

ORDINANCE NO: 2330
INTRODUCED BY: Blackhurst

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, APPROVING THE REZONING OF AN APPROXIMATELY 0.275 ACRE AREA OF LAND, TO BE KNOWN AS THE 25 N. 8TH AVENUE ZONE CHANGE, GENERALLY LOCATED IN THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO, FROM A ZONING DESIGNATION OF RESTRICTED RETAIL AND SERVICES (C-2) TO A ZONING DESIGNATION OF SINGLE-TO-EIGHT-FAMILY RESIDENTIAL (R-2)

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

WHEREAS, the Applicant is acting on behalf of Lawrence Gobble, (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 has a current zoning designation of Restricted Retail and Services (C-2); and

WHEREAS, the Applicant has applied to change the zoning designation from Restricted Retail and Services (C-2) to Single-to-Eight-Family Residential (R-2); 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 in the *Brighton Standard Blade*, 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 January 21, 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 proposed zone change complies with the Comprehensive Plan and other master plans of the City; and complies with the requirements of the Land Use and Development Code and the Single-to-Eight-Family Residential (R-2) zone district; and provides consistency with the purpose and intent of the Land Use and Development Code; and provides compatibility with the surrounding areas, is harmonious with the character of the neighborhood, and is not detrimental to the immediate area, or future development of the area, or the health, safety, or welfare of the inhabitants of the City.

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

Section 1. The Property is hereby rezoned as Single-to-Eight-Family Residential (R-2).

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

INTRODUCED, PASSED ON FIRST READING, AND ORDERED PUBLISHED, THIS 21st DAY OF JANUARY, 2020.

PASSED ON SECOND AND FINAL READING AND ORDERED PUBLISHED BY TITLE ONLY THIS 4th DAY OF FEBRUARY, 2020.

CITY OF BRIGHTON, COLORADO

GREGORY MILLS, Mayor

ATTEST:

NATALIE HOEL, City Clerk

Published in the *Brighton Standard Blade*

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Final Publication: February 12, 2020

APPROVED AS TO FORM:

JACK D. BAJOREK, City Attorney

EXHIBIT A
Legal Description

LEGAL DESCRIPTION: FROM ADAMS COUNTY ASSESSOR (25 N. 8TH AVENUE)

LOTS 31, 32, AND 33, BLOCK 2, HOME ADDITION TO BRIGHTON, COUNTY OF
ADAMS, STATE OF COLORADO.

CONTAINS 12,000 SQUARE FEET OR 0.275 ACRES MORE OR LESS.

