



## Planning Commission Meeting

441 3rd Street, Mead

March 18, 2026

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### Agenda

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

In accordance with the Town's policy adopted by the Board of Trustees on March 13, 2023 by Resolution No. 21-R-2023, 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\\_Z2aqr40JTBOoPZyNdtM0pA](https://us02web.zoom.us/webinar/register/WN_Z2aqr40JTBOoPZyNdtM0pA)

#### 1. Call to Order – Roll Call

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

#### 2. Pledge of Allegiance to the Flag

#### 3. Review and Approve Agenda

#### 4. Public Comment:

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

#### 5. Approval of Minutes

- a. Approval of Minutes - Regular Meeting February 18, 2026

#### 6. Public Hearing

- a. Mead Municipal Code Changes - Wildfire Resiliency - CANCELLED
- b. Highland Lake Comprehensive Plan Amendment
  - i. Continued from September 17th and December 17th, 2025. The application has been withdrawn, and the public hearing has been cancelled.
- c. Land Use Code Update — Public Facilities Zoning District
  - i. **Resolution No. 02-PC-2026** — A Resolution of the Planning Commission of the Town of Mead, Colorado, Recommending Approval of Certain Text Amendments to the Mead Land Use Code to Establish a Public Facility (PF) Zoning District and Provide Standards and Guidelines Applicable thereto, Including Amendments to Section 16-2-10—General Provisions, Section 16-3-30—Zoning Districts and Boundaries, Section 16-3-40—Use Regulations, Section 16-3-50—

Specific Use Standards, Section 16-3-70—Temporary Uses, and Section 16-3-80—Density and Dimensional Standards

d. Mead Village PUD

- i. **Resolution No. 03-PC-2026** — A Resolution of the Planning Commission of the Town of Mead, Colorado, Recommending Approval of a Zoning Designation of Single-Family Residential (RSF-4) with Planned Unit Development (PUD) Overlay for the Property known as Mead Village

**7. 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](mailto:info@townofmead.org).



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**Minutes**

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

**1. Call to Order 2026– Roll Call**

**Present:**

Chair Karen Peterson  
Commissioner Charles Gehringer  
Commissioner William Jorgensen  
Commissioner Chad Rademacher  
Commissioner Timothy Corliss  
Commissioner Alternate Jean Bratcher

**Absent:**

Chair Pro Tem Ryan Sword — **Excused**

**Also present:**

Community Development Director Todd Bjerkaas; Town Planner Alex Ailey; Secretary Ana Bohl; Assistant Town Attorney Silvia Buchenic

**2. Pledge of Allegiance to the Flag**

The assembly pledged allegiance to the flag.

**3. Election of Officers**

- a. Election of Planning Commission Chair and Chair Pro Tem for 2026

Commissioner Gehringer motioned to appoint Karen Peterson as Planning Commission Chair.

Commissioner Jorgensen seconded the motion.

Ayes: Chair Peterson, Commissioner Gehringer, Commissioner Jorgensen, Commissioner Rademacher, Commissioner Corliss

Nays: None

Abstaining: None

Passed

Commissioner Jorgensen motioned to appoint William Jorgensen as Chair Pro Tem.

Commissioner Gehringer seconded the motion.

Ayes: Chair Peterson, Commissioner Gehringer, Commissioner Jorgensen, Commissioner Rademacher, Commissioner Corliss

Nays: None

Abstaining: None

Passed

After nominations, commissioners took over immediately of new assigned positions.

#### 4. Informational Items

- a. 2026 Planning Commission Meeting Calendar

Chair Peterson mentioned that a draft of the 2026 Planning Commission was included in the packet.

#### 5. Review and Approve Agenda

Commissioner Rademacher motioned to approve the agenda as written. Commissioner Jorgensen seconded the motion.

Ayes: Chair Peterson, Commissioner Gehringer, Commissioner Jorgensen, Commissioner Rademacher, Commissioner Corliss

Nays: None

Abstaining: None

Passed

#### 6. Public Comment:

There were no public comments.

#### 7. Approval of Minutes

- a. Approval of Minutes - Regular Meeting December 17, 2025

Commissioner Rademacher motioned to approval of Minutes - Regular Meeting December 17, 2025. Commissioner Jorgensen seconded the motion.

Ayes: Chair Peterson, Commissioner Gehringer, Commissioner Jorgensen, Commissioner Rademacher, Commissioner Corliss

Nays: None

Abstaining: None

Passed

#### 8. Public Hearing

- a. **Resolution No. 01-PC-2026** – A Resolution of the Planning Commission of the Town of Mead, Colorado, Recommending Approval of Certain Text Amendments to the Mead Land Use Code Section 16-1-140 – Miscellaneous, Section 16-1-150 – Definitions, and Section 16-3-40 – Use Regulations

Chair Peterson opened the public hearing at 6:26 p.m.

Director Bjerkaas began his presentation regarding the proposed changes, which comply with House Bill 24-1152, signed into law in May 2024, to increase housing supply through ADUs. The amendments allow ADU's in more zoning districts and provide flexibility for submittal requirements to align with current technology and practices. Commissioners raised questions about HOA restrictions, parking standards, and square footage regulations among others, which Director Bjerkaas and Attorney Buchenic addressed by explaining existing limitations and state requirements.

Chair Peterson opened public comment.

There was no public comment at this time.

Chair Peterson closed the public hearing at 6:42 p.m.

Commissioner Corliss motioned to approve Resolution No. 01-PC-2026 – A Resolution of the Planning Commission of the Town of Mead, Colorado, Recommending Approval of Certain Text

Amendments to the Mead Land Use Code Section 16-1-140 – Miscellaneous, Section 16-1-150 – Definitions, and Section 16-3-40 – Use Regulations. Commissioner Gehringer seconded the motion.

Ayes: Chair Peterson, Commissioner Gehringer, Commissioner Jorgensen, Commissioner Rademacher, Commissioner Corliss

Nays: None

Abstaining: None

Passed

## **9. Adjournment**

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

Ayes: Chair Peterson, Commissioner Gehringer, Commissioner Jorgensen, Commissioner Rademacher, Commissioner Corliss

Nays: None

Abstaining: None

Passed

The Regular Meeting of the Town of Mead Planning Commission was adjourned at 06:45 PM on Wednesday, February 18, 2026.

## **10. Work Session**

### **a. Comprehensive Plan**

Director Bjerkaas opened the work session on the Comprehensive Plan. Commissioners discussed concerns and areas of interest and requested additional information to better understand the plan, identify potential issues, and ensure the Comprehensive Plan is updated in the best interest of residents and the town's development. They agreed to email the Town Planner their specific items and questions for review and to schedule further discussion in future work sessions.

### **b. Parks, Open Space, and Trails Master Plan**

Mr. Bjerkaas provided an update regarding the Parks, Open Space, and Trails Master Plan.

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Karen Peterson, Chair

ATTEST:

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Ana Bohl, Secretary



## Agenda Item Summary

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**Agenda Date:** 3/18/2026

**Subject:** **Resolution No. 02-PC-2026 — A Resolution of the Planning Commission of the Town of Mead, Colorado, Recommending Approval of Certain Text Amendments to the Mead Land Use Code to Establish a Public Facility (PF) Zoning District and Provide Standards and Guidelines Applicable thereto, Including Amendments to Section 16-2-10—General Provisions, Section 16-3-30—Zoning Districts and Boundaries, Section 16-3-40—Use Regulations, Section 16-3-50—Specific Use Standards, Section 16-3-70—Temporary Uses, and Section 16-3-80—Density and Dimensional Standards**

**Presented by:** **Todd Bjerkaas, Community Development Director**

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### Summary:

For Consideration by the Town of Mead Board of Trustees (“Board”), Town staff has prepared amendments to the Land Use Code, attached to this Agenda Item Summary and as detailed in Resolution No. 02-PC-2026 (“Amendments”), to establish a Public Facilities (PF) Zoning District and provide standards thereof. The Planning Commission shall recommend approval, approval with revisions, or denial of the Amendments to the Board of Trustees in accordance with Mead Municipal Code (“MMC”) Section 2-7-20(4).

Generally, the Amendments:

- Establish a Public Facilities (PF) zoning district for Town-owned properties
- Provide standards and guidelines applicable to the Public Facilities zoning district
- Provide code sections to allow flexibility necessary to accommodate the specific and unique character and function of such Town-owned properties while achieving the intent and objectives of the underlying standards

### Overview:

The Town of Mead owns parcels of land that provide specific municipal services and uses. Examples include but are not limited to the Town of Mead Town Hall, Community Center, Police Station, Public Works Facility, Wastewater Treatment Facility, Ames Park, Mead Town Park, Mead Ponds, lift stations, etc. These facilities can provide specific, narrow, and unique services to the Town and its residents with programmatic and design needs that vary from other governmental, quasi-governmental, and private counterparts if they exist. As a result, the Land Use Code does not include, anticipate, and/or standardize such facilities or future facilities in a complete and comprehensive way. The proposed Text Amendments allow for flexibility to accommodate the specific and unique uses, characteristics, design parameters, site compatibility, access, circulation, program and other relevant factors of Town-owned properties while achieving the intent and objectives of the underlying standards.

The Text Amendments further several goals of the Town of Mead's 2018 Comprehensive Plan including:

- Thoughtful Community Planning, Facilities and Services (“TCPFS”) Goal 1: Ensure government services, building and equipment needs respond to growth with a cost-effective, high level of service to residents; and
- TCPFS Goal 2: Encourage and support community activities to bring together the residents of the community and foster community leadership; and
- Dynamic Parks, Recreation and Open Space (“PROS”) Goal 1: Provide a balanced and connected system of recreation facilities, parks, and open space for all ages that promotes healthy living

**Review Criteria:**

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

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

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

**Financial Considerations:**

N/A

**Staff Analysis:**

Only one of the above review criteria listed must be met for proposed amendments to be approved. Staff have determined that the proposed Amendments meet criteria (2), (3), and (4) as stated below:

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

**Staff Recommendation / Actions Required:**

Staff have determined that the proposed revisions satisfactorily meet applicable criteria for approval as set forth in Section 16-3-160 of the Mead Municipal Code and recommends that the Planning Commission recommend approval of the Amendments to the Board of Trustees by adopting the attached resolution.

Suggested Motion:

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“I move approval of Resolution No. 02-PC-2026, a Resolution of the Planning Commission of the Town of Mead, Colorado Recommending Approval of Certain Amendments to the Mead Land Use Code Section 16-2-10 *General Provisions*, Section 16-3-30 *Zoning Districts and Boundaries*, 16-3-40 *Use Regulations*, 16-3-50 *Specific Use Standards*, 16-3-70 *Temporary Uses*, and 16-3-80 *Density and Dimensional Standards*.”

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**Attachments:**

1. Resolution No. 02-PC-2026
2. Exhibit A: Section 16-3-40. Use Regulations
3. Exhibit B: Section 16-3-80 . Density and Dimensional Standards

**TOWN OF MEAD, COLORADO  
PLANNING COMMISSION  
RESOLUTION NO. 02-PC-2026**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF MEAD, COLORADO, RECOMMENDING APPROVAL OF CERTAIN TEXT AMENDMENTS TO THE MEAD LAND USE CODE TO ESTABLISH A PUBLIC FACILITY (PF) ZONING DISTRICT AND PROVIDE STANDARDS AND GUIDELINES APPLICABLE THERETO, INCLUDING AMENDMENTS TO SECTION 16-2-10—GENERAL PROVISIONS, SECTION 16-3-30—ZONING DISTRICTS AND BOUNDARIES, SECTION 16-3-40—USE REGULATIONS, SECTION 16-3-50—SPECIFIC USE STANDARDS, SECTION 16-3-70—TEMPORARY USES, AND SECTION 16-3-80—DENSITY AND DIMENSIONAL STANDARDS**

**WHEREAS**, Section 16-3-160(a) of the Town of Mead Municipal Code ("MMC") provides the Board of Trustees ("Board") with the authority to amend, supplement, change or repeal the regulations and provisions of Chapter 16 of the MMC ("Land Use Code") from time to time; and

**WHEREAS**, Section 16-3-160(a)(2) sets forth that amendments to the text of the Land Use Code may be initiated by Town staff, and any such text amendment shall be reviewed and considered at duly noticed public hearings by the Planning Commission and the Board, and shall be enacted by ordinance; and

**WHEREAS**, Town staff proposes amendments to Land Use Code Sections 16-2-10, 16-3-30, 16-3-40, 16-3-50, 16-3-70, and 16-3-80, as more fully set forth in this Resolution (collectively, the "Text Amendments"); and

**WHEREAS**, the criteria by which text amendments to the Land Use Code are evaluated are set forth in Section 16-3-160 - Amendments of the MMC; and

**WHEREAS**, on March 18, 2026, the Planning Commission held a duly noticed public hearing to review the proposed Text Amendments; and

**WHEREAS**, the Text Amendments further several goals of the Town of Mead's 2018 Comprehensive Plan including:

- Thoughtful Community Planning, Facilities and Services ("TCPFS") Goal 1: Ensure government services, building and equipment needs respond to growth with a cost-effective, high level of service to residents; and
- TCPFS Goal 2: Encourage and support community activities to bring together the residents of the community and foster community leadership; and
- Dynamic Parks, Recreation and Open Space ("PROS") Goal 1: Provide a balanced and connected system of recreation facilities, parks, and open space for all ages that promotes healthy living; and

**WHEREAS**, based upon evidence set forth in the Agenda Item Summary that was presented to the Planning Commission and other evidence offered and accepted at the public hearing before the Planning Commission, the Planning Commission has determined that the approval criteria set forth in Sec. 16-3-160(f)(2), (f)(3), and (f)(4) of the MMC have been satisfied in that the Text Amendments will: provide for changes in administrative practices that are necessary to accommodate changing needs of the community, accommodate innovations in land use and development practices that were not contemplated when the Land Use Code was

adopted, and further the implementation of the goals and objectives of the Town's Comprehensive Plan.

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

**Section 1.** Recitals incorporated. The recitals contained above are incorporated herein by reference and are adopted as findings and determinations of the Planning Commission.

**Section 2.** Findings. The Planning Commission finds and determines that it reviewed the Text Amendments in accordance with the procedure set forth in Sec. 16-3-160 of the MMC and that the public hearing on the Text Amendments was held, conducted, and concluded in accordance with Sec. 16-3-160 of the MMC.

**Section 3.** Recommendation. The Planning Commission recommends that the Board of Trustees approve the Text Amendments, as set forth below:

- a. Amend Section 16-2-10 of the Land Use Code, titled "General Provisions," to add the language shown in bold and underline and to delete the language shown in bold and strike-through, as follows:

"Sec. 16-2-10. General provisions.

(a) Applicability.

**(1) Except as provided in Subsection (a)(2) below, All** development applications and building permit applications shall comply with the applicable standards contained in this Article.

**(2) Public Facility (PF) zoning district. The standards contained in this Article are not mandatory requirements for development within the Public Facility (PF) zoning district. The Director may apply the standards in whole or in part, or establish alternative development parameters, as appropriate for a proposed development, based on consideration of the intent and objectives underlying the standards, the nature of the proposed use, site characteristics, compatibility with surrounding properties, access and circulation, and other relevant factors. The Director shall document in writing the standards applied and any alternative development parameters established for a proposed development.**

(b) In the event of a conflict between a standard or requirement contained in the Density and Dimensional Chart in Article III of this Chapter and text in this Article, the standard in the chart in Article III shall prevail."

- b. Amend Section 16-3-30 of the Land Use Code, titled "Zoning District and Boundaries," by the addition of the following new Subsection (a)(4) and by renumbering the existing Subsections (a)(4) and (a)(5) to Subsections (a)(5) and (a)(6) respectively:

“(4) Public Facility (PF) zoning district. This district is established to accommodate governmental, quasi-governmental, and community-serving uses on property owned by the Town. In recognition of the operational and functional characteristics of such uses and the public purposes they serve, the PF zoning district provides flexibility in the application of the standards of this Code, including the community design and development standards in Article II and the use and dimensional standards in this Article, subject to consideration of the intent and objectives underlying the standards, the nature of the proposed use, site characteristics, compatibility with surrounding properties, access and circulation, and other relevant factors.”

c. Amend Section 16-3-40 of the Land Use Code, titled “Use Regulations,” by repealing in its entirety and reenacting “Table 3.1 Principal Uses Allowed” as set forth in **Exhibit A**, to add the Public Facility (PF) zoning district and specify the principal uses permitted therein.

d. Amend Subsection 16-3-50(5)a. of the Land Use Code, under Section 16-3-50 titled “Specific use standards,” to add the language shown in bold and underline and to delete the language shown in bold and strike-through as follows:

“a. Avoid passing through, or within one (1) mile of any residential, ~~or~~ nonresidential, **or Public Facility** zoning district; ~~wherever possible; and~~”

e. Amend Section 16-3-70 of the Land Use Code, titled “Temporary uses,” by the addition of the following new Subsection (a)(b)(14):

“(14) Uses within the PF zoning district. The Town Manager may approve any temporary use, activity, or special event within the PF zoning district, including temporary uses of the nature described in this Subsection (b), if the Town Manager determines that the approval criteria in Subsection (d) below are met.”

f. Amend Section 16-3-80 of the Land Use Code, titled “Density and dimensional standards,” by repealing in its entirety and reenacting “Table 3-3 Density and Dimensional Standards” as set forth in **Exhibit B**, to add the Public Facility (PF) zoning district to and to establish the applicable density and dimensional requirements for such district.

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

**INTRODUCED, READ, PASSED AND ADOPTED THIS 18TH DAY OF MARCH 2026.**

ATTEST:

TOWN OF MEAD PLANNING  
COMMISSION:

By: \_\_\_\_\_  
Ana Bohl, Secretary

By: \_\_\_\_\_  
Planning Commission Chair

## EXHIBIT A

### Sec. 16-3-40. Use regulations.

The principal uses allowed within the Residential, Nonresidential, Agricultural, and Public Facility zoning districts are identified in Table 3.1 of this Section.

- (1) Use categories and specific uses. All of the use categories listed in the first column of Table 3.1 are defined in this code (Definitions and Terms). The first column of each of the use tables contains an abbreviated definition of the respective use category. If there is a conflict between the abbreviated definition and the full explanation contained in this code the provisions of full explanation will control. In some cases, "Specific Use Type" is listed in the second column of the table. If a Specific Use Type is listed in the table, that use type is allowed only within the districts that allow the broader use category.
- (2) Allowed uses. An "A" indicates that the listed use is allowed by right within the respective zoning district. Allowed uses are subject to all other applicable standards of the land use code.
- (3) Conditional uses. A "C" indicates that the listed use is allowed within the respective zoning district only after review and approval of a conditional use permit, in accordance with the review procedures in this code. Conditional uses are subject to all other applicable standards of the land use code.
- (4) Prohibited uses. A blank cell (one without an "A" or "C") indicates that the listed use type is not allowed within the respective zoning district, unless it is expressly allowed by other regulation of this land use code.
- (5) Uses subject to specific regulations. Many uses are subject to use-specific regulations (in addition to general regulations that apply to development in general). The last column of the use table contains references to applicable use-specific standards.

