

ORDINANCE NO. 2453
INTRODUCED BY: Taddeo

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, APPROVING THE ADAMS POINT ZONING MAP AMENDMENT FROM C-3 TO R-3 FOR AN APPROXIMATELY 7.387 ACRE OF PROPERTY, GENERALLY LOCATED TO THE NORTH OF EAST BRIDGE STREET, SOUTH OF LONGS PEAK STREET, EAST OF NORTH 19TH AVENUE, AND WEST OF THE FULTON DITCH, MORE SPECIFICALLY LOCATED IN THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

WHEREAS, the Brighton Housing Authority (the "Owner") is the owner of approximately 7.387 acres of real property more specifically described in EXHIBIT A, attached hereto and incorporated herein (the "Property"); and

WHEREAS, the Owner has requested approval of the Adams Point 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 on June 13, 2024, to review and consider the application pursuant to the applicable provisions and criteria set forth in Section 2.03(B) of the LUDC, and provided a recommendation of approval to the City Council; and

WHEREAS, the City Council opened a public hearing on July 16, 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 LUDC, 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 signs were 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 RESOLVED 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 as more particularly set forth in EXHIBIT B.

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

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 16TH DAY OF JULY 2024.

PASSED ON SECOND AND FINAL READING AND ORDERED PUBLISHED BY TITLE ONLY THIS 6TH DAY OF AUGUST 2024.

CITY OF BRIGHTON, COLORADO

GREGORY MILLS, Mayor

ATTEST:

NATALIE HOEL, City Clerk

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APPROVED AS TO FORM:

YASMINA GIBBONS, Deputy City Attorney

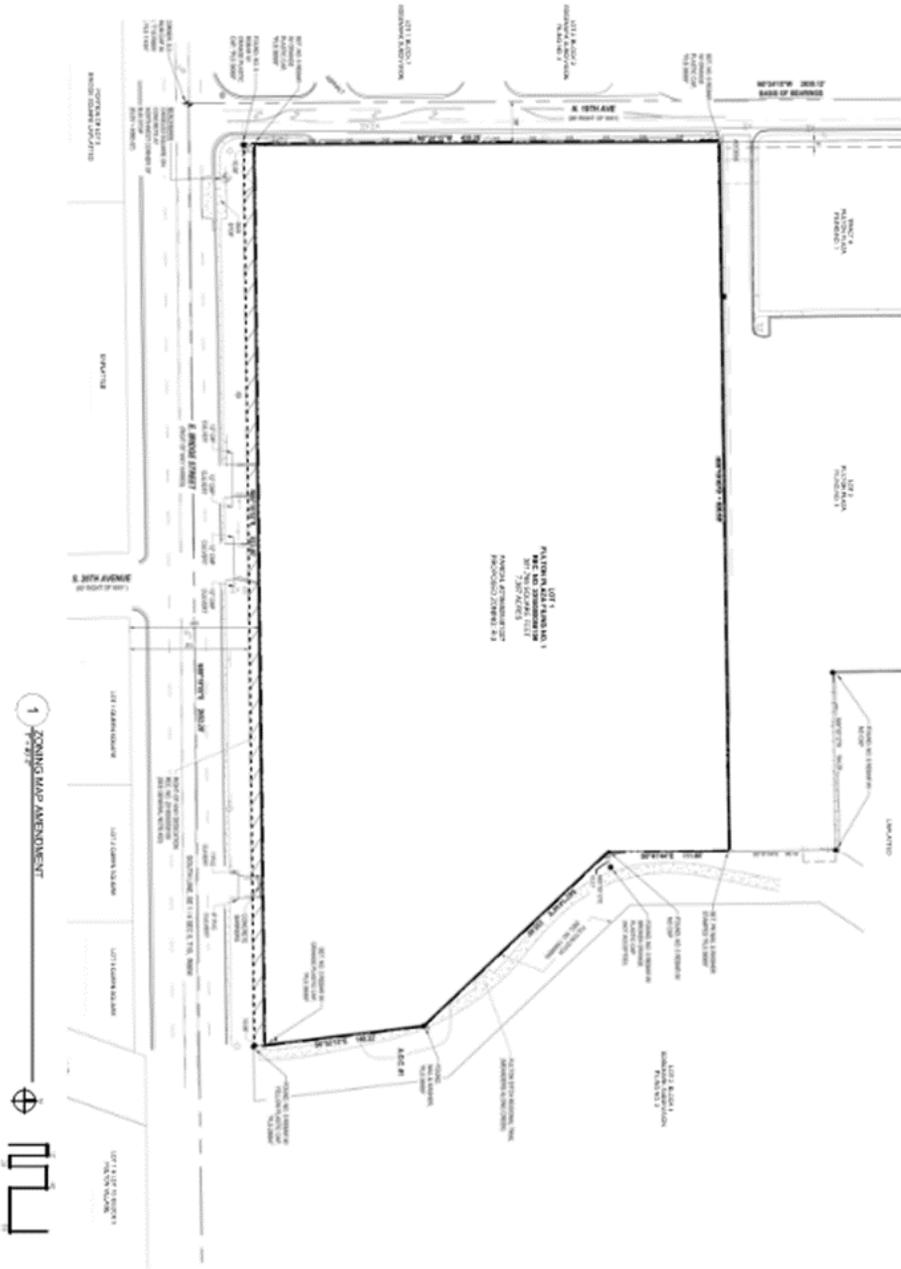
EXHIBIT A
Legal Description

THE LAND REFERRED TO HEREIN BELOW IS SITUATION IN THE CITY OF BRIGHTON, IN THE COUNTY OF ADAMS, STATE OF COLORADO, AND IS DESCRIBED AS FOLLOWS:

Lot 1, Fulton Plaza Filing No. 1, County of Adams, State of Colorado.

EXHIBIT B

Zoning Map Amendment



ZONING MAP AMENDMENT FOR ADAMS POINT
 LOT 1, PLATON PLAZA PHASE NO. 1
 IN THE SOUTHEAST QUARTER SECTION 10, T11N, R10E, E1/4, PM
 CITY OF BRIGHTON, COUNTY OF ADAMS STATE OF COLORADO
 ZONE MAP SHEET 2 OF 2

1 ZONING MAP AMENDMENT

ADAMS POINT
 1901 EAST BRIDGE STREET
 BRIGHTON, CO 80601

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 ZONING MAP
 AMENDMENT