

ORDINANCE NO. 2496  
INTRODUCED BY: Fiedler

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, APPROVING THE JAMES PROPERTY ZONING MAP AMENDMENT FOR APPROXIMATELY 6.05 ACRES OF PROPERTY, GENERALLY LOCATED TO THE NORTH OF EAST BRIDGE STREET, SOUTH OF GARCIA AVENUE, EAST OF CHAPEL HILL DRIVE, AND WEST OF THE NORTH 40<sup>TH</sup> AVENUE ALIGNMENT, MORE PARTICULARLY LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

WHEREAS, V. M. James (the "Owner") is the owner of approximately 5.55 acres of real property, and right-of-way adjacent to the Owner's real property comprises approximately 0.5 acres in additional size (collectively, the "Property"), described in Exhibit A and incorporated herein; and

WHEREAS, an authorized representative of the Owner (the "Applicant") has requested approval of the James Property Zoning Map Amendment, attached hereto as EXHIBIT B (the "Zoning Map Amendment"), to rezone the Property from Adams County Agricultural-1 to the City of Brighton C-2: Restricted Retail and Services, and since State law requires zoning by the City after annexation of property into the City; and

WHEREAS, the Planning Commission conducted a public hearing on December 11, 2025, to review and consider the proposed Zoning Map Amendment pursuant to the applicable provisions and criteria set forth in the Brighton Land Use and Development Code (the "LUDC") and recommended approval to the City Council via Resolution Number 25-11; and

WHEREAS, in accordance with the public notice requirements of the LUDC, 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 signage was posted on the Property, all for no less than fifteen (15) days prior to the City Council public hearing; 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.

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

Section 1. The City Council finds and determines that the proposed Zoning Map Amendment is in accordance with the goals and objectives of the Comprehensive Plan and any other plan, policy or guidance adopted pursuant to that plan; that the proposed Zoning Map Amendment will support development in character with existing or anticipated development in the area,

including the design of streets, civic spaces and other open space; the pattern, scale and format of buildings and sites; and the integration, transitions and compatibility of other uses; that the City or other agencies have the ability to provide services or facilities that may be necessary for anticipated uses in the proposed district; that the change will serve a community need, amenity or development that is not possible under the current zoning or that was not anticipated at the time of the initial zoning of the property; and that the recommendations of any professional staff or advisory review bodies have been taken into consideration.

Section 2. The Property is hereby rezoned C-2 as more particularly set forth in EXHIBIT A and as the James Property Zoning Map Amendment as generally shown in EXHIBIT B.

Section 3. The City Zoning Map shall be amended to reflect the above change.

Section 4. As provided in City Charter Section 5.9(A), this Ordinance either as presented or as amended, shall be published in full as it was adopted prior to taking final action. This Ordinance shall be in full force and effect for five days after its final publication, as provided in City Charter Section 5.8, except as set forth herein.

INTRODUCED, PASSED ON FIRST READING, AND ORDERED PUBLISHED, THIS 20<sup>th</sup> DAY OF JANUARY 2026.

PASSED ON SECOND AND FINAL READING AND ORDERED PUBLISHED BY TITLE ONLY THIS 3<sup>rd</sup> DAY OF FEBRUARY 2026.

CITY OF BRIGHTON, COLORADO

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GREGORY MILLS, Mayor

ATTEST:

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NATALIE HOEL, City Clerk

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APPROVED AS TO FORM:

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ALICIA CALDERÓN, City Attorney

EXHIBIT A

LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN THE EAST 200 FEET OF THE SOUTHEAST  $\frac{1}{4}$  OF THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, EXCEPT THE SOUTH 50.0 FEET THEREOF RESERVED FOR COLORADO STATE HIGHWAY NO. 7 RIGHT-OF-WAY, DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE EAST LINE OF THE SOUTHEAST  $\frac{1}{4}$  OF THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN IS ASSUMED TO BEAR NORTH  $00^{\circ}46'56''$  WEST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE SOUTHEAST CORNER OF THE SAID SOUTHEAST  $\frac{1}{4}$  ;

THENCE COINCIDENT WITH THE EAST LINE OF SAID SOUTHEAST  $\frac{1}{4}$  NORTH  $00^{\circ}47'43''$  WEST, A DISTANCE OF 1318.81 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST  $\frac{1}{4}$  OF THE SOUTHEAST  $\frac{1}{4}$  OF SAID SECTION 4;

THENCE COINCIDENT WITH THE NORTH LINE OF SAID SOUTHEAST  $\frac{1}{4}$  SOUTH  $89^{\circ}19'49''$  WEST, A DISTANCE OF 200.00 FEET;

THENCE PARALLEL WITH AND 200.00 FEET WEST OF SAID EAST LINE SOUTH  $00^{\circ}47'43''$  EAST, A DISTANCE OF 1318.53 FEET TO THE SOUTH LINE OF SAID SOUTHEAST  $\frac{1}{4}$ ;

THENCE COINCIDENT WITH SAID SOUTH LINE NORTH  $89^{\circ}24'34''$  EAST, A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING, CONTAINING 6.05 ACRES OF 263,734 SQUARE FEET, MORE OR LESS, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO.

EXHIBIT B

ZONING MAP

[Attached as a separate document]