

ORDINANCE NO: 2348
INTRODUCED BY: Jordinelli

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, APPROVING A ZONING MAP AMENDMENT OF AN APPROXIMATELY 0.388 ACRE AREA OF LAND, TO BE KNOWN AS THE NEFF REMAINDER PROPERTY, GENERALLY LOCATED IN THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO, TO ZONING DESIGNATION OF OPEN SPACE (O)

WHEREAS, this matter came before the City Council upon that certain request of Travis Frazier of Redland (the “Applicant”); and

WHEREAS, the Applicant is acting on behalf of Eric Eckberg, representative for CW-Blue Sky c/o Coronado West (the “Property Owner”), who is the property owner of land described in EXHIBIT A and shown in EXHIBIT B (the “Property”); and

WHEREAS, the Property does not currently have a zoning designation in the City of Brighton; and

WHEREAS, the Applicant has applied to zone the Property Open Space (O); and

WHEREAS, annexation to the City of Brighton will occur before a City zoning district is approved; and

WHEREAS, in accordance with the public notice requirements of the Land Use and 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 of Brighton website, and a sign was posted on the Property, all for no less than fifteen (15) days prior to the City Council public hearing; and

WHEREAS, the City Council conducted a public hearing on December 1, 2020, 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, the City Council finds and determines that the 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; 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; will allow the City or other agencies have to have the ability to provide services or facilities that may be necessary for anticipated uses in the proposed district; 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; has accounted for the recommendations of any professional staff or advisory review bodies.

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

Section 1. The Property is hereby zoned as Open Space (O).

Section 2. The City Zoning Map shall be amended to reflect said zoning map amendment.

INTRODUCED, PASSED ON FIRST READING, AND ORDERED PUBLISHED, THIS 1ST DAY OF DECEMBER, 2020.

PASSED ON SECOND AND FINAL READING AND ORDERED PUBLISHED BY TITLE ONLY THIS 15TH DAY OF DECEMBER, 2020.

CITY OF BRIGHTON, COLORADO

GREGORY MILLS, Mayor

ATTEST:

NATALIE HOEL, City Clerk

Published in the *Brighton Standard Blade*

First Publication: December 9, 2020

Final Publication: December 30, 2020

APPROVED AS TO FORM:

JACK D. BAJOREK, City Attorney

EXHIBIT A
LEGAL DESCRIPTION

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN; COUNTY OF ADAMS, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 1 BEARS SOUTH 89°59'07" WEST, A DISTANCE OF 2268.64 FEET, WITH ALL BEARINGS HEREIN RELATIVE THERETO;

THENCE SOUTH 83°52'24" WEST, A DISTANCE OF 281.77 FEET TO THE POINT OF BEGINNING, BEING THE NORTHWEST CORNER OF LOCHBUIE CENTER, AS PLATTED UNDER RECEPTION NUMBER 2019000006589 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER;

THENCE SOUTH 45°03'44" WEST, ALONG THE WESTERLY BOUNDARY OF SAID LOCHBUIE CENTER, A DISTANCE OF 351.87 FEET TO A POINT ON THE EAST LINE OF THAT PARCEL OF LAND DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NUMBER 2005000096790 IN SAID RECORDS;

THENCE NORTH 24°26'02" EAST, ALONG SAID EAST LINE, A DISTANCE OF 272.95 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF EAST 168TH AVENUE (BASELINE ROAD);

THENCE NORTH 89°59'07" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY, A DISTANCE OF 136.18 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 0.388 ACRES, (16,918 SQUARE FEET), MORE OR LESS.

EXHIBIT B ZONE CHANGE MAP

