

RESOLUTION NO. 25-02

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BRIGHTON, COLORADO, RECOMMENDING TO THE CITY COUNCIL APPROVAL OF THE WATERTOWER PLACE ZONING MAP AMENDMENT FROM PUD TO C-2 AND R-2 FOR AN APPROXIMATELY 14.727 ACRE PROPERTY, GENERALLY LOCATED TO THE NORTHEAST OF THE BRIGHTON FIRE RESCUE DISTRICT STATION 52, SOUTH OF EAST BRIDGE STREET, WEST OF SOUTH 42ND AVENUE AND EAST OF SOUTH 40TH AVENUE, MORE PARTICULARLY LOCATED IN THE NORTHWEST 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, Columbo II LLC (the "Owner") is the owner of approximately 14.727 acres of real property located in the City of Brighton, more specifically described in EXHIBIT A, attached hereto and incorporated herein (the "Property"); and

WHEREAS, the Owner has requested approval of the Watertower Place 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 1,000 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 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: (1) is in accordance with the goals and objectives of the Comprehensive Plan; (2) will support development in character with existing or anticipated development in the area; (3) describes Property which is able to be served by the City and/or other agencies; (4) will serve a community

need, amenity, or development that is not possible under current zoning nor anticipated at the time of initial zoning of the Property; and (5) is being recommended for approval by the Development Review Committee.

Section 2. *Recommendation.* The Planning Commission hereby recommends to City Council the approval of the Watertower Place Zoning Map Amendment.

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

RESOLVED this 13th day of February 2025.

CITY OF BRIGHTON, COLORADO
PLANNING COMMISSION



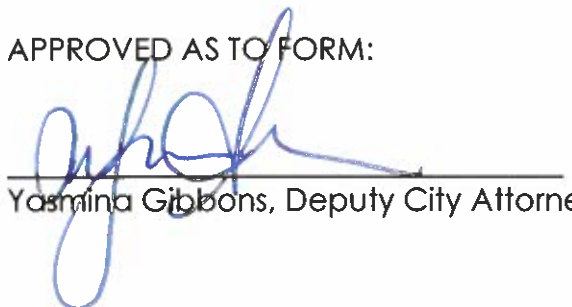
Chairperson

ATTEST:



Jon Wainas, Secretary

APPROVED AS TO FORM:



Yasmina Gibbons, Deputy City Attorney