

RESOLUTION NO. 21-5

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BRIGHTON, COLORADO, RECOMMENDING TO THE CITY COUNCIL APPROVAL OF THE 57 N. 10TH AVENUE PROPERTY ZONING REQUEST FROM THE “NEIGHBORLY HOUSING SERVICES” (PUD) TO THE R-2 (MIXED-DENSITY RESIDENTIAL) ZONE FOR AN APPROXIMATELY 0.1722 ACRE PROPERTY, GENERALLY LOCATED ON PART OF THE SOUTHEAST OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY ADAMS, STATE OF COLORADO.

WHEREAS, Diana Lara is the owner (the “ Owner,”) of approximately 0.1722 acres of property, generally located on the southwest corner of N.10th Avenue approximately one hundred feet from the intersection with Walnut St. and more specifically described in EXHIBIT A, and shown in EXHIBIT B, attached hereto (the “Property”); and

WHEREAS, Richard White from HJD Consulting (the “Applicant,”) has requested approval of the 57 N. 10th Avenue property Zone Change (the “Zone Change”); and

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

WHEREAS, in accordance with the public notice requirements of the *Land Use & Development Code*, a notice of public hearing was mailed to all property owners within 300 feet of the Property, a public notice was published on the City’s website, 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, at the public hearing, the Planning Commission received and considered all relevant evidence and testimony from City staff, the Applicant or Owners, and other interested parties, including the public at large; and

WHEREAS, the Application, with the conditions attached hereto, meets all criteria of the City of Brighton’s *Land Use & Development Code* applicable to a Zone Change submittal; 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 BY THE PLANNING COMMISSION OF THE CITY OF BRIGHTON, COLORADO AS FOLLOWS:

The Planning Commission hereby recommends to the City Council approval of 57 N. 10th Avenue property Zone Change to a City designation of R-2 (Mixed-Density Residential) from the designation of Neighborly Housing Services (PUD).

RESOLVED AND PASSED this 8th day of July 2021.

CITY OF BRIGHTON, COLORADO
PLANNING COMMISSION

DocuSigned by:

William Leck

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William Leck, Acting Chairperson

ATTEST:

DocuSigned by:

Kate Lesser

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Kate Lesser, Secretary

APPROVED AS TO FORM:

DocuSigned by:

Lena McClelland

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Lena McClelland, Acting City Attorney

EXHIBIT A

LEGAL DESCRIPTION

Kidders and Schoonmakers Addition, Block 1, Lot 3

Located in Section 6, Township 1 South, Range 66 West of the Sixth Principal Meridian, City of
Brighton, County of Adams, State of Colorado

Addressed as 57 N. 10th Avenue

Approximately 0.1722 acres of land

EXHIBIT B

PROPERTY MAP