**Table 3.1 Principal Uses Allowed**

Use Category	Specific Use Type	Residential					Nonresidential				T	Specified Use Standard (Reference No.)	
		RSF-E	RSF-1	RSF-4	RMF-8	RMF-14	DMU	HC	GC	LI	AG		PF
<b>RESIDENTIAL</b>													
Household Living	Accessory dwelling unit	A	A	C			A				A		
	Duplex				A	A	C	C					
	Manufactured housing park			C	C	A	C						
	Multi-family units				A	A	A	C	C				16-3-50(14)
	Rooming/boarding house				A	A	A						
	Single-family detached (include manufactured housing)	A	A	A	A	A	C				A		
	Townhomes				A	A	A	C	C				
	All other household living			A	A	A	A	C	C				
Group Living	Assisted living facility	C	C	C	C	C	C	C	C		C		16-3-50(9)

	Large group living facility				C	C	C	C	C	C			
	Small group living facility	C	C	C	C	C	C	C	C		C		
	Treatment facility	C	C	C	C	C	C	C	C	C	C		
<b>INSTITUTIONAL AND CIVIC</b>													
Colleges & Vocational Schools	Colleges & universities				C	C	C	A	A	C			
	Vocational/technical/trade schools						C	A	A	A			
	All other educational institutions						C	C	C	C			
Community Service	Community activity building	A	A	A	A	A	A	A	A		C	A	
	All other community services	C	C	C	C	C	C	A	A	C	C	A	
Cultural	Museums, art galleries, libraries						A	A	A	C	C	A	
Day Care	Child care center, large					C	C	A	A	C			
	Child care center, small	C	C	C	C	C	C	C	A	C			
	Family child care, home	A	A	A	A	A							
Detention Facilities	Jails, honor camps, reformatories									C			Vote by Trustees
	Law enforcement rehab centers									C			Vote by Trustees
Hospital/Clinic	Medical & dental clinics					C	A	A	A	A			
	Counseling centers (nonresidential)						A	A	A	A			
	Hospital/mental hospital						C	A	C	A			
	Physical & mental rehab (residential)						C	A	C	A			
	All other						C	C	C	C			
Public Property	Cemetery	A	C	C	C	C	C	C	A	A	A	A	
	Golf course	A	A	C	C	A	C	C	A	A	A	A	
	Golf driving range	A	C	C	C	C	C	C	A	A	C	A	
	Parks	A	A	A	A	A	A	A	A	A	A	A	
	Lakes and Reservoirs	A	A	C	C	C	C	C	C	A	A	A	
	All other Define	A	A	A	A	A	A	A	A	A	A	A	
Religious Assembly	Churches, temples, synagogues & mosques	A	A	A	A	A	A	A	A	A	A	A	16-3 50(15)
Safety Services	Fire station, police station, all others	C	C	C	C	C	A	A	A	A	C	A	
Schools	Boarding school	C	C	C	C	A	A	A	A				
	Elementary schools	A	A	A	A	A	A	A	A		A		
	Secondary schools	A	A	A	A	A	A	A	A		A		

Utilities, Basic	Utility service facilities (underground)	A	A	A	A	A	A	A	A	A	A		
	All other basic utilities	C	C	C	C	C	C	C	A	A	C		
Utility Corridors	Transmission lines (aboveground)	C	C	C	C	C	C	C	C	A	C		16-3-50(5)
	Transmission lines (underground)						C	C	A	A	C		
	Utility treatment, production or service facility								C	C			
	All other	C	C	C	C	C	C	C	C	C	C		
<b>COMMERCIAL</b>													
Entertainment Event, Major	Indoor facilities						C	C	C	C	C	A	
	Outdoor facilities							C	C	C	C	A	
Lodging	Bed & breakfast (1—3 guest rooms)	A	A	A	A	A	A	A	A		A		16-3-50(2)
	Bed & breakfast (4—5 guest rooms)	C	C	C	C	C	A	A	A		A		
	Hotels and motels						A	A	A				
Mixed Use Building	Mixed use building						A	A	A				
Offices	General offices						C	A	A	A		A	
	Office with drive-through							A	A				
Parking, Commercial	Parking lots or structure						A	A	A	A		A	
Recreation & Entertainment , Outdoor	Amusement park							C	C	C			
	Campgrounds							A	A		A		16-3-50(4)
	Drive-in theater							C	C	C			
	Miniature golf								A	A			
	Riding academy or equestrian area										A		
	RV park										C		
	Shooting ranges											C	
	Swimming pools					A	A	A	A		A	A	
	Zoos							C	C		C		
	All other outdoor recreation								C	C	C	C	A
Retail Sale & Services	Adult entertainment										C		Subject to site approval.
	Alcohol sales, retail						A	A	A	C			
	Alcohol sales, by the drink (primary use)						A	A	A	C			

Animal care/boarding/sales, indoor	A						A	A	A	A		
Animal care/boarding/sales, outdoor							C	C	C			
Brew pub						A	A	A	C			As accessory to an allowed restaurant use only
Contractors & trade shops, indoor operation & storage							A	A	A		A	
Contractors & trade shops, indoor operation & outdoor storage (including heavy vehicles)								C	A	A	A	
Contractors & trade shops, outdoor operation & outdoor storage							C	C	A		A	
Deliver & dispatch service (vehicles on-site)							C	C	A		A	
Drive-through uses							C	C	C			
Farm implement/equipment sales & service							A	A	A	C		Site Plan Required, 16-4-100
Farmer's market/flea market						A	A	A	A	A		Subject to Site Approval.
Feed store								A	A	C		
Food services, catering						A	A	A	A			
Food services, restaurant (including alcohol sales)						A	A	A	A			
Food services, restaurant with drive-through							C	C	C			
Fuel sales, automotive/appliance							A	A	A			
Fuel sales, heavy vehicle							A		A			

Retail Sale & Services, (cont'd>	General retail sales, indoor operations display & storage						A	A	A	A			
	General retail sales, outdoor operations display & storage							C	C	A			16-350(11) 16-350(16)
	Landscape material sales									A	A		
	Manufactured building sales, service & storage									A			
	Rental service, indoor display/storage							A	A	A			
	Rental service, outdoor display/storage							C	C	A			
	Repair, small appliance							A	A	A			
	Repair, large appliance									A	A		
	Personal services						A	A	A	A			
	All other retail sales & services						A	A	A	C			
Self-Service Storage	Mini-storage warehouse, self-service storage, open air storage facilities								A	A			16-3-50(18), Site Plan Required, 16-4-100
Vehicle Repair	Auto & light truck mechanical repair							A	A	A			
	Body shop									A	A		
	Truck stop/travel plaza							C		A			
	Tire recapping & storage									A			
	All other vehicle repair									C	A		
	Car wash								C	C	A		
Vehicle Service, Limited	Gasoline service station							A	A	A			
	Quick lubrication							A	A	A			
	All other vehicle service, limited									A	A		
<b>INDUSTRIAL</b>													
Manufacturing & Production - Indoor Operation - Indoor Storage	Assembly									A			
	Brewery, distillery, winery (5,000 sq. ft. or less, with an on-site tasting room)						A	A	A	A	A		

	Brewery, distillery, winery (over 5,000 sq. ft. with an onsite tasting room)							A	A	A	A		
	Brewery, distillery, winery without an on-site tasting room									A			
	Hazardous materials									C			
	Food products									A			
	Manufacturing/processin g									A			
Manufacturing & Production - indoor Operation - Outdoor Storage	Assembly									A			
	Hazardous materials									C			
	Food products									A			
	Manufacturing/processin g									A			
Outdoor Operations & Storage	Assembly									A			
	Hazardous materials									C			
	Food products									A			
	Manufacturing/processin g									A			
	All other industrial service									A			
Warehouse & Freight Movement	Indoor operation, storage & loading									A			
	Hazardous materials									C			
	Indoor operation, with outdoor loading docks									A			
	Outdoor storage or loading									A			
	Gas or petroleum storage									A			
	Sand or gravel storage									A			
	All other									A			
Waste-Related Activities	Nonhazardous waste transfer									C			
	Medical/hazardous waste transfer station									C			
	Recycling collection									A	A		
	All other waste related									A	A		

Wholesale Sales	Wholesale business (no highly flammable materials/liquids)									C	A			
	Hazardous waste										C			
	Agricultural products									A	A			
	All other wholesale uses									C	A			
	<b>OTHER</b>													
Agricultural	Animal confinement	A									C	A		16-3-50(6)
	Beekeeping	A	A	A								A		
	Hazardous materials										C	C		
	Dairy											A		
	Confined animal feeding operation, feedlot	C										C		16-3-50(6)
	Pasture	A										A		
	All other agriculture	C										A		
Aviation or Surface Passenger Terminal	Airports/heliports											C		
	Hazardous materials											C		
	Bus/commuter stops	A	A	A	A	A	A	A	A	A	A	A		
	Bus/railroad depot										C	C	A	
	All other aviation or surface passenger terminal										C	C	C	
Mining	Oil and gas drilling	C	C	C	C	C	C	C	C	C	C	C	C	16-3-50(19)
	Hazardous materials											C		
	Sand or gravel extraction or processing											C		16-3-50(13)
	All other mining											C		
Telecom Facilities	Telecommunication support structures								C	C	C	C	A	Ch. 16, Art. IX
	Telecommunications facilities							C	C	C	C	C	A	Ch. 16, Art. IX
Parks, Open Space, Public Buildings, Publicly Owned Maintenance Facilities, Water And Sewer Facilities		A	A	A	A	A	A	A	A	A	A	A	A	

**EXHIBIT B**

**Sec. 16-3-80. Density and dimensional standards.**

Table 3-3 lists the density and dimensional standards that apply within zoning districts. These are base standards, not guarantees that stated minimums or maximums can be achieved on every site. Other regulations of this land use code or site-specific conditions may further limit development.

**Table 3-3 Density and Dimensional Standards**

Zoning district	Density (dwelling units per acre)		Minimum lot size (net) <sup>7, 15</sup>		Min. Street Frontage <sup>4</sup> (feet)	Minimum Setbacks Principal/Accessory <sup>9, 15</sup>			Max. Lot Coverage (%)	Max. Building Size <sup>3</sup> (sq. ft.)	Max. Height (feet)
	Max	Min.	Area (sq. ft.)	Width (ft.)		Street <sup>1</sup> (feet)	Side <sup>2</sup> (feet)	Rear (feet)			
<b>Residential zoning districts</b>											
RSF-E	1 per 2.5 Ac.	na	2.5 Ac	100	50	20/25	15/5	25/10	15	na	35/30
RSF-1	1.0	2.5	43,560	100	50	20/25	15/10	30/10	20	na	35/30
RSF-4 <sup>8</sup>	4	2	6,250	50	40	20/25	5/5	25/10	50	na	35/30
RMF-8	8	4	5,000 <sup>7, 15</sup>	50 <sup>15</sup>	20	20/25 <sup>15</sup>	See Notes 10, 15	25/10 <sup>15</sup>	70	na	35/30
RMF-14	14	8	4,000 <sup>7, 15</sup>	40 <sup>15</sup>	20	20/25	5/5	25/10 <sup>15</sup>	75	na	47
<b>Nonresidential zoning districts</b>											
DMU	14	na	5,000 <sup>15</sup>	50 <sup>15</sup>	na	0/0 <sup>11, 15</sup>	0/0 <sup>6, 15</sup>	0/0 <sup>6, 15</sup>	100	15,000	40
HC	8	na	7,500 <sup>15</sup>	50 <sup>15</sup>	na	20/25 <sup>15</sup>	0/0	0/0 <sup>6</sup>	75		40
GC	8	na	1 ac <sup>15</sup>	50 <sup>15</sup>	na	20/25 <sup>15</sup>	0/0	0/0 <sup>6</sup>	80	125,000 per business use	40
LI	8	na	1 ac	100	na	20/25	0/0	25/25	80		40
<b>Rural Zoning District</b>											
AG	1 per 5 Ac.	na	na	na	na	na	na	na	na	na	na
<b>Public Facility Zoning District<sup>16</sup></b>											
PF	na	na	na	50	na	20/25	5/5	25/10	80	na	na

Notes to Table 3-3

- <sup>1</sup> Garages with street facing doors shall be setback 23 feet from the street property line in all urban residential zones. Garages may be up to 5 feet in front of enclosed living areas of the home.
- <sup>2</sup> Side setbacks for accessory structures apply to those that are located on the rear half of the lot. Principal setbacks apply to accessory structures that are not located on the rear half of the lot.
- <sup>3</sup> Buildings in excess of stated maximum size limits may be approved in accordance with the Conditional Use Permit procedures in this Code.
- <sup>4</sup> Minimum street frontage on a cul-de-sac is reduced to 30 feet.
- <sup>6</sup> Five (5) foot setback between adjacent residential uses, ten (10) foot setback between residential zone or use and a commercial use.
- <sup>7</sup> In RSF-4 and all RMF districts the minimum lot area is required for each dwelling unit.
- <sup>8</sup> In RSF-4 districts, lot size may be reduced by not more than ten percent (10%), provided that the overall average lot size within the district is 6,250 square feet, (i.e., total area within the lots/number of lots = 6,250 square feet) The ten percent (10%) lot reduction provision does not trigger the clustering of lots as provided in Section 16-3-110(4).
- <sup>9</sup> A Principal structure is defined as the structure containing the principal use on the property including structures which are attached to and architecturally integrated with the principal structure. An accessory structure is defined in other sections of this Code.
- <sup>10</sup> RMF-8 Side yard setbacks for single family residences require a minimum of 5 feet from side lot line on one side and a minimum of 10 feet from side lot line on the other side retaining a minimum separation between adjacent principal structures of 15 feet. Accessory structures may be located 3 feet from side lot line. Multi-family setbacks for principal structures are 20 feet minimum from one side yard property and a minimum of 5 feet from the other side property line retaining a required minimum separation of 25 feet between multi-family principal structures on adjacent lots. Accessory structures to multi-family structures must be set back 5 feet from the property line.
- <sup>11</sup> In DMU districts the minimum street setback for residential property is 20/25.
- <sup>12</sup> In RSF-4 districts, on corner lots, the side lot line adjacent to a street shall have a minimum setback of 15 feet.
- <sup>13</sup> In RSF-4 districts, ranch style homes may have a maximum lot coverage of 60%.
- <sup>14</sup> General Note: See the Alternative Residential Development Standards of this Code for additional information regarding Flagpole Lots, Attached Housing, Zero Lot Line and Cluster Development.
- <sup>15</sup> Single-Family Attached Density and Dimensional Standards:
  - (1) The minimum lot size shall be one thousand six hundred (1,600) square feet.
  - (2) The front setback shall be ten (10) feet from the lot line, rear setback shall be twenty (20) feet, side setbacks shall be zero (0) for interior lots and ten (10) feet for end or corner lots, or the same as the underlying zone district.

(3) For additional clarification, refer to Land Use Code Section 16-3-110 alternative residential development options (2)a., (2)b., and (2)c.

<sup>16</sup> The dimensional standards for the PF zoning district are intended to provide the flexibility in site design for governmental, quasi-governmental, and community-serving uses developed by or for the Town. The Town shall determine the dimensional standards appropriate for a particular PF site based on consideration of the intent and objectives underlying the standards, the nature of the proposed use, site characteristics, compatibility with surrounding properties, access and circulation, and other relevant factors.

(Ord. 653 §1, 2009; Ord. 719 §10, 2012; Ord. 724 §5, 2013; Ord. 729 §7, 2013; Ord. 740 §2, 2014; Ord. 843, §1, 2017; Ord. 864, §4, 2018; Ord. 889 §8, 2019; Ord. No. 1049, § 2(Exh. A), 11-27-2023)



## Agenda Item Summary

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**Agenda Date:** 3/18/2026

**Subject:** Resolution No. 03-PC-2026 — A Resolution of the Planning Commission of the Town of Mead, Colorado, Recommending Approval of a Zoning Designation of Single-Family Residential (RSF-4) with Planned Unit Development (PUD) Overlay for the Property known as Mead Village

**Presented by:** Alex Ailey, Planner II

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### Summary:

Karen Henry of Henry Design Group, Inc., on behalf of D.R. Horton – Northern Colorado and Property owner Weld Development Company, LLC, a Colorado limited liability company (together, the “Applicants”), has submitted a rezoning application for the Mead Village property, as more particularly described herein (“Application”). The Application is for approval of the proposed Single-Family Residential (RSF-4) zoning with Planned Unit Development Overlay (“PUD”) for the 181.34-acre property generally located south of Welker Avenue (WCR 34) and east of Weld County Road 5, known as Mead Village, as more particularly described in the PUD (the “Property”). The PUD includes various residential densities, including Single-Family Detached, Single-Family Attached, and Cottage Homes. The PUD would also rezone a portion of the property currently zoned Highway Commercial (HC) to match the RSF-4 zoning of the remainder of the property.

The Property is designated by the Town of Mead’s Comprehensive Plan as being appropriate for Single-Family Residential (RSF-4) development. The Comprehensive Plan defines Single-Family Residential (SFR) as clustered, medium-density single-family residential development with a density of up to four (4) units per acre. Single-Family Residential is intended to promote stable, well-established neighborhoods with a mix of densities, with lots that are of a sufficient size to allow for off-street parking. The Property was zoned HC (Highway Commercial) and RSF-4 (Single-Family Residential) by Ordinance No. 702 in December of 2011. The Property is currently vacant.

The PUD establishes eight (8) planning areas. Planning Area 1 is located on the northwestern portion of the Property and would allow for cottage dwelling housing types. Planning Area 2 is located on the western and southwestern portions of the Property and would allow for single-family detached housing types. Planning Area 3 is located on the northern portion of the Property and would allow for single-family detached housing types. Planning Area 4 is located in the center of the Property and would allow for a variety of housing types including duplex, single-family detached, and cottage dwelling housing types. Planning Area 5 is located in the center of the Property and would allow for front-loaded duplex housing types. Planning Area 6 is located on the southeastern portion of the Property and would allow for single-family detached housing types. Planning Area 7 is located on the northeastern portion of the Property and would allow for cottage dwelling housing types. Planning Area 8 is designated as a temporary wildlife easement and designated for future development of approximately 97 dwelling units upon permanent vacation of an existing bald eagle’s nest. The PUD provides for a maximum of 701 dwelling units. The PUD establishes design and dimensional standards for residential land uses.

Additionally, the PUD establishes architectural and landscaping standards to create a cohesive look and feel to the Mead Village neighborhood, and is anticipated to function in tandem with existing neighborhoods of similar densities in the area, creating a development pattern that closely resembles the development pattern found in Mead's core town center and downtown. In order to accomplish a mixture of densities as is outlined in the Comprehensive Plan, this PUD provides for smaller residential lots and tighter dimensional standards for setbacks to conform with the dimensions and development patterns found in a traditional vibrant and pedestrian-oriented downtown or core town center. The smaller lots provide for a denser residential area that is compatible with downtown housing patterns, as well as providing for diverse housing options in Mead.

#### **Review Criteria:**

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

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

The proposed Mead Village PUD is generally consistent with the Single-Family Residential (SFR) land use designation identified in the 2018 Comprehensive Plan. Staff also finds the concept proposed in the PUD to be an improvement over what would normally be required by the underlying zoning districts. The proposed PUD provides the following advantages over the underlying zoning and traditional development:

- The PUD provides consistency of design and compatible design for architecture and landscaping across the Property.
- The PUD provides for a flexible mix of medium-density housing types, which is more compatible with the type of development pattern anticipated in the SFR Comprehensive Plan designation.
- The PUD proposes multiple regional roadway and trail connections that will help to establish an interconnected network of multi-modal transportation within the Property and to the surrounding areas and future developments.
- The PUD pays special attention to the existing surrounding properties, including Mead Middle School by incorporating landscaping and designs standards that acknowledge and buffer the development from those properties. In addition, the PUD outlines a proposed neighborhood park of approximately 8.4 acres adjacent to the Mead Middle School parcel, and proposes a trail connection along the existing Upper Highland Ditch on the southwestern boundary of the Property and along the perimeter of the temporary wildlife easement which is proposed to eventually connect to the 2<sup>nd</sup> Filing of the Range View Estates development.
- The development would add diversity to the Town's housing stock and housing options with options for a range of single-family detached and attached housing products currently in limited supply in Mead.
- The development proposes that 24.1% of the total site acreage be dedicated to parks and open space, which far exceeds the required 15% in the RSF-4 zoning district, and the required 20% in Planned Unit Developments.
- The PUD helps to further the goals of the 2018 Comprehensive Plan related to growth and housing diversity.

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

1. To correct a manifest error in an ordinance establishing the zoning for a specific property;
2. To rezone an area or extend the boundary of an existing district because of changed or changing conditions in a particular area or in the Town generally;
3. The land to be rezoned was zoned in error and as presently zoned is inconsistent with the policies and goals of the Comprehensive Plan;
4. The proposed rezoning is necessary to provide land for a community-related use that was not anticipated at the time of the adoption of the Comprehensive Plan, and the rezoning will be consistent with the policies and goals of the Comprehensive Plan;
5. The area requested for rezoning has changed or is changing to such a degree that it is in the public interest to encourage development or redevelopment of the area; or
6. **A rezoning to Planned Unit Development overlay district is requested to encourage innovative and creative design and to promote a mix of land uses in the development.**

The Applicant has requested that the zoning of the property be established as Single-Family (RSF-4) with a PUD Overlay. Staff has determined that the requested PUD will encourage innovative and creative development, a diversity of “missing middle” housing options to promote a community for citizens in various stages of life, a well-planned multi-modal roadway and trails network, and a cohesive and unique development pattern that will help to establish the new downtown expansion area anticipated in the Comprehensive Plan.

#### **Financial Considerations:**

N/A

#### **Staff Recommendation / Actions Required:**

Staff recommends the Planning Commission approve Resolution. No. 03-PC-2026, with the following motion:

Suggested Motion:

“I MOVE TO APPROVE RESOLUTION NO. 03-PC-2026, A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF MEAD, COLORADO, RECOMMENDING APPROVAL OF A ZONING DESIGNATION OF SINGLE-FAMILY RESIDENTIAL (RSF-4) WITH PLANNED UNIT DEVELOPMENT (PUD) FOR THE PROPERTY KNOWN AS MEAD VILLAGE.”

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#### **Attachments:**

1. Resolution No. 03-PC-2026
2. Mead Village PUD Plan 1

**TOWN OF MEAD, COLORADO  
PLANNING COMMISSION  
RESOLUTION NO. 03-PC-2026**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF MEAD, COLORADO, RECOMMENDING APPROVAL OF A ZONING DESIGNATION OF SINGLE-FAMILY RESIDENTIAL (RSF-4) WITH PLANNED UNIT DEVELOPMENT (PUD) OVERLAY FOR THE PROPERTY KNOWN AS MEAD VILLAGE**

WHEREAS, in accordance with Section 16-3-160 of the Mead Municipal Code (“MMC”), Weld Development Company, LLC, a Colorado limited liability company, by and through its authorized representatives (the “Applicant”), submitted an application to amend the official Town zoning map and rezone certain real property, consisting of approximately 181.34 acres of land, more or less, and generally located south of Welker Avenue (CR 34) and east of Weld County Road 5, generally known as Mead Village, as more particularly described in **Exhibit 1**, attached hereto and incorporated by this reference (the “Property”); and

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

WHEREAS, the Property is currently zoned Highway Commercial (HC) and Single-Family Residential (RSF-4); and

WHEREAS, the Applicant is proposing to rezone the Property to RSF-4 with a Planned Unit Development (PUD) Overlay to allow for residential land uses, as shown in the Mead Village PUD Plan, attached hereto as **Exhibit 1** (“Mead Village PUD” or “PUD”); and

WHEREAS, the Future Land Use Plan, from the Town’s 2018 Comprehensive Plan, designates the Property as Single Family-Residential (“SFR”), which anticipates development with clustered, medium-density single-family residential development with a density of up to four (4) units per acre; and

WHEREAS, in accordance with Sections 16-3-160 of the MMC, the Planning Commission held a duly noticed public hearing on March 18, 2026, to review and consider the proposed Mead Village PUD; and

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

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

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

**Section 2.** The Planning Commission recommends that the Town of Mead Board of Trustees approve the Mead Village PUD, in substantially the form attached hereto as **Exhibit 1**, based on a determination that the applicable review criteria set forth in Sections 16-3-160 and 16-3-30(a)(4) of the MMC have been satisfied.

**Section 3.** Town staff shall cause a copy of this Resolution to be provided to the

Board of Trustees, on or before the date of the Board of Trustees hearing.

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

**INTRODUCED AND PASSED, THIS 18<sup>TH</sup> DAY OF MARCH, 2026.**

**ATTEST:**

**TOWN OF MEAD PLANNING  
COMMISSION:**

By: \_\_\_\_\_  
Ana Bohl, Secretary

By: \_\_\_\_\_  
Planning Commission Chair

**EXHIBIT 1**  
**MEAD VILLAGE PUD**

# MEAD VILLAGE - P.U.D. PLAN

A PARCEL OF LAND LOCATED IN THE NORTH HALF OF SECTION 16,  
TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL  
MERIDIAN, COUNTY OF WELD, TOWN OF MEAD, STATE OF COLORADO

## PROJECT TEAM

**APPLICANT / DEVELOPER:**  
**D.R. HORTON**  
CONTACT: BRYAN REID  
11347 Business Park Circle  
Firestone, CO 80504  
BAReid1@drhorton.com  
(303) 669-5133

**LAND SURVEYOR**  
**CAGE ENGINEERING, INC.**  
CONTACT: GERALD KWIAKOWSKI, PLS  
405 URBAN ST., SUITE 404  
LAKEWOOD, CO 80228  
(720) 277-5326

**CIVIL ENGINEER**  
**CAGE ENGINEERING, INC.**  
CONTACT: TYLER ROBINSON, PE  
405 URBAN ST., SUITE 404  
LAKEWOOD, CO 80228  
trobinson@cagecivil.com  
(720) 277-5326

**PLANNING AND LANDSCAPE ARCHITECTURE**  
**HENRY DESIGN GROUP, INC**  
CONTACT: KAREN HENRY, PLA  
1501 WAZEE ST, STE-1C  
DENVER, CO 80202  
khenry@henrydesigngroup.com  
(303) 446-2368

Applicant



D.R. Horton - Northern Colorado  
11347 Business Park Circle  
Firestone, CO 80504  
(303) 669-5133

Planner / Landscape Architect



Landscape Architecture • Planning • Entitlements  
1501 Wazee Street Suite 1-C, Denver, Colorado 80202  
303.446.2368 • henrydesigngroup.com

Civil Engineering



405 Urban St., Suite 404  
Lakewood, CO 80228  
(720) 277-5326

Owner

Weld Development Group, LLC.  
A Colorado Limited Liability Company  
By: Michael A. Richardson, Manager

## OWNERSHIP CERTIFICATE

THE UNDERSIGNED IS THE OWNER OF CERTAIN LANDS IN MEAD, COLORADO, DESCRIBED AS FOLLOWS, EXCEPT PUBLIC RIGHTS-OF-WAY:

### LEGAL DESCRIPTION

(DESCRIPTION PER TITLE COMMITMENT NOTED IN "SCHEDULE B-2 EXCEPTIONS" TABLE HEREON)

A PARCEL OF LAND LOCATED IN THE NORTH HALF OF SECTION 16, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 16;

THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 16, NORTH 88°38'25" EAST, A DISTANCE OF 337.80 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED RECORDED IN BOOK 1440 UNDER RECEPTION NO. 2387415 BEING THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID NORTH LINE, NORTH 88°38'25" EAST A DISTANCE OF 2281.71 FEET TO THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER;

THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 16, NORTH 89°13'47" EAST A DISTANCE OF 529.38 FEET;

THENCE SOUTH 00°34'11" EAST A DISTANCE OF 699.89 FEET;

THENCE NORTH 89°25'28" EAST A DISTANCE OF 1482.44 FEET TO THE WESTERLY LINE OF THE GREAT WESTERN RAILWAY COMPANY RIGHT OF WAY AS RECORDED IN BOOK 228 PAGE 96 AND BOOK 234 PAGE 92 IN WELD COUNTY, COLORADO;

THENCE ALONG SAID WESTERLY LINE SOUTH 20°28'45" WEST A DISTANCE OF 2089.17 FEET TO THE SOUTH LINE OF SAID NORTHEAST QUARTER;

THENCE ALONG SAID SOUTH LINE, SOUTH 89°03'36" WEST A DISTANCE OF 1246.27 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER;

THENCE ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER, SOUTH 89°03'24" WEST A DISTANCE OF 521.53 FEET;

THENCE NORTH 29°01'54" WEST A DISTANCE OF 209.82 FEET;

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 3260.00 FEET AND A CENTRAL ANGLE OF 05°33'58" FOR AN ARC LENGTH OF 316.70 FEET, SAID CURVE HAVING A CHORD BEARING OF NORTH 26°14'55" WEST A DISTANCE OF 316.57 FEET;

THENCE TO THE BEGINNING POINT OF A CURVE TO THE LEFT HAVING A RADIUS OF 2440.00 FEET AND A CENTRAL ANGLE OF 23°33'13" FROM WHICH THE RADIUS POINT BEARS SOUTH 66°32'04" WEST, THENCE LEFT ALONG SAID CURVE FOR AN ARC LENGTH OF 1003.05 FEET, SAID CURVE HAVING A CHORD BEARING OF NORTH 35°14'32" WEST A DISTANCE OF 996.00 FEET;

THENCE TO THE BEGINNING POINT OF A CURVE TO THE LEFT HAVING A RADIUS OF 340.00 FEET AND A CENTRAL ANGLE OF 10°22'42" FROM WHICH THE RADIUS POINT BEARS SOUTH 42°58'52" WEST, THENCE LEFT ALONG SAID CURVE FOR AN ARC LENGTH OF 61.59 FEET, SAID CURVE HAVING A CHORD BEARING OF NORTH 52°12'29" WEST A DISTANCE OF 61.50 FEET;

THENCE NORTH 57°23'50" WEST A DISTANCE OF 124.86 FEET;

THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 225.00 FEET AND A CENTRAL ANGLE OF 53°11'02" FOR AN ARC LENGTH OF 208.85 FEET, SAID CURVE HAVING A CHORD BEARING OF NORTH 83°59'21" WEST A DISTANCE OF 201.43 FEET;

THENCE TO THE BEGINNING POINT OF A CURVE TO THE RIGHT HAVING A RADIUS OF 540.00 FEET AND A CENTRAL ANGLE OF 33°04'54" FROM WHICH THE RADIUS POINT BEARS NORTH 20°34'52" WEST, THENCE RIGHT ALONG SAID CURVE FOR AN ARC LENGTH OF 311.79 FEET, SAID CURVE HAVING A CHORD BEARING OF SOUTH 85°57'34" WEST A DISTANCE OF 307.47 FEET;

THENCE TO THE BEGINNING POINT OF A CURVE TO THE LEFT HAVING A RADIUS OF 190.00 FEET AND A CENTRAL ANGLE OF 34°48'55" FROM WHICH THE RADIUS POINT BEARS SOUTH 12°30'01" WEST, THENCE LEFT ALONG SAID CURVE FOR AN ARC LENGTH OF 115.45 FEET, SAID CURVE HAVING A CHORD BEARING OF SOUTH 85°05'34" WEST A DISTANCE OF 113.68 FEET;

THENCE SOUTH 67°41'06" WEST A DISTANCE OF 253.19 FEET;

THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1770.00 FEET AND A CENTRAL ANGLE OF 10°02'25" FOR AN ARC LENGTH OF 310.17 FEET, SAID CURVE HAVING A CHORD BEARING OF SOUTH 62°39'54" WEST A DISTANCE OF 309.77 FEET TO THE WEST LINE OF SAID NORTHWEST QUARTER;

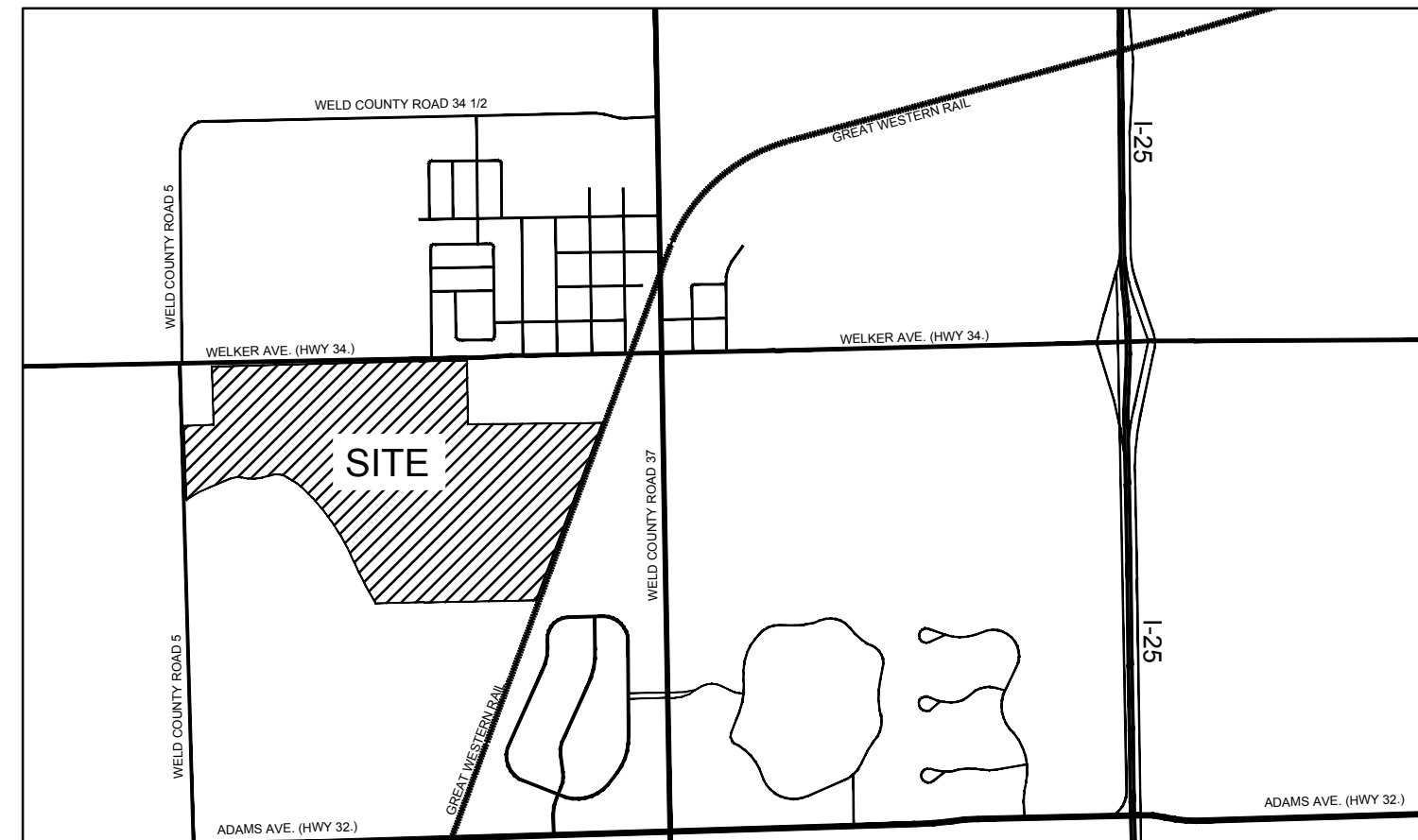
THENCE ALONG SAID WEST LINE, NORTH 01°31'13" WEST A DISTANCE OF 820.47 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED RECORDED IN BOOK 1440 UNDER RECEPTION NO. 2387415;

THENCE ALONG THE SOUTH LINE OF SAID TRACT, NORTH 88°38'25" EAST A DISTANCE OF 331.94 FEET TO THE SOUTHEAST CORNER OF SAID TRACT;

THENCE ALONG THE EAST LINE OF SAID TRACT, NORTH 01°00'00" WEST A DISTANCE OF 644.78 FEET TO THE POINT OF BEGINNING.

(THE LEGAL DESCRIPTION ABOVE INCLUDES LOTS 1 THROUGH 40, INCLUSIVE, BLOCK 1, LOTS 1 THROUGH 12, INCLUSIVE, BLOCK 2, LOTS 1 THROUGH 6, INCLUSIVE, BLOCK 3, LOTS 1 THROUGH 14, INCLUSIVE, BLOCK 4, LOTS 1 THROUGH 17, INCLUSIVE, BLOCK 5, AND LOTS 1 THROUGH 7, INCLUSIVE, BLOCK 6 IN MEAD VILLAGE SUBDIVISION FILING NO. 1)

## VICINITY MAP



SCALE: 1" = 2,000'

## OWNERSHIP CERTIFICATE (CONTINUED)

AND DOES HEREBY LAY OUT AND ESTABLISH THE PLANNED UNIT DEVELOPMENT (PUD) PLAN MAP OF THE ABOVE- DESCRIBED LAND UNDER THE NAME AND STYLE OF MEAD VILLAGE, IN ACCORDANCE WITH THE MEAD LAND USE CODE; AND FURTHER ACKNOWLEDGE THAT: A) ALL GRAPHIC DEPICTIONS, CONDITIONS, TERMS AND SPECIFICATIONS DESIGNATED OR DESCRIBED HEREIN SHALL BE BINDING ON THE OWNERS AND THE HEIRS, SUCCESSORS AND ASSIGNS OF THE OWNERS; AND B) THE SIGNATURE HEREON OF ANY REPRESENTATIVE OF A PARTNERSHIP, LIMITED LIABILITY COMPANY, OR CORPORATE ENTITY, AS APPLICABLE, INDICATES THAT ALL REQUIRED APPROVALS HAVE BEEN OBTAINED.

THUS-DESCRIBED PLANNED UNIT DEVELOPMENT (PUD) PLAN MAP CONTAINS 181.98 ACRES, MORE OR LESS, TOGETHER WITH AND SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY EXISTING AND/OR OF PUBLIC RECORD.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

Weld Development Company, LLC

BY: \_\_\_\_\_

NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

STATE OF COLORADO )  
COUNTY OF \_\_\_\_\_ )

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY \_\_\_\_\_.

AS \_\_\_\_\_ OF WELD DEVELOPMENT COMPANY, LLC

A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND SEAL:

\_\_\_\_\_  
NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

## SURVEYORS CERTIFICATE

I, \_\_\_\_\_ BEING A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE P.U.D. PLAN MAP SHOWN HEREON IS A CORRECT DELINEATION OF THE ABOVE DESCRIBED PARCEL OF LAND.

I FURTHER CERTIFY THAT THIS P.U.D. PLAN MAP AND LEGAL DESCRIPTION WERE PREPARED UNDER MY PERSONAL SUPERVISION AND IN ACCORD WITH APPLICABLE STATE OF COLORADO REQUIREMENTS ON THIS \_\_\_\_ DAY OF \_\_\_\_\_.

\_\_\_\_\_  
LICENSED LAND SURVEYOR

\_\_\_\_\_  
DATE

## CERTIFICATE OF LIENHOLDER / DEED OF TRUST HOLDER:

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS A LAWFUL LIENHOLDER / DEED OF TRUST HOLDER AS TO THE REAL PROPERTY DESCRIBED IN THIS PLANNED UNIT DEVELOPMENT (PUD) PLAN MAP, DOES HEREBY CERTIFY THAT IT ACKNOWLEDGES THE ESTABLISHMENT OF SUCH PLANNED UNIT DEVELOPMENT (PUD) PLAN MAP, AND ACCEPTS THE CONDITIONS AND RESTRICTIONS (IF ANY) SET FORTH HEREIN.

