

RESOLUTION NO. 24-11

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BRIGHTON, COLORADO, RECOMMENDING TO THE CITY COUNCIL APPROVAL OF THE BROMLEY PARK PLANNED UNIT DEVELOPMENT 33RD AMENDMENT FOR AN APPROXIMATELY 20.719 ACRE PROPERTY, GENERALLY LOCATED TO THE NORTH OF EAST BRIDGE STREET, WEST OF MT. BIERSTADT STREET, EAST OF WOOTEN AVENUE AND SOUTH OF THE INTERSECTION OF SINGLETREE LANE AND BOWIE DRIVE, SITUATED WITHIN THE BRIGHTON CROSSINGS DEVELOPMENT, MORE PARTICULARLY LOCATED IN THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

WHEREAS, Brookfield Residential LLC (the "Owner") is the owner of an approximately 20.719 acre property more specifically described in EXHIBIT A and depicted in EXHIBIT B, attached hereto (the "Property");

WHEREAS, the Owner has requested approval of the Bromley Park Planned Unit Development 33rd Amendment, attached hereto as EXHIBIT B and incorporated herein (the "PUD"); and

WHEREAS, the Property is subject to the *Bromley Park Land Use Regulations*, and, as such, the Planning Commission finds it appropriate to use the procedures and review criteria outlined in Section 2.04(C)(2) of the *Land Use & Development Code* in its consideration of this PUD; and

WHEREAS, the Planning Commission conducted a public hearing to review and consider the PUD 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 signs were 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

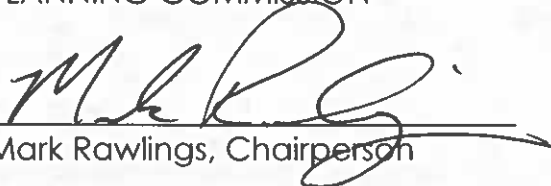
the proposed PUD: (a) is consistent with the single family detached designation under the *Bromley Park Land Use Regulations*, which is the most closely applicable base zone district; (b) does not increase development capacity or impact on adjacent infrastructure; (c) meets the standards of the *Land Use and 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 33rd Amendment.

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

RESOLVED this 10th day of October 2024.

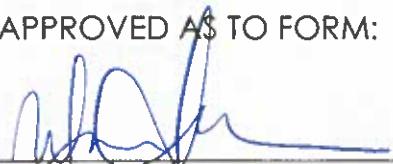
CITY OF BRIGHTON, COLORADO
PLANNING COMMISSION


Mark Rawlings, Chairperson

ATTEST:


Amanda Besch, Secretary

APPROVED AS TO FORM:


Yasmina Gibbons, Deputy City Attorney