

RESOLUTION NO. 25-11

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BRIGHTON, COLORADO, RECOMMENDING TO THE CITY COUNCIL APPROVAL OF THE JAMES PROPERTY ZONING MAP AMENDMENT FOR AN 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 40TH AVENUE ALIGNMENT, MORE PARTICULARLY LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH 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

WHEREAS, the Planning Commission conducted a public hearing 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

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 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, and other interested parties, including the public at large.

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

Section 1. The Planning Commission finds and determines that the proposed James Property Zoning Map Amendment is generally consistent with

the Comprehensive Plan; reflects generally accepted and sound planning and urban design principles with respect to applying the goals and objectives of the Comprehensive Plan; meets all the review criteria for a zoning map amendment; and is scheduled to be reviewed by the City Council in a timely manner.

Section 2. The Planning Commission hereby recommends to the City Council the approval of the James Property Zoning Map Amendment.

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

RESOLVED this 11TH DAY OF DECEMBER, 2025.

CITY OF BRIGHTON, COLORADO
PLANNING COMMISSION



Mark Rawlings, Chairperson

ATTEST:



Jon Wainess, Secretary

APPROVED AS TO FORM:



Alicia Calderon, 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 6TH 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 6TH 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]