BY: \_\_\_\_\_

NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

STATE OF COLORADO )  
COUNTY OF \_\_\_\_\_ )

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

AS \_\_\_\_\_ OF \_\_\_\_\_

A \_\_\_\_\_

WITNESS MY HAND AND SEAL:

\_\_\_\_\_  
NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

## CERTIFICATE OF APPROVAL BY THE BOARD OF TRUSTEES:

THE PLANNED UNIT DEVELOPMENT (P.U.D.) PLAN MAP SHOWN HEREON IS APPROVED AND ACCEPTED BY ORDINANCE NO. \_\_\_\_\_ PASSED AND ADOPTED AT THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF MEAD, COLORADO, HELD ON \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
ATTEST:

\_\_\_\_\_  
TOWN CLERK

## PLANNING COMMISSION CERTIFICATE:

RECOMMENDED FOR APPROVAL BY THE MEAD PLANNING COMMISSION THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
CHAIRPERSON

\_\_\_\_\_  
PLANNING COMMISSION SECRETARY

## SHEET INDEX

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6	CONCEPTUAL LANDSCAPE PLAN
7-9	CONCEPTUAL ARCHITECTURE

MEAD VILLAGE  
 TOWN OF MEAD, COLORADO  
 P.U.D. PLAN  
 COVER SHEET

Stamp:

Drawn by: HDG TEAM

Checked by: KZH

Issue Date: 09/03/2025

Rev#	Date	Revisions
1	11/03/2025	
2	12/22/2025	
3	02/23/2026	

Sheet Name:

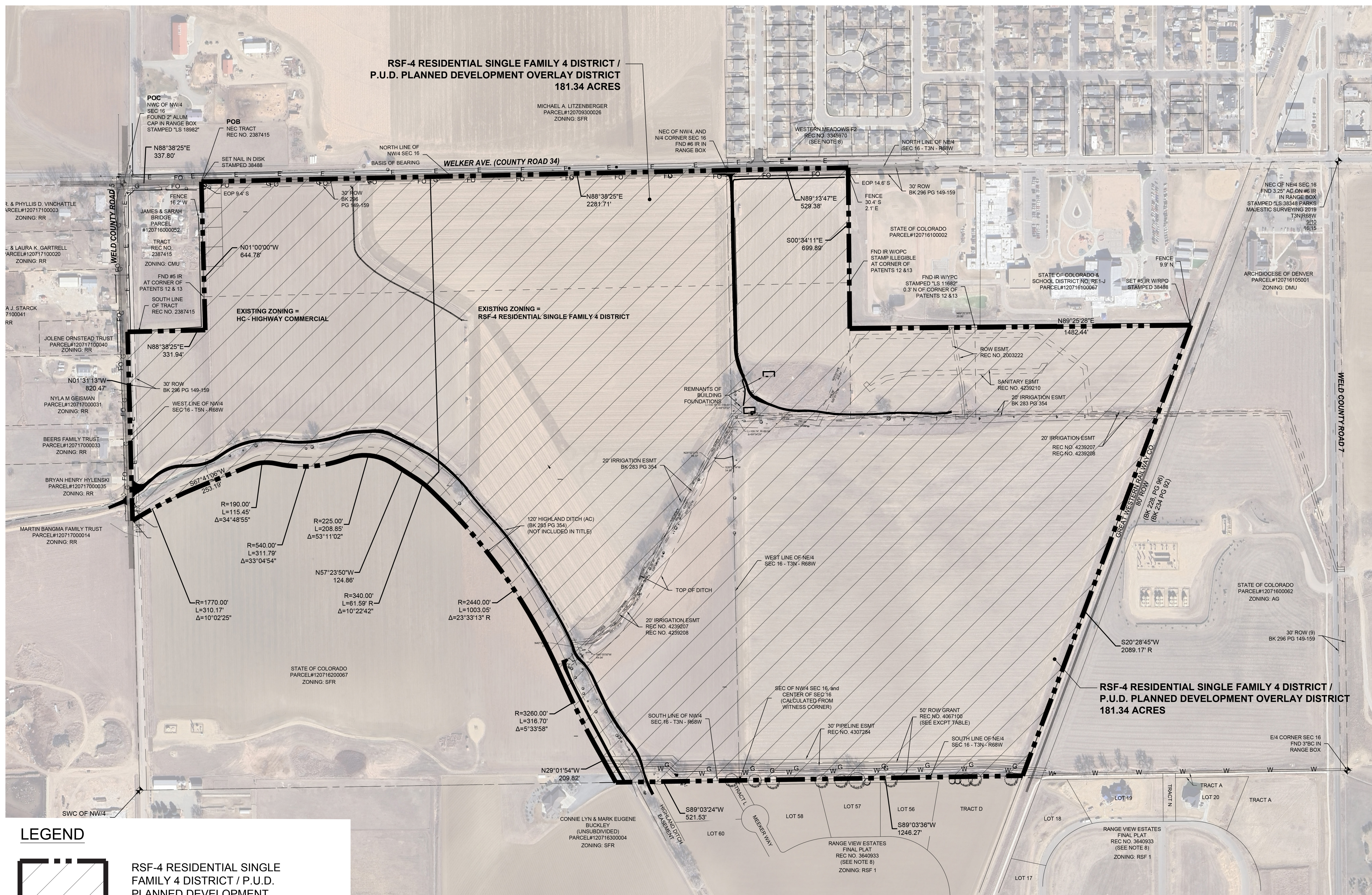
COVER SHEET

Sheet Number

1 OF 9

# MEAD VILLAGE - P.U.D. PLAN

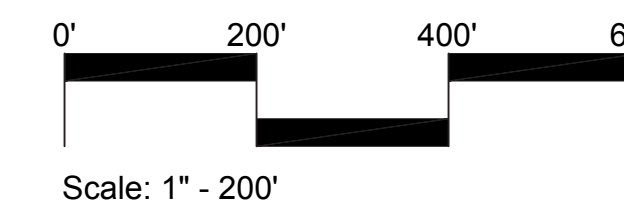
A PARCEL OF LAND LOCATED IN THE NORTH HALF OF SECTION 16,  
TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL  
MERIDIAN, COUNTY OF WELD, TOWN OF MEAD, STATE OF COLORADO



## LEGEND



RSF-4 RESIDENTIAL SINGLE FAMILY 4 DISTRICT / P.U.D. PLANNED DEVELOPMENT OVERLAY DISTRICT



Applicant  
**D.R. HORTON**  
*America's Builder*  
 D.R. Horton - Northern Colorado  
 11347 Business Park Circle  
 Firestone, CO 80504  
 (303) 669-5133

Planner / Landscape Architect  
**henry design group**  
 Landscape Architecture • Planning • Entitlements  
 1501 Wazee Street Suite 1-C, Denver, Colorado 80202  
 303.446.2368 • henrydesigngroup.com

Civil Engineering  
**CAGE**  
 405 Urban St., Suite 404  
 Lakewood, CO 80228  
 (720) 277-5326

Owner  
 Weld Development Group, LLC,  
 A Colorado Limited Liability Company  
 By: Michael A. Richardson, Manager

MEAD VILLAGE  
 TOWN OF MEAD, COLORADO  
 P.U.D. PLAN  
 ZONING MAP

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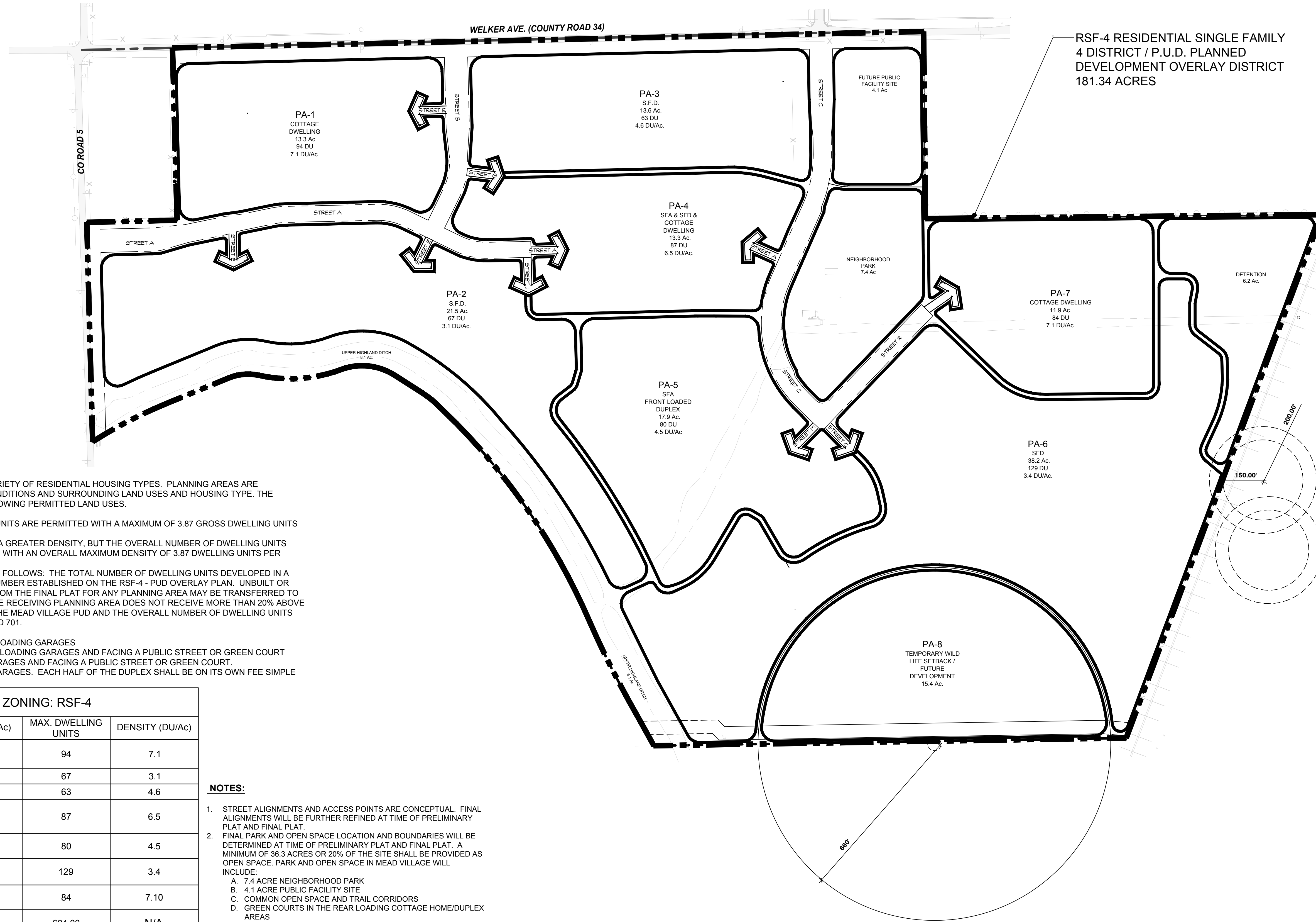
Rev#	Date	Revisions
1	11/03/2025	2nd Submittal
2	12/22/2025	3rd Submittal
3	02/23/2026	4th Submittal

Sheet Name:  
**ZONING MAP**

Sheet Number  
**2 OF 9**

# MEAD VILLAGE - P.U.D. PLAN

A PARCEL OF LAND LOCATED IN THE NORTH HALF OF SECTION 16,  
TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL  
MERIDIAN, COUNTY OF WELD, TOWN OF MEAD, STATE OF COLORADO



RSF-4 RESIDENTIAL SINGLE FAMILY  
4 DISTRICT / P.U.D. PLANNED  
DEVELOPMENT OVERLAY DISTRICT  
181.34 ACRES

### LAND USE:

MEAD VILLAGE IS DESIGNED TO PERMIT A VARIETY OF RESIDENTIAL HOUSING TYPES. PLANNING AREAS ARE DELINEATED BASED UPON EXISTING SITE CONDITIONS AND SURROUNDING LAND USES AND HOUSING TYPE. THE PLANNING AREAS ARE DEFINED BY THE FOLLOWING PERMITTED LAND USES.

- DENSITY: A MAXIMUM OF 701 DWELLING UNITS ARE PERMITTED WITH A MAXIMUM OF 3.87 GROSS DWELLING UNITS PER ACRE.
- INDIVIDUAL PLANNING AREAS MAY HAVE A GREATER DENSITY, BUT THE OVERALL NUMBER OF DWELLING UNITS SHALL NOT EXCEED 701 DWELLING UNITS WITH AN OVERALL MAXIMUM DENSITY OF 3.87 DWELLING UNITS PER ACRE.
- DENSITY TRANSFERS ARE PERMITTED AS FOLLOWS: THE TOTAL NUMBER OF DWELLING UNITS DEVELOPED IN A PLANNING AREA MAY VARY FROM THE NUMBER ESTABLISHED ON THE RSF-4 - PUD OVERLAY PLAN. UNBUILT OR UNUSED DWELLING UNITS RESULTING FROM THE FINAL PLAT FOR ANY PLANNING AREA MAY BE TRANSFERRED TO ANOTHER PLANNING AREA PROVIDED THE RECEIVING PLANNING AREA DOES NOT RECEIVE MORE THAN 20% ABOVE THE ORIGINAL DENSITY PERMITTED BY THE MEAD VILLAGE PUD AND THE OVERALL NUMBER OF DWELLING UNITS WITHIN MEAD VILLAGE DOES NOT EXCEED 701.
- PERMITTED LAND USES:
  - SINGLE FAMILY DETACHED - FRONT LOADING GARAGES
  - DETACHED COTTAGE HOMES - REAR LOADING GARAGES AND FACING A PUBLIC STREET OR GREEN COURT
  - DUPLEX HOMES - REAR LOADING GARAGES AND FACING A PUBLIC STREET OR GREEN COURT.
  - DUPLEX HOMES - FRONT LOADING GARAGES. EACH HALF OF THE DUPLEX SHALL BE ON ITS OWN FEE SIMPLE LOT.

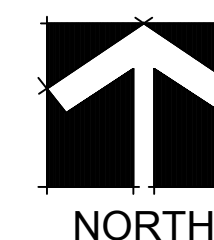
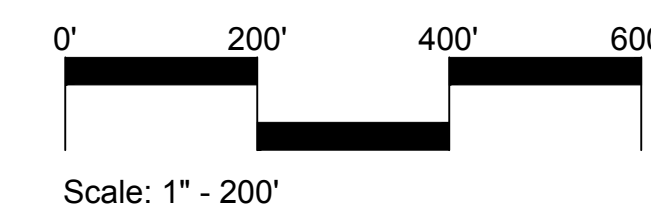
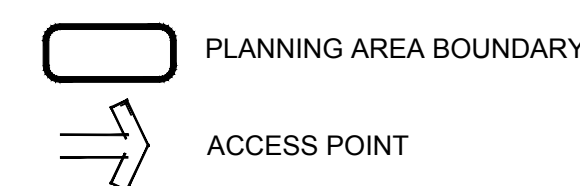
### LAND USE SUMMARY - ZONING: RSF-4

PLANNING AREA	USE	AREA (Ac)	MAX. DWELLING UNITS	DENSITY (DU/Ac)
1	COTTAGE DWELLING	13.3	94	7.1
2	SFD	21.5	67	3.1
3	SFD	13.6	63	4.6
4	DUPLEX, SFD & COTTAGE DWELLING UNITS	13.3	87	6.5
5	DUPLEX (FRONT LOADED)	17.9	80	4.5
6	SFD	38.2	129	3.4
7	COTTAGE DWELLING	11.9	84	7.10
SUBTOTAL RESIDENTIAL		129.7	604.00	N/A
8	TEMPORARY WILDLIFE EASEMENT FUTURE DEVELOPMENT	15.4	97 DU <sup>(5)</sup>	6.29
NEIGHBORHOOD PARK		7.4	N/A	N/A
DETENTION		6.2		
HIGHLAND DITCH		8.1		
PUBLIC FACILITY SITE		4.1		
RIGHT-OF-WAY		10.4		
TOTAL		181.34	701 DU <sup>(5)</sup>	3.87

### NOTES:

- STREET ALIGNMENTS AND ACCESS POINTS ARE CONCEPTUAL. FINAL ALIGNMENTS WILL BE FURTHER REFINED AT TIME OF PRELIMINARY PLAT AND FINAL PLAT.
- FINAL PARK AND OPEN SPACE LOCATION AND BOUNDARIES WILL BE DETERMINED AT TIME OF PRELIMINARY PLAT AND FINAL PLAT. A MINIMUM OF 36.3 ACRES OR 20% OF THE SITE SHALL BE PROVIDED AS OPEN SPACE. PARK AND OPEN SPACE IN MEAD VILLAGE WILL INCLUDE:
  - 7.4 ACRE NEIGHBORHOOD PARK
  - 4.1 ACRE PUBLIC FACILITY SITE
  - COMMON OPEN SPACE AND TRAIL CORRIDORS
  - GREEN COURTS IN THE REAR LOADING COTTAGE HOME/DUPLEX AREAS
  - LANDSCAPE BUFFERS
  - POCKET PARKS
  - STORMWATER DETENTION AREAS THAT PROVIDE AMENITIES (50% OF AREA ELIGIBLE FOR OPEN SPACE CREDIT.)
  - UPPER HIGHLAND DITCH EASEMENT RECORDED IN WELD COUNTY BOOK 283, PAGE 354.
- TRAIL ALIGNMENTS WILL BE FINALIZED AT TIME OF PRELIMINARY PLAT AND FINAL PLAT
- STORMWATER DETENTION AREAS BOUNDARIES WILL BE DETERMINED AT TIME OF PRELIMINARY PLAT AND FINAL PLAT.
- THE TEMPORARY WILDLIFE BUFFER IS INCLUDED IN THE RSF-4 PUD OVERLAY ZONING. UPON VACATION OF THE BALD EAGLES AND CONFIRMATION FROM COLORADO PARKS AND WILDLIFE THAT THE SITE IS PERMANENTLY ABANDONED, PROPERTY OWNER MAY SUBMIT A PRELIMINARY PLAT AMENDMENT APPLICATION TO THE TOWN.
- THE FUTURE TOWN OF MEAD PUBLIC FACILITY SITE IS INCLUDED IN THE RSF-4 PUD OVERLAY ZONING.
- PLANNING AREAS INCLUDE OPEN SPACE, MINI-PARKS, DETENTION, AND LOCAL STREET RIGHT-OF-WAY.

### LEGEND



Applicant



D.R. Horton - Northern Colorado  
11347 Business Park Circle  
Firestone, CO 80504  
(303) 669-5133

Planner / Landscape Architect



Landscape Architecture • Planning • Entitlements  
1501 Wasree Street Suite 1-C, Denver, Colorado 80222  
303.446.2368 • henrydesigngroup.com

Civil Engineering



405 Urban St., Suite 404  
Lakewood, CO 80228  
(720) 277-5326

Owner

Weld Development Group, LLC.  
A Colorado Limited Liability Company  
By: Michael A. Richardson, Manager

PROJECT NAME	MEAD VILLAGE
LOCATION	TOWN OF MEAD, COLORADO
PLAN SET	P.U.D. PLAN
SHEET NAME	P.U.D. PLAN

Stamp:

Drawn by: HDG TEAM

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Sheet Name:

P.U.D. PLAN

Sheet Number

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# MEAD VILLAGE - P.U.D. PLAN

A PARCEL OF LAND LOCATED IN THE NORTH HALF OF SECTION 16, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, TOWN OF MEAD, STATE OF COLORADO

## PROJECT CONTEXT

THE PARCEL OF LAND IS LOCATED SOUTH OF WELKER AVENUE (COUNTY ROAD 34), EAST OF COUNTY ROAD 5, SOUTH AND WEST OF MEAD MIDDLE SCHOOL, WEST OF THE GREAT WESTERN RAILROAD, AND NORTH OF THE UPPER HIGHLAND DITCH AND RANGE VIEW ESTATES SUBDIVISION.

THE SITE IS GENERALLY DESCRIBED AS LOCATED IN A PART OF THE NORTH HALF OF SECTION 16, TOWNSHIP 3 NORTH, RANGE 68 WEST, OF THE 6<sup>TH</sup> PM, WELD COUNTY, TOWN OF MEAD, STATE OF COLORADO.

