

CITY COUNCIL RESOLUTION
RIDGELINE VISTA
OVERALL DEVELOPMENT PLAN

RESOLUTION NO.: 2018-99

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, FAVORABLY RECOMMENDING FURTHER DEVELOPMENT OF THE RIDGELINE VISTA OVERALL DEVELOPMENT PLAN (ODP).

WHEREAS, the Applicant, Coronado West, LLC (the “Applicant”) represented by Eric Eckbert, on behalf of the property owner, Galaxy Land, LLC (the “Owner”), is requesting a favorable recommendation of the Ridgeline Vista Overall Development Plan (the “ODP”), as more specifically described in **Exhibit A (Legal Description)** and **Exhibit B (ODP)**, attached hereto and incorporated herein, and subject to specific conditions as set forth herein; and

WHEREAS, the proposed ODP contains approximately 69.276 acres and is proposed for single family detached residential, single family attached residential, and park land uses; and

WHEREAS, the proposed ODP is in general conformance with the City’s *Comprehensive Plan*, which designates the Property for Mixed Use Residential; and

WHEREAS, the ODP is in compliance with the *Land Use and Development Code* in terms of the ODP requirements set forth in the City’s *Residential Design Standards*; and

WHEREAS, pursuant to the *Land Use and Development Code, Residential Design Standards*, Section 17-44-340(d)4, an Overall Development Plan (ODP) is a conceptual master plan intended to accomplish the goals of integrated master planning, connectivity between major developments, creation of park and open space networks across neighborhood boundaries, creation of neighborhood features and centers, provision of adequate utilities, and high levels of residential design quality; and

WHEREAS, pursuant to the *Land Use and Development Code, Residential Design Standards*, Section 17-44-340, an ODP application is to be presented to and reviewed by the Planning Commission and City Council under the review criteria set forth in Section 17-44-340(d)3; and

WHEREAS, pursuant to the *Land Use and Development Code, Residential Design Standards*, Section 17-44-340, after review by the Planning Division, Planning Commission and City Council, the City Council shall make the final determination to either favorably recommend or discourage further development of the ODP based upon the review criteria set forth in Section 17-44-340(d)3; and

WHEREAS, the Planning Commission reviewed the Ridgeline Vista ODP on August 14, 2018, and passed a resolution recommending to City Council the favorable consideration of the ODP; and

WHEREAS, at the public hearing, the City Council of the City of Brighton, Colorado, properly 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 of the City of Brighton has reviewed the Ridgeline Vista ODP, and finds and declares that the ODP is compatible with the surrounding area and will not be detrimental to the future development of the area or the health, safety, or welfare of the inhabitants of the City of Brighton.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO AS FOLLOWS:

Section 1. Effect of Favorable ODP Review: The Owner(s) and/or successor(s) acknowledge that the Residential Design Standards, Section 17-44-340.d.4 does not establish per se vested development rights for the Ridgeline Vista ODP. The Owner(s) and/or successor(s) further acknowledge that an ODP is conceptual in nature only and that a favorable recommendation only indicates that the aspects of the proposed ODP are generally acceptable and that future applications may be submitted for platting and/or re-zoning and are to be consistent with the ODP.

RESOLVED, this 4th day of September, 2018.

CITY OF BRIGHTON, COLORADO

Kenneth J. Kreutzer, Mayor

ATTEST:

Natalie Hoel, City Clerk

APPROVED AS TO FORM:

Jack D. Bajorek, City Attorney

Exhibit A

LEGAL DESCRIPTION

PARCEL A:

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, LYING WESTERLY OF THE CENTERLINE OF ADAMS COUNTY ROAD NO. 122 (ABANDONED), MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 1, WHENCE THE WEST QUARTER CORNER THEREOF BEARS S00°46'49"E, 2331.28 FEET; THENCE S00°46'49"E, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 1, A DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF BASELINE ROAD, BEING THE POINT OF BEGINNING; THENCE N89°59'06"E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 1847.28 FEET TO THE CENTERLINE OF SAID COUNTY ROAD NO. 122 (ABANDONED); THENCE S24°18'10"W, ALONG SAID CENTERLINE A DISTANCE OF 2025.86 FEET; THENCE S89°13'12"W, A DISTANCE OF 988.29 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 1; THENCE N00°46'49"W, ALONG SAID WEST LINE A DISTANCE OF 1859.48 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINING 60.238 ACRES, MORE OR LESS.

PARCEL B:

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, LYING WESTERLY OF THE CENTERLINE OF ADAMS COUNTY ROAD NO. 122 (ABANDONED), MORE

PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 1, WHENCE THE WEST QUARTER CORNER THEREOF BEARS S00°46'49"E, 2331.28 FEET; THENCE S00°46'49"E, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 1, A DISTANCE OF 1889.48 FEET TO THE POINT OF BEGINNING; THENCE N89°13'12"E, A DISTANCE OF 988.29 FEET TO THE CENTERLINE OF SAID COUNTY ROAD NO. 122 (ABANDONED); THENCE S24°18'10"W, ALONG SAID CENTERLINE A DISTANCE OF 495.77 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 1; THENCE S89°45'04"W, ALONG SAID SOUTH LINE, A DISTANCE OF 778.15 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 1; THENCE N00°46'49"W, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 1, A DISTANCE OF 441.80 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINING 9.038 ACRES, MORE OR LESS.

EXHIBIT B: Overall Development Plan

