

RESOLUTION NO. 24-13

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BRIGHTON, COLORADO, RECOMMENDING TO CITY COUNCIL APPROVAL OF THE BROMLEY PARK PLANNED UNIT DEVELOPMENT 32ND AMENDMENT FOR AN APPROXIMATELY 8.552 ACRES OF PROPERTY, GENERALLY LOCATED TO THE NORTH OF CHERRY BLOSSOM DRIVE, SOUTH OF EAST BASELINE ROAD, EAST OF NORTH 50TH AVENUE, AND WEST OF SILVER MAPLE STREET, MORE PARTICULARLY LOCATED IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

WHEREAS, Brookfield Residential LLC (the "Owner") is the owner of approximately 8.552 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, Brookfield Residential LLC (the "Applicant") has requested approval of the Bromley Park Planned Unit Development 32nd Amendment, attached hereto as EXHIBIT B (the "PUD"); and

WHEREAS, the Planning Commission finds it appropriate to allow a Major PUD Amendment as outlined in the adopted *Bromley Park Land Use Regulations* in place for the Property and to use the criteria outlined for a Planned Development in the *Land Use & Development Code* for its review and procedures related to this PUD; 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 & 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 1000 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 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:

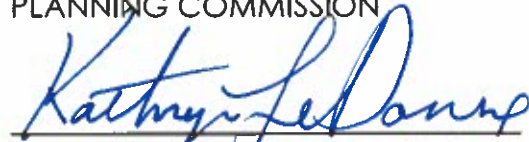
Section 1. Findings. The Planning Commission finds and determines that the proposed PUD: (a) is consistent with the single family detached designation under the *Bromley Park Land Use Regulations*, which is the most closely applicable base zone district; (b) does not increase development capacity or impact on adjacent infrastructure; (c) meets the standards of the *Land Use & Development Code* and/or aligns development standards with the existing surrounding subdivision; and (d) meets all of the review criteria for a zoning map amendment.

Section 2. Recommendation. The Planning Commission hereby recommends to City Council the approval of the Bromley Park PUD 32nd Amendment.

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

RESOLVED this 12th day of December 2024.

CITY OF BRIGHTON, COLORADO
PLANNING COMMISSION



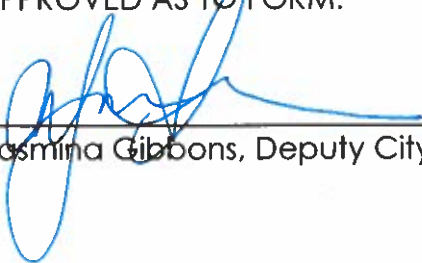
Kathryn LeDonne, Acting Chairperson

ATTEST:



Amanda Besch, Secretary

APPROVED AS TO FORM:



Yasmina Gibbons, Deputy City Attorney