## EXISTING CONDITIONS

THE 181-ACRE SITE IS GENERALLY A FARM FIELD WITH SLIGHTLY ROLLING TOPOGRAPHY IN THE 0 TO 3% SLOPE RANGE. OVER THE YEARS, THE PROPERTY HAS BEEN USED FOR CROP PRODUCTION. THE ONLY SIGNIFICANT SITE FEATURES ARE THE UPPER HIGHLAND DITCH AND THE ASSOCIATED IRRIGATION LATERALS. NO IMPROVEMENTS OR ENCROACHMENTS ARE PROPOSED TO THE UPPER HIGHLAND DITCH RIGHT-OF-WAY. PORTIONS OF THE IRRIGATION LATERAL WILL BE RELOCATED IN A PIPE TO ACCOMMODATE THE DEVELOPMENT. SEVERAL EXISTING TREES ARE LOCATED ON THE SITE ADJACENT TO THE DITCHES. THE TREES HAVE BEEN INVENTORIED AND ANALYZED TO DETERMINE HEALTH AND CONDITION. THE NEIGHBORHOOD PARK, ENTRY DRIVE AND CENTRAL TRAIL AND OPEN SPACE CORRIDOR WERE DESIGNED TO PRESERVE AS MANY OF THE EXISTING TREES AS PRACTICAL.

A 660-FOOT RADIUS TEMPORARY BUFFER IS PROVIDED TO PROTECT AN ACTIVE EAGLE'S NEST LOCATED IN THE SOUTHEASTERN PORTION OF THE SITE ALONG THE SOUTHERN PROPERTY LINE. THE BUFFER IS INCLUDED IN THE RSF-4 - PUD OVERLAY ZONING WITH THE ANTICIPATION OF FUTURE DEVELOPMENT OF THE BUFFER AREA ONCE THE NEST IS VACATED.

OFFSITE CONDITIONS WERE CONSIDERED IN THE DESIGN OF THE NEIGHBORHOOD INCLUDING WELKER AVENUE AND CO ROAD-5 WHERE A CONSISTENT LANDSCAPE BUFFER IS PROVIDED. THE GREAT WESTERN RAILROAD DEFINES THE EASTERN PROPERTY LINE. A 30-FOOT-WIDE OPEN SPACE BUFFER IS PROVIDED ALONG THE RAILROAD TO AID IN MITIGATING NOISE AND VIBRATION. MEAD MIDDLE SCHOOL BORDERS THE SITE TO THE NORTH. AN OPEN SPACE BUFFER IS PROVIDED FOR SEPARATION BETWEEN THE SCHOOL FACILITIES AND MEAD VILLAGE PRIVATE LOTS. OIL AND GAS FACILITIES ARE LOCATED EAST OF THE RAILROAD. SETBACKS FROM THE WELLS TO THE SINGLE- FAMILY LOTS ARE PROVIDED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENT AGREEMENT.

## PROPOSED ZONING

MEAD VILLAGE WAS ANNEXED IN 2013 AND CONCURRENTLY ZONED FOR 147.8 ACRES OF RESIDENTIAL SINGLE FAMILY -4 (RSF-4) AND 37.5 ACRES OF HIGHWAY COMMERCIAL (HC). THE PROPOSED ZONING IS FOR THE UNDERLYING TOWN OF MEAD ZONE DISTRICT RSF-4 WITH A PUD OVERLAY.

THE PROPOSED DEVELOPMENT COMPLIES WITH THE TOWN'S LAND USE FOR RSF-4 WHERE THE INTENT IS MEDIUM DENSITY RESIDENTIAL OF FOUR (4) DWELLING UNITS PER ACRE. THE PROPOSED PUD OVERLAY-ZONING PROVIDES A MIX OF RESIDENTIAL HOUSING TYPES INCLUDING ALLEY LOADED COTTAGE HOMES, SINGLE FAMILY DETACHED HOMES AND FRONT-LOADING DUPLEX HOMES. THE DUPLEX HOMES ADD TO THE MIX OF HOUSING TYPES TO ATTRACT A WIDE VARIETY OF DEMOGRAPHICS. THE RSF-4 - PUD OVERLAY INCLUDES THE TEMPORARY BUFFER SITE AND THE TOWN OF MEAD PUBLIC FACILITY LOCATED EAST OF GINGER AVENUE, SOUTH OF WELKER AVENUE, WEST OF THE MIDDLE SCHOOL AND NORTH OF THE PROPOSED NEIGHBORHOOD PARK.

## PROJECT OVERVIEW

THE INTENT IS TO DEVELOP MEAD VILLAGE AS A FAMILY FRIENDLY NEIGHBORHOOD WITH 701 HOMES ON LOTS OF A VARIETY OF SIZES IN SEVERAL SMALL SUB-NEIGHBORHOODS. THE HOMES WILL INCLUDE SINGLE FAMILY HOMES, ALLEY LOADED COTTAGE HOMES AND DUPLEX HOMES. THE CENTRAL NEIGHBORHOOD PARK IS THE FOCAL POINT AND ORGANIZING ELEMENT AND STRONG CENTER OF THE NEIGHBORHOOD ON WHICH MEAD VILLAGE IS PLANNED. PRIMARY ACCESS TO THE PARCEL IS AT GINGER AVENUE FROM WELKER AVENUE. THE ENTRY DRIVE WITH LANDSCAPED MEDIAN CREATES A SENSE OF ARRIVAL INTO THIS UNIQUE NEIGHBORHOOD. EAST OF THE ENTRY DRIVE IS THE PROPOSED TOWN OF MEAD PUBLIC FACILITY AND NEIGHBORHOOD PARK. THE PUBLIC FACILITY SITE WILL BE PROVIDED TO THE TOWN PER PREVIOUS AGREEMENTS.

IN COMPLIANCE WITH THE GENERAL INTENT OF THE TOWN'S COMPREHENSIVE PLAN, THE PUD PROVIDES THE TOWN WITH A COORDINATED AND HARMONIOUS DEVELOPMENT WHICH WILL BEST PROMOTE HEALTH, SAFETY, ORDER, CONVENIENCE, PROSPERITY, AND GENERAL WELFARE OF ITS RESIDENTS. THE PUD RESPONDS TO THE GOALS AND POLICIES OF THE COMPREHENSIVE PLAN AND IS PLANNED TO ENSURE HIGH QUALITY DEVELOPMENT COMPATIBLE WITH THE SURROUNDING LAND USES AND THE NATURAL ENVIRONMENT.

OVERALL, MEAD VILLAGE IS PLANNED AS A CLUSTERED, MEDIUM-DENSITY RESIDENTIAL DEVELOPMENT WITH AN OVERALL DENSITY OF 3.87 DWELLING UNITS PER ACRE. MEAD VILLAGE WILL CREATE A STABLE AND WELL-ESTABLISHED NEIGHBORHOOD WITH A MIX OF HOUSING ATTRACTING A VARIED DEMOGRAPHIC.

## GENERAL PROVISIONS

UPON APPROVAL OF AND ADOPTION OF THIS RSF-4 PUD OVERLAY (PUD) BY THE TOWN OF MEAD BOARD OF TRUSTEES, THIS DOCUMENT SHALL BECOME THE GOVERNING ZONING DOCUMENT FOR THE DEVELOPMENT OF ALL USES WITHIN THE MEAD VILLAGE. THE PROVISIONS OF THIS PUD SHALL PREVAIL AND GOVERN THE DEVELOPMENT OF MEAD VILLAGE PROVIDED HOWEVER, WHERE THE PROVISIONS OF THE PUD DO NOT CLEARLY ADDRESS A SPECIFIC SUBJECT, THE PROVISIONS OF THE TOWN OF MEAD MUNICIPAL CODE FOR THE UNDERLYING ZONE DISTRICT SHALL APPLY.

## COMPREHENSIVE PLAN COMPLIANCE

THE TOWN OF MEAD COMPREHENSIVE PLAN PROVIDES A SHARED COMMUNITY VISION INCLUDING QUALITY OF LIFE AS AN IMPORTANT TENET AS THE TOWN CONTINUES TO GROW. THIS PROJECT ADDRESSES THE FOLLOWING VISION THEMES THAT ARE PRIORITIES AND SHOULD GUIDE GROWTH:

### I. SMALL-TOWN COMMUNITY CHARACTER

THE PROPOSED PLAN MATCHES THE TOWN'S DESIRED LOCATION, DENSITY AND INTENSITY OF LAND USES PER THE FUTURE LAND USE PLAN. OVERALL, THIS IS CONSISTENT WITH THE COMMUNITY'S PAST AND CURRENT GROWTH PATTERNS.

THE PROJECT WILL INCORPORATE THE TOWN'S DESIGN GUIDELINES FOR NEW CONSTRUCTION AND LANDSCAPING THAT WILL RESULT IN THE SMALL-TOWN FEEL AND THE DISTINCTIVE, RURAL IMAGES THAT IS DESIRED. MINOR VARIATIONS TO THE TOWN'S DESIGN GUIDELINES ARE PROPOSED BY THE PUD TO MEET THE DESIGN INTENT OF MEAD VILLAGE.

### II. DIVERSE ECONOMY

- A DIVERSE ECONOMY MEANS CREATING DESIRABLE HOUSING FOR A COMMUNITY, THAT FURTHER ENSURES A MIX OF HOUSING TYPES TO ACCOMMODATE WORKING FAMILIES AND YOUNG PROFESSIONALS. BY:
- PROVIDING MULTI-GENERATIONAL HOUSING.
  - PROVIDING ADDITIONAL HOUSING WHICH WILL SUPPORT NEW AND EXISTING COMMERCIAL.
  - EXPANDING THE MIX OF HOUSING AND DENSITIES IN A VIBRANT AND ACCESSIBLE NEIGHBORHOOD.
  - COMPLETING A COMPREHENSIVE NETWORK OF TRAILS THROUGHOUT THE SITE AND INTO THE DOWNTOWN AREA.
  - PROVIDING RECREATIONAL FACILITIES THROUGH A WELL-DEVELOPED TRAIL NETWORK CONNECTING MINI AND NEIGHBORHOOD PARKS WITHIN THE NEIGHBORHOOD AND TO COMMUNITY AND REGIONAL PARKS THROUGHOUT THE TOWN.
  - MAINTAINING THE NATURAL RESOURCE OF THE UPPER HIGHLAND DITCH WITH A PARALLELING 30-FOOT-WIDE BUFFER AND TRAIL CORRIDOR.
  - PROVISIONS FOR A VARIETY OF HOUSING OPTIONS THAT PROMOTE WALKABILITY AND BIKABILITY. THIS HOUSING WILL SUPPORT THE COMMERCIAL USES IN THE TOWN'S CORE, THAT WILL KEEP THE TOWN OF MEAD'S ECONOMY GROWING.

### III. FRIENDLY NEIGHBORHOODS

THIS PROJECT WILL CREATE A HIGH-QUALITY, MULTI-GENERATION NEIGHBORHOOD THAT WILL INCLUDE HOUSING OPTIONS THAT SUPPORT FUTURE RESIDENTS IN ALL LIFE STAGES. THE HOMES WILL BE OF HIGH-QUALITY DESIGN AND THE NEIGHBORHOOD WILL BE EASILY CONNECTED TO RETAIL AND SERVICE OPTIONS IN THE DOWNTOWN CORE. RECREATIONAL OPPORTUNITIES WILL ALSO BE AVAILABLE TO RESIDENTS WITH AN EXTENSIVE TRAIL SYSTEM AND OPEN SPACE AMENITIES.

### IV. STRONG CONNECTIVITY

THE PROPOSED DEVELOPMENT IS WELL CONNECTED BOTH INTERNALLY AND TO THE GREATER COMMUNITY. INTERNALLY, VEHICLES CAN CONNECT TO THEIR NEIGHBORS THROUGH AN INTERCONNECTED STREET SYSTEM IN A MODIFIED GRID PATTERN.

### V. DYNAMIC PARKS, RECREATION AND OPEN SPACE

THE PROPOSED DEVELOPMENT IS UNIQUE BECAUSE OF ITS INTERCONNECTED SYSTEM OF OPEN SPACE. MOST HOMES WILL HAVE DIRECT ACCESS TO EITHER OPEN SPACE OR TRAILS. THE TRAILS WILL CONNECT TO PARK AMENITIES WHICH WILL PROVIDE RESIDENTS WITH A SAFE AND CONVENIENT OPPORTUNITY FOR PHYSICAL ACTIVITY AND BETTER HEALTH.

### VI. AN EXPANSIVE AND NATURAL AGRARIAN SETTING

THIS PROPOSED DEVELOPMENT PROMOTES ACCESS TO NATURE, OPEN SPACE AND ENVIRONMENTAL STEWARDSHIP. THE NATURAL GRADE OF THE LAND WILL CONTINUE TO FLOW TO THE NORTHEAST CORNER OF THE SITE, WHERE THE STORM WATER DETENTION FACILITY WILL BE LOCATED. THE INTENT OF THE SITE'S LANDSCAPE IS KEEP MUCH OF IT IN ITS NATURAL STATE OR REESTABLISH A MORE NATIVE XERIC PLANT ENVIRONMENT.

### VII. THOUGHTFUL COMMUNITY PLANNING, FACILITIES AND SERVICES

THIS PROJECT MEETS THE NEEDS OF THE TOWN MEAD BY PROVIDING ACCESSIBLE PUBLIC FACILITIES, RELIABLE PUBLIC SAFETY AND CONNECTIONS TO THE SCHOOLS TO THE NORTH. FIRE AND SAFETY ACCESS WILL BE PROVIDED THROUGH THE PROPER STREET AND ALLEY DESIGN. UTILITIES WILL BE INSTALLED ACCORDING TO THE TOWN'S STANDARDS AND WILL PROVIDE RESIDENTS ACCESS TO PUBLIC SERVICES SUCH AS SEWER AND WATER. THE LAYOUT OF THE NEIGHBORHOOD WILL SUPPORT AND ENCOURAGE COMMUNITY ACTIVITIES THAT BRING PEOPLE TOGETHER BECAUSE OF ITS INTERCONNECTED OPEN SPACE DESIGN.

MEAD VILLAGE PUD STANDARDS						
ZONE	RSF-4 TOWN STANDARDS	SINGLE FAMILY DETACHED 40-FOOT-WIDE LOT (FRONT LOADING)	SINGLE FAMILY DETACHED 50-FOOT-WIDE LOT (FRONT LOADING)	SINGLE FAMILY DETACHED 60-FOOT-WIDE LOT (FRONT LOADING)	COTTAGE HOME OR DUPLEX HOME (REAR LOADING)	DUPLEX HOME (FRONT LOADING)
<b>STANDARD</b>						
MINIMUM LOT AREA PER DWELLING	6,250 SF	4,000 SF	5,000 SF	6,000 SF	2,400 SF	2,700 SF (EACH UNIT)
MINIMUM GROSS DENSITY	2.0 DWELLING UNITS PER ACRE	NA	NA	NA	NA	NA
MAXIMUM GROSS DENSITY	4.0 DWELLING UNITS PER ACRE	4.0 DU/AC OVERALL PUD	4.0 DU/AC OVERALL PUD	4.0 DU/AC OVERALL PUD	4.0 DU/AC OVERALL PUD	4.0 DU/AC OVERALL PUD
MINIMUM LOT WIDTH (FEET PER DWELLING)	50-FEET	40-FEET	50-FEET	60-FEET	30-FEET	40-FEET
MINIMUM STREET FRONTAGE	40-FEET	40-FEET ON A STRAIGHT FRONTAGE; 25- FEET ON A CURVED FRONTAGE OR CUL-DE-SAC	50- FEET ON A STRAIGHT FRONTAGE; 30- FEET ON A CURVED FRONTAGE OR CUL-DE-SAC	60- FEET ON A STRAIGHT FRONTAGE; 35- FEET ON A CURVED FRONTAGE OR CUL-DE-SAC	30- FEET	40- FEET ON A STRAIGHT FRONTAGE; 25- FEET ON A CURVED FRONTAGE OR CUL-DE-SAC

## SETBACKS

FRONT YARD SETBACK					
FRONT LOADED GARAGE	20- FEET	20- FEET TO FACE OF GARAGE DOOR AS MEASURED FROM RIGHT- OF- WAY	NA	20- FEET TO FACE OF GARAGE DOOR AS MEASURED FROM RIGHT- OF- WAY	
PRIMARY STRUCTURE OR COVERED PORCH	NA	10- FEET	10- FEET	10- FEET	
PRIMARY STRUCTURE OR COVERED PORCH ON AN OPEN SPACE/GREEN COURT	NA	NA	10- FEET	NA	
ACCESSORY STRUCTURE	25- FEET	MAY NOT BE PLACED FORWARD OF THE FRONT FACE OF THE PRIMARY STRUCTURE			
SIDE YARD SETBACK					
PRINCIPAL BUILDING	5- FEET	5- FEET			
ACCESSORY STRUCTURE	5- FEET	5- FEET – MAY NOT ENCROACH EASEMENT			
CORNER SIDE YARD SETBACK	NA	10- FEET ADJACENT TO PRIVATE DRIVE OR STREET RIGHT- OF- WAY			
REAR YARD SETBACK					
PRINCIPAL BUILDING	25- FEET	15- FEET	5- FEET	15- FEET	
GARAGE WITH ITS ENTRANCE FACING AN ALLEY	NA	NA	18- FEET	NA	
ACCESSORY STRUCTURE	10- FEET	10- FEET			

MEAD VILLAGE PUD STANDARDS						
ZONE	RSF-4 TOWN STANDARDS	SINGLE FAMILY DETACHED 40-FOOT-WIDE LOT (FRONT LOADING)	SINGLE FAMILY DETACHED 50-FOOT-WIDE LOT (FRONT LOADING)	SINGLE FAMILY DETACHED 60-FOOT-WIDE LOT (FRONT LOADING)	COTTAGE HOME OR DUPLEX HOME (REAR LOADING)	DUPLEX HOME (FRONT LOADING)
<b>BUILDING HEIGHTS</b>						
MAXIMUM BUILDING HEIGHT- PRINCIPAL STRUCTURE	35- FEET	35- FEET				
MAXIMUM BUILDING HEIGHT- ACCESSORY STRUCTURE	30- FEET	30- FEET*				
*ACCESSORY DETACHED GARAGES ARE SUBJECT TO THE MAXIMUM HEIGHT LIMITATION OF 20- FEET, AS PROVIDED UNDER <b>BUILDING AND LOT STANDARDS.</b>						
LOT COVERAGE						
MAXIMUM LOT COVERAGE	50%	60%	60%	60%	60%	60%
ACCESSORY STRUCTURE	5- FEET	5- FEET – MAY NOT ENCROACH EASEMENT				
CORNER SIDE YARD SETBACK	NA	10- FEET ADJACENT TO PRIVATE DRIVE OR STREET RIGHT- OF- WAY				

## DEFINITIONS

1. SINGLE FAMILY DETACHED (SFD) A SINGLE DWELLING UNIT IN A SINGLE BUILDING ON A SINGLE LOT OF RECORD, NOT ATTACHED TO ANY OTHER BUILDINGS OTHER THAN THOSE ACCESSORY TO THE DWELLING, REGARDLESS OF THE SIZE OF THE DWELLING UNIT. THIS DEFINITION INCLUDES STANDARD FRONT LOADED SINGLE-FAMILY DETACHED DWELLING.
2. DUPLEX (SFA) A SINGLE STRUCTURE DESIGNED FOR OCCUPANCY BY TWO SEPARATE DWELLING UNITS IN A SIDE-BY-SIDE CONFIGURATION AND NOT ATTACHED TO ANY OTHER BUILDINGS AND ATTACHED BY A PARTY WALL TO ONLY ONE OTHER DWELLING UNIT, WITH EACH UNIT LOCATED ON ITS OWN LOT.
3. COTTAGE HOME (SMALL SFD): A SMALL DETACHED ONE-FAMILY HOUSE FACING EITHER A PUBLIC STREET OR GREEN COURT WITH A REAR LOADING GARAGE FROM AN ALLEY OR PRIVATE DRIVE.
4. GREEN COURT: ALLOWS FOR HOMES ARRANGED ON A COMMON OPEN SPACE AREA TO BE OWNED AND MAINTAINED BY THE HOAMETRO DISTRICT, INTENDED FOR USE BY RESIDENTS AND GUESTS AND DESIGNED TO ENCOURAGE RESIDENT INTERACTION. GREEN COURTS SHALL BE LANDSCAPED. GREEN COURTS VARY IN WIDTH WITH A MINIMUM STANDARD OF 25- FEET.
5. DU: A DU IS DEFINED AS A SINGLE DWELLING UNIT.


