

Questionnaire
 Zone Change

Respond to each of the questions below in the "insert response" box. If responding digitally, please delete the "insert response" prior to typing your answer without changing the font and color settings as demonstrated below.

1. What is the existing zone district designation of the property? And what is the zone district designation that is being requested?

Insert Response: The property is currently zoned Multi-Family
 We are proposing Commercial Zoning

2. What type of development and uses are proposed (or are contemplated) by the zoning request?

Insert Response: Office Buildings identical to the lot to the North.

3. State how the proposal is consistent with the goals, policies and objectives of the Comprehensive Plan (suggest listing each goal, policy and objective and how they are met).

Insert Response: The re-zoning is an up-zoning to a higher use and will provide services to the neighborhood.

4. State how the proposal provides consistency with the purpose and intent of, and complies with the requirements of the Land Use and Development Code, Section II.8. (Zone Changes), and with the proposed zone district requirements.

Insert Response:
 Re-zoning will provide continuity of commercial zoning from Bridge St. toward the charter school.

5. Explain how the proposal is compatible with the surrounding land use and zoning designations. Include a list of surrounding zoning designations, land uses and conditions.

Insert Response:
 The property to the north is zoned Commercial. To the south is vacant.

6. Explain how the proposal 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.

Insert Response:
 This re-zoning would provide a place for businesses to provide services to the Brighton community



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7. Indicate why the current zoning is not appropriate given the surrounding land use, zoning, and factors which have changed since the current zoning was established.

Insert Response:

Since the property was originally zoned a neighboring lot has been developed for Office use.

8. Provide general site information and describe unique physical features or characteristics of the site (e.g., flood plain, steep slopes, rock formations, easements, utilities, wells, structures, trees), which present opportunities or constraints for development.

Insert Response:

The property is generally flat with some piles of fill dirt that will be re-graded for the final use.

9. If a specific use or development is contemplated with the zoning request, what other approval processes are required to accomplish the development proposal (i.e., variance(s), conditional use(s), subdivision plats, comprehensive plan amendments, licensing, permits, etc.).

Insert Response:

A site plan approval and final plat will be required. No variances will be needed if the C Zoning is granted.