

## **BRIGHTON CITY COUNCIL ORDINANCE**

### **PRAIRIE CENTER MIXED-USE PUD, 3<sup>RD</sup> AMENDMENT PLANNED UNIT DEVELOPMENT (PUD) ZONING AMENDMENT**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BRIGHTON APPROVING THE PRAIRIE CENTER MIXED-USE PUD (PLANNED UNIT DEVELOPMENT) ZONING AMENDMENT REQUEST FOR AN APPROXIMATELY 12.3 ACRE PROPERTY, GENERALLY LOCATED IN THE NORTHWEST QUARTER, SECTION 21, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, BRIGHTON, COLORADO.**

**ORDINANCE NO.: 2275**

**INTRODUCED BY: Blackhurst**

**WHEREAS**, on July 7, 2009, the City Council approved the Prairie Center Mixed-Use PUD (the “PUD”) via Ordinance Number 2011; and

**WHEREAS**, THF Prairie Center Development LLC (the “Owner”) owns a property approximately 12.3 acres in size, located southeast of and adjacent to Eagle Boulevard and S. 27<sup>th</sup> Avenue, and more specifically described in **EXHIBIT A**, attached hereto (the “Property”); and

**WHEREAS**, the Applicant, Libby Kaiser, Norris Design (the “Applicant”), on behalf of the Owner, has requested approval of the Prairie Center Mixed-Use PUD, 3<sup>rd</sup> Amendment (the “PUD Amendment”), attached hereto as **EXHIBIT B**; and

**WHEREAS**, in accordance with the public notice requirements of the *Land Use and Development Code*, the City Council of the City of Brighton finds and declares that a Notice of Public Hearing was mailed to all property owners within 300 feet of the Property, a public notice was published in the *Brighton Standard Blade*, and a sign was posted on the Property, all for no less than fifteen (15) days prior to the City Council public hearing; and

**WHEREAS**, the Planning Commission, after conducting a public hearing on November 14, 2017, to review and consider the PUD Amendment pursuant to the applicable provisions and criteria set forth in the *Land Use and Development Code*, recommended approval of the PUD Amendment to the City Council; and

**WHEREAS**, the City Council conducted a public hearing on January 16, 2018, to review and consider the PUD Amendment pursuant to the applicable provisions and criteria set forth in the *Land Use and Development Code*; and

**WHEREAS**, at the public hearing, the City Council received and considered all relevant evidence and testimony from City Staff, the Applicant, and other Interested Parties, including the public at large; and

**WHEREAS**, the City Council hereby finds and determines that the PUD Amendment does follow the intent of the *Comprehensive Plan* in providing for the future of the City; complies with the requirements of the City of Brighton *Land Use and Development Code*; addresses a unique situation; complies with applicable standards; is integrated with adjacent development; sufficiently mitigates adverse impacts; provides for sufficient facilities and services to serve the Property; will be phased appropriately; and could not be accomplished in another manner.

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BRIGHTON:**

**Section 1.** That the approximately 12.3 acre property, as more particularly described in **EXHIBIT A**, attached hereto and incorporated herein by this reference, is hereby zoned as the Prairie Center Mixed-Use PUD, 3<sup>rd</sup> Amendment, as shown in **EXHIBIT B**, attached hereto and incorporated herein by this reference.

**Section 2.** That the Zoning Map of the City of Brighton shall be amended to reflect said zoning (PUD).

**INTRODUCED, PASSED ON FIRST READING, AND ORDERED PUBLISHED,  
THIS 16<sup>TH</sup> DAY OF JANUARY, 2018.**

CITY OF BRIGHTON, COLORADO

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Kenneth J. Kreutzer, Mayor

ATTEST:

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Natalie Hoel, City Clerk

Published in the *Brighton Standard Blade*

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*APPROVED AS TO FORM:*

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Margaret Brubaker, Esq., City Attorney

**PASSED ON SECOND AND FINAL READING AND ORDERED PUBLISHED,  
BY TITLE ONLY, THIS 6<sup>TH</sup> DAY OF FEBRUARY, 2018.**

CITY OF BRIGHTON, COLORADO

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Kenneth J. Kreutzer, Mayor

ATTEST:

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Natalie Hoel, City Clerk

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Last Publication: February 14, 2018

**EXHIBIT A**  
**LEGAL DESCRIPTION**

PRAIRIE CENTER VILLAGE V, FILING NO. 1, LOT 1, GENERALLY LOCATED IN THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, CITY OF BRIGHTON, ADAMS COUNTY, COLORADO, MORE FULLY DESCRIBED AS:

MONUMENTS:

- SET NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC PLS 36580"
- SET 1' BRASS DISK STAMPED "AZTEC PLS 36580"
- FOUND NO. 3/4" BRASS TAG STAMPED "JR ENG PLS 30099"
- FOUND 1" BRASS TAG STAMPED "AZTEC LS 38064"

BASIS OF BEARINGS:

BASIS OF BEARINGS: BEARINGS SHOWN HEREON ARE RECORDED BEARINGS AND ARE BASED UPON THE NORTHERLY LINE OF LOT 1, PRAIRIE CENTER VILLAGE V SUBDIVISION, FILING NO. 1, WHICH BEAR NORTH 89°26'28" EAST, BETWEEN THE MONUMENTS SHOWN HEREIN.

APPROXIMATELY 12.3 ACRES IN SIZE.

COUNTY OF ADAMS,  
STATE OF COLORADO.

