

RESOLUTION NO. 24-14

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BRIGHTON, COLORADO, RECOMMENDING TO THE CITY COUNCIL APPROVAL OF THE KESTREL PLANNED DEVELOPMENT FOR AN APPROXIMATELY 26.21 ACRE PROPERTY, GENERALLY LOCATED TO THE NORTH OF EAST 120TH AVENUE, SOUTH OF EAST 124TH AVENUE, EAST OF PEORIA STREET AND WEST OF PRAIRIE VIEW HIGH SCHOOL, MORE PARTICULARLY LOCATED IN THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

WHEREAS, The Orchard Church (the "Owner") is the owner of approximately 26.21 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 Kestrel Planned Development, attached hereto as EXHIBIT B (the "PD"); and

WHEREAS, the Planning Commission conducted a public hearing to review and consider the PD 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 PD: (1) better implements the Comprehensive Plan, beyond what could be accomplished under application of general zone districts; (2) promotes the general public health, safety and welfare of the community; (3) allows the project to better meet or exceed the intent statements of the base zoning districts; (4) does not undermine the intent or design objectives of the *Land Use & Development Code* when applied to the specific project or site; (5) reflects

generally accepted and sound planning and urban design principles with respect to applying the goals and objectives of the Comprehensive Plan; and (6) meets all of the criteria for a zoning map amendment.

Section 2. Recommendation. The Planning Commission hereby recommends to the City Council the approval of the Kestrel Planned Development.

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



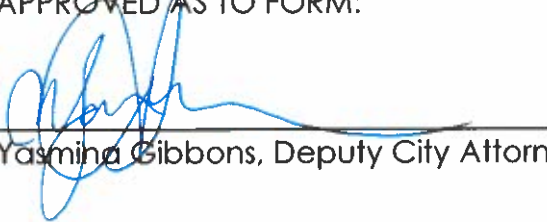
Kathryn LeDonne, Acting Chairperson

ATTEST:



Amanda Besch, Secretary

APPROVED AS TO FORM:



Yasmina Gibbons, Deputy City Attorney