

NOTICE OF PUBLIC HEARING  
BEFORE THE  
CITY AND COUNTY OF BROOMFIELD

**DATE:** April 8, 2025  
**TIME:** 6:00 p.m.  
**PLACE:** Council Chambers, George Di Ciero City & County Building  
One DesCombes Drive  
Broomfield, Colorado 80020

Notice is hereby given that a public hearing will be held before the City and County of Broomfield on

ORDINANCE NO. 2264

An Ordinance Rezoning of Olson Addition, Lot 40 and Olson Subdivision, Lot 12 (11961 Quay Street) from Commercial C-1(J) to General Industrial I-2

## Recitals

Whereas, the applicant, Kyle Williams, submitted an application to rezone Olson Addition, Lot 40 and Olson Subdivision, Lot 12 for the Legacy Jefferson County Commercial C-1(J) to Broomfield General Industrial I-2 zone district; and

Whereas, a public hearing was heard by the Land Use Review Commission on February 10, 2025, at which time the Land Use Review Commission by formal resolution recommended approval of the rezoning application.

Be it ordained by the City Council of the City and County of Broomfield, Colorado:

### Section 1.

Giving consideration to Broomfield Master Plan and the Broomfield Municipal Code, recommendations from the Land Use Review Commission, comments of public officials and agencies, and testimony and written comments of all interested parties, the City Council finds as follows:

- A. The proposal is in general conformance with the Broomfield Comprehensive Plan.
- B. The proposal is compatible with existing and allowable land uses in the surrounding area.
- C. The proposal will not result in substantial impacts to the health, safety and welfare of the residents and landowners in the surrounding area.
- D. The proposal is consistent with the city's overall planning and economic development goals.

### Section 3.

The real property as described in Exhibit A attached hereto is hereby rezoned from Legacy Jefferson County Commercial C-1(J) to Broomfield General Industrial I-2.

## Section 4.

The City and County Clerk shall amend the zoning district map pursuant to §17-06-020 of the Broomfield Municipal Code.

## Section 5.

This ordinance shall be effective seven days after public notice following final passage.

**Introduced and approved** after first reading on March 25, 2025, and ordered published in full.

APPROVED AS TO FORM:

/s/ Nancy Rodgers

City and County Attorney

### EXHIBIT A - LEGAL DESCRIPTION

OLSON ADDITION, LOT 40 AND OLSON SUBDIVISION, LOT 12, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

*Bold type indicates new material to be added to the Broomfield Municipal Code.  
Dashes through words indicate deletions from the Broomfield Municipal Code.*

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