

ORDINANCE NO. 2460
INTRODUCED BY: Padilla

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, APPROVING THE RAVENFIELD ZONING MAP AMENDMENT FROM C-O AND PUD TO R-3 FOR AN APPROXIMATELY 6.14 ACRE PROPERTY, GENERALLY LOCATED TO THE NORTH OF PURCELL STREET, SOUTH OF THE FIRST PRESBYTERIAN CHURCH, EAST OF SOUTH 27TH AVENUE, AND WEST OF THE BRIGHTON LATERAL DITCH, MORE PARTICULARLY LOCATED IN THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

WHEREAS, the Brighton Housing Authority (the "Owner") is the owner of approximately 6.14 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, Owner has requested approval of the Ravenfield Zoning Map Amendment, attached hereto as EXHIBIT B (the "Zoning Map Amendment"); and

WHEREAS, City staff reviewed the application using the criteria for a Zoning Map Amendment as outlined in Section 2.03(B) of the *Land Use & Development Code* (the "LUDC"); 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 provided a recommendation of approval to the City Council; and

WHEREAS, the City Council opened a public hearing on November 4, 2024, where it conducted its review and considered the application pursuant to the applicable provisions and criteria set forth in Section 2.03(B) of the LUDC; 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 City Council public hearing; and

WHEREAS, at the public hearing, the City Council 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 ORDAINED BY THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO AS FOLLOWS:

Section 1. The City Council hereby finds and determines that the proposed Zoning Map Amendment is in accordance with the goals and objectives of the Comprehensive Plan and any other plan, policy or guidance adopted pursuant to that plan; that the proposed Zoning Map Amendment will support development in character with existing or anticipated development in the area, including the design of streets, civic

spaces and other open space; the pattern, scale and format of buildings and sites; and the integration, transitions and compatibility of other uses; that the City or other agencies have the ability to provide services or facilities that may be necessary for anticipated uses in the proposed district; that the change will serve a community need, amenity or development that is not possible under the current zoning or that was not anticipated at the time of the initial zoning of the property; and that the recommendations of any professional staff or advisory review bodies have been taken into consideration.

Section 2. The Property is hereby rezoned R-3 (Multiple Family Residential).

Section 3. The City Zoning Map shall be amended to reflect the changes set forth in this Ordinance.

Section 4. As provided in City Charter Section 5.9(A), this Ordinance either as presented or as amended, shall be published in full as it was adopted prior to taking final action. This Ordinance shall be in full force and effect five days after its final publication, as provided in City Charter Section 5.8, except as set forth herein.

INTRODUCED, PASSED ON FIRST READING, AND ORDERED PUBLISHED, THIS 4TH DAY OF NOVEMBER 2024.

PASSED ON SECOND AND FINAL READING AND ORDERED PUBLISHED BY TITLE ONLY THIS 19TH DAY OF NOVEMBER 2024.

CITY OF BRIGHTON, COLORADO

GREGORY MILLS, Mayor

ATTEST:

NATALIE HOEL, City Clerk

Published in the *Brighton Standard Blade*
First Publication: November 14, 2024
Final Publication: December 5, 2024

APPROVED AS TO FORM:

YASMINA GIBBONS, Deputy City Attorney

EXHIBIT A

LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN THE SOUTHWEST 1/4 OF SECTION 9, 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:

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 9, MONUMENTED BY A FOUND ILLEGIBLE 2" BRASS CAP STAMPED "# #330" IN RANGE BOX, WHENCE THE SOUTHWEST CORNER OF SAID SECTION 9, MONUMENTED BY A FOUND ILLEGIBLE 3.25" ALUMINUM CAP IN RANGE BOX, BEARS S00°36'46"E, A DISTANCE OF 2642.87 FEET; THENCE ON WEST LINE OF SAID SOUTHWEST 1/4, S00°36'46"E, A DISTANCE OF 781.59 FEET TO THE POINT OF BEGINNING;

THENCE ON THE NORTH LINE OF LOT 2, ADMINISTRATIVE PLAT OF BRIGHTON CHURCH OF CHRIST SUBDIVISION FIRST AMENDMENT, AS RECORDED IN THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NUMBER 2024000001987 (1/12/2024), AND THAT LINE EXTENDED, N89°24'58"E, A DISTANCE OF 407.60 FEET;

THENCE ON THE NORtherly & Easterly LINES OF SAID LOT 2 THE FOLLOWING SIX (6) COURSES:

1. N49°37'46"E, A DISTANCE OF 177.47 FEET;
2. S40°19'54"E, A DISTANCE OF 245.52 FEET;
3. S69°45'52"E, A DISTANCE OF 5.50 FEET;
4. S46°57'02"E, A DISTANCE OF 157.16 FEET;
5. S33°24'50"E, A DISTANCE OF 97.22 FEET;
6. S15°27'13"E, A DISTANCE OF 28.93 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2;

THENCE S06°06'46"E A DISTANCE OF 62.10 FEET TO THE SOUTH LINE OF THE RIGHT-OF-WAY DESCRIBED IN BOOK 6173, PAGE 588; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES:

1. S83°53'14"W, A DISTANCE OF 150.59 FEET;
2. A DISTANCE OF 187.66 FEET ON A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 488.73 FEET, A DELTA OF 22°00'00", A CHORD BEARING S72°53'14"W, A DISTANCE OF 186.51 FEET TO THE SOUTHWEST CORNER OF SAID RIGHT-OF-WAY;

THENCE ON THE WESTERLY LINE OF SAID LOT 2, AND THAT LINE EXTENDED, N28°06'39"W, A DISTANCE OF 158.74 FEET;

THENCE ON THE SOUTH AND WEST LINES OF SAID LOT 2 THE FOLLOWING TWO (2) COURSES:

1. S89°24'07"W, A DISTANCE OF 483.76 FEET;
2. N00°36'46"W, A DISTANCE OF 283.99 FEET TO THE POINT OF BEGINNING;

CONTAINING 267,486 SQUARE FEET OR 6.14 ACRES, MORE OR LESS.

EXHIBIT B

ZONING MAP