## BUILDING AND LOT STANDARDS

1. LOT WIDTH IS MEASURED AT THE FRONT SETBACK LINE. STREET FRONTAGE IS MEASURED AT THE STREET RIGHT-OF-WAY.
2. SETBACKS ARE MEASURED FROM THE LOT LINE, PUBLIC STREET RIGHT-OF-WAY, PAVEMENT EDGE ON A PRIVATE DRIVE/ALLEY, OR THE LOT LINE ON A GREEN COURT UNLESS OTHERWISE NOTED ABOVE.
3. BUILDING HEIGHT IS MEASURED FROM THE AVERAGE OF FINISHED GRADE AT THE CENTER OF ALL WALLS OF THE BUILDING TO THE TOP OF THE PARAPET OR HIGHEST ROOF BEAM (WHICHEVER IS HIGHER) ON A FLAT OR SHED ROOF, TO THE TOP OF THE PARAPET OR DECK LEVEL (WHICHEVER IS HIGHER) OF A MANSARD ROOF, OR THE AVERAGE DISTANCE BETWEEN THE HIGHEST RIDGE AND ITS EAVE OF A GABLE, HIP, OR GAMBREL ROOF.
4. DRIVEWAY APRONS FROM ALLEYS OR PRIVATE DRIVES MUST BE AT A MINIMUM 18- FEET IN LENGTH AS MEASURED FROM THE PAVEMENT EDGE OF THE PRIVATE DRIVE/ALLEY TO THE GARAGE.
5. WITH THE EXCEPTION OF THE PERMITTED ENCROACHMENTS LISTED BELOW, NO STRUCTURE OF ANY KIND MAY BE CONSTRUCTED WITHIN OR ON AN EASEMENT.
6. DETACHED GARAGES SHALL MEET THE FOLLOWING STANDARDS:
  - SEPARATED A MINIMUM OF 10- FEET FROM THE PRINCIPAL STRUCTURE.
  - LOCATED BEHIND THE FRONT FAÇADE OF THE PRINCIPAL STRUCTURE OR COVERED PORCH.
  - MAXIMUM HEIGHT OF 20- FEET.
7. LOT COVERAGE IS DEFINED AS THE TOTAL AREA OF A LOT OCCUPIED BY BUILDINGS AND STRUCTURES.

## PERMITTED ENCROACHMENTS


FEATURE	PERMITTED ENCROACHMENT	ENCROACHMENT ON EASEMENTS
ARCHITECTURAL FEATURES INCLUDING BUT NOT LIMITED TO EAVES, BAY WINDOWS, CHIMNEYS, ENTERTAINMENT CENTERS, BRICK LEDGES, CANTILEVERS, COUNTERFORTS, CORNICES, CANOPIES, AND LIKE ARCHITECTURAL FEATURES NOT PART OF THE HOME'S FOUNDATION	2- FEET	YES
WINDOW WELLS PROVIDING EGRESS	3- FEET	NO
UNENCLOSED OR UNCOVERED SIDE PATIOS LESS THAN 30 INCHES ABOVE GRADE	5- FEET	NO
COVERED SIDE AND WRAP PORCHES	2- FEET	NO
COVERED REAR PATIOS AND DECKS	10- FEET	NO
UNCOVERED REAR PATIOS AND DECKS LESS THAN 30- INCHES ABOVE GRADE	10- FEET	NO
ARBOR/TRELLIS ATTACHED OR DETACHED FROM THE HOUSE	2- FEET	NO

Applicant




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Planner / Landscape Architect



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Owner  
Weld Development Group, LLC.  
A Colorado Limited Liability Company  
By: Michael A. Richardson, Manager

MEAD VILLAGE

TOWN OF MEAD, COLORADO

P.U.D. PLAN

DEVELOPMENT STANDARDS

Stamp:

Drawn by: HDG TEAM

Checked by: KZH

Issue Date: 09/03/2025

Rev#	Date	Revisions	1	2	3	4	5	6	7
1	11/03/2025	2nd Submittal							
2	12/22/2025	3rd Submittal							
3	02/23/2026	4th Submittal							

Sheet Name:

**DEVELOPMENT STANDARDS**

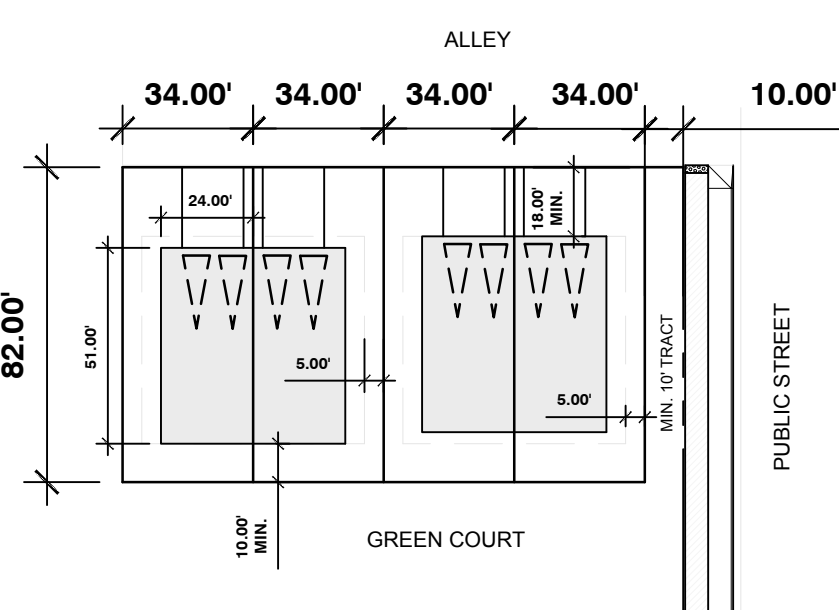
Sheet Number

**4 OF 9**

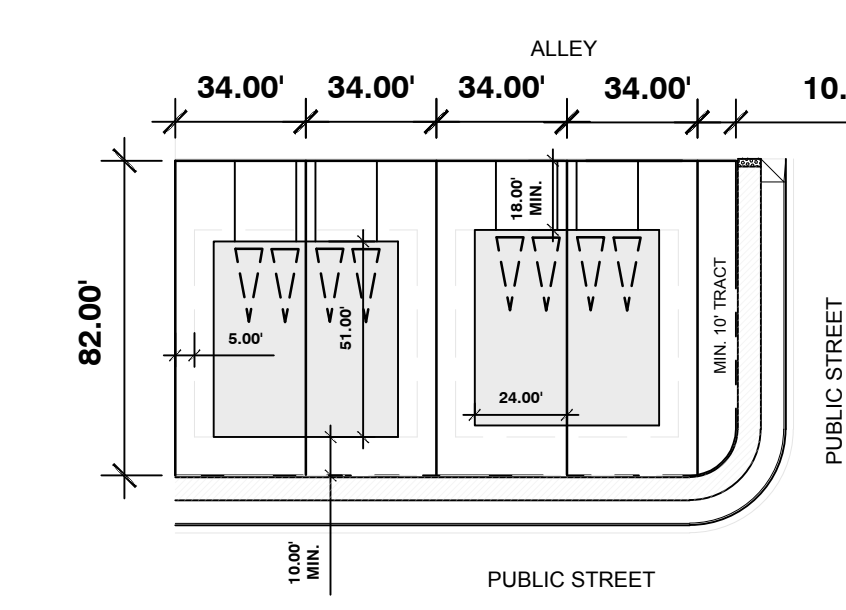
# MEAD VILLAGE - P.U.D. PLAN

A PARCEL OF LAND LOCATED IN THE NORTH HALF OF SECTION 16,  
TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL  
MERIDIAN, COUNTY OF WELD, TOWN OF MEAD, STATE OF COLORADO

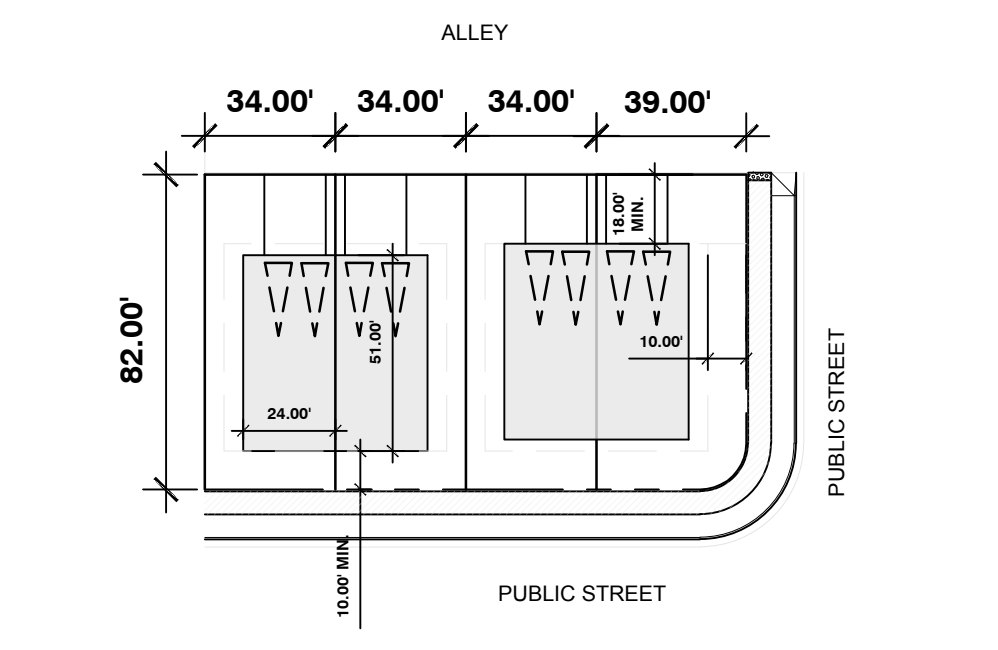
OPTIONAL REAR LOADED DUPLEX - GREEN COURT  
W/ 10' TRACT



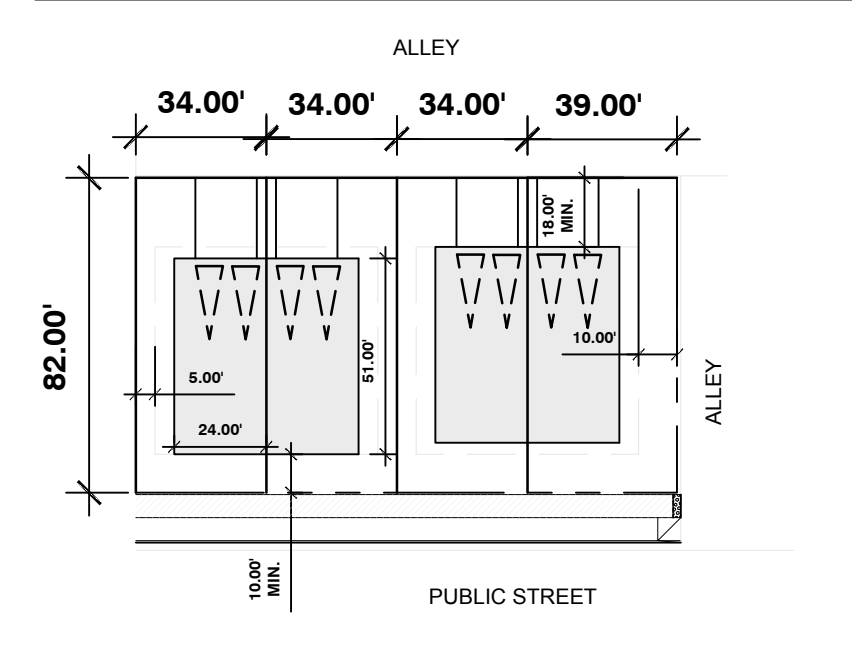
OPTIONAL REAR LOADED DUPLEX - PUBLIC STREET  
W/ 10' TRACT



OPTIONAL REAR LOADED DUPLEX - PUBLIC STREET CORNER



OPTIONAL REAR LOADED DUPLEX - ALLEY CORNER



**FRONT YARD LANDSCAPING**

- THE HOME BUILDER SHALL INSTALL FRONT YARD LANDSCAPING FOLLOWING XERISCAPE PRINCIPLES AND INSTALL AN AUTOMATIC IRRIGATION SYSTEMS AS FOLLOWS:
  - AN AVERAGE OF ONE (1) DECIDUOUS TREE FOR EVERY FORTY (40) LINEAR FEET OF TREE LAWN IN FRONT OF THE HOME OR PORTION THEREOF BASED ON THE LOCATION OF THE DRIVEWAY, UTILITY SERVICES AND SIGHT VISIBILITY TRIANGLES.
  - SEVEN (7) XERISCAPE SHRUBS FOR THE FRONT YARD SETBACK OF EACH HOME MAINTAIN THE YARD AND LANDSCAPING WITHIN THE ADJACENT ROAD RIGHT-OF-WAY IN ACCORDANCE WITH TOWN REGULATIONS.
  - SOD FOR THE FRONT YARD SETBACK OF EACH HOME SHALL NOT EXCEED 50% OF THE FRONT YARD GROUND AREA.
  - THERE SHALL BE A MINIMUM OF SEVENTY-FIVE PERCENT (75%) LIVE MATERIALS BETWEEN THE FRONT OF THE HOUSE AND THE CURB UNLESS OTHERWISE APPROVED BY THE TOWN.
  - THE AUTOMATIC IRRIGATION SYSTEM SHALL BE FROM THE DOMESTIC TAP FOR THE HOME.
- HOMEOWNER INSTALLED LANDSCAPING
  - THE HOMEOWNER SHALL INSTALL REMAINDER OF YARD, AND IS ENCOURAGED TO PLANT ADDITIONAL TREES, SHRUBS AND FLOWERS USING XERISCAPE PRINCIPLES AND THE GENERAL PROVISIONS SET FORTH IN TOWN REGULATIONS.
  - THE HOMEOWNER SHALL MAINTAIN THE YARD AND LANDSCAPING WITHIN THE ADJACENT ROAD RIGHT-OF-WAY IN ACCORDANCE WITH TOWN REGULATIONS.

**FENCING**

THE FENCING PROGRAM FOR MEAD VILLAGE SHALL BE OF A CONSISTENT DESIGN AND COLOR THROUGHOUT THE NEIGHBORHOOD AND SHALL INCLUDE THE FOLLOWING. HOWEVER, FENCING IS OPTIONAL.

- FENCING FOR RESIDENTIAL LOTS WITHIN THE MEAD VILLAGE SHALL BE STAINED WOOD. WOOD FENCING SHALL BE OF A COLOR COMPLEMENTARY TO THE PRIMARY COLOR OF THE HOMES WITHIN THE NEIGHBORHOOD.
- PERIMETER PRIVACY FENCES WHERE PROPOSED FOR THE OVERALL PROJECT PERIMETER SHALL BE STAINED WOOD A MAXIMUM OF SIX (6) FEET IN HEIGHT. WHERE FENCES OF DIFFERING HEIGHTS ABUT, THE TALLER FENCE SHALL TAPER (AT A MAXIMUM 2:1 RATIO) TO THE HEIGHT OF THE LOWER FENCE.
- OPEN RAIL FENCING SHALL BE STAINED WOOD RAILS, A MAXIMUM OF FOUR (4) FEET IN HEIGHT ON PROPERTY LINES ADJACENT TO INTERNAL OPEN SPACE. A 2 X 4 INCH METAL GRID IS PERMITTED ON THE INSIDE OF THE FENCE FOR PET ENCLOSURE.
- INTERNAL LOT LINE FENCING SHALL BE STAINED WOOD PRIVACY OR OPEN RAIL AND SHALL BE OF A CONSISTENT DESIGN.
- FRONT YARD FENCES ARE PERMITTED BUT NOT REQUIRED. THE MAXIMUM HEIGHT OF FRONT YARD FENCING SHALL BE THREE (3) FEET.
- A SIX (6) FOOT HIGH PERIMETER FENCE IS PERMITTED ON THE LOT LINES ADJACENT TO WELKER AVENUE AND COUNTY ROAD 5. THE FENCE SHALL BE LOCATED ON THE LOT SIDE OF THE LANDSCAPE BUFFER.
- ALL FENCING SHALL BE STAINED A CONSISTENT COLOR AS DETERMINED AT TIME OF FINAL LANDSCAPE PLAN.

**ARCHITECTURAL STANDARDS**

THE INTENT WITHIN THE MEAD VILLAGE PUD AND SUBDIVISION IS TO BUILD HOMES OF VARIOUS ARCHITECTURAL DESIGNS THAT RELATE TO THE STREET AND CREATE DIVERSITY AND VARIETY ALONG RESIDENTIAL STREETS. MANY OF THE HOMES SHALL HAVE:

- FRONT PORCHES
- STAGGERED SETBACKS
- VARIATION IN GARAGE PLACEMENT
- VARIETY OF CLADDING THAT REFLECTS TRADITIONAL COLORADO STYLES AND NEIGHBORHOODS.

THESE PUD STANDARDS ARE INTENDED TO ENSURE THAT AN ADEQUATE MIX OF MODELS AND STYLES ARE OFFERED WITHIN THE NEIGHBORHOOD AND WITHIN EACH BLOCK FACE. THE STANDARDS INCLUDED HEREIN VARY SLIGHTLY FROM THE TOWN'S REQUIREMENTS AS STATED IN ARTICLE-II - COMMUNITY DESIGN AND DEVELOPMENT STANDARDS. THE INTENT IS TO PROVIDE DESIGN CRITERIA, WHETHER STRICTER OR MORE LENIENT THAN CODE, THAT IN COMBINATION WITH THE OVERALL COMMUNITY DESIGN ELEMENTS PROVIDE FOR A HIGH QUALITY, ATTRACTIVE AND DESIRABLE LIVING ENVIRONMENT.

THE DEVELOPER/BUILDER, ALONG WITH THE TOWN SHALL ENFORCE THESE REQUIREMENTS AS INDIVIDUAL HOMES ARE BUILT ON SAID LOTS. THE FOLLOWING STANDARDS SHALL REPLACE THE RESIDENTIAL ARCHITECTURAL STANDARDS LISTED IN THE TOWN OF MEAD MUNICIPAL CODE. ITEMS NOT LISTED SHALL COMPLY WITH TOWN STANDARDS.

**SINGLE FAMILY DETACHED HOMES, DUPLEX AND COTTAGE HOMES**

MODEL DIVERSITY WILL BE REQUIRED.

EACH BLOCK FACE SHALL CONTAIN AT LEAST THREE (3) DIFFERENT MODELS. DIFFERENTIATION IN MODELS REQUIRES THREE (3) OF THE FOLLOWING VARIATIONS:

- SIZE
- COLOR SCHEME
- USE OF EXTERIOR MATERIALS
- ROOF FORM
- MASSING
- SINGLE AND TWO STORY HOMES
- THE SAME MODEL WITH THE SAME ARCHITECTURAL ELEVATIONS SHALL NOT BE PLACED ADJACENT TO EACH OTHER OR DIRECTLY ACROSS THE STREET FROM ONE ANOTHER.
- EACH HOME MODEL SHALL HAVE AT LEAST THREE (3) ELEVATIONS TO PROVIDE STYLISTIC DIVERSITY. THIS MAY INCLUDE:
  - ROOF FORMS/LINES AND PROFILES
  - VARIED WINDOW AND DOOR STYLES
  - VARIED ENTRY TREATMENTS AND LOCATIONS INCLUDING PORCHES, COLUMNS, ETC.
- THE MASS OF THE HOUSE SHOULD STRONGLY REFLECT THE ARCHITECTURAL STYLE AND BE SCALED TO PROVIDE VISUAL INTEREST AND DEPTH. REDUCE BOXINESS AND ACHIEVE AN ARTICULATED FORM ON THE FRONT OF THE HOMES.
- ENHANCEMENTS ON ELEVATIONS SHALL BE PROVIDED FOR HOMES ON CORNER LOTS THAT SIDE A STREET OR PARK (NOT NECESSARY ON OPEN SPACE) PER CODE.
- TO ACHIEVE AN OVERALL AESTHETIC APPEARANCE A VARIETY OF EXTERIOR FINISH MATERIALS ARE REQUIRED. MATERIALS SUCH AS BRICK, STONE OR OTHER APPROVED MASONRY MATERIALS ARE ENCOURAGED BUT NOT REQUIRED.
- WINDOWS SHALL BE PROVIDED ON ALL BUILDING ELEVATIONS.
- HOMES NOT GARAGES SHALL BE EMPHASIZED ON RESIDENTIAL STREETS. VARIATIONS IN GARAGE PLACEMENT IN RELATION TO THE FACE OF THE STRUCTURE SHALL BE IMPLEMENTED ALONG THE BLOCK FACE TO INCLUDE, GARAGE FLUSH, GARAGE FORWARD AND RECESSED GARAGES. ALTERNATE-LOADED GARAGES ARE ENCOURAGED BUT NOT REQUIRED.

**GARAGE FRONTAGE STANDARDS - SINGLE FAMILY DETACHED HOMES**

(DOES NOT INCLUDE GARAGES ON AN ALLEY)

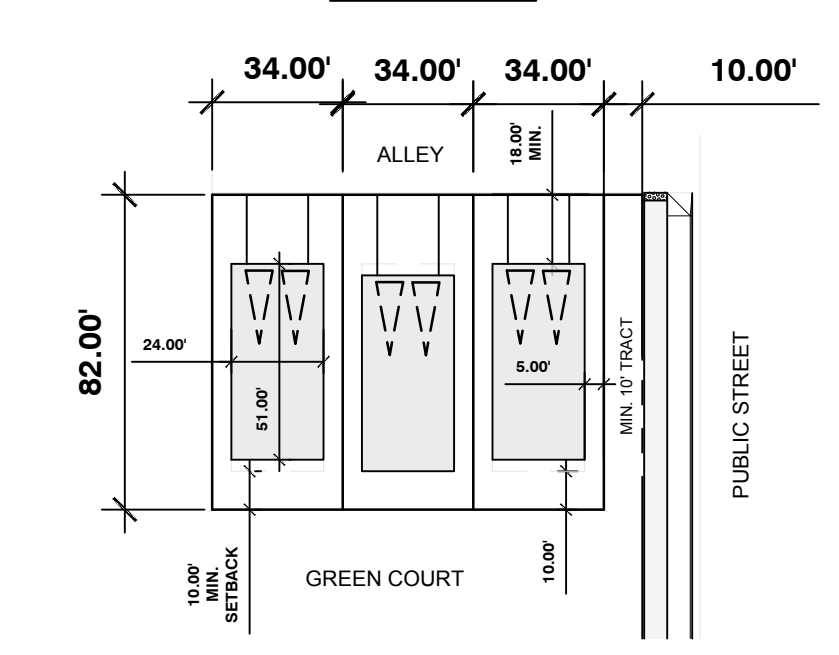
- A MINIMUM OF 75% OF THE HOMES (IN EACH PLANNING AREA) SHALL HAVE THE FACE OF THE GARAGE DOORS RECESSED A MINIMUM OF TWO (2) FEET FROM THE FACE OF THE STRUCTURE OR COVERED PORCH.
- GARAGE DOORS SHALL BE A MINIMUM OF 16-FEET IN WIDTH FOR A TWO (2) BAY GARAGE AND 24-FEET IN WIDTH FOR A THREE (3) BAY GARAGE. GARAGE DOOR WIDTH TO LINEAR BUILDING FAÇADE RATIOS SHALL BE:
  - THE GARAGE DOORS FOR A TWO (2) BAY GARAGE SHALL NOT COMPRISE MORE THAN 56% OF THE STREET FACING LINEAR BUILDING FRONTAGE FOR A HOME ON A 40-FOOT-WIDE LOT.
  - THE GARAGE DOORS FOR A TWO (2) BAY GARAGE OR THREE (3) BAY GARAGE SHALL NOT COMPRISE MORE THAN 64% OF THE STREET FACING LINEAR BUILDING FRONTAGE FOR A HOME ON A 50-FOOT- WIDE LOT.
  - THE GARAGE DOORS FOR A TWO (2) BAY GARAGE OR THREE (3) BAY GARAGE SHALL NOT COMPRISE MORE THAN 56% OF THE STREET FACING LINEAR BUILDING FRONTAGE FOR A HOME ON A 60-FOOT- WIDE LOT OR LARGER.
- THREE CAR GARAGES SHALL NOT HAVE THE SAME FRONT FAÇADE PLANE. ONE GARAGE BAY SHALL BE AT LEAST ONE FOOT OFF SET FROM THE TWO-BAY GARAGE AND BE SEPARATED BY A WALL AT LEAST ONE FOOT WIDE.
- FOR HOMES WITH ALTERNATIVE LOAD GARAGES, THE SIDE OF THE GARAGE FACING THE STREET SHALL INCLUDE WINDOWS OR OTHER ARCHITECTURAL DETAILS THAT MIMIC THE OTHER LIVING PORTIONS OF THE DWELLING.
- NO GARAGE WITH STREET FACING DOORS SHALL PROTRUDE FORWARD MORE THAN EIGHT (8) FEET FROM THE MOST FORWARD FRONT FAÇADE OF THE FIRST STORY LIVING AREA OR COVERED PORCH. A MAXIMUM OF 25% OF THE HOMES MAY HAVE GARAGE FORWARD DESIGNS.
- 50% OF THE HOMES SHALL HAVE A FRONT PORCH TO ENHANCE THE HOME FRONTAGE.

**GARAGE FRONTAGE STANDARDS - DUPLEX DWELLING**

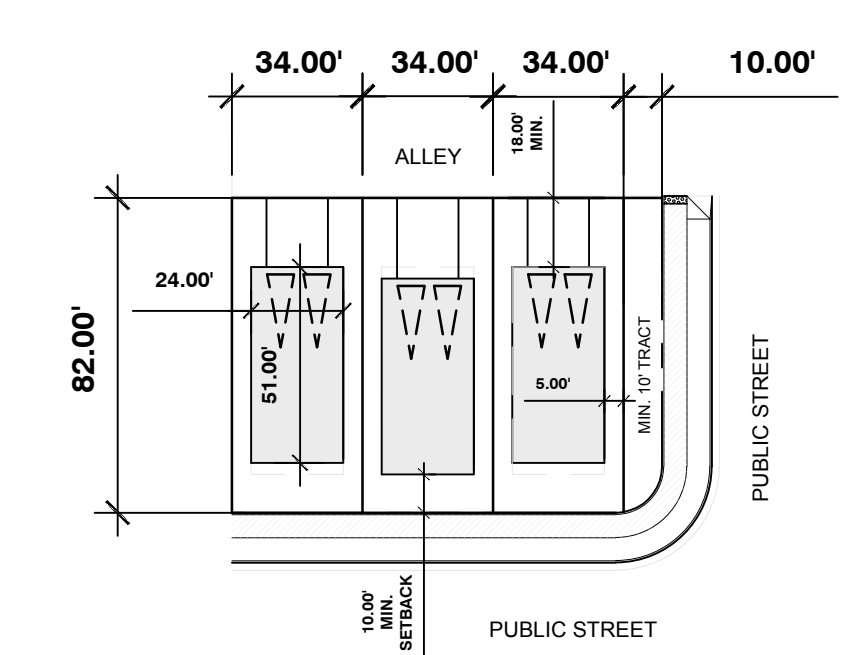
(DOES NOT INCLUDE GARAGES ON AN ALLEY)

- 50% OF THE HOMES SHALL HAVE A FRONT PORCH TO ENHANCE THE HOME FRONTAGE.
- NO GARAGE WITH STREET FACING DOORS SHALL PROTRUDE FORWARD MORE THAN TWELVE FEET FROM THE COVERED PORCH. A MAXIMUM OF 50% OF THE HOMES MAY HAVE GARAGE FORWARD DESIGNS. THREE CAR GARAGES SHALL NOT HAVE THE SAME FRONT FAÇADE PLANE. ONE GARAGE BAY SHALL BE AT LEAST TWO FEET OFF SET FROM THE TWO-BAY GARAGE AND BE SEPARATED BY A WALL AT LEAST TWO FEET WIDE.
- SIXTEEN-FOOT-WIDE DRIVEWAYS ARE PERMITTED TO ACCESS THE STREET PROVIDED A MINIMUM FOUR (4) FOOT WIDE LANDSCAPE AREA IS PROVIDED FOR SINGLE STORY HOMES AND A THREE (3) FOOT WIDE LANDSCAPE AREA IS PROVIDED FOR TWO-STORY HOMES.

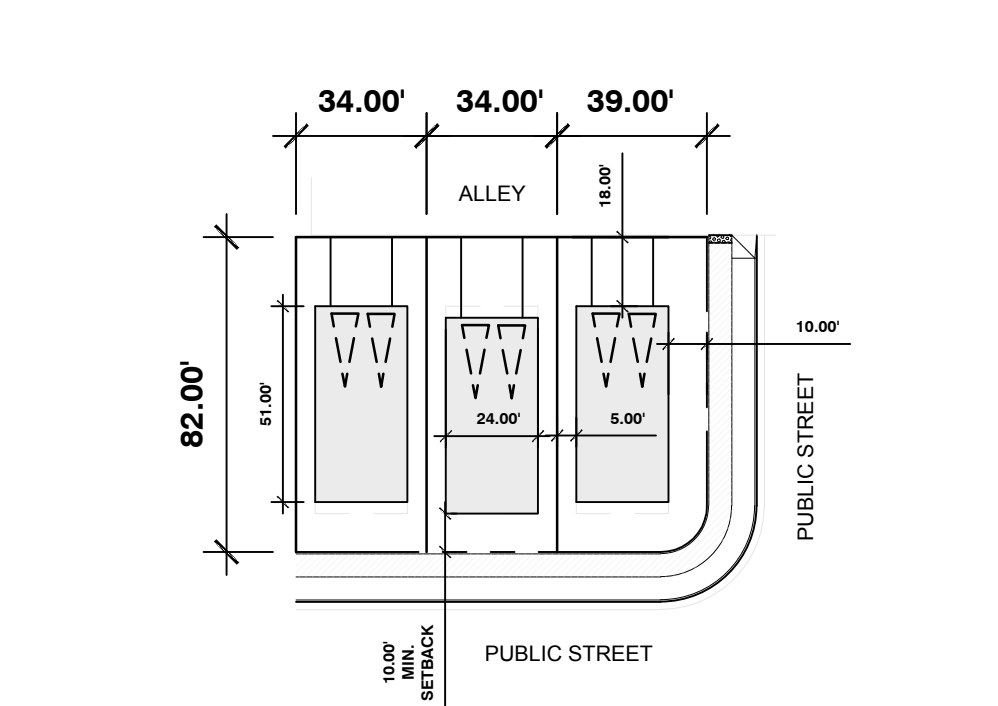
COTTAGE UNIT - GREEN COURT  
W/ 10' TRACT



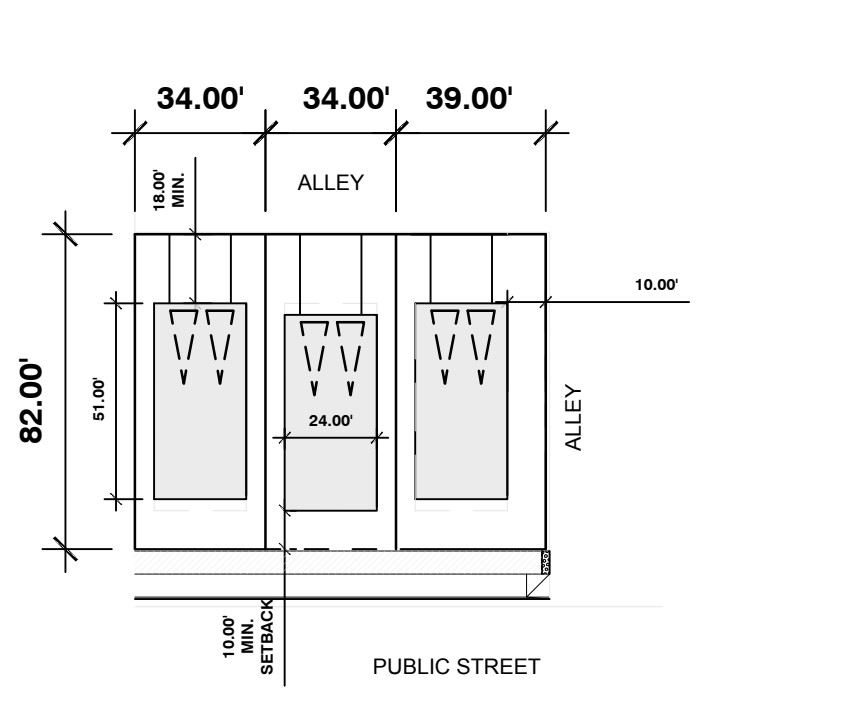
COTTAGE UNIT - PUBLIC STREET  
W/ 10' TRACT



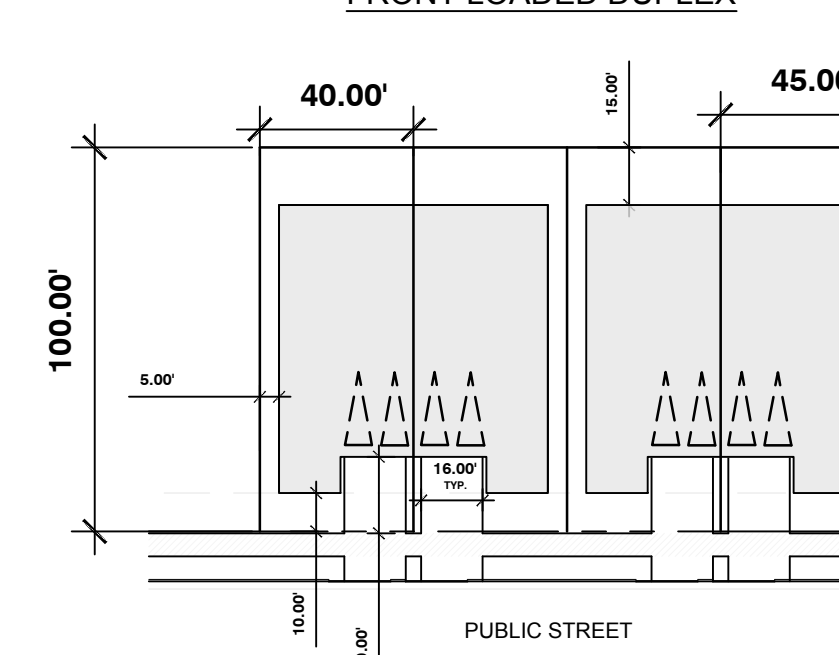
COTTAGE UNIT - PUBLIC STREET CORNER



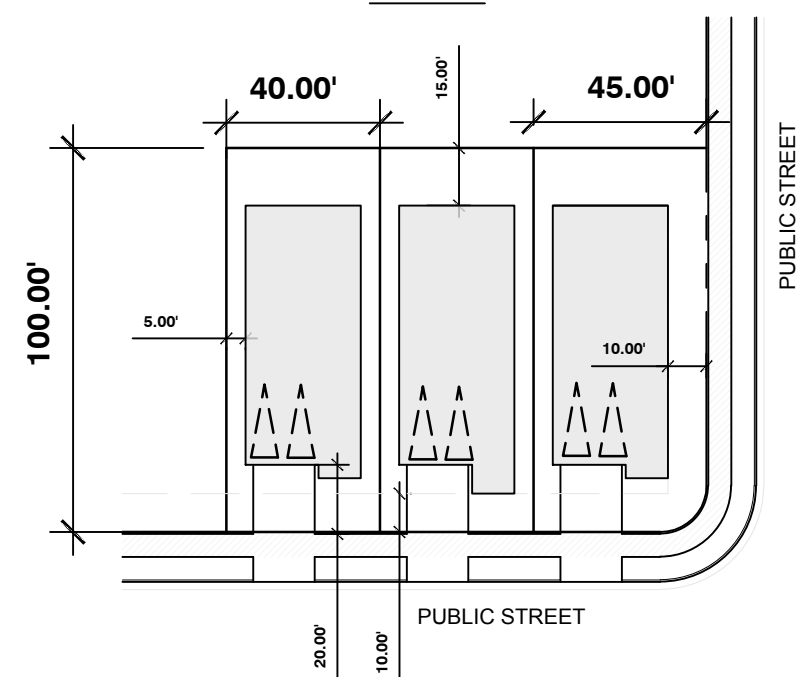
COTTAGE UNIT - ALLEY CORNER



FRONT LOADED DUPLEX



SFD 40'



**PARKS AND OPEN SPACE**

PARKS, TRAILS AND OPEN SPACE CORRIDORS ARE A KEY COMPONENT OF MEAD VILLAGE. MINI PARKS ARE LOCATED STRATEGICALLY TO SERVE HOMES IN THE IMMEDIATE AREA AND PROVIDE KEY FOCAL POINTS. THESE PUBLIC SPACES ALSO AID IN CREATING NEIGHBORHOOD BLOCKS AND CIRCULATION PATTERNS. TWO MINI PARKS ARE PROPOSED RANGING IN SIZE FROM 1.01 ACRE TO 2.25 ACRES. ALL OF THE MINI PARKS ARE CONNECTED THROUGH OPEN SPACE TRAIL CORRIDORS WHICH ULTIMATELY LEAD TO THE CENTRAL NEIGHBORHOOD PARK AND PROPOSED PUBLIC FACILITY.

APPROXIMATELY 20% OF THE SITE IS PROPOSED AS PARKS AND OPEN SPACE. OPEN SPACE CREDIT IS BEING REQUESTED FOR THE UPPER HIGHLANDS DITCH AND THE 30' TRAIL CORRIDOR PARALLELING THE DITCH WITH THE ANTICIPATION THAT AT SOME POINT THIS TRAIL WILL BECOME PART OF A REGIONAL SYSTEM THAT TIES MEAD VILLAGE INTO ALL AREAS OF THE TOWN. THE TWO MINI PARKS ARE ALSO BEING REQUESTED AS PART OF THE REQUIRED DEDICATION GIVEN THEY PROVIDE A KEY ROLE IN THE INTERCONNECTIVITY OF THE NEIGHBORHOOD WHICH IS A KEY COMPONENT OF THE TOWN'S LAND USE CODE - COMMUNITY DESIGN AND DEVELOPMENT STANDARDS.

THE NEIGHBORHOOD PARK AND TOWN OF MEAD'S PUBLIC FACILITY ARE PLANNED AS THE ACTIVITY CENTER OF MEAD VILLAGE THAT WILL DRAW THE RESIDENTS TOGETHER. TOGETHER THESE FACILITIES WILL MEET THE RECREATIONAL AND SOCIAL NEEDS NOT ONLY OF THE RESIDENTS OF MEAD VILLAGE BUT ALSO THE SURROUNDING NEIGHBORHOODS AS WELL.

**TRAIL CONNECTIONS**

TRAILS ARE PROPOSED THROUGHOUT THE NEIGHBORHOOD. THESE TRAILS ARE PLANNED TO LINK THE RESIDENTS TO PARKS, SCHOOLS, OPEN SPACES AND COMMUNITY FACILITIES. THE TRAILS PROVIDE AN ALTERNATIVE MEANS OF TRAVEL AS WELL AS RECREATIONAL OPPORTUNITIES. THE TRAILS WILL ALSO CONNECT TO THE SIDEWALK SYSTEMS ALONG WELKER AVENUE AND COUNTY ROAD 5. THE FOCUS OF THE TRAILS IS TO CONNECT PEDESTRIANS FROM ALL AREAS OF THE SITE TO ON AND OFF-SITE AMENITIES.

**LANDSCAPE STANDARDS**

COMMUNITY DESIGN ELEMENTS WILL CONTRIBUTE TO MAKING MEAD VILLAGE A QUALITY COMMUNITY. THESE ELEMENTS WILL INCLUDE INTERNAL PARK AMENITY AREAS, CONNECTING OPEN SPACE CORRIDORS, GREEN COURTS, LANDSCAPED ENTRY FEATURES AND MONUMENTATION, APPROPRIATE LIGHTING, PEDESTRIAN AND BICYCLE CIRCULATION PATHS, STREET TREES IN FRONT OF EACH HOME, UNIFORM PERIMETER FENCING AND OTHER APPROPRIATE DESIGN FEATURES.

**A. ENTRY MONUMENT**

THE PRIMARY ENTRY STATEMENTS ARE PROPOSED AT THE ACCESS POINT INTO THE NEIGHBORHOOD FROM WELKER AVENUE AT GINGER AVENUE AND COUNTY ROAD 5. A SECONDARY ENTRY STATEMENT IS ALSO PROPOSED AT THE WESTERN COLLECTOR STREET ACCESS FROM WELKER AVENUE. THESE AREAS WILL INCLUDE AN ENTRY MONUMENT AND ENHANCED LANDSCAPING TO ANNOUNCE ARRIVAL INTO THE NEIGHBORHOOD.

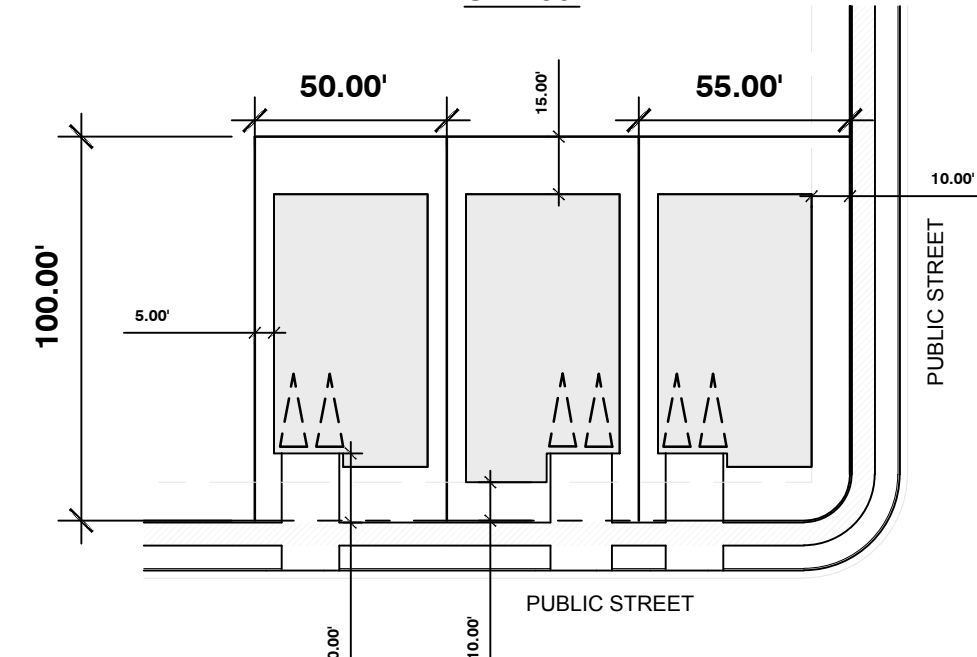
**B. STREET TREES**

STREET TREES SHALL BE PLANTED WITHIN THE TREE LAWN PORTION OF THE RIGHT-OF-WAY WITH ADEQUATE SPACING TO ALLOW FOR THE MATURE SPREAD OF THE TREES. PLANTING SHALL OCCUR ALONG INTERNAL STREETS AND ALONG WELKER AVENUE AND COUNTY ROAD 5. THE TREES WILL BE PLANTED APPROXIMATELY 40' APART AND WILL SET BACK FROM INTERSECTIONS, SIGHT VISIBILITY TRIANGLES, DRIVEWAYS, STREET LIGHTS, FIRE HYDRANTS, UTILITY SERVICES, SIGNAGE AND OTHER PERMANENT FEATURES PER TOWN STANDARDS. A SPACING OF 40-FEET MAY NEED TO BE REDUCED TO ACCOMMODATE THESE RESTRICTIONS. TAHOMA 31 - LOW WATER USE TURF, SHRUBS, GROUND COVERS, PERENNIALS, AND ORNAMENTAL GRASSES ARE PROPOSED IN THE TREE LAWNS. ALL LANDSCAPING WITH THE EXCEPTION OF THE TURF WILL BE PLANTED IN ROCK OR BARK MULCH OR A COMBINATION OF BOTH.

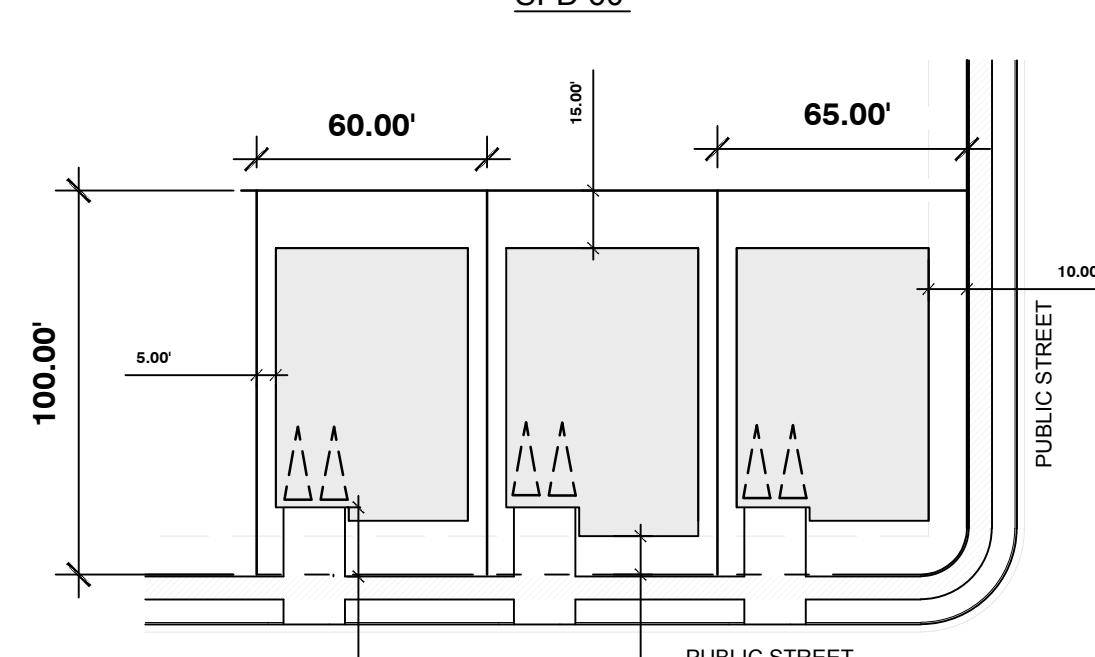
**C. LANDSCAPE BUFFERS**

- LANDSCAPE BUFFERS A MINIMUM OF 20-FEET IN WIDTH FOR HOMES SIDING ON WELKER AVENUE AND 25-FEET IN WIDTH FOR HOMES BACKING ON WELKER AVENUE AND SIDING ON COUNTY ROAD 5. A 23-FOOT- WIDE BUFFER IS PROVIDED FOR HOMES BACKING ON WELKER AVENUE WHERE THE HOMES ARE LOCATED ON A LOCAL STREET KNUCKLE. THE BUFFER AS STATED ARE LOCATED BETWEEN THE RIGHT-OF-WAY AND THE ADJACENT LOT LINE. THE BUFFER MAY INCLUDE THE REQUIRED STREET TREE.
- LANDSCAPING IN BUFFER AREAS SHALL BE PROVIDED AT A RATE OF ONE (1) TREE AND TEN SHRUBS PER 40-LINEAR FEET ALONG ARTERIAL STREETS AND SHALL BE CLUSTERED INTO PLANTING BEDS.
- LANDSCAPE BUFFERS ARE PROVIDED ADJACENT TO OFFSITE FACILITIES INCLUDING ADJACENT TO THE RAILROAD TRACK ALONG THE EASTERN EDGE OF THE SITE, ADJACENT TO THE SCHOOL SITE AND IN THE SETBACK FROM THE OFFSITE OIL/GAS WELL FACILITIES.

SFD 50'



SFD 60'



Applicant



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Planner / Landscape Architect



Civil Engineering



Owner

Weld Development Group, LLC.  
A Colorado Limited Liability Company  
By: Michael A. Richardson, Manager

MEAD VILLAGE	TOWN OF MEAD, COLORADO	P.U.D. PLAN	DEVELOPMENT STANDARDS

Stamp:

Drawn by: HDG TEAM

Checked by: KZH

Issue Date: 09/03/2025

Rev#	Date	Revisions
1	11/03/2025	2nd Submittal
2	12/22/2025	3rd Submittal
3	02/23/2026	4th Submittal

Sheet Name:

DEVELOPMENT STANDARDS

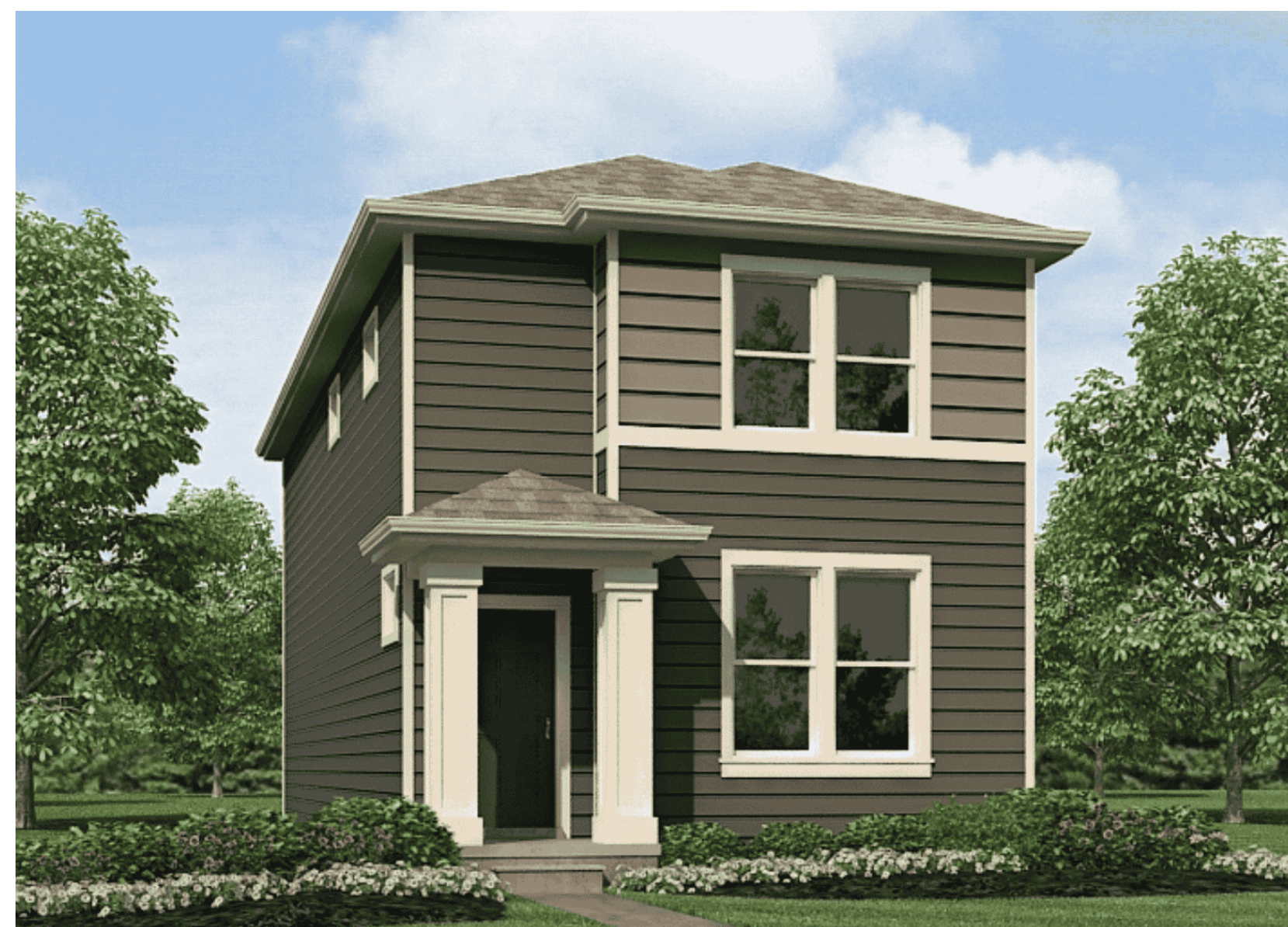
Sheet Number



# MEAD VILLAGE - P.U.D. PLAN

A PARCEL OF LAND LOCATED IN THE NORTH HALF OF SECTION 16,  
TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL  
MERIDIAN, COUNTY OF WELD, TOWN OF MEAD, STATE OF COLORADO

NOTE: THE ARCHITECTURAL ELEVATION RENDERINGS PROVIDED ON THIS SHEET ARE  
CONCEPTUAL AND INTENDED SOLELY TO REPRESENT OVERALL DESIGN  
INTENT. FINAL ARCHITECTURAL DESIGN AND FINISHES WILL BE PROVIDED AT  
TIME OF ARCHITECTURAL REVIEW BY THE TOWN OF MEAD PRIOR TO BUILDING  
PERMIT(S). FINAL ARCHITECTURAL DESIGNS WILL COMPLY WITH THE TOWN OF MEAD  
RESIDENTIAL ARCHITECTURE STANDARDS AND AS STATED OR AMENDED BY THIS PUD.



COTTAGE DWELLING



COTTAGE DWELLING



COTTAGE DWELLING



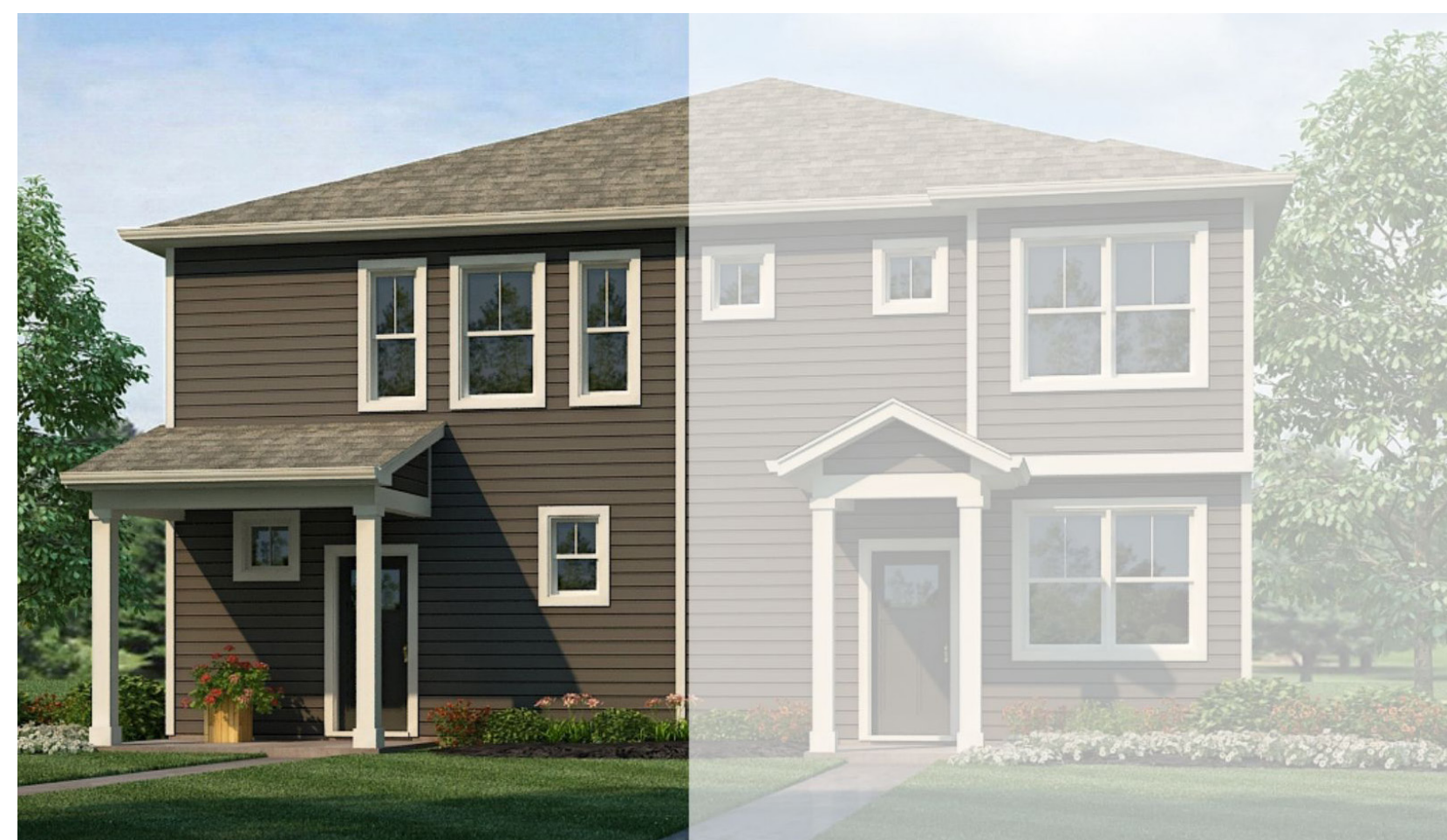
COTTAGE DWELLING



COTTAGE DWELLING



COTTAGE DWELLING



REAR LOADED DUPLEX HOMES



REAR LOADED DUPLEX HOMES



REAR LOADED DUPLEX HOMES

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MEAD VILLAGE  
TOWN OF MEAD, COLORADO  
P.U.D. PLAN  
COTTAGE DWELLING / REAR LOADED DUPLEX  
ARCHITECTURE

Stamp:

Drawn by: HDG TEAM

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2	3rd Submittal	12/22/2025
3	4th Submittal	02/23/2026

Sheet Name:  
COTTAGE  
DWELLING / REAR  
LOADED DUPLEX  
ARCHITECTURE

Sheet Number

# MEAD VILLAGE - P.U.D. PLAN

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TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL  
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FRONT LOADED DUPLEX HOMES



FRONT LOADED DUPLEX HOMES



FRONT LOADED DUPLEX HOMES

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MEAD VILLAGE  
TOWN OF MEAD, COLORADO  
P.U.D. PLAN  
FRONT LOADED DUPLEX  
HOMES ARCHITECTURE

Stamp:

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Sheet Name:  
**FRONT LOADED  
DUPLEX HOMES  
ARCHITECTURE**

Sheet Number  
**8 OF 9**

# MEAD VILLAGE - P.U.D. PLAN

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SINGLE FAMILY DETACHED HOME



SINGLE FAMILY DETACHED HOME



SINGLE FAMILY DETACHED HOME



SINGLE FAMILY DETACHED HOME



SINGLE FAMILY DETACHED HOME



SINGLE FAMILY DETACHED HOME

MEAD VILLAGE  
TOWN OF MEAD, COLORADO  
P.U.D. PLAN  
SINGLE FAMILY DETACHED ARCHITECTURE

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SINGLE FAMILY  
DETACHED  
ARCHITECTURE

Sheet Number