

RESOLUTION NO. 24-09

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BRIGHTON, COLORADO, RECOMMENDING TO CITY COUNCIL APPROVAL OF 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 NORTH 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, 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

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 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 Zoning Map Amendment is generally consistent with the Comprehensive Plan; reflects generally accepted and sound planning and urban design principles with respect to applying the goals and objects of the Comprehensive Plan; meets all of the review criteria for a zoning map amendment; and is scheduled to be reviewed by the City Council in a timely manner.

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;

