

# PLANNING COMMISSION RESOLUTION

## ZONE CHANGE WATER WORKS APARTMENTS PUD

RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BRIGHTON RECOMMENDING TO THE CITY COUNCIL APPROVAL OF THE WATER WORKS APARTMENTS ZONING REQUEST FROM PUBLIC LAND (PL) TO PLANNED UNIT DEVELOPMENT-RESIDENTIAL (PUD-R) FOR AN APPROXIMATELY 1.12 ACRE PROPERTY, GENERALLY LOCATED IN THE NORTH EAST ¼ OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO.**

**WHEREAS**, the Brighton Housing Authority (the “Applicant”) is contracting to acquire a property approximately 1.12 acres in size, located at 575 Bush Street, and more specifically described in **EXHIBIT A**, attached hereto (the “Property”); and

**WHEREAS**, the Applicant, through James Miles-Lambert, Miles-Lambert Architecture, Inc., has requested approval of the Water Works Apartments PUD Zone Change (“the Zone Change”); and

**WHEREAS**, in accordance to the public notice requirements of the *Land Use and Development Code*, the Planning Commission 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 Planning Commission public hearing; and

**WHEREAS**, the Planning Commission conducted a public hearing to review and consider the Zone Change pursuant to the applicable provisions and criteria set forth in the *Land Use and Development Code*; and

**WHEREAS**, at the public hearing, the Planning Commission 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 Planning Commission finds and determines that the Zone Change is consistent with the Comprehensive Plan and other master plans of the City; complies with the requirements of the *Land Use and Development Code* and with the zone district; provides consistency with the purpose and intent of the Land Use and Development Code; provides compatibility with surrounding areas, is harmonious with the character of the neighborhood and is not detrimental to the immediate area, the future development of the area, or the health, safety, or welfare of the inhabitants of the City; and is scheduled to be reviewed by the City Council in a timely manner.

***NOW THEREFORE, BE IT RESOLVED*** that the Planning Commission of the City of Brighton, Colorado, hereby recommends to the City Council approval of the Water Works Apartments PUD Zone Change to a City designation of Planned Unit Development-Residential (PUD-R) from the designation of Public Land (PL).

***RESOLVED***, this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

**CITY OF BRIGHTON, COLORADO  
PLANNING COMMISSION**

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Chris Maslanik, Chairperson

***ATTEST:***

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Diane Phin, Secretary

## **EXHIBIT A**

### **LEGAL DESCRIPTION**

**PARCEL A:**

A PIECE OF LAND SITUATE IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:  
BEGINNING AT A POINT WHICH IS 223 1/2 FEET SOUTH AND 629 FEET 8 1/2 INCHES EAST OF THE QUARTER CORNER STONE AT THE NORTHWEST CORNER OF NORTHEAST 1/4 (NE 1/4) OF SAID SECTION SEVEN (7) IN THE ABOVE NAMED TOWNSHIP AND RANGE AND WHICH POINT IS IN THE EAST LINE OF AN ALLEY DEDICATED TO THE PUBLIC BY ROSWELL SKEEL, JR.; THENCE EAST PARALLEL WITH THE SOUTH LINE OF BRIDGE STREET 106 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF FIFTH STREET 311 1/2 FEET TO A POINT IN THE NORTH LINE OF BUSH STREET; THENCE WEST ALONG SAID NORTH LINE OF BUSH STREET 106 FEET; THENCE NORTH ALONG THE EAST LINE OF THE ALLEY ABOVE MENTIONED 311 1/2 FEET TO A POINT OF COMMENCEMENT.

**PARCEL B:**

THE SOUTH ONE HUNDRED AND FORTY (140) FEET OF LOT THIRTY-THREE (33), BLOCK TWENTY-SIX (26), WALNUT GROVE SECOND ADDITION TO BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO.

**PARCEL C:**

THE SOUTH ONE HUNDRED FORTY SIX AND ONE HALF (146.5) FEET OF THE NORTH ONE HUNDRED SEVENTY ONE AND ONE HALF (171.5) FEET OF LOT THIRTY-THREE (33) IN BLOCK TWENTY-SIX (26), WALNUT GROVE SECOND ADDITION TO BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO.