers

the Annexation to the Planning Commission.

On October 13, 2025, the Board of Trustees will review the eligibility of the Property for annexation, but will consider annexing and zoning the Property at a later date, prior to which the Planning Commission will be asked to hold a hearing and make a recommendation on the proposed initial zoning for the Property. Staff anticipates consideration of zoning in early 2026.

MMC Section 16-8-90 requires that the Planning Commission: consider the Annexation and make a recommendation to the Board of Trustees regarding the same.

Annexation Eligibility Review Criteria, MMC Section 16-8-50

Section 16-8-50 of the MMC states that eligibility for annexation shall be determined by conformity with the requirements of C.R.S. § 31-12-104 and § 31-12-105, as amended and as determined by the Board of Trustees in its sole discretion.

The applicable requirements of C.R.S. § 31-12-104 and § 31-12-105 exist or have been met in that:

Not less than one sixth (1/6) of the perimeter of the area proposed to be annexed is contiguous with the existing boundaries of the Town of Mead. C.R.S. § 31-12-104(1)(a).

C.R.S. § 31-12-104(1)(a) states that an area is eligible for annexation when the Town determines “That not less than one-sixth of the perimeter of the area proposed to be annexed is contiguous with the annexing municipality.” The area proposed to be annexed exceeds the minimum of one-sixth of the perimeter contiguity with 6,981 feet contiguous with current Town boundaries. The total perimeter of the Property is 10,396 feet, and the minimum allowable contiguity is 1,740 feet.

A community of interest exists between the area proposed to be annexed and the Town of Mead; the proposed area to be annexed is urban or will be urbanized in the near future and the area to be annexed is integrated with or is capable of being integrated with the Town of Mead. C.R.S. § 31- 12-104(1)(b).

The Property currently abuts the Town of Mead in Weld County. As set forth above, the Property satisfies the applicable state law requirements for contiguity. C.R.S. § 31-12-104(1)(b) states, in relevant part, that “[t]he fact that the area proposed to be annexed has the contiguity with the [Town as required by C.R.S. § 31-12-104(1)(a)] shall be a basis for a finding of compliance with these requirements . . .”. The Property satisfies the C.R.S. § 31-12-104(1)(b) requirements.

In establishing the boundaries of the territory to be annexed, no land held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate, has been divided into separate parts or parcels without the written consent of the landowner(s) thereof unless such tracts or parcels are separated by a dedicated street, road or other public way. C.R.S. § 31- 12-105(1)(a).

The Petition has been executed by all landowners of the Property, exclusive of public rights-of-way. The annexation will not separate or subdivide any land held in identical ownership.

In establishing the boundaries of the territory to be annexed, no land held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate, comprising 20 acres or more (which, together with buildings and improvements situated thereon, has a value for assessment in excess of \$200,000.00 for ad valorem tax purposes for the year preceding the annexation) shall be included in the proposed annexation area without the written consent of the landowners [unless the proposed annexation

area is an enclave, which is not relevant to the annexation under consideration]. C.R.S. § 31-12-105(1)(b).

The Petition has been executed by all landowners of the Property. There are no individual parcels, nor contiguous parcels held in identical ownership, that comprise 20 acres or more within the Property having a value in excess of \$200,000.00 for ad valorem tax purposes for the year preceding the annexation that have been included in the proposed Annexation without the written consent of the landowners. 100% of the landowners have consented to the Annexation, exclusive of any public rights- of-way included within the boundaries of the Property.

No annexation proceedings have been commenced by another municipality for any portion of the Property. C.R.S. § 31-12-105(1)(c).

There have been no annexation proceedings commenced by another municipality for any portion of the Property.

The area proposed for annexation will not result in the detachment of area from any school district or the attachment of the same to another school district. C.R.S. § 31-12-105(1)(d).

The Property will remain in the St. Vrain Valley School District RE-1(J) Longmont School District.

The annexation of the Property will not have the effect of extending the municipal boundary of the Town of Mead more than three miles in any direction from any point of such municipal boundary within one year. C.R.S. § 31-12-105(1)(e).

The Annexation will not extend the Town’s boundaries more than three miles in any direction.

C.R.S. § 31-12-105(1)(e) also requires, in relevant part, that prior to completion of any annexation within the three-mile area, the Town shall have in place a plan for that area proposed to be annexed. As set forth in the MMC, the Town of Mead Comprehensive Plan, as amended, constitutes the “plan in place” referenced in C.R.S. § 31-12-105(1)(e).

Financial Considerations:

N/A

Staff Recommendation / Actions Required:

The proposed Annexation satisfies the applicable requirements of C.R.S. § 31-12-104 and § 31-12-105. Town Staff recommends that the Planning Commission recommend approval of the Kiteley Ranch Annexation to the Board of Trustees. This recommendation is set forth in Resolution No. 11-PC- 2025.

Staff recommends that the Planning Commission approve Resolution 11-PC-2025 via the following motion.

Suggested Motion:

“I MOVE APPROVAL OF RESOLUTION NO. 11-PC-2025, A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF MEAD, COLORADO, RECOMMENDING APPROVAL OF THE KITELEY RANCH ANNEXATION.”

