



Planning and Zoning Commission

Monday, June 15, 2026 at 6:00 pm

PLEASE SILENCE ALL CELL PHONES AND ELECTRONIC DEVICES. THANK YOU

1. Meeting Information

207 Muegge Way, Bennett, CO 80102

For a live stream of the meeting use the information below:

<https://us02web.zoom.us/j/89184002515?pwd=WrPANx3jRFf0oH8dUbZLtL2h0XPsqS.1>

Meeting ID: 891 8400 2515

Passcode: 086805

One tap mobile
+17193594580

2. Call to Order

Chair

a. Roll Call

3. Approval of Agenda

Chair

4. Consent Agenda

Chair

a. March 16, 2026 - Regular Meeting Minutes

Attachments:

- **March 16, 2026 - Regular Meeting Minutes** (03-16-2026_-_Regular_Meeting_Minutes.pdf)

Public Comments on Items Not on the Agenda

The Planning and Zoning Commission welcomes you! Thank you for joining us for the Town of Bennett Planning and Zoning Meeting.

For public comment, please sign in on the provided sheet or, if attending virtually, enter your name and address in the chat box. Once we have gone through the sign-up sheet and chat box, we will open the floor for any additional comments on items not listed on the agenda.

Each speaker will have up to three (3) minutes to share their comments. Please note that the Commission may not respond directly this evening; however, your comments and suggestions will be taken under advisement and the appropriate Town staff member may follow up as needed.

We appreciate your participation and ask that all comments be respectful and relevant to Town matters. Thank you.

Regular Business

5. Action/Discussion Item

a. Town Center Rezone Case No. PZ2026-0008

Resolution No. 2026-15 - A Resolution Recommending Approval of the Town Center Parcel Rezone
Steven Hoese, Planning Manager

Attachments:

- **Staff Report Town Center Rezone Case No. PZ2026-0008** (0_-_Town_Center_Rezone_P_Z_Staff_Report.pdf)
- **Staff PowerPoint Presentation** (1_-_Town_Center_Rezone_P_Z_Powerpoint.pdf)
- **Town Center Rezone Map** (2_-_Town_Center_Parcel_Map.pdf)
- **Resolution No. 2026-15 - A Resolution Recommending Approval of the Town Center Parcel Rezone** (3_-_Town_Center_Rezone_P_Z_Resolution.pdf)
- **Proposed Ordinance No. 816-26 with Map and legal Description** (4_-_Town_Center_Rezoning_Ordinance.pdf)
- **Suggested Motion** (5_-_suggested_motion.pdf)

b. June 2026 Project Update

Steven Hoese, Planning Manager

Attachments:

- **PowerPoint Presentation** (2026.06_Project_Update_Report.pdf)

6. Town Development Updates

Steven Hoese, Planning Manager

Click the link below to view the Town of Bennett Development Project Status.

7. Commissioner Comments/Reports

8. Adjournment

Contact: Christina Hart (chart@bennett.co.us 303-644-3249) | Agenda published on 06/09/2026 at 10:00 AM



Planning and Zoning Commission

Minutes

Monday, March 16, 2026 at 6:00 pm

PLEASE SILENCE ALL CELL PHONES AND ELECTRONIC DEVICES. THANK YOU

1. Meeting Information

207 Muegge Way, Bennett, CO 80102

2. Call to Order

Chair

a. Roll Call

Minutes:

Present:

Rachel Connor
Martin Metsker
James Delaney
Nicholas Rusciollelli
Anthony Gaul
Hanna Watts
Wayne Clark

Staff Present:

Savannah Chapa, Community and Economic Development Director
Steven Hoese, Planning Manager
Paul Venable, Community Development Coordinator
Christina Hart, Secretary

Public Present

There was no public present.

3. Approval of Agenda

Chair

Minutes:

COMMISSIONER METSKER MOVED, COMMISSIONER CONNOR SECONDED to approve the agenda as presented. The voting was put to a voice vote:

Ayes: Seven

Nays: None

Nicholas Rusciollelli, Chair, declared the motion carried unanimously.

4. Consent Agenda

Chair

Minutes:

COMMISSIONER METSKER MOVED, COMMISSIONER CLARK SECONDED to approve the consent agenda as presented. The voting was put to a voice vote::

Ayes: Seven

Nays: None

Nicholas Rusciolelli, Chair, declared the motion carried by unanimous vote.

1. Action: Approval of the January 26, 2026 Regular Meeting Minutes.

PUBLIC COMMENT

There was no public comment presented.

a. January 26, 2026 - Regular Meeting Minutes

Public Comments on Items Not on the Agenda

The Planning and Zoning Commission welcomes you! Thank you for joining us for the Town of Bennett Planning and Zoning Meeting.

For public comment, please sign in on the provided sheet or, if attending virtually, enter your name and address in the chat box. Once we have gone through the sign-up sheet and chat box, we will open the floor for any additional comments on items not listed on the agenda.

Each speaker will have up to three (3) minutes to share their comments. Please note that the Commission may not respond directly this evening; however, your comments and suggestions will be taken under advisement and the appropriate Town staff member may follow up as needed.

We appreciate your participation and ask that all comments be respectful and relevant to Town matters. Thank you.

Regular Business

5. Public Hearing

a. Accessory Dwelling Unit Zoning Code Amendment

Resolution No. 2026-14 - A Resolution Recommending Approval of Amending Section 16-2-560 of the Bennett Municipal Code Concerning the Minimum Right to the Accessory Dwelling Unit Size

Minutes:

Nicholas Rusciolelli, Chair, opened and called the matter of Accessory Dwelling Unit Zoning Code Amendment to order.

The public hearing was opened at 6:05 p.m.

Christina Hart, Secretary, stated that, in accordance with the Colorado state statute, it was duly posted and published in the Eastern Colorado News on Friday, February 27 and March 6, 2026. Legal #3180.

Steven Hoes, Planning Manager, presented the Accessory Dwelling Unit Zoning Code Amendment to the Commission.

The Town of Bennett received notice from the Colorado Department of Local Affairs (DOLA) that it was designated “compliance-in-progress” regarding the ADU Statute due to code provisions not allowing a minimum 750 sq. ft. ADU regardless of principal structure size. Staff was informed that, under the Attorney General’s interpretation of state law, all jurisdictions must allow a minimum right to a 750 sq. ft. ADU unless it exceeds the size of the primary structure. Draft zoning code amendments were prepared to bring the town into compliance within the required 120-day resubmittal period.

PUBLIC COMMENTS

There were no public comments presented.

The public hearing was closed at 6:18 p.m.

COMMISSIONER CLARK MOVED, COMMISSIONER METSKER SECONDED

to approve Resolution No. 2026-14 - A resolution recommending approval of amending Section 16-2-560 of the Bennett Municipal Code concerning the minimum Right to the Accessory Dwelling Unit size. The voting was as follows:
Ayes: Clark, Connor, Delaney, Gaul, Metsker, Watts, Rusciolelli
Nays: None
Nicholas Rusciolelli, Chair, declared the motion passed unanimously.

6. Commissioner Comments/Reports

Minutes:

No comments or reports were presented.

7. Adjournment

Minutes:

COMMISSIONER METSKER MOVED, COMMISSIONER CLARK SECONDED to adjourn the meeting. The meeting was adjourned at 6:37 p.m. The voting was put to a voice vote:

Ayes: Seven

Nays: None

Nicholas Rusciolelli, Chair, declared the motion carried by unanimous vote.

Nicholas Rusciolelli, Chairman

Secretary

STAFF REPORT



welcome neighbors.

TO: Planning and Zoning Commission
FROM: Steven Hoese, Planning Manager
DATE: June 15, 2026
SUBJECT: Town Center Rezone Case No. PZ2026-0008

Planning Commission Action Requested

The Town of Bennett recently purchased four parcels in the area intended for the development of Town Center. The Town proposes rezoning the parcels from PD (Planned Development) to P (Public) with a MS (Main Street) overlay district. Unlike other development application types, there is not a specific list of criteria in Code by which Planning Commission must review Town-initiated rezonings.

Although, for Town-initiated Rezonings, Bennett Municipal Code Section 16-2-360 states that the Town is required to have a public meeting with the Planning and Zoning Commission, and then their recommendation is forwarded to the Board for their consideration at a public hearing.

During this meeting, the Commissioners are invited to review the usual rezoning considerations such as the Town's Comprehensive Plan, the Town Center Concept Plan, the neighborhood impact and continuity with surrounding development.

Proposed Rezoning

The Town proposes rezoning four parcels located in the in the area intended for the development of Town Center from PD to the P zone district with a MS overlay district. Parcel 1 is 2.5 acres, Parcel 2 is 5.277 acres, Parcel 3 is 0.497 acres and Parcel 4 is 2.329 acres for a total of 10.6 acres.

The four parcels are currently vacant. The Town Board approved a Memorandum of Understanding (MOU) to develop an affordable housing project in this area. A future Town Hall building is also being contemplated per the Town Center Concept Plan and the Town of Bennett's Comprehensive Plan. Public, quasi-public, institutional buildings, residential, commercial and civic activities are permitted uses in the P district with an MS overlay district.

Staff finds that the proposed rezoning more accurately reflects the intended use for the parcels as contemplated in the Town Center Concept Plan, the Town of Bennett's Comprehensive Plan and the MOU. Additionally, rezoning the parcels will remove them from the Muegge Farms PD, streamlining the process for future development.

Staff Recommendation

Staff recommends approval of proposed Resolution No. 2026-15 recommending the Board of Trustees rezone 10.6 acres of municipally owned land from PD to the P zone district with an MS overlay district.

Attachments

1. Staff PowerPoint Presentation
2. Town Center Rezone Map
3. Planning and Zoning Resolution 2026-15
4. Proposed Ordinance No. 816-26 with Map and Legal Description

Town Center Rezone

Case No. PZ2026-0008

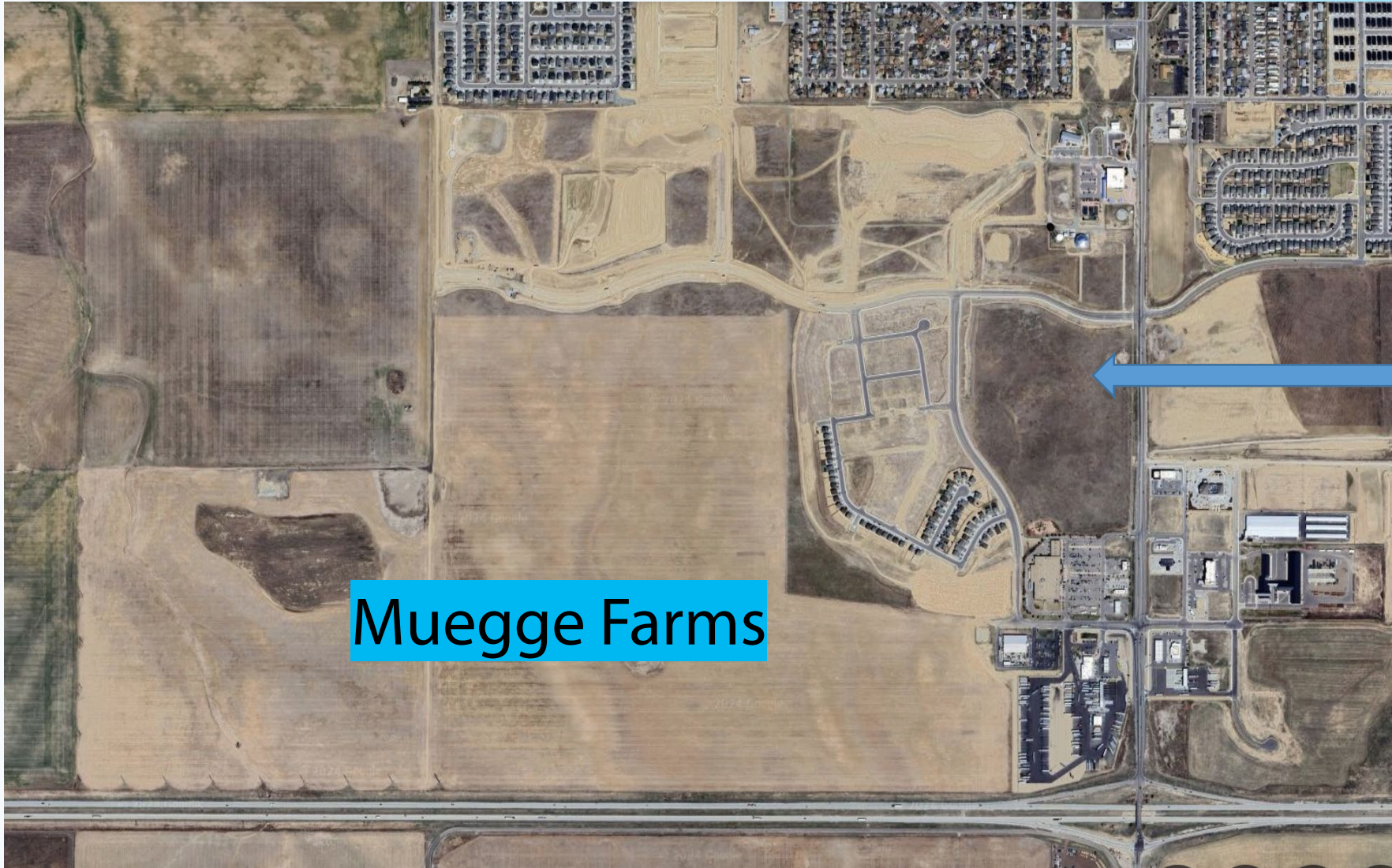
Town of Bennett Planning and Zoning Commission

Public Meeting

June 15, 2026



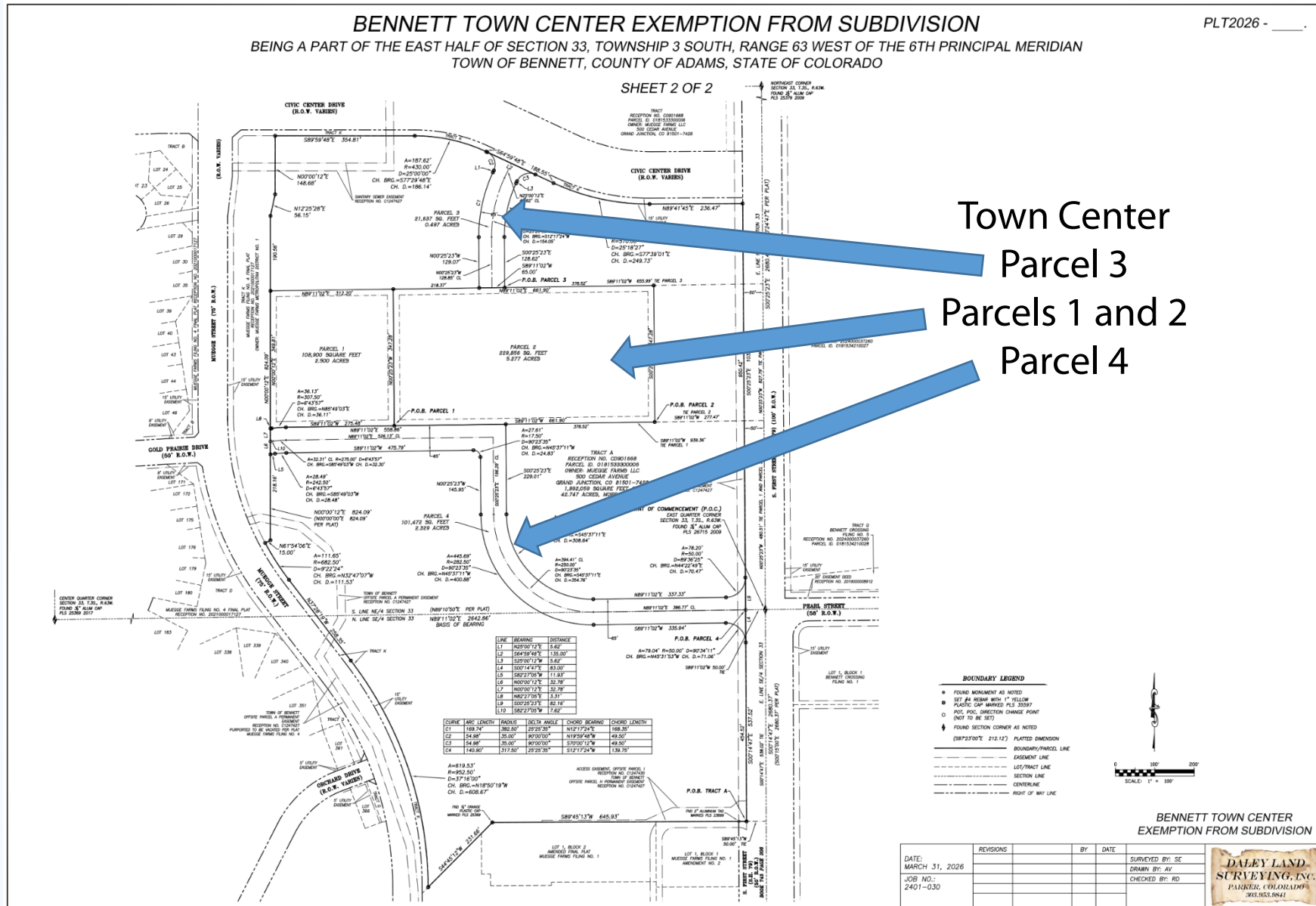
Vicinity Map



Muegge Farms

Town Center
Bennett parcels

Town Center



OUTLINE DEVELOPMENT PLAN
MUEGGE FARMS 3RD AMENDMENT
TOWN OF BENNETT, COUNTY OF ADAMS, STATE OF COLORADO
ZONING MAP
PAGE 5 OF 13

LEGEND



NOTES

1. This Outline Development Plan is intended to depict general locations of road alignments and intersections, recognizing that final road alignments are subject to revision pending civil engineering construction documents.
2. Planning area boundaries shall be flexible and are a diagrammatic depiction of use areas. They may change up to 15% without an ODP Amendment so long as the maximum density defined herein is not exceeded, and the public dedication requirements are maintained.
3. Proposed streets are intended to meet the Town of Bennett Roadway Design Standards.



Zoning

- Current Zoning
 - PD - Planned Development
 - PA-10 only allows commercial development
- Proposed Zoning
 - P – Public and MS – Main Street Overlay
 - Allows mixed uses

Summary

- Town owns 10.6 acres along 1st street in the Muegge Farms Development currently zoned PD (Planned Development).
- Rezone request to change the parcels to P (Public) with MS (Main Street) overlay district.
- Rezone aligns the planned and permitted uses on these parcels.
 - Parcels planned to be a mixed-use downtown district (public, quasi-public, institutional buildings, residential, commercial and civic activities) and affordable housing project.
- Town Code allows the Town to bring forward a rezone request and streamline the rezoning process.

Staff Recommendation

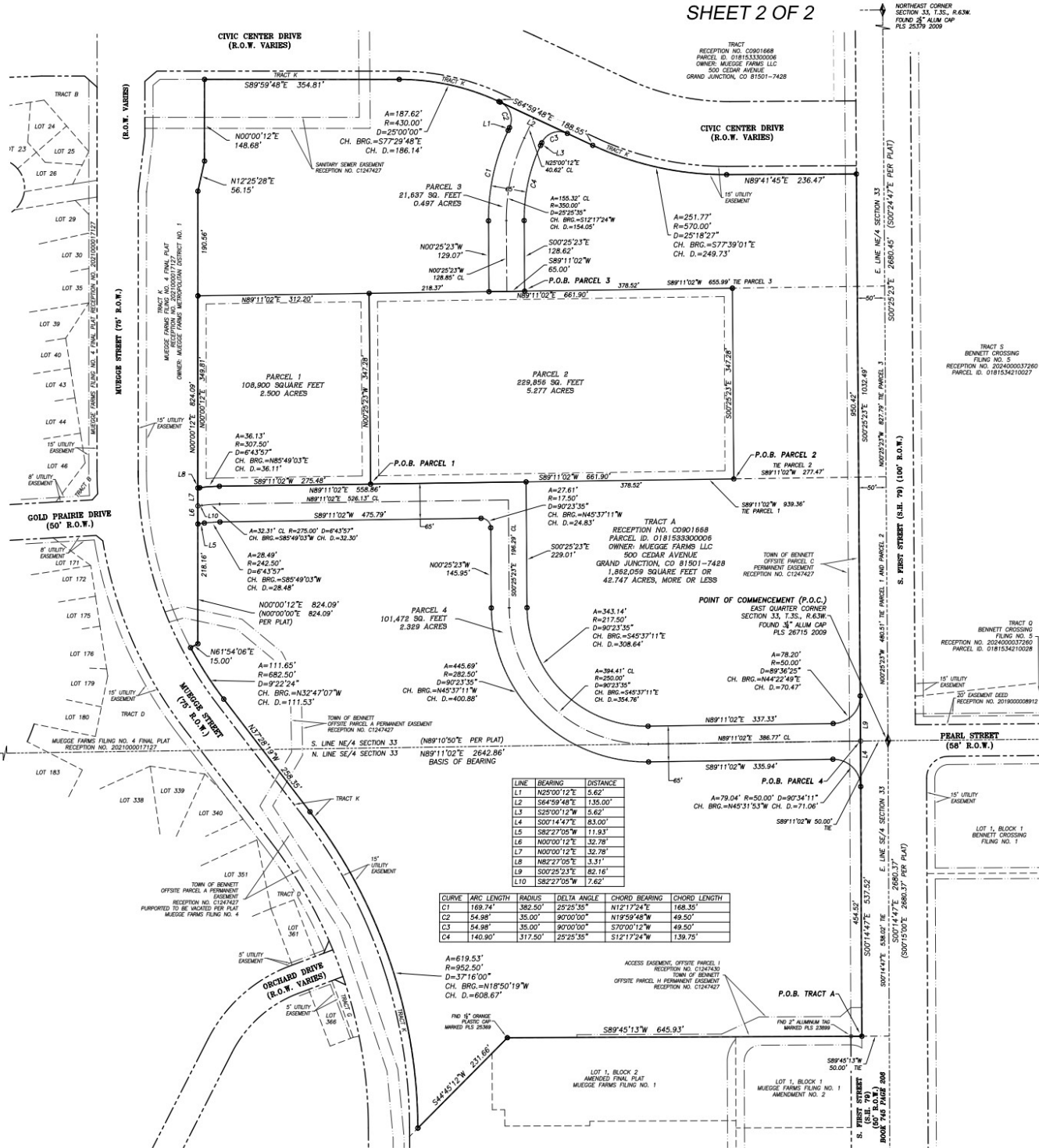
Staff recommends approving Resolution No. 2026-15 recommending to the Board of Trustees to rezone 10.6 acres of municipally owned land from PD (Planned Development) to P (Public) with an MS (Main Street) overlay district. Known as the Town Center Rezone.

BENNETT TOWN CENTER EXEMPTION FROM SUBDIVISION

PLT2026

BEING A PART OF THE EAST HALF OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 63 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF BENNETT, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 2 OF 2



**PLANNING AND ZONING COMMISSION
RESOLUTION NO. 2026-15**

**A RESOLUTION RECOMMENDING APPROVAL OF THE TOWN CENTER PARCEL
REZONE**

WHEREAS, Section 16-2-360(2) of the Town of Bennett Municipal Code permits an ordinance to be brought forth to the Planning Commission at a public meeting, then presented to the Board of Trustees at a public hearing when a rezoning is initiated by the Town; and

WHEREAS, The Town of Bennett owns 4 parcels of land in the Muegge Farms Development totaling 10.6 acres currently zoned PD, which such property is legally described on Exhibit A attached hereto (the "Property"); and

WHEREAS, the Property is planned to be developed for mixed-use public, commercial, residential, and civic activities district as depicted on the map attached hereto as Exhibit B; and

WHEREAS, public, quasi-public, institutional buildings, residential, commercial and civic activities are permitted uses in the P - Public District with an MS Overlay district; and

WHEREAS, all materials related to the proposed rezone have been reviewed by Town Staff, the Town Attorney and found to be in compliance with the Town of Bennett land use and development ordinances; and

WHEREAS, after a public meeting at which evidence and testimony were entered into the record the Planning and Zoning Commission finds the proposed Town Center Parcel Rezone should be recommended for approval to the Board of Trustees.

**NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING
COMMISSION OF THE TOWN OF BENNETT, COLORADO:**

Section 1. The Bennett Planning and Zoning Commission hereby recommends the Bennett Board of Trustees approve proposed Resolution 2026-15, rezoning the Town-owned Property, consisting of Parcels 1, 2, 3, and 4, as described on Exhibit A from PD to the P – Public Zone District with an MS – Main Street overlay district, as depicted on the map attached hereto as Exhibit B.

Section 2. The Commission further recommends that the Board's approval of the rezoning be subject to the following conditions: None

PASSED AND ADOPTED THIS 15TH DAY OF JUNE 2026.

ATTEST

Chairperson

Christina Hart, Secretary

EXHIBIT A

Town Center Parcel Legal Description

PARCEL 1

A TRACT OR PARCEL OF LAND OVER AND ACROSS A PART OF THE TRACT OF LAND DESCRIBED AT RECEPTION NO. C0901668 (PARCEL ID. 018153330006) IN THE PUBLIC RECORDS OF ADAMS COUNTY, LOCATED IN THE NORTHEAST OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 63 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, SAID TRACT OR PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR THE PURPOSE OF THIS DESCRIPTION THE BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 63 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ASSUMED TO BEAR NORTH 89°11'02" EAST, A DISTANCE OF 2642.86 FEET, (NORTH 89°10'50" EAST PER THE PLAT OF MUEGGE FARMS FILING NO. 4 RECORDED AT RECEPTION NO. 2021000017127 IN THE PUBLIC RECORDS OF ADAMS COUNTY, MONUMENTED BY A 3 1/4" ALUMINUM CAP STAMPED PLS 25369 2017 AT THE CENTER QUARTER CORNER AND BY A 3 1/4" ALUMINUM CAP STAMPED PLS 26715 2009 AT THE EAST QUARTER CORNER OF SAID SECTION 33.

COMMENCING (P.O.C.) AT THE EAST QUARTER CORNER OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 63 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE NORTH 00°25'23" WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33, A DISTANCE OF 480.51 FEET;
THENCE SOUTH 89°11'02" WEST, A DISTANCE OF 939.36 FEET TO THE SOUTHEAST CORNER OF PARCEL 1 AND THE POINT OF BEGINNING (P.O.B.);

THENCE SOUTH 89°11'02" WEST, A DISTANCE OF 275.48 FEET;
THENCE ALONG A CURVE TO THE LEFT AN ARC LENGTH OF 36.13 FEET, SAID CURVE HAVING A RADIUS OF 307.10 FEET, A DELTA ANGLE OF 06°44'29", A CHORD BEARING OF SOUTH 85°49'03" WEST, AND A CHORD LENGTH OF 36.11 FEET;
THENCE SOUTH 82°27'05" WEST, A DISTANCE OF 3.31 FEET TO THE EAST LINE OF TRACT K, MUEGGE FARMS FILING NO. 4 FINAL PLAT RECORDED AT RECEPTION NO. 2021000017127 IN THE PUBLIC RECORDS OF ADAMS COUNTY;
THENCE NORTH 00°00'12" EAST, ALONG SAID EAST LINE, A DISTANCE OF 349.81 FEET;
THENCE NORTH 89°11'02" EAST, A DISTANCE OF 312.20 FEET;
THENCE SOUTH 00°25'23" EAST, A DISTANCE OF 347.28 FEET TO THE POINT OF BEGINNING.

CONTAINING 108,900 SQUARE FEET, OR 2.500 ACRES, MORE OR LESS.

PARCEL 2

A TRACT OR PARCEL OF LAND OVER AND ACROSS A PART OF THE TRACT OF LAND DESCRIBED AT RECEPTION NO. C0901668 (PARCEL ID. 018153330006) IN THE PUBLIC RECORDS OF ADAMS COUNTY, LOCATED IN THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 63 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, SAID TRACT OR PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR THE PURPOSE OF THIS DESCRIPTION THE BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 63 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ASSUMED TO BEAR NORTH 89°11'02" EAST, A DISTANCE OF 2642.86 FEET, (NORTH 89°10'50" EAST PER THE PLAT OF MUEGGE FARMS FILING NO. 4 RECORDED AT RECEPTION NO. 2021000017127 IN THE PUBLIC RECORDS OF ADAMS COUNTY, MONUMENTED BY A 3 1/4" ALUMINUM CAP STAMPED PLS 25369 2017 AT THE CENTER QUARTER CORNER AND BY A 3 1/4" ALUMINUM CAP STAMPED PLS 26715 2009 AT THE EAST QUARTER CORNER OF SAID SECTION 33.

COMMENCING (P.O.C.) AT THE EAST QUARTER CORNER OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 63 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE NORTH 00°25'23" WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33, A DISTANCE OF 480.51 FEET;
THENCE SOUTH 89°11'02" WEST, A DISTANCE OF 277.47 FEET TO THE SOUTHEAST CORNER OF PARCEL 2 AND THE POINT OF BEGINNING (P.O.B.);

THENCE SOUTH 89°11'02" WEST, A DISTANCE OF 661.90 FEET;
THENCE NORTH 00°25'23" WEST, A DISTANCE OF 347.28 FEET;
THENCE NORTH 89°11'02" EAST, A DISTANCE OF 661.90 FEET;
THENCE SOUTH 00°25'23" EAST, A DISTANCE OF 347.28 FEET TO THE POINT OF BEGINNING.

CONTAINING 229,856 SQUARE FEET, OR 5.277 ACRES, MORE OR LESS.

PARCEL 3

A TRACT OR PARCEL OF LAND OVER AND ACROSS A PART OF THE TRACT OF LAND DESCRIBED AT RECEPTION NO. C0901668 (PARCEL ID. 018153330006) IN THE PUBLIC RECORDS OF ADAMS COUNTY, LOCATED IN THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 63 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, SAID TRACT OR PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR THE PURPOSE OF THIS DESCRIPTION THE BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 63 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ASSUMED TO BEAR NORTH 89°11'02" EAST, A DISTANCE OF 2642.86 FEET, (NORTH 89°10'50" EAST PER THE PLAT OF MUEGGE FARMS FILING NO. 4 RECORDED AT RECEPTION NO. 2021000017127 IN THE PUBLIC RECORDS OF ADAMS COUNTY, MONUMENTED BY A 3 1/4" ALUMINUM CAP STAMPED PLS 25369 2017 AT THE CENTER QUARTER CORNER AND BY A 3 1/4" ALUMINUM CAP STAMPED PLS 26715 2009 AT THE EAST QUARTER CORNER OF SAID SECTION 33.

COMMENCING (P.O.C.) AT THE EAST QUARTER CORNER OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 63 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE NORTH 00°25'23" WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33, A DISTANCE OF 827.79 FEET;

THENCE SOUTH 89°11'02" WEST, A DISTANCE OF 655.99 FEET TO THE SOUTHEAST CORNER OF PARCEL 3 AND THE POINT OF BEGINNING (P.O.B.);

THENCE SOUTH 89°11'02" WEST, A DISTANCE OF 65.00 FEET;

THENCE NORTH 00°25'23" WEST, A DISTANCE OF 129.07 FEET;

THENCE ALONG A CURVE TO THE RIGHT AN ARC LENGTH OF 169.74 FEET, SAID CURVE HAVING A RADIUS OF 382.50 FEET, A DELTA ANGLE OF 25°25'35", A CHORD BEARING OF NORTH 12°17'24" EAST, AND A CHORD LENGTH OF 168.35 FEET;

THENCE NORTH 25°00'12" EAST, A DISTANCE OF 5.62 FEET;

THENCE ALONG A CURVE TO THE LEFT AN ARC LENGTH OF 54.98 FEET, SAID CURVE HAVING A RADIUS OF 35.00 FEET, A DELTA ANGLE OF 90°00'00", A CHORD BEARING OF NORTH 19°59'48" WEST, AND A CHORD LENGTH OF 49.50 FEET TO THE SOUTHERLY LINE OF TRACT K, MUEGGE FARMS FILING NO. 4 FINAL PLAT RECORDED AT RECEPTION NO. 2021000017127 IN THE PUBLIC RECORDS OF ADAMS COUNTY;

THENCE SOUTH 64°59'48" EAST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 135.00 FEET;

THENCE ALONG A CURVE TO THE LEFT AN ARC LENGTH OF 54.98 FEET, SAID CURVE HAVING A RADIUS OF 35.00 FEET, A DELTA ANGLE OF 90°00'00", A CHORD BEARING OF SOUTH 70°00'12" WEST, AND A CHORD LENGTH OF 49.50 FEET;

THENCE SOUTH 25°00'12" WEST, A DISTANCE OF 5.62 FEET;

THENCE ALONG A CURVE TO THE LEFT AN ARC LENGTH OF 140.90 FEET, SAID CURVE HAVING A RADIUS OF 317.50 FEET, A DELTA ANGLE OF 25°25'35", A CHORD BEARING OF SOUTH 12°17'24" WEST, AND A CHORD LENGTH OF 139.75 FEET;

THENCE SOUTH 00°25'23" EAST, A DISTANCE OF 128.62 FEET TO THE POINT OF BEGINNING.

CONTAINING 21,637 SQUARE FEET, OR 0.497 ACRES, MORE OR LESS.

PARCEL 4

A TRACT OR PARCEL OF LAND OVER AND ACROSS A PART OF THE TRACT OF LAND DESCRIBED AT RECEPTION NO. C0901668 (PARCEL ID. 018153330006) IN THE PUBLIC RECORDS OF ADAMS COUNTY, LOCATED IN THE EAST HALF OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 63 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, SAID TRACT OR PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR THE PURPOSE OF THIS DESCRIPTION THE BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 63 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ASSUMED TO BEAR NORTH 89°11'02" EAST, A DISTANCE OF 2642.86 FEET, (NORTH 89°10'50" EAST PER THE PLAT OF MUEGGE FARMS FILING NO. 4 RECORDED AT RECEPTION NO. 2021000017127 IN THE PUBLIC RECORDS OF ADAMS COUNTY, MONUMENTED BY A 3 1/4" ALUMINUM CAP STAMPED PLS 25369 2017 AT THE CENTER QUARTER CORNER AND BY A 3 1/4" ALUMINUM CAP STAMPED PLS 26715 2009 AT THE EAST QUARTER CORNER OF SAID SECTION 33.

COMMENCING (P.O.C.) AT THE EAST QUARTER CORNER OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 63 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE SOUTH 89°11'02" WEST, A DISTANCE OF 50.00 FEET TO THE WEST RIGHT OF WAY LINE OF E. FIRST STREET (S.H. 79) AND THE POINT OF BEGINNING (P.O.B.);

THENCE SOUTH 00°14'47" EAST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 83.00 FEET;

THENCE ALONG A CURVE TO THE LEFT AN ARC LENGTH OF 79.04 FEET, SAID CURVE HAVING A RADIUS OF 50.00 FEET, A DELTA ANGLE OF 90°34'11", A CHORD BEARING OF NORTH 45°31'53" WEST, AND A CHORD LENGTH OF 71.06 FEET;

THENCE SOUTH 89°11'02" WEST, A DISTANCE OF 335.94 FEET;

THENCE ALONG A CURVE TO THE RIGHT AN ARC LENGTH OF 445.69 FEET, SAID CURVE HAVING A RADIUS OF 282.50 FEET, A DELTA ANGLE OF 90°23'35", A CHORD BEARING OF NORTH 45°37'11" WEST, AND A CHORD LENGTH OF 400.88 FEET;

THENCE NORTH 00°25'23" WEST, A DISTANCE OF 145.95 FEET;

THENCE ALONG A CURVE TO THE LEFT AN ARC LENGTH OF 27.61 FEET, SAID CURVE HAVING A RADIUS OF 17.50 FEET, A DELTA ANGLE OF 90°23'35", A CHORD BEARING OF NORTH 45°37'11" WEST, AND A CHORD LENGTH OF 24.83 FEET;

THENCE SOUTH 89°11'02" WEST, A DISTANCE OF 475.79 FEET;

THENCE ALONG A CURVE TO THE LEFT AN ARC LENGTH OF 28.49 FEET, SAID CURVE HAVING A RADIUS OF 242.50 FEET, A DELTA ANGLE OF 06°43'57", A CHORD BEARING OF SOUTH 85°49'03" WEST, AND A CHORD LENGTH OF 28.48 FEET;

THENCE SOUTH 82°27'05" WEST, A DISTANCE OF 11.93 FEET TO THE EAST LINE OF TRACT K, MUEGGE FARMS FILING NO. 4 FINAL PLAT RECORDED AT RECEPTION NO. 2021000017127 IN THE PUBLIC RECORDS OF ADAMS COUNTY;

THENCE NORTH 00°00'12" EAST, ALONG SAID EAST LINE, A DISTANCE OF 32.78 FEET;

THENCE NORTH 00°00'12" EAST, ALONG SAID EAST LINE, A DISTANCE OF 32.78 FEET;

THENCE NORTH 82°27'05" EAST, A DISTANCE OF 3.31 FEET;

THENCE ALONG A CURVE TO THE RIGHT AN ARC LENGTH OF 36.13 FEET, SAID CURVE HAVING A RADIUS OF 307.50 FEET, A DELTA ANGLE OF 06°43'57", A CHORD BEARING OF NORTH 85°49'03" EAST, AND A CHORD LENGTH OF 36.11 FEET;

THENCE NORTH 89°11'02" EAST, A DISTANCE OF 558.86 FEET;

THENCE SOUTH 00°25'23" EAST, A DISTANCE OF 229.01 FEET;

THENCE ALONG A CURVE TO THE LEFT AN ARC LENGTH OF 343.14 FEET, SAID CURVE HAVING A RADIUS OF 217.50 FEET, A DELTA ANGLE OF 90°23'35", A CHORD BEARING OF SOUTH 45°37'11" EAST, AND A CHORD LENGTH OF 308.64 FEET;

THENCE NORTH 89°11'02" EAST, A DISTANCE OF 337.33 FEET;

THENCE ALONG A CURVE TO THE LEFT AN ARC LENGTH OF 78.20 FEET, SAID CURVE HAVING A RADIUS OF 50.00 FEET, A DELTA ANGLE OF 89°36'25", A CHORD BEARING OF NORTH 44°22'49" EAST, AND A CHORD LENGTH OF 70.47 FEET TO SAID WEST RIGHT OF WAY LINE;

THENCE SOUTH 00°25'20" EAST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 82.16 FEET TO THE POINT OF BEGINNING.

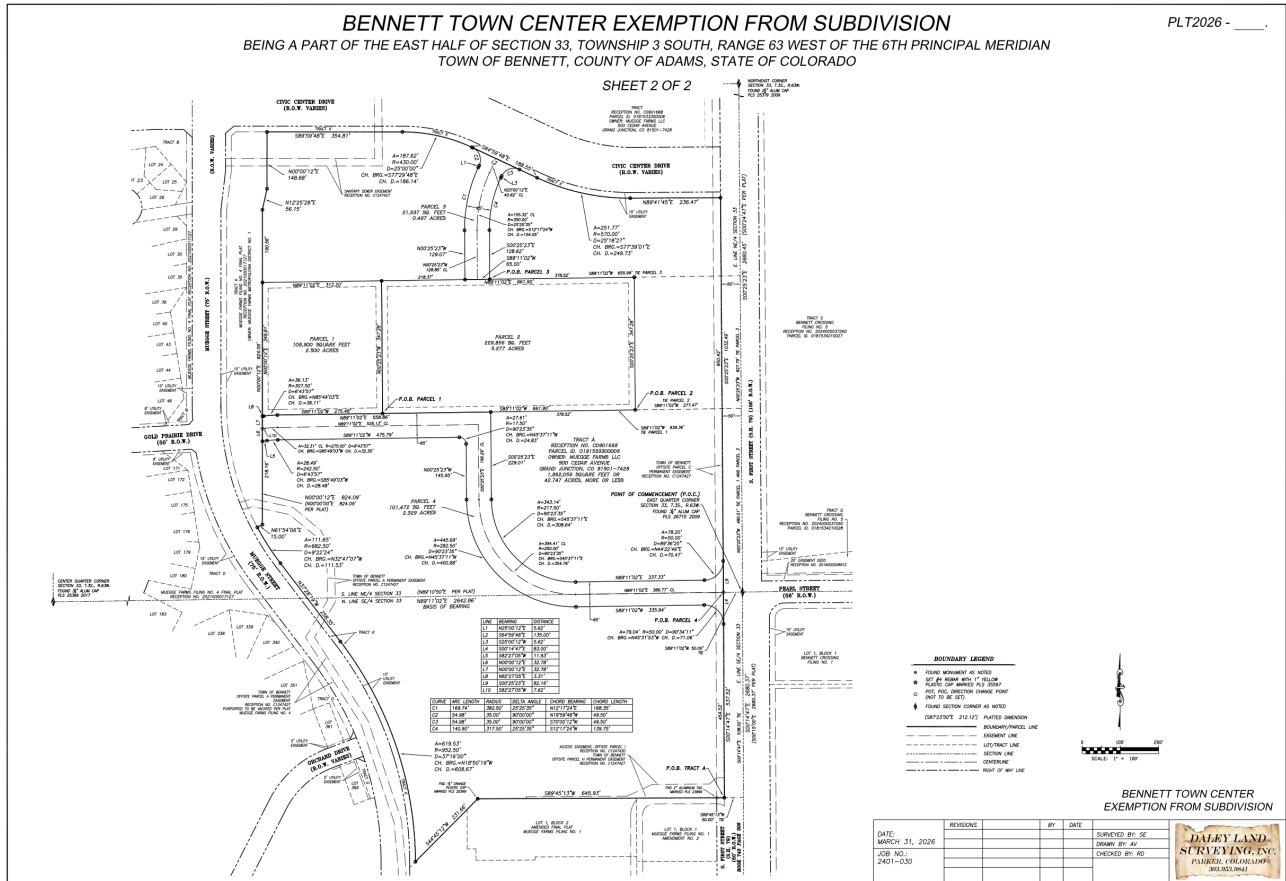
CONTAINING 101,472 SQUARE FEET, OR 2.329 ACRES, MORE OR LESS.

TRACT A LESS PARCELS 1, 2, 3 AND 4

CONTAINING 1,400,194 SQUARE FEET, OR 32.144 ACRES, MORE OR LESS.

EXHIBIT B

Town Center Parcel Map



ORDINANCE NO. 816-26

AN ORDINANCE APPROVING A REZONE OF PROPERTY OWNED BY THE TOWN OF BENNETT FROM PLANNED DEVELOPMENT (PD) TO MIXED USE PUBLIC (P), WITH A MAINSTREET OVERLAY (MS) FOR COMMERCIAL, RESIDENTIAL AND CIVIC ACTIVITIES

WHEREAS, the Board of Trustees of the Town of Bennett, Colorado, pursuant to Colorado statute and the Bennett Municipal Code, is vested with the authority of administering the affairs of the Town; and

WHEREAS, the Town is the owner of 10.6 acres of property in the Muegge Farm development comprised of Parcels 1, 2, 3, and 4, with such property being legally described on Exhibit A attached hereto (the "Property"); and

WHEREAS, the Property is currently zoned PD - Planned Development District; and

WHEREAS, Town staff has submitted an application proposing to rezone the Property to P - Public District with a MS - Main Street Overlay district as depicted on the map attached hereto as Exhibit B; and

WHEREAS, Section 16-2-360(2) of the Town of Bennett Municipal Code permits an ordinance to be brought forth to the Planning Commission at a public meeting, then presented to the Board of Trustees at a public hearing when a rezoning is initiated by Town staff; and

WHEREAS, the Property is planned to be developed for mixed-use public, commercial, residential, and civic activities and related roadways; and

WHEREAS, public, quasi-public, institutional buildings, residential, commercial and civic activities are permitted uses in the P - Public District with an MS Overlay district; and

WHEREAS, the Bennett Planning and Zoning Commission held a public meeting on the application, at which a resolution recommending approval was passed; and

WHEREAS, all materials related to the proposed rezoning have been reviewed by Town Staff, the Town Attorney, and the Bennett Planning and Zoning Commission and found to be in compliance with the Town of Bennett Land Use Code and related Town ordinances, regulations, and policies; and

WHEREAS, the Board of Trustees considered the proposed rezoning at a duly noticed public hearing; and

WHEREAS, the Board of Trustees finds that the proposed rezoning is consistent with the applicable criteria of the Town of Bennett Land Use Code and related Town Ordinances, regulations and policies and that the application should be approved subject to conditions; and

WHEREAS, no protests were received by the Town pursuant to C.R.S. § 31-23-305.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF BENNETT, COLORADO:

Section 1. The Board of Trustees of the Town of Bennett, Colorado does hereby approve the rezoning of the Property, consisting of Parcels 1, 2, 3, and 4, as described on Exhibit A, from PD to P - Public District with an MS - Main Street Overlay District as depicted on the map attached hereto as Exhibit B.

Section 2. The Town zoning map shall be amended accordingly.

Section 3. Severability. If any article, section, paragraph, sentence, clause, or phrase of this Ordinance is held to be unconstitutional or invalid for any reason such decision shall not affect the validity or constitutionality of the remaining portions of this Ordinance. The Board of Trustees hereby declares that it would have passed this ordinance and each part or parts thereof irrespective of the fact that any one part or parts be declared unconstitutional or invalid.

Section 4. Repeal. Existing ordinances or parts of ordinances covering the same matters embraced in this ordinance are hereby repealed and all ordinances or parts of ordinances inconsistent with the provisions of this ordinance are hereby repealed except that this repeal shall not affect or prevent the prosecution or punishment of any person for any act done or committed in violation of any ordinance hereby repealed prior to the effective date of this ordinance.

INTRODUCED, ADOPTED AND ORDERED PUBLISHED BY TITLE ONLY THIS 23RD DAY OF JUNE 2026.

TOWN OF BENNETT, COLORADO

Whitney Oakley, Mayor

ATTEST

Christina Hart, CMC
Town Clerk

EXHIBIT A

Town Center Parcel Legal Description

PARCEL 1

A TRACT OR PARCEL OF LAND OVER AND ACROSS A PART OF THE TRACT OF LAND DESCRIBED AT RECEPTION NO. C0901668 (PARCEL ID. 018153330006) IN THE PUBLIC RECORDS OF ADAMS COUNTY, LOCATED IN THE NORTHEAST OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 63 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, SAID TRACT OR PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR THE PURPOSE OF THIS DESCRIPTION THE BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 63 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ASSUMED TO BEAR NORTH 89°11'02" EAST, A DISTANCE OF 2642.86 FEET, (NORTH 89°10'50" EAST PER THE PLAT OF MUEGGE FARMS FILING NO. 4 RECORDED AT RECEPTION NO. 2021000017127 IN THE PUBLIC RECORDS OF ADAMS COUNTY, MONUMENTED BY A 3 1/4" ALUMINUM CAP STAMPED PLS 25369 2017 AT THE CENTER QUARTER CORNER AND BY A 3 1/4" ALUMINUM CAP STAMPED PLS 26715 2009 AT THE EAST QUARTER CORNER OF SAID SECTION 33.

COMMENCING (P.O.C.) AT THE EAST QUARTER CORNER OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 63 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE NORTH 00°25'23" WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33, A DISTANCE OF 480.51 FEET;
THENCE SOUTH 89°11'02" WEST, A DISTANCE OF 939.36 FEET TO THE SOUTHEAST CORNER OF PARCEL 1 AND THE POINT OF BEGINNING (P.O.B.);

THENCE SOUTH 89°11'02" WEST, A DISTANCE OF 275.48 FEET;
THENCE ALONG A CURVE TO THE LEFT AN ARC LENGTH OF 36.13 FEET, SAID CURVE HAVING A RADIUS OF 307.10 FEET, A DELTA ANGLE OF 06°44'29", A CHORD BEARING OF SOUTH 85°49'03" WEST, AND A CHORD LENGTH OF 36.11 FEET;
THENCE SOUTH 82°27'05" WEST, A DISTANCE OF 3.31 FEET TO THE EAST LINE OF TRACT K, MUEGGE FARMS FILING NO. 4 FINAL PLAT RECORDED AT RECEPTION NO. 2021000017127 IN THE PUBLIC RECORDS OF ADAMS COUNTY;
THENCE NORTH 00°00'12" EAST, ALONG SAID EAST LINE, A DISTANCE OF 349.81 FEET;
THENCE NORTH 89°11'02" EAST, A DISTANCE OF 312.20 FEET;
THENCE SOUTH 00°25'23" EAST, A DISTANCE OF 347.28 FEET TO THE POINT OF BEGINNING.

CONTAINING 108,900 SQUARE FEET, OR 2.500 ACRES, MORE OR LESS.

PARCEL 2

A TRACT OR PARCEL OF LAND OVER AND ACROSS A PART OF THE TRACT OF LAND DESCRIBED AT RECEPTION NO. C0901668 (PARCEL ID. 018153330006) IN THE PUBLIC RECORDS OF ADAMS COUNTY, LOCATED IN THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 63 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, SAID TRACT OR PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR THE PURPOSE OF THIS DESCRIPTION THE BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 63 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ASSUMED TO BEAR NORTH 89°11'02" EAST, A DISTANCE OF 2642.86 FEET, (NORTH 89°10'50" EAST PER THE PLAT OF MUEGGE FARMS FILING NO. 4 RECORDED AT RECEPTION NO. 2021000017127 IN THE PUBLIC RECORDS OF ADAMS COUNTY, MONUMENTED BY A 3 1/4" ALUMINUM CAP STAMPED PLS 25369 2017 AT THE CENTER QUARTER CORNER AND BY A 3 1/4" ALUMINUM CAP STAMPED PLS 26715 2009 AT THE EAST QUARTER CORNER OF SAID SECTION 33.

COMMENCING (P.O.C.) AT THE EAST QUARTER CORNER OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 63 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE NORTH 00°25'23" WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33, A DISTANCE OF 480.51 FEET;
THENCE SOUTH 89°11'02" WEST, A DISTANCE OF 277.47 FEET TO THE SOUTHEAST CORNER OF PARCEL 2 AND THE POINT OF BEGINNING (P.O.B.);

THENCE SOUTH 89°11'02" WEST, A DISTANCE OF 661.90 FEET;
THENCE NORTH 00°25'23" WEST, A DISTANCE OF 347.28 FEET;
THENCE NORTH 89°11'02" EAST, A DISTANCE OF 661.90 FEET;
THENCE SOUTH 00°25'23" EAST, A DISTANCE OF 347.28 FEET TO THE POINT OF BEGINNING.

CONTAINING 229,856 SQUARE FEET, OR 5.277 ACRES, MORE OR LESS.

PARCEL 3

A TRACT OR PARCEL OF LAND OVER AND ACROSS A PART OF THE TRACT OF LAND DESCRIBED AT RECEPTION NO. C0901668 (PARCEL ID. 018153330006) IN THE PUBLIC RECORDS OF ADAMS COUNTY, LOCATED IN THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 63 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, SAID TRACT OR PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR THE PURPOSE OF THIS DESCRIPTION THE BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 63 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ASSUMED TO BEAR NORTH 89°11'02" EAST, A DISTANCE OF 2642.86 FEET, (NORTH 89°10'50" EAST PER THE PLAT OF MUEGGE FARMS FILING NO. 4 RECORDED AT RECEPTION NO. 2021000017127 IN THE PUBLIC RECORDS OF ADAMS COUNTY, MONUMENTED BY A 3 1/4" ALUMINUM CAP STAMPED PLS 25369 2017 AT THE CENTER QUARTER CORNER AND BY A 3 1/4" ALUMINUM CAP STAMPED PLS 26715 2009 AT THE EAST QUARTER CORNER OF SAID SECTION 33.

COMMENCING (P.O.C.) AT THE EAST QUARTER CORNER OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 63 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE NORTH 00°25'23" WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33, A DISTANCE OF 827.79 FEET;
THENCE SOUTH 89°11'02" WEST, A DISTANCE OF 655.99 FEET TO THE SOUTHEAST CORNER OF PARCEL 3 AND THE POINT OF BEGINNING (P.O.B.);

THENCE SOUTH 89°11'02" WEST, A DISTANCE OF 65.00 FEET;
THENCE NORTH 00°25'23" WEST, A DISTANCE OF 129.07 FEET;
THENCE ALONG A CURVE TO THE RIGHT AN ARC LENGTH OF 169.74 FEET, SAID CURVE HAVING A RADIUS OF 382.50 FEET, A DELTA ANGLE OF 25°25'35", A CHORD BEARING OF NORTH 12°17'24" EAST, AND A CHORD LENGTH OF 168.35 FEET;
THENCE NORTH 25°00'12" EAST, A DISTANCE OF 5.62 FEET;
THENCE ALONG A CURVE TO THE LEFT AN ARC LENGTH OF 54.98 FEET, SAID CURVE HAVING A RADIUS OF 35.00 FEET, A DELTA ANGLE OF 90°00'00", A CHORD BEARING OF NORTH 19°59'48" WEST, AND A CHORD LENGTH OF 49.50 FEET TO THE SOUTHERLY LINE OF TRACT K, MUEGGE FARMS FILING NO. 4 FINAL PLAT RECORDED AT RECEPTION NO. 2021000017127 IN THE PUBLIC RECORDS OF ADAMS COUNTY;
THENCE SOUTH 64°59'48" EAST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 135.00 FEET;
THENCE ALONG A CURVE TO THE LEFT AN ARC LENGTH OF 54.98 FEET, SAID CURVE HAVING A RADIUS OF 35.00 FEET, A DELTA ANGLE OF 90°00'00", A CHORD BEARING OF SOUTH 70°00'12" WEST, AND A CHORD LENGTH OF 49.50 FEET;
THENCE SOUTH 25°00'12" WEST, A DISTANCE OF 5.62 FEET;
THENCE ALONG A CURVE TO THE LEFT AN ARC LENGTH OF 140.90 FEET, SAID CURVE HAVING A RADIUS OF 317.50 FEET, A DELTA ANGLE OF 25°25'35", A CHORD BEARING OF SOUTH 12°17'24" WEST, AND A CHORD LENGTH OF 139.75 FEET;
THENCE SOUTH 00°25'23" EAST, A DISTANCE OF 128.62 FEET TO THE POINT OF BEGINNING.

CONTAINING 21,637 SQUARE FEET, OR 0.497 ACRES, MORE OR LESS.

PARCEL 4

A TRACT OR PARCEL OF LAND OVER AND ACROSS A PART OF THE TRACT OF LAND DESCRIBED AT RECEPTION NO. C0901668 (PARCEL ID. 018153330006) IN THE PUBLIC RECORDS OF ADAMS COUNTY, LOCATED IN THE EAST HALF OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 63 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, SAID TRACT OR PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR THE PURPOSE OF THIS DESCRIPTION THE BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 63 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ASSUMED TO BEAR NORTH 89°11'02" EAST, A DISTANCE OF 2642.86 FEET, (NORTH 89°10'50" EAST PER THE PLAT OF MUEGGE FARMS FILING NO. 4 RECORDED AT RECEPTION NO. 2021000017127 IN THE PUBLIC RECORDS OF ADAMS COUNTY, MONUMENTED BY A 3 1/4" ALUMINUM CAP STAMPED PLS 25369 2017 AT THE CENTER QUARTER CORNER AND BY A 3 1/4" ALUMINUM CAP STAMPED PLS 26715 2009 AT THE EAST QUARTER CORNER OF SAID SECTION 33.

COMMENCING (P.O.C.) AT THE EAST QUARTER CORNER OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 63 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE SOUTH 89°11'02" WEST, A DISTANCE OF 50.00 FEET TO THE WEST RIGHT OF WAY LINE OF E. FIRST STREET (S.H. 79) AND THE POINT OF BEGINNING (P.O.B.);

THENCE SOUTH 00°14'47" EAST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 83.00 FEET;
THENCE ALONG A CURVE TO THE LEFT AN ARC LENGTH OF 79.04 FEET, SAID CURVE HAVING A RADIUS OF 50.00 FEET, A DELTA ANGLE OF 90°34'11", A CHORD BEARING OF NORTH 45°31'53" WEST, AND A CHORD LENGTH OF 71.06 FEET;
THENCE SOUTH 89°11'02" WEST, A DISTANCE OF 335.94 FEET;
THENCE ALONG A CURVE TO THE RIGHT AN ARC LENGTH OF 445.69 FEET, SAID CURVE HAVING A RADIUS OF 282.50 FEET, A DELTA ANGLE OF 90°23'35", A CHORD BEARING OF NORTH 45°37'11" WEST, AND A CHORD LENGTH OF 400.88 FEET;
THENCE NORTH 00°25'23" WEST, A DISTANCE OF 145.95 FEET;
THENCE ALONG A CURVE TO THE LEFT AN ARC LENGTH OF 27.61 FEET, SAID CURVE HAVING A RADIUS OF 17.50 FEET, A DELTA ANGLE OF 90°23'35", A CHORD BEARING OF NORTH 45°37'11" WEST, AND A CHORD LENGTH OF 24.83 FEET;
THENCE SOUTH 89°11'02" WEST, A DISTANCE OF 475.79 FEET;
THENCE ALONG A CURVE TO THE LEFT AN ARC LENGTH OF 28.49 FEET, SAID CURVE HAVING A RADIUS OF 242.50 FEET, A DELTA ANGLE OF 06°43'57", A CHORD BEARING OF SOUTH 85°49'03" WEST, AND A CHORD LENGTH OF 28.48 FEET;
THENCE SOUTH 82°27'05" WEST, A DISTANCE OF 11.93 FEET TO THE EAST LINE OF TRACT K, MUEGGE FARMS FILING NO. 4 FINAL PLAT RECORDED AT RECEPTION NO. 2021000017127 IN THE PUBLIC RECORDS OF ADAMS COUNTY;
THENCE NORTH 00°00'12" EAST, ALONG SAID EAST LINE, A DISTANCE OF 32.78 FEET;
THENCE NORTH 00°00'12" EAST, ALONG SAID EAST LINE, A DISTANCE OF 32.78 FEET;
THENCE NORTH 82°27'05" EAST, A DISTANCE OF 3.31 FEET;
THENCE ALONG A CURVE TO THE RIGHT AN ARC LENGTH OF 36.13 FEET, SAID CURVE HAVING A RADIUS OF 307.50 FEET, A DELTA ANGLE OF 06°43'57", A CHORD BEARING OF NORTH 85°49'03" EAST, AND A CHORD LENGTH OF 36.11 FEET;
THENCE NORTH 89°11'02" EAST, A DISTANCE OF 558.86 FEET;
THENCE SOUTH 00°25'23" EAST, A DISTANCE OF 229.01 FEET;
THENCE ALONG A CURVE TO THE LEFT AN ARC LENGTH OF 343.14 FEET, SAID CURVE HAVING A RADIUS OF 217.50 FEET, A DELTA ANGLE OF 90°23'35", A CHORD BEARING OF SOUTH 45°37'11" EAST, AND A CHORD LENGTH OF 308.64 FEET;
THENCE NORTH 89°11'02" EAST, A DISTANCE OF 337.33 FEET;
THENCE ALONG A CURVE TO THE LEFT AN ARC LENGTH OF 78.20 FEET, SAID CURVE HAVING A RADIUS OF 50.00 FEET, A DELTA ANGLE OF 89°36'25", A CHORD BEARING OF NORTH 44°22'49" EAST, AND A CHORD LENGTH OF 70.47 FEET TO SAID WEST RIGHT OF WAY LINE;
THENCE SOUTH 00°25'20" EAST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 82.16 FEET TO THE POINT OF BEGINNING.

CONTAINING 101,472 SQUARE FEET, OR 2.329 ACRES, MORE OR LESS.

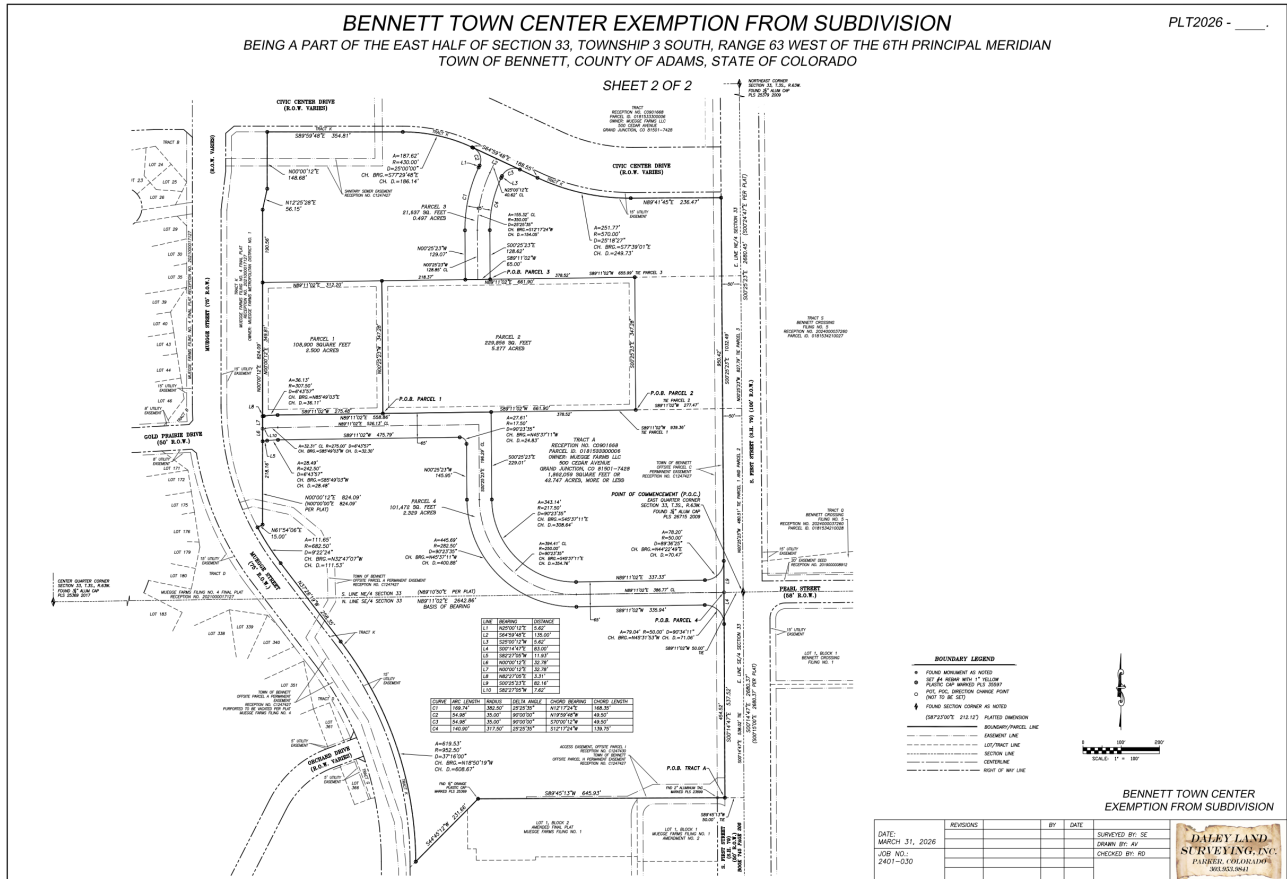
TRACT A LESS PARCELS 1, 2, 3 AND 4
CONTAINING 1,400,194 SQUARE FEET, OR 32.144 ACRES, MORE OR LESS.

Town Center Parcel Map

BEING A PART OF THE EAST HALF OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 63 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF BENNETT, COUNTY OF ADAMS, STATE OF COLORADO

PLT2026 - _____.

SHEET 2 OF 2



Suggested Motion

I move to approve Resolution No. 2026-15 – A resolution recommending approval of the Town Center parcel rezone.



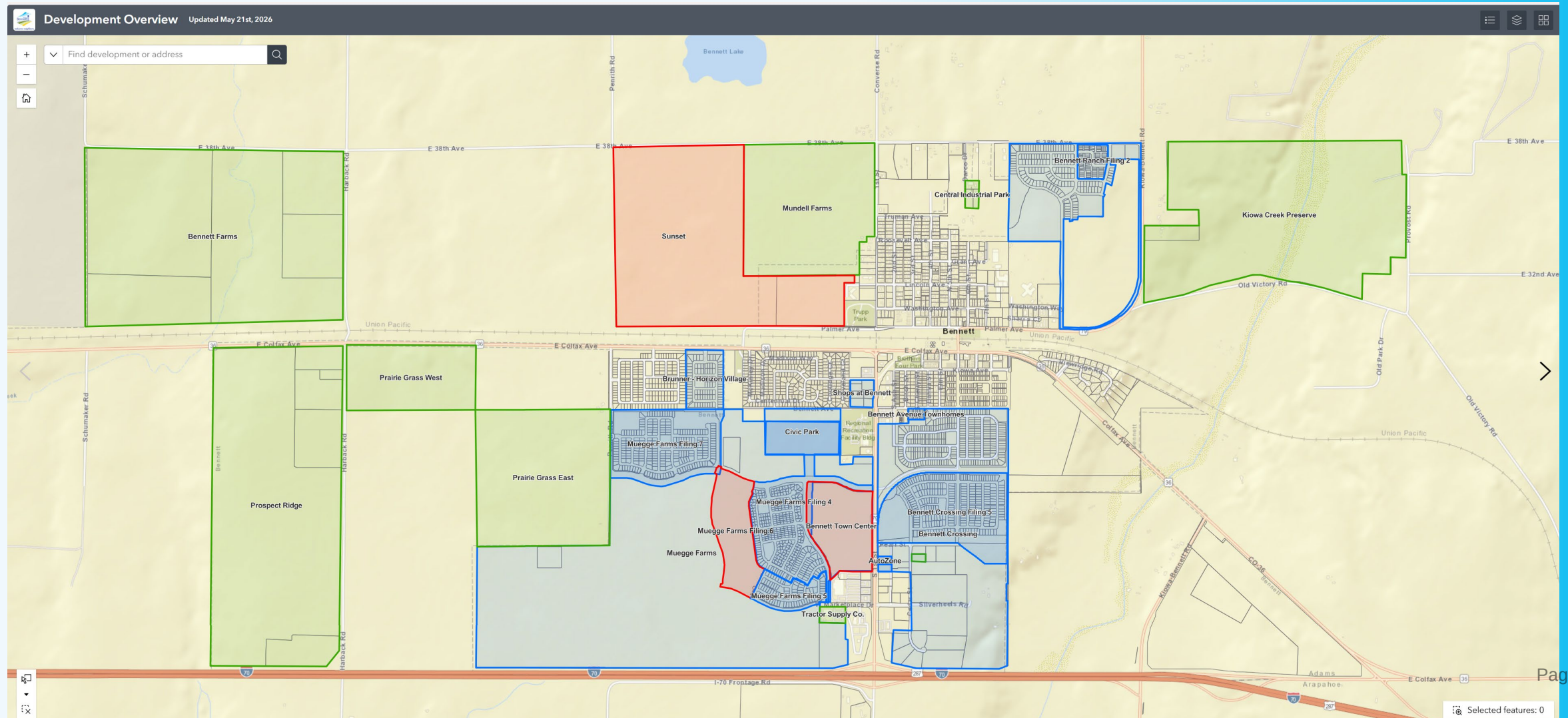
June 2026 Project Update

Town of Bennett Planning Commission

June 15, 2026



More Information on the Development Map



Development Updates

Jiffy Lube FDP



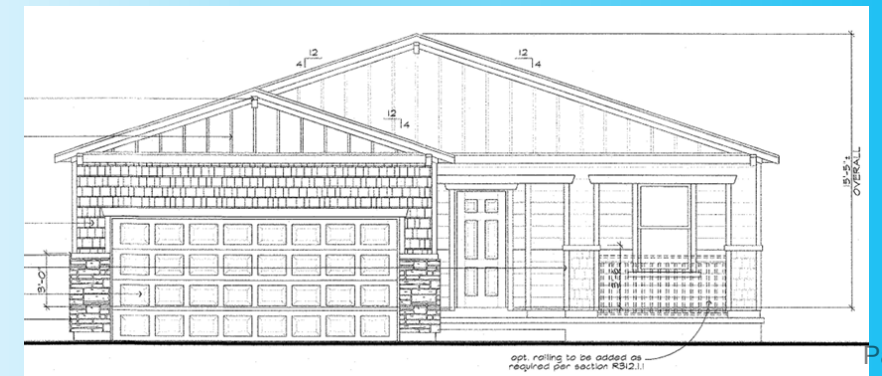
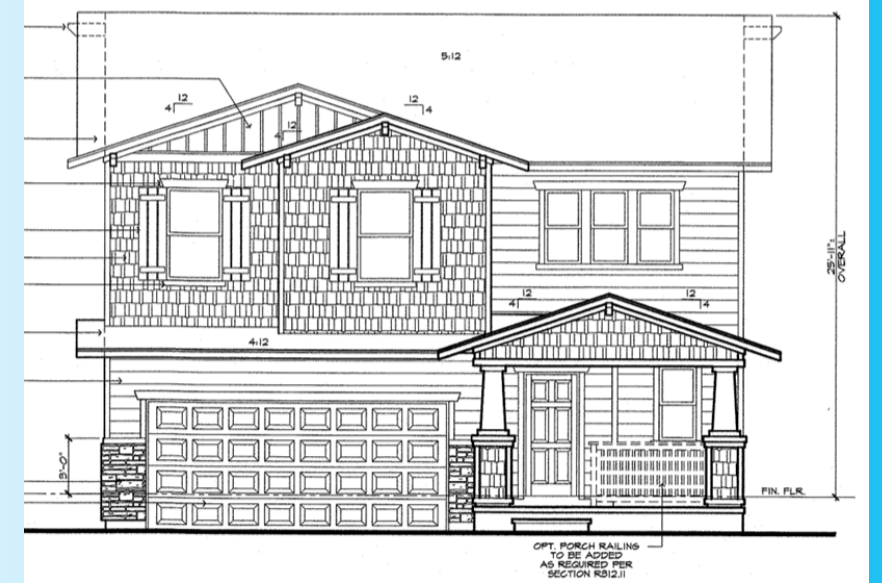
