

PLANNING COMMISSION RESOLUTION

FULTON PLAZA SUBDIVISION ZONE CHANGE

RESOLUTION NO. 18-04

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BRIGHTON RECOMMENDING TO THE CITY COUNCIL APPROVAL OF THE FULTON PLAZA SUBDIVISION ZONING REQUEST FROM PUBLIC LAND (PL) TO GENERAL RETAIL AND SERVICES (C-3) FOR AN APPROXIMATELY 7.39 ACRE PROPERTY, GENERALLY LOCATED IN THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO;

WHEREAS, Adams County (the "Owner") is the owner of approximately 7.39 acres in size, located at the northeast corner of the intersection of Bridge Street and N. 19th Avenue, and more specifically described in **EXHIBIT A** and shown in **EXHIBIT B**, attached hereto (the "Property"); and

WHEREAS, Ayres Associates, (the "Applicant"), has requested approval of the Fulton Plaza Subdivision Zone Change ("the Zone Change"); and

WHEREAS, in accordance to the public notice requirements of the *Land Use and Development Code*, the Planning Commission of the City of Brighton finds and declares that a Notice of Public Hearing was mailed to all property owners within 300 feet of the Property, a public notice was published in the *Brighton Standard Blade*, and a sign was 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 Zone Change pursuant to the applicable provisions and criteria set forth in 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; and

WHEREAS, the Planning Commission finds and determines that the proposed Zone Change is generally consistent with the Comprehensive Plan and other master plans of the City; complies with the requirements of the *Land Use and Development Code* and with the zone district; provides consistency with the purpose and intent of the Land Use and Development Code; provides compatibility with surrounding areas, is harmonious with the character of the neighborhood and 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; and is scheduled to be reviewed by the City Council in a timely manner.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Brighton, Colorado, hereby recommends to the City Council approval of the Fulton Plaza Subdivision Zone Change to a City designation of General Retail and Services (C-3) from the designation of Public Land (PL).

RESOLVED, this 13th day of March, 2018.

**CITY OF BRIGHTON, COLORADO
PLANNING COMMISSION**



Chris Maslanik, Chairperson

ATTEST:



Diane Phin, Secretary

EXHIBIT A
LEGAL DESCRIPTION

The subject property being approximately 7.39 acres and more particularly described as Lot 1 of the Fulton Plaza Subdivision.

EXHIBIT B **SUBJECT PROPERTY MAP**

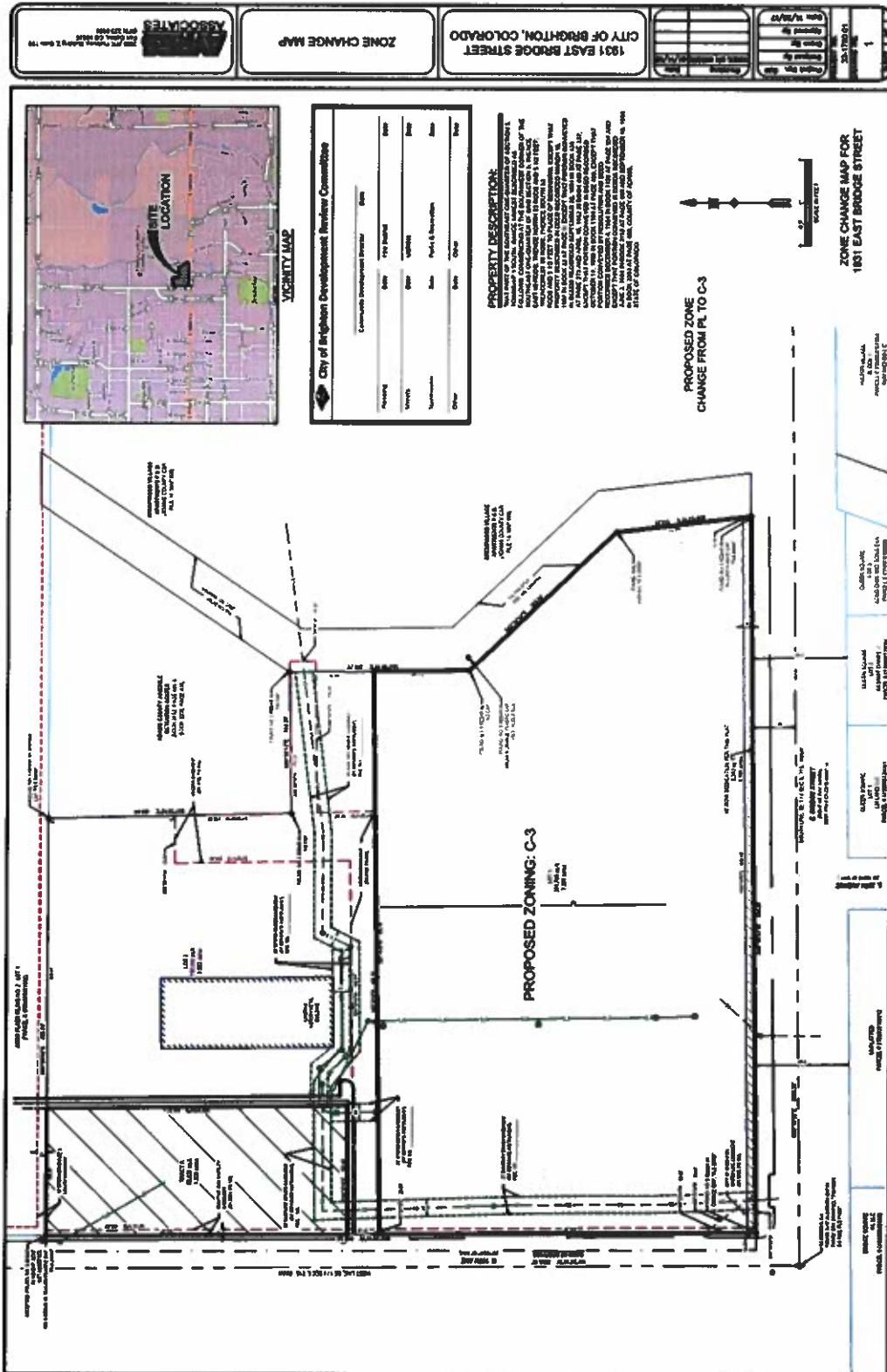


EXHIBIT C
VICINITY MAP