Attachments:

1. Resolution No. 11-PC-2025
2. Kiteley Ranch Petition for Annexation

3. Kiteley Ranch Annexation Map
4. Kiteley Ranch Concept Plan

**TOWN OF MEAD, COLORADO
PLANNING COMMISSION
RESOLUTION NO. 11-PC-2025**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF
MEAD, COLORADO RECOMMENDING APPROVAL OF THE KITELEY
RANCH ANNEXATION**

WHEREAS, by petition for annexation submitted to the Town of Mead by Anadarko E&P Onshore LLC (the "Annexation Petition"), annexation proceedings have been initiated for certain real property generally described as the Kiteley Ranch (Ariet's Grove) Annexation, consisting of a total of 134.5 acres more or less, as described more particularly in **Exhibit 1** attached hereto ("Subject Property"); and

WHEREAS, Anadarko E&P Onshore LLC is the fee owner of the Subject Property ("Owner"); and

WHEREAS, copies of the Annexation Petition and Kiteley Ranch Annexation Map ("Annexation Map") have been distributed to the Planning Commission and are on file with the Town Clerk; and

WHEREAS, the Subject Property is currently located in unincorporated Weld County; and

WHEREAS, in accordance with Section 16-8-90 of the *Mead Municipal Code* ("MMC"), the Planning Commission has considered the proposed annexation of the Subject Property; and

WHEREAS, the Planning Commission has reviewed the Annexation Petition, the Annexation Map, and other materials distributed to the Planning Commission by Town Staff at or prior to the September 17, 2025 meeting, and desires to recommend to the Board of Trustees that the Board of Trustees proceed to annex the Subject Property.

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

Section 1. The Planning Commission has reviewed the proposed annexation of the Subject Property prior to making a recommendation to the Board of Trustees, as required by Section 16-8-90 of the MMC.

Section 2. The Planning Commission recommends approval of the annexation of the Subject Property, and therefore recommends that the Board of Trustees proceed to approve the annexation of the Subject Property, as more particularly described in the Annexation Petition and Annexation Map, on terms and conditions acceptable to the Board of Trustees.

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 eligibility hearing, as required by Section 16-8-90 of the MMC.

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

[Remainder of page left intentionally blank.]

INTRODUCED, READ, PASSED AND ADOPTED THIS 21ST DAY OF MAY, 2025.

ATTEST:

**TOWN OF MEAD PLANNING
COMMISSION**

By: _____
Ana Bohl, Secretary

By: _____
Ryan Sword, Chair Pro Tem

[Exhibit 1 to Resolution XX-PC-2025 follows.]

Exhibit 1
Legal Description
KITELEY RANCH ANNEXATION

A PARCEL OF LAND BEING A PORTION OF LOT B, RECORDED EXEMPTION NO.: 1207-27-2-RE 843, RECORDED AT RECEPTION NO. 02052248, TOGETHER WITH THE 63 FOOT RIGHT-OF-WAY AS SHOWN ON RECORDED EXEMPTION NO.: 1207-27-2-RE 843, RECORDED AT RECEPTION NO. 02052248, SITUATED IN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 27;

THENCE NORTH 89°48'39" EAST ALONG THE NORTH LINE OF SAID SECTION 27, A DISTANCE OF 30.00 FEET TO THE **POINT OF BEGINNING**;

THENCE ALONG THE PERIMETER OF SAID LOT B THE FOLLOWING SIX (6) COURSES:

1) NORTH 89°48'39" EAST, A DISTANCE OF 2,607.30 FEET;

2) SOUTH 00°42'51" WEST, A DISTANCE OF 1,500.73 FEET;

3) SOUTH 51°37'53" WEST, A DISTANCE OF 507.62 FEET;

4) SOUTH 52°39'03" WEST, A DISTANCE OF 394.00 FEET;

5) SOUTH 39°24'03" WEST, A DISTANCE OF 765.00 FEET;

6) SOUTH 89°24'03" WEST, A DISTANCE OF 1,095.18 FEET TO THE SOUTHEAST CORNER OF A PARCEL OF LAND DESCRIBED AT RECEPTION NO. 4320764;

THENCE NORTH 00°01'31" WEST ALONG THE EAST LINE OF SAID PARCEL OF LAND, A DISTANCE OF 233.34 FEET TO THE NORTHEAST CORNER OF SAID PARCEL OF LAND;

THENCE SOUTH 89°24'03" WEST ALONG THE NORTH LINE OF SAID PARCEL OF LAND, A DISTANCE OF 30.15 FEET TO THE NORTHWEST CORNER OF SAID PARCEL OF LAND AND A SOUTHWESTERLY CORNER OF SAID LOT B;

THENCE CONTINUING SOUTH 89°24'03" WEST ALONG THE SOUTH LINE OF SAID LOT B, A DISTANCE OF 263.82 FEET;

THENCE NORTH 00°03'44" WEST ALONG A LINE 30 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID NORTHWEST QUARTER OF SECTION 27, A DISTANCE OF 1,121.52 FEET;

THENCE NORTH 89°59'42" EAST, A DISTANCE OF 347.59 FEET;

THENCE NORTH 00°03'44" WEST, A DISTANCE OF 248.45 FEET;

THENCE NORTH 28°00'26" WEST, A DISTANCE OF 211.43 FEET;

THENCE SOUTH 89°56'16" WEST, A DISTANCE OF 82.67 FEET;

THENCE NORTH 00°03'44" WEST, A DISTANCE OF 147.33 FEET;

THENCE NORTH 56°31'59" WEST, A DISTANCE OF 104.94 FEET;

THENCE SOUTH 89°56'16" WEST, A DISTANCE OF 78.36 FEET;

THENCE NORTH 00°03'44" WEST ALONG A LINE 30 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID NORTHWEST QUARTER OF SECTION 27, A DISTANCE OF 656.74 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 5,856,890 SQUARE FEET OR 134.46 ACRES, MORE OR LESS.

**PETITION FOR ANNEXATION
1207-27-2-RE 843 ANNEXATION (KITELEY RANCH)**

TO THE BOARD OF TRUSTEES OF THE TOWN OF MEAD, COLORADO:

The undersigned ("**Petitioner**"), in accordance with the Municipal Annexation Act of 1965 as set forth in C.R.S. § 31-12-101 et seq., as amended and as in effect on the submission date set forth below ("**Annexation Act**"), hereby petitions the Board of Trustees of the Town of Mead, Colorado ("**Board**"), to annex to the Town of Mead ("**Town**") the unincorporated territory located in the County of Weld, State of Colorado, which property is more particularly described in **Exhibit A** attached hereto and incorporated herein by reference ("**Property**").

The Property may be generally described as the 1207-27-2-RE 843 Annexation (Kiteley Ranch).

In support of this Petition for Annexation ("**Petition**"), Petitioner alleges that:

1. It is desirable and necessary that the Property be annexed to the Town.
2. The requirements of C.R.S. §§31-12-104 and 31-12-105 of the Annexation Act exist or have been met.
3. Not less than one-sixth (1/6) of the perimeter of the Property is contiguous with the Town's current municipal boundaries.
4. A community of interest exists between the Property and the Town.
5. The Property is urban or will be urbanized in the near future.
6. The Property is integrated with or is capable of being integrated with the Town.
7. Petitioner comprises more than fifty percent (50%) of the landowners in the Property owning more than fifty percent (50%) of the Property, excluding public streets, and alleys and any land owned by the annexing municipality, and the Petitioner hereby consents to the establishment of the boundaries of the Property as shown on the annexation map submitted herewith and attached as **Exhibit C**, and as more fully described in Paragraph 16 below.
8. The Property is not presently a part of any incorporated city, city and county, or town; nor have any proceedings been commenced for incorporation or annexation of an area that is part or all of the Property; nor has any election for annexation of the Property or substantially the same territory to the Town been held within the twelve (12) months immediately preceding the filing of this Petition.
9. The proposed annexation will not result in detachment of area from any school district or attachment of same to another school district.
10. Except to the extent necessary to avoid dividing parcels within the Property held in identical ownership, at least fifty percent (50%) of which are within the three (3) mile limit, the proposed annexation will not extend the municipal boundary of the Town more than three (3) miles in any direction from any point of the current municipal boundary.

11. The proposed annexation will not result in the denial of reasonable access to any landowner, owner of an easement, or owner of a franchise adjoining a platted street or alley which has been annexed by the Town but is not bounded on both sides by the Town.

12. In establishing the boundaries of the Property, no land which is held in identical ownership, whether consisting of a single tract or parcel of real estate or two or more contiguous tracts or parcels of real estate:

(a) is being divided into separate parts or parcels without the written consent of the landowner or landowners thereof unless such tracts or parcels are separated by a dedicated street, road or other public way; or

(b) comprising twenty (20) acres or more and together with buildings and improvements situate thereon having a valuation for assessment in excess of \$200,000.00 for ad valorem tax purposes for the year next preceding the proposed annexation, is included in the Property without the written consent of the landowner or landowners.

13. If a portion of a platted street or alley is to be annexed, the entire width thereof is included within the Property.

14. The land owned by Petitioner constitutes one hundred percent (100%) of the Property within the meaning of C.R.S. § 31-21-107(1)(g) of the Annexation Act.

15. The affidavit of the circulator of this Petition certifying that the signature(s) on this Petition is the signature of each person whose name it purports to be and certifying the accuracy of the date of such signature(s) is attached hereto as **Exhibit B** and is incorporated herein by this reference.

16. This Petition is accompanied by four (4) copies of an annexation map which have been prepared by a professional surveyor and submitted to the Town Clerk. An 11 x 17 copy of the annexation map is attached to this Petition as **Exhibit C** for reference. The annexation map contains, among other things, the following information:

(a) A written legal description of the boundaries of the Property;

(b) A map showing the boundary of the Property;

(c) Within the annexation boundary map, a showing of the location of each ownership tract in unplatted land and, if part or all of the area is platted, the boundaries and the plat numbers of plots or of lots and blocks; and

(d) Next to the boundary of the Property, a drawing of the contiguous boundary of the Town of Mead abutting the Property.

17. That the proposed annexation of the Property complies with Section 30 of Article II of the Colorado Constitution.

18. In connection with the processing of this Petition, Petitioner requests that the Town approve and execute an annexation agreement ("**Annexation Agreement**") which establishes the terms and conditions under which the Petitioner has agreed to annex the Property to the Town.

19. Upon the annexation of the Property becoming effective, and subject to the conditions set forth in this Petition and to be set forth in the Annexation Agreement, the Property shall become subject to all ordinances, resolutions, rules and regulations of the Town, except as otherwise set forth in the Annexation Agreement, and except for general property taxes of the Town, which shall become effective on January 1 of the next succeeding year following adoption of the annexation ordinance.


20. Except for the terms and conditions of this Petition and of the Annexation Agreement, which terms and conditions Petitioner expressly approves and therefore does not constitute an imposition of additional terms and conditions within the meaning of C.R.S. §§ 31-12-107(4) and 31-12-110(2) of the Annexation Act, Petitioner requests that no additional terms and conditions be imposed upon annexation of the Property to the Town.

THEREFORE, Petitioner requests that the Board complete and approve the annexation of the Property pursuant to the provisions of the Municipal Annexation Act of 1965, as amended.

Respectfully submitted this 30th day of April, 2025.

Signature of Petitioner:

Anadarko E&P Onshore LLC,
a Delaware limited liability company

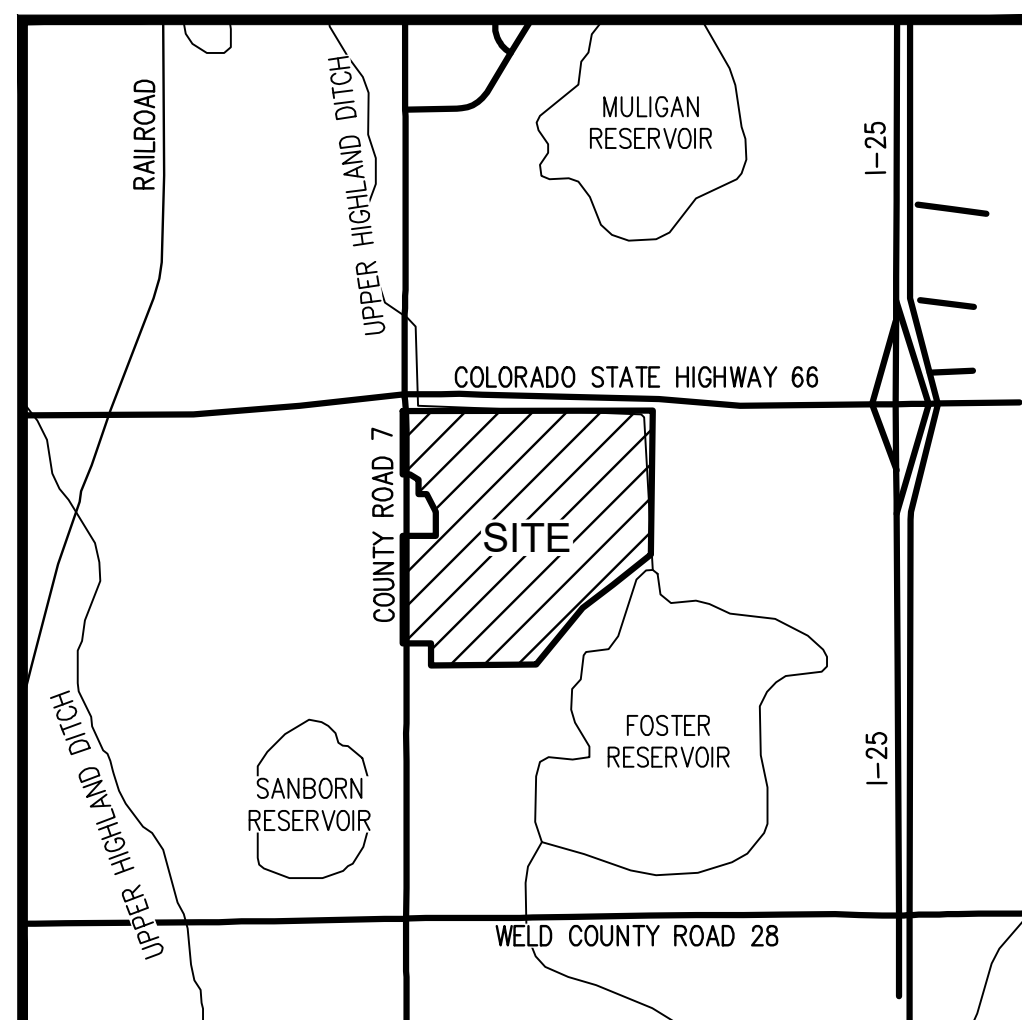
By: 
Name: Don C. J. Pae III
Title: Attorney-in-fact

Date of Signature: 4/30/2025

Mailing Address:
Anadarko E&P Onshore LLC
1099 18th St Suite 700
Denver, CO 80202

ARIET'S GROVE ANNEXATION MAP

LOCATED IN THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
 COUNTY OF WELD, STATE OF COLORADO
 CONTAINING 5,856,894 SQUARE FEET OR 134.46 ACRES, MORE OR LESS
 SHEET 1 OF 2



VICINITY MAP
 SCALE: 1" = 2000'

CERTIFICATE OF OWNERSHIP:

THE UNDERSIGNED, BEING THE OWNER(S), MORTGAGE HOLDER(S), AND LIEN HOLDER(S) OF ALL PRIVATE LANDS SITUATED WITHIN WELD COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PORTION OF LOT B, RECORDED EXEMPTION NO.: 1207-27-2-RE 843, RECORDED AT RECEPTION NO. 02052248, TOGETHER WITH THE 63 FOOT RIGHT-OF-WAY AS SHOWN ON RECORDED EXEMPTION NO.: 1207-27-2-RE 843, RECORDED AT RECEPTION NO. 02052248, SITUATED IN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 27;
 THENCE NORTH 89°48'39" EAST ALONG THE NORTH LINE OF SAID SECTION 27, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING;
 THENCE ALONG THE PERIMETER OF SAID LOT B THE FOLLOWING SIX (6) COURSES:
 1) NORTH 89°48'39" EAST, A DISTANCE OF 2,607.30 FEET;
 2) SOUTH 00°42'51" WEST, A DISTANCE OF 1,500.73 FEET;
 3) SOUTH 51°37'53" WEST, A DISTANCE OF 507.62 FEET;
 4) SOUTH 52°39'03" WEST, A DISTANCE OF 394.00 FEET;
 5) SOUTH 39°24'03" WEST, A DISTANCE OF 765.00 FEET;
 6) SOUTH 89°24'03" WEST, A DISTANCE OF 1,095.18 FEET TO THE SOUTHEAST CORNER OF A PARCEL OF LAND DESCRIBED AT RECEPTION NO. 4320764;
 THENCE NORTH 00°01'31" WEST ALONG THE EAST LINE OF SAID PARCEL OF LAND, A DISTANCE OF 233.34 FEET TO THE NORTHEAST CORNER OF SAID PARCEL OF LAND;
 THENCE SOUTH 89°24'03" WEST ALONG THE NORTH LINE OF SAID PARCEL OF LAND, A DISTANCE OF 30.15 FEET TO THE NORTHWEST CORNER OF SAID PARCEL OF LAND AND A SOUTHWESTERLY CORNER OF SAID LOT B;
 THENCE CONTINUING SOUTH 89°24'03" WEST ALONG THE SOUTH LINE OF SAID LOT B, A DISTANCE OF 263.82 FEET;
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 THENCE NORTH 89°59'42" EAST, A DISTANCE OF 347.59 FEET;
 THENCE NORTH 00°03'44" WEST, A DISTANCE OF 248.45 FEET;
 THENCE NORTH 28°00'26" WEST, A DISTANCE OF 211.43 FEET;
 THENCE SOUTH 89°56'16" WEST, A DISTANCE OF 82.67 FEET;
 THENCE NORTH 00°03'44" WEST, A DISTANCE OF 147.33 FEET;
 THENCE NORTH 56°31'59" WEST, A DISTANCE OF 104.94 FEET;
 THENCE SOUTH 89°56'16" WEST, A DISTANCE OF 78.36 FEET;
 THENCE NORTH 00°03'44" WEST ALONG A LINE 30 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID NORTHWEST QUARTER OF SECTION 27, A DISTANCE OF 656.74 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 5,856,890 SQUARE FEET OR 134.46 ACRES, MORE OR LESS.

DO HEREBY LAY OUT AND ESTABLISH THIS ANNEXATION MAP OF THE ABOVE-DESCRIBED LAND UNDER THE NAME AND STYLE OF **ARIET'S GROVE ANNEXATION MAP**.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL THIS ____ DAY OF _____, 202__.

OWNER:

ANADARKO E & P ONSHORE LLC

BY: _____

NAME: _____

TITLE: _____

NOTARY:

STATE OF _____)
 COUNTY OF _____) SS

THE FOREGOING CERTIFICATE WAS ACKNOWLEDGED BEFORE ME BY _____, AS _____ OF ANADARKO E & P ONSHORE LLC, ON THIS ____ DAY OF _____, 20__.

WITNESS MY HAND AND OFFICIAL SEAL.

 NOTARY PUBLIC

CERTIFICATE OF APPROVAL BY THE BOARD OF TRUSTEES:

THIS ANNEXATION MAP OF **ARIET'S GROVE ANNEXATION** TO THE TOWN OF MEAD 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__, AND SUBSEQUENTLY RECORDED IN THE RECORDS OF THE CLERK AND RECORDER OF WELD COUNTY, COLORADO, BY THE TOWN OF MEAD AT THE TIME AND RECEPTION NUMBER REFLECTED HEREON.

 MAYOR

 ATTEST: TOWN CLERK

PLANNING COMMISSION CERTIFICATE:

THIS PORTION OF **ARIET'S GROVE ANNEXATION MAP** IS HEREBY RECOMMENDED FOR APPROVAL/DENIAL BY THE TOWN OF MEAD BOARD OF TRUSTEES ON THIS ____ DAY OF _____, 20__.

 CHAIRMAN

 PLANNING COMMISSION SECRETARY

NOTES:

- NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- BASIS OF BEARINGS: BEARINGS ARE RECORD BEARINGS AS SHOWN ON THE RECORDED EXEMPTION NO.: 1207-27-2-RE 843. BASED ON THE SOUTH LINE OF THE NORTH HALF OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN. BEING MONUMENTED AT THE EAST QUARTER CORNER OF SECTION 27 BY A #6 REBAR WITH A 3.25" ALUMINUM CAP, STAMPED: COLO DEPT OF TRANSPORTATION 2009 PLS 29420, ABOVE GROUND, AND BEING MONUMENTED AT THE WEST QUARTER CORNER OF SECTION 27 BY A #6 REBAR WITH A 2.5" ALUMINUM CAP, STAMPED: 2016 LS 30462, IN RANGE BOX, BEARING SOUTH 89°24'03" WEST.
- THE LINEAR UNITS FOR THIS SURVEY ARE U.S. SURVEY FEET.
- THIS MAP WAS PREPARED EXCLUSIVELY FOR ANNEXATION PURPOSES AND IS NOT A LAND SURVEY PLAT ACCORDING TO C.R.S. 38-51-106.
- THE WORD "CERTIFY" AS SHOWN AND USED IN THE SURVEYOR'S CERTIFICATE MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THIS SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESS OR IMPLIED.

CONTIGUITY DATA TABLE	
TOTAL LINEAR FEET OF PERIMETER OF SUBJECT PARCEL	10,396 FEET
TOTAL LINEAR FEET OF TOWN OF MEAD CONTIGUITY	6,981 FEET
MINIMUM REQUIRED 1/6TH LINEAR FEET CONTIGUITY (16.67%)	1,740 FEET

SURVEYOR'S CERTIFICATE:

I, CURT MOWRY, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ANNEXATION MAP SHOWN HEREON IS A CORRECT DELINEATION OF THE ABOVE-DESCRIBED PARCEL OF LAND, AND THAT AT LEAST ONE-SIXTH (1/6) OF THE PERIPHERAL BOUNDARY OF SAID PARCEL IS CONTIGUOUS TO THE PRESENT BOUNDARY OF THE TOWN OF MEAD. I FURTHER CERTIFY THAT THIS MAP AND LEGAL DESCRIPTION WERE PREPARED UNDER MY PERSONAL SUPERVISION.

EXECUTED THIS ____ DAY OF _____, 202__.

 CURT MOWRY, PLS 26969
 FOR AND ON BEHALF OF
 HARRIS KOCHER SMITH

FILEPATH: P:\2024\06\21\SURVEY\ANNEX_24051.DWG LAYOUT.LAYOUT(1)
 NO. DATE: 18-2025
 COUNTY: FRUIT
 DRAWN BY: CESAR DIBALDO



Know what's below.
 Call before you dig.

CHECKED BY: CAM
 DRAWN BY: CD

ISSUE DATE: 12-12-2024

DATE	REVISION COMMENTS
12-12-2024	ISSUED
18-2025	CHANGED DESCRIPTION
18-2025	CHANGE NAME

DRAFT



1120 Lincoln Street, Suite 1000
 Denver, Colorado 80203
 P: 303.623.6300 F: 303.623.4311
 HarrisKocherSmith.com

LOT B
 RECORDED EXEMPTION NO.: 1207-27-2-RE 843

COVER

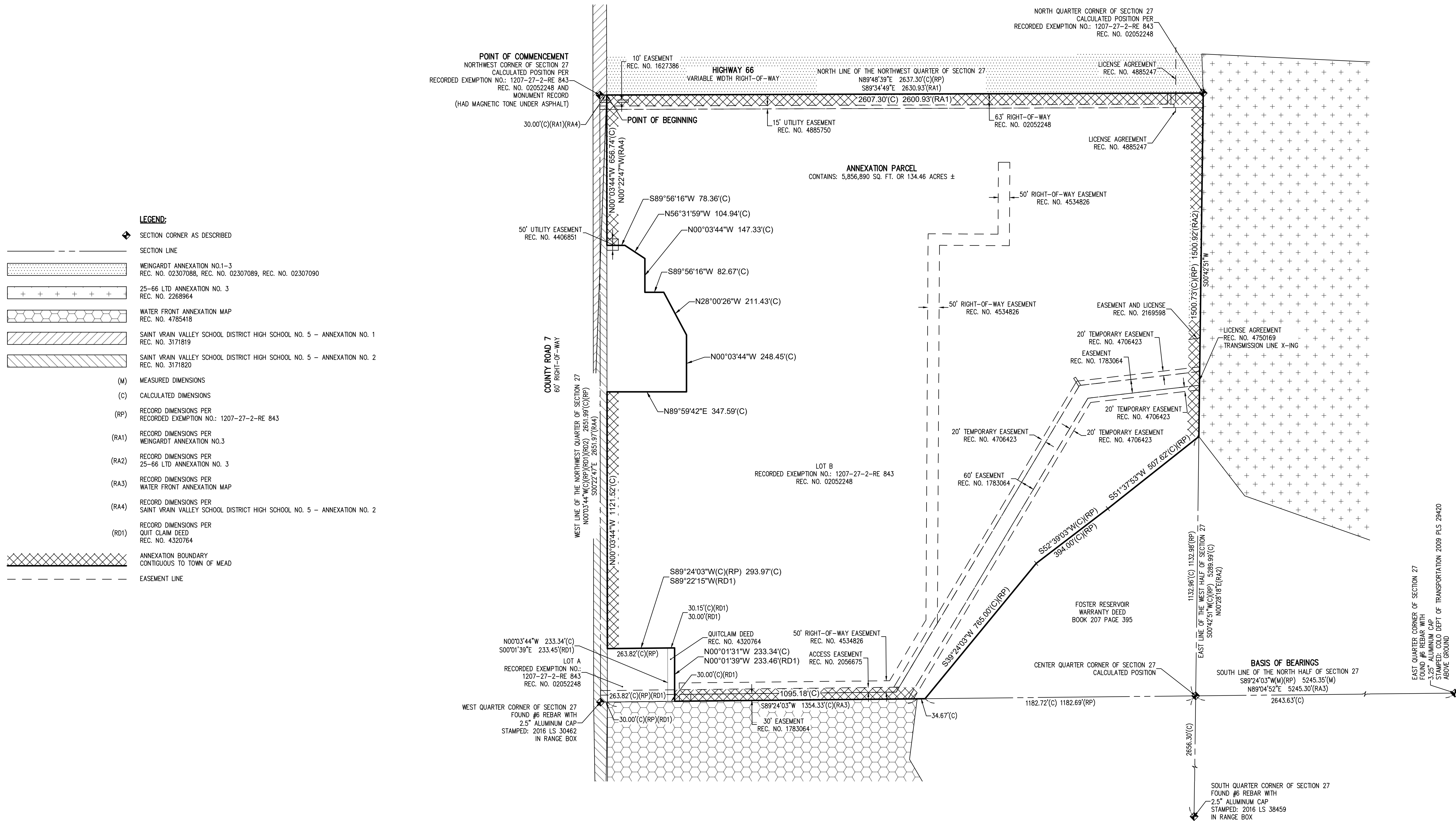
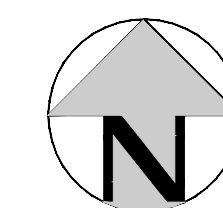
PROJECT #: 240521
 SHEET NUMBER

1

1 OF 2

ARIET'S GROVE ANNEXATION MAP

LOCATED IN THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
 COUNTY OF WELD, STATE OF COLORADO
 CONTAINING 5,856,894 SQUARE FEET OR 134.46 ACRES, MORE OR LESS
 SHEET 1 OF 2



LEGEND:

- ◆ SECTION CORNER AS DESCRIBED
- SECTION LINE
- [Pattern] WEINGART ANNEXATION NO.1-3
REC. NO. 02307088, REC. NO. 02307089, REC. NO. 02307090
- [Pattern] 25-66 LTD ANNEXATION NO. 3
REC. NO. 2268964
- [Pattern] WATER FRONT ANNEXATION MAP
REC. NO. 4785418
- [Pattern] SAINT VRAIN VALLEY SCHOOL DISTRICT HIGH SCHOOL NO. 5 - ANNEXATION NO. 1
REC. NO. 3171819
- [Pattern] SAINT VRAIN VALLEY SCHOOL DISTRICT HIGH SCHOOL NO. 5 - ANNEXATION NO. 2
REC. NO. 3171820
- (M) MEASURED DIMENSIONS
- (C) CALCULATED DIMENSIONS
- (RP) RECORD DIMENSIONS PER
RECORDED EXEMPTION NO.: 1207-27-2-RE 843
- (RA1) RECORD DIMENSIONS PER
WEINGART ANNEXATION NO.3
- (RA2) RECORD DIMENSIONS PER
25-66 LTD ANNEXATION NO. 3
- (RA3) RECORD DIMENSIONS PER
WATER FRONT ANNEXATION MAP
- (RA4) RECORD DIMENSIONS PER
SAINT VRAIN VALLEY SCHOOL DISTRICT HIGH SCHOOL NO. 5 - ANNEXATION NO. 2
- (RD1) RECORD DIMENSIONS PER
QUIT CLAIM DEED
REC. NO. 4320764
- [Pattern] ANNEXATION BOUNDARY
CONTIGUOUS TO TOWN OF MEAD
- EASEMENT LINE

FILEPATH: P:\2024\0521\SURVEY\ANNEX_240521.DWG (LAYOUT) (2)
 NO DATE: 18-2025
 NO USER: FRU071805.3301SP BY: CESAR DIBALDO



200	0	200	400
SCALE: 1" = 200'			
CHECKED BY: CAM	DRAWN BY: CD		

ISSUE DATE: 12-12-2024	
DATE	REVISION COMMENTS
12-12-2024	REVISED COMMENTS
18-2025	UPDATED DESCRIPTION
18-2025	CHANGE NAME

HKS HARRIS KOCHER SMITH
 1120 Lincoln Street, Suite 1000
 Denver, Colorado 80203
 P: 303.623.6300 F: 303.623.4311
 HarrisKocherSmith.com

LOT B
 RECORDED EXEMPTION NO.: 1207-27-2-RE 843

SITE

PROJECT #: 240521
SHEET NUMBER
2
2 OF 2

EAST QUARTER CORNER OF SECTION 27
 FOUND #6 REBAR WITH
 3.25" ALUMINUM CAP
 STAMPED: COLO DEPT OF TRANSPORTATION 2009 PLS 29420
 ABOVE GROUND

ARIET'S GROVE PLANNED UNIT DEVELOPMENT

A PARCEL OF LAND BEING A PORTION OF LOT B, RECORDED EXEMPTION NO.: 1207-27-2-RE 843, RECORDED AT RECEPTION NO. 02052248, SITUATED IN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO

LAND USE

LAND USE SUMMARY

ARIET'S GROVE LAND USE PLAN IS DESIGNED TO ALLOW FOR A GRADATION OF DENSITY FOR RESIDENTIAL AND COMMERCIAL 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.

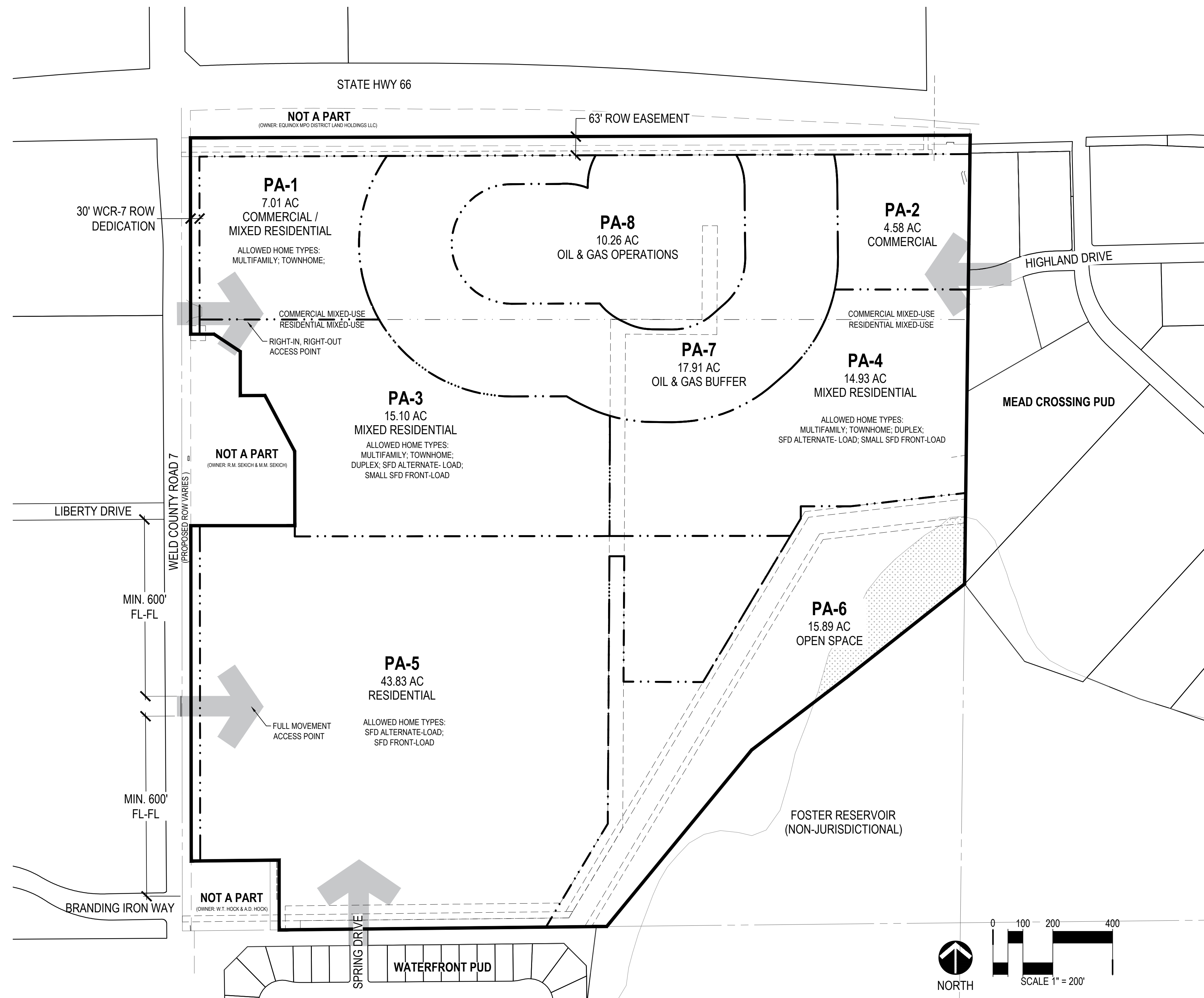
- THE TABLE BELOW OUTLINES EACH PLANNING AREA'S ALLOWED LAND USES AND DENSITY.
- PRELIMINARY AND FINAL PLAT BOUNDARIES SHALL NOT BE REQUIRED TO MATCH PLANNING AREA BOUNDARIES; HOWEVER, THE PROPOSED LAND USES SHALL BE REQUIRED TO MATCH THOSE APPROVED FOR THE SAME LAND.

PLANNING AREA	AREA (AC)	LAND USE	MAX. DWELLING UNIT COUNT	MAX. DENSITY
1	7.01	COMMERCIAL / MIXED RESIDENTIAL	904	10.6 DU/AC
2	4.58	COMMERCIAL (1)		
3	15.10	MIXED RESIDENTIAL		
4	14.93	MIXED RESIDENTIAL		
5	43.83	RESIDENTIAL		
6	15.89	NEIGHBORHOOD PARK (OS)	0	N/A
7	17.91	OIL & GAS BUFFER (OS)	0	N/A
8	10.26	OIL & GAS OPERATIONS	0	N/A
	129.51	TOTAL PLANNING AREAS		
ROW EASEMENT	3.77	NORTHERN 63' RIGHT-OF-WAY EASEMENT		
ROW	1.18	30' WCR-7 RIGHT-OF-WAY DEDICATION		
	134.46	PUD ZONING BOUNDARY AREA		

NOTES:

- COMMERCIAL USE, EXCEPT THAT, IF AS OF THE DATE THAT IS EIGHT (8) YEARS FOLLOWING THE RECORDATION DATE OF THIS PUD THERE IS NO CERTIFICATE OF OCCUPANCY ISSUED FOR A COMMERCIAL USE, THEN RESIDENTIAL USE SHALL BE PERMITTED IN LIEU OF COMMERCIAL USE. IF THE PLANNING AREA IS DEVELOPED FOR RESIDENTIAL USES, SFA TOWNHOME, AND MULTI-FAMILY ARE PERMITTED USES.
- THE PROVIDED PARKS MEET REQUIRED NEIGHBORHOOD PARK SPACE FOR 723 UNITS. ANY PLATTED UNITS EXCEEDING 723 UNITS WILL MEET THE NEIGHBORHOOD PARK REQUIREMENTS THROUGH CASH IN-LIEU OF LAND CONTRIBUTION THAT WILL SERVE THE NEIGHBORHOOD, TO BE DETERMINED BY THE TOWN AT TIME OF FINAL PLAT.

LAND USE MAP



- PUD ZONING BOUNDARY
- PROPOSED PLANNING AREA BOUNDARY
- EXISTING RIGHT-OF-WAY
- TOWN OF MEAD COMPREHENSIVE PLAN DESIGNATION
- EASEMENTS
- FLOODPLAIN
- ➔ PROPOSED ACCESS

NOTE: ACCESS LOCATION WAS COORDINATED WITH TOWN OF MEAD TO PROVIDE SUFFICIENT DISTANCE BETWEEN EXISTING AND PROPOSED FLOW LINES OF ACCESS ROADS ALONG WCR-7. EXACT LOCATION SHALL BE REFINED AT THE TIME OF PRELIMINARY PLAT.

ARIET'S GROVE PUD
TOWN OF MEAD, COLORADO

OWNER:
ANADARKO E&P ONSHORE LLC
PO BOX 173779
DENVER, CO 80217-3779

PREPARED FOR:
PEAK DEVELOPMENT GROUP
SAM SHARP & BONNIE NIZIOLEK
1480 HUMBOLDT STREET
DENVER, CO 80218
SAM@PEAKDEVGRP.COM /
BONNIE@PEAKDEVGRP.COM

NOT FOR
CONSTRUCTION

DATE:
01 PUD - 01/16/2024
02 PUD - 05/05/2025
03 PUD - 08/04/2025

SHEET TITLE:
LAND USE