

RESOLUTION NO. 23-6

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BRIGHTON, COLORADO, RECOMMENDING TO CITY COUNCIL APPROVAL OF THE PETERS PROPERTY ZONING MAP AMENDMENT FROM ADAMS COUNTY A-3 TO C-3 FOR AN APPROXIMATELY 3.0 ACRE PROPERTY, GENERALLY LOCATED TO THE NORTH OF EAST BROMLEY LANE, SOUTH OF SOUTHERN STREET, EAST OF TOWER ROAD AND WEST OF THE SOUTH 45TH AVENUE ALIGNMENT, MORE PARTICULARLY LOCATED IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO.

WHEREAS, William E. Peters (the "Owner") is the owner of approximately 3.0 acres of real property more specifically described in EXHIBIT A, attached hereto and incorporated herein (the "Property"); and

WHEREAS, Kevin Lovelace (the "Applicant"), on behalf of Owner, has requested approval of the Peters Property Zoning Map Amendment, attached hereto as EXHIBIT B (the "Zoning Map Amendment"); and

WHEREAS, the Planning Commission conducted a public hearing to review and consider the Zoning Map Amendment pursuant to the applicable provisions and criteria set forth in the *Land Use & Development Code*; and

WHEREAS, in accordance with the public notice requirements of the *Land Use & Development Code*, a notice of public hearing was mailed to all property owners within 300 feet of the Property, a public notice was published on the City's website, 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, at the public hearing, the Planning Commission received and considered all relevant evidence and testimony from City staff, the Applicant and/or Owner, 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:

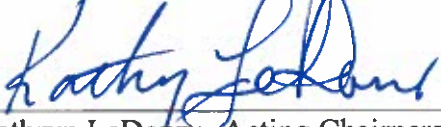
Section 1. Findings. The Planning Commission finds and determines that the Zoning Map Amendment is generally consistent with the Comprehensive Plan; reflects generally accepted and sound planning and urban design principles with respect to applying the goals and objects of the Comprehensive Plan; meets all of the review criteria for a zoning map amendment; and is scheduled to be reviewed by the City Council in a timely manner.

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

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

RESOLVED this 27th day of July 2023.

CITY OF BRIGHTON, COLORADO
PLANNING COMMISSION


Kathryn LeDonne, Acting Chairperson

ATTEST:


~~Jordan Kowalenko~~, Secretary
Amanda Besch

APPROVED AS TO FORM:

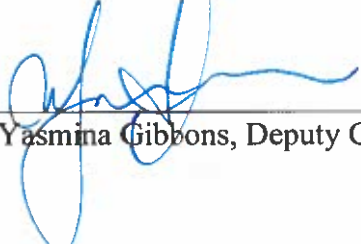

Yasmina Gibbons, Deputy City Attorney

EXHIBIT A
Legal Description

PETERS ZONING LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH/ PRINCIPAL MERIDIAN; CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 10, FROM WHICH THE CENTER QUARTER CORNER OF SAID SECTION 10 BEARS NORTH 00°46'00" WEST, A DISTANCE OF 2,638.77 FEET, WITH ALL BEARINGS HEREIN RELATIVE THERETO;

THENCE SOUTH 89°19'46" WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 10, A DISTANCE OF 205.00 FEET;

THENCE NORTH 00°46'00" WEST, A DISTANCE OF 290.00 FEET;

THENCE SOUTH 89°19'46" WEST, A DISTANCE OF 97.00 FEET;

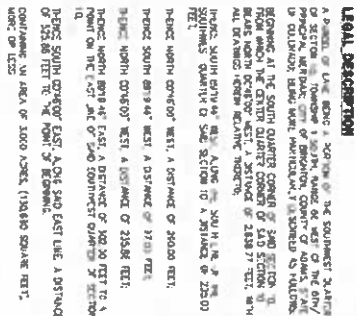
THENCE NORTH 00°46'00" WEST, A DISTANCE OF 235.86 FEET;

THENCE NORTH 89°19'46" EAST, A DISTANCE OF 302.00 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHWEST QUARTER OF SECTION 10;

THENCE SOUTH 00°46'00" EAST, ALONG SAID EAST LINE, A DISTANCE OF 525.86 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 3.000 ACRES, (130,680 SQUARE FEET), MORE OR LESS.

PETERS PROPERTY ZONING MAP
SITUATED IN THE SOUTHWEST QUARTER OF SECTION 10,
TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO



THE MIDDLE OF THE 20th-C MAP IS TO ESTABLISH ZONING FOR PROTECTING PROPERTY OWNERS AROUND THE CITY'S HISTORICAL

[illegible][illegible]



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DATE OF	8/26/2022
INTERVIEW	
SCALE	Rating
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