

RESOLUTION NO.: 25-03

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BRIGHTON, COLORADO, APPROVING THE KESTREL SUBDIVISION PLAN FOR AN APPROXIMATELY 25.83 ACRE PROPERTY, GENERALLY LOCATED TO THE NORTH OF EAST 120TH AVENUE, SOUTH OF EAST 124TH AVENUE, EAST OF PEORIA STREET AND WEST OF PRAIRIE VIEW HIGH SCHOOL, MORE PARTICULARLY LOCATED IN THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

WHEREAS, The Orchard Church (the "Applicant") owns an approximately 25.83 acre property more specifically described in EXHIBIT A and depicted in EXHIBIT B, attached hereto (the "Property"); and

WHEREAS, the Applicant has requested approval of the Kestrel Subdivision Plan (the "Subdivision"), attached hereto as EXHIBIT B; 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 1,000 feet of the Property, a public notice was published on the City's website, and signs were 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 Subdivision pursuant to the applicable provisions and criteria set forth in Section 2.02(D)(1) of 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.

NOW THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Brighton, Colorado as follows:

Section 1. Findings. The Planning Commission hereby finds and declares that the Subdivision Plan: (a) is in accordance with the Comprehensive Plan; (b) complies with the requirements of the *Land Use and Development Code*; (c) includes performance, construction, and maintenance assurances for the design, construction, and acceptance of public improvements by the City; (d) includes phasing which demonstrates a logical and coordinated approach to

development; (e) mitigates any impacts with generally accepted and sound planning, engineering, and urban design solutions; (g) does not impede the construction of anticipated or future planned public infrastructure in the area; and (h) has been recommended for approval by the Development Review Committee.

Section 2. The Subdivision Plan is hereby approved.

Section 3. This Resolution is effective as of the date of its adoption.

RESOLVED this 13th day of March 2025.

CITY OF BRIGHTON, COLORADO
PLANNING COMMISSION



MARK RAWLINGS, Chairperson

ATTEST:



Jon Waines, Secretary

APPROVED AS TO FORM:



YASMINA GIBBONS, Deputy City Attorney