

PLANNING COMMISSION RESOLUTION

PRAIRIE CORNER II ZONING

RESOLUTION NO. 20-1

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BRIGHTON, COLORADO RECOMMENDING TO THE CITY COUNCIL APPROVAL OF THE PRAIRIE CORNER II ZONING REQUEST OF GENERAL RETAIL AND SERVICES (C-3) FOR AN APPROXIMATELY 3.853 ACRE PROPERTY, GENERALLY LOCATED IN THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO;

WHEREAS, Mark Connor (the "Owner") is the owner of an approximately 3.853 acre property generally located in the northeast corner of Eagle Boulevard (144th Avenue) and Interstate 76, and more specifically described in **EXHIBIT A**, attached hereto (the "Property"); and

WHEREAS, the Owner has requested that the property be zoned General Retail and Services (C-3) (the "Zoning"); and

WHEREAS, the property was annexed as part of the Sable Annex No. 1, Ordinance 1263 on July 7, 1987; 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 Zoning 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 Owner and Applicant, and other Interested Parties, including the public at large; and

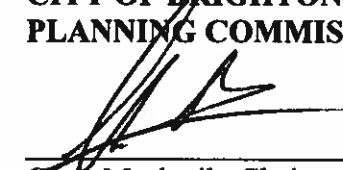
WHEREAS, the Planning Commission finds and determines that: (a) the Zoning is consistent with the Comprehensive Plan and other master plans of the City; (b) complies with the requirements of the *Land Use and Development Code* and with the zone district; (c) provides consistency with the purpose and 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 Prairie Corner II Zoning designation of General Retail and Services (C-3).

RESOLVED, this 23rd day of January, 2020.

**CITY OF BRIGHTON, COLORADO
PLANNING COMMISSION**



Chris Maslanik, Chairperson

ATTEST:



Kate Lesser, Secretary

EXHIBIT A

LEGAL DESCRIPTION AND MAP

A PARCEL OF LAND, BEING A PORTION OF PARCEL 25 OF THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO, PROJECT NUMBER F.I.003-1(2), RECORDED IN BOOK 445 AT PAGE 514, LOCATED IN THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF SECTION 22,

THENCE NORTH 89°00'49 EAST ON THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 22, A DISTANCE OF 990.50 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 25, AND THE POINT OF BEGINNING;

THENCE CONTINUING ALONG THE NORTH LINE OF SAID PARCEL 25, NORTH 89°00'49 EAST, A DISTANCE OF 303.04 FEET;

THENCE SOUTH 38°28'34 WEST, A DISTANCE OF 1241.20 FEET;

THENCE NORTH 20°38'54 WEST, A DISTANCE OF 163.63 FEET TO THE NORTHERLY MOST INTERSECTION OF SAID PARCEL 25 AND PARCEL 11A, C.D.O.T. PROJECT NUMBER ID-1(CX) 76-1(138), RECORDED IN BOOK 4001 AT PAGE 758;

THENCE NORTHEASTERLY, ALONG THE NORTHWESTERLY LINE OF SAID PARCEL 25, NORTH 38°28'27 EAST, A DISTANCE OF 869.07 FEET TO AN ANGLE POINT IN SAID NORTHWESTERLY LINE;

THENCE CONTINUING NORTH, ALONG THE WESTERLY LINE OF SAID PARCEL 25, NORTH 06°20'11 WEST, A DISTANCE OF 134.69 FEET TO THE POINT OF BEGINNING.

CONTAINING: 167,836 SQUARE FEET OR 3.853 ACRES.

POINT OF COMMENCEMENT
NW CORNER SECTION 22
FOUND 3.25" ALUMINUM CAP
STAMPED "CDOT PLS 10734"

BASIS OF BEARINGS - NORTH LINE SECTION 22
N89°00'49"E, 990.50'

POINT OF BEGINNING
NW CORNER PARCEL 25-EX

UNPLATTED

INTERSTATE 76

14TH AVE

BNSF RAILROAD

150' RAILROAD R.O.W.

PARCEL 11A
CDOT PROJECT NUMBER
10-K(CX) 78-1(138)
BOOK 4001 PAGE 758

PARCEL 25-EX
CDOT PROJECT NUMBER
F-1003-4(2)
BOOK 445 PAGE 514

PARCEL 25
CDOT PROJECT NUMBER
F-1003-4(2)
BOOK 445 PAGE 514

NOT A PART

OWNER: PRAIRIE CORNER DEVELOPMENT PARTNERS LLC HURST PARCEL C.1

PARCEL NO.: 015692220002

LEGEND

- SECTION CORNER AS NOTED
- ZONE BOUNDARY
- SECTION LINE
- OFFSET / TIE LINE
- RIGHT-OF-WAY LINE
- ADJACENT PROPERTY LINE
- RAILROAD TRACK

SCALE: 1" = 100'



UNESCO

SECTION CORNER, AS NOTED

ZONE	BOUNDARY
SECTION LINE	
OFFSET / THE LINE	
RIGHT-OF-WAY LINE	
ADJACENT PROPERTY LINE	
RAILROAD TRACK	

RAIR REMANNING-REDFORD, INC.
 10000 W. 10th Ave.
 Suite 100
 Denver, Colorado 80231
 Phone: 303-755-0000
 Fax: 303-755-0000

REDFORD

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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ZONING MAP FOR PRAIRIE CORNER II
 A PORTION OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 33 NORTH, RANGE 106 WEST OF THE 10TH PRINCIPAL MERIDIAN, SOUTHWEST CORNER, COLORADO

WEST 1/4