

## PLANNING COMMISSION RESOLUTION

### 25 N. 8<sup>TH</sup> AVENUE ZONE CHANGE

RESOLUTION NO. 19-11

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BRIGHTON, COLORADO RECOMMENDING TO THE CITY COUNCIL APPROVAL OF THE 25 N. 8<sup>TH</sup> AVENUE ZONING REQUEST FROM RESTRICTED RETAIL AND SERVICES (C-2) TO SINGLE-TO-EIGHT-FAMILY RESIDENTIAL (R-2) FOR AN APPROXIMATELY 0.275 ACRE PROPERTY, 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;

**WHEREAS**, Lawrence T. Gobble (the "Owner") is the owner of an approximately 0.275 acre property generally located on the west side of N. 8<sup>th</sup> Avenue and to the north of Bridge Street, and more specifically described in **EXHIBIT A**, attached hereto (the "Property"); and

**WHEREAS**, Dianne Leary, (the "Applicant"), has requested approval of the 25 N. 8<sup>th</sup> Avenue 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

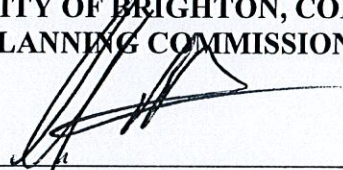
**WHEREAS**, the Planning Commission finds and determines that: (a) the Zone Change is consistent with the Comprehensive Plan and other master plans of the City; (b) complies with the requirements of the *Land Use and Development Code* and with the zone district; (c) provides consistency with the purpose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



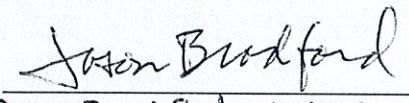
**NOW THEREFORE, BE IT RESOLVED** that the Planning Commission of the City of Brighton, Colorado, hereby recommends to the City Council approval of the 25 N. 8<sup>th</sup> Avenue Zone Change to a City designation of Single-to-Eight-Family Residential (R-2) from the designation of Restricted Retail and Services (C-2).

**RESOLVED**, this 12<sup>th</sup> day of December 2019.

**CITY OF BRIGHTON, COLORADO  
PLANNING COMMISSION**

  
Chris Maslanik, Chairperson

**ATTEST:**

  
Jason Bradford, Acting Secretary



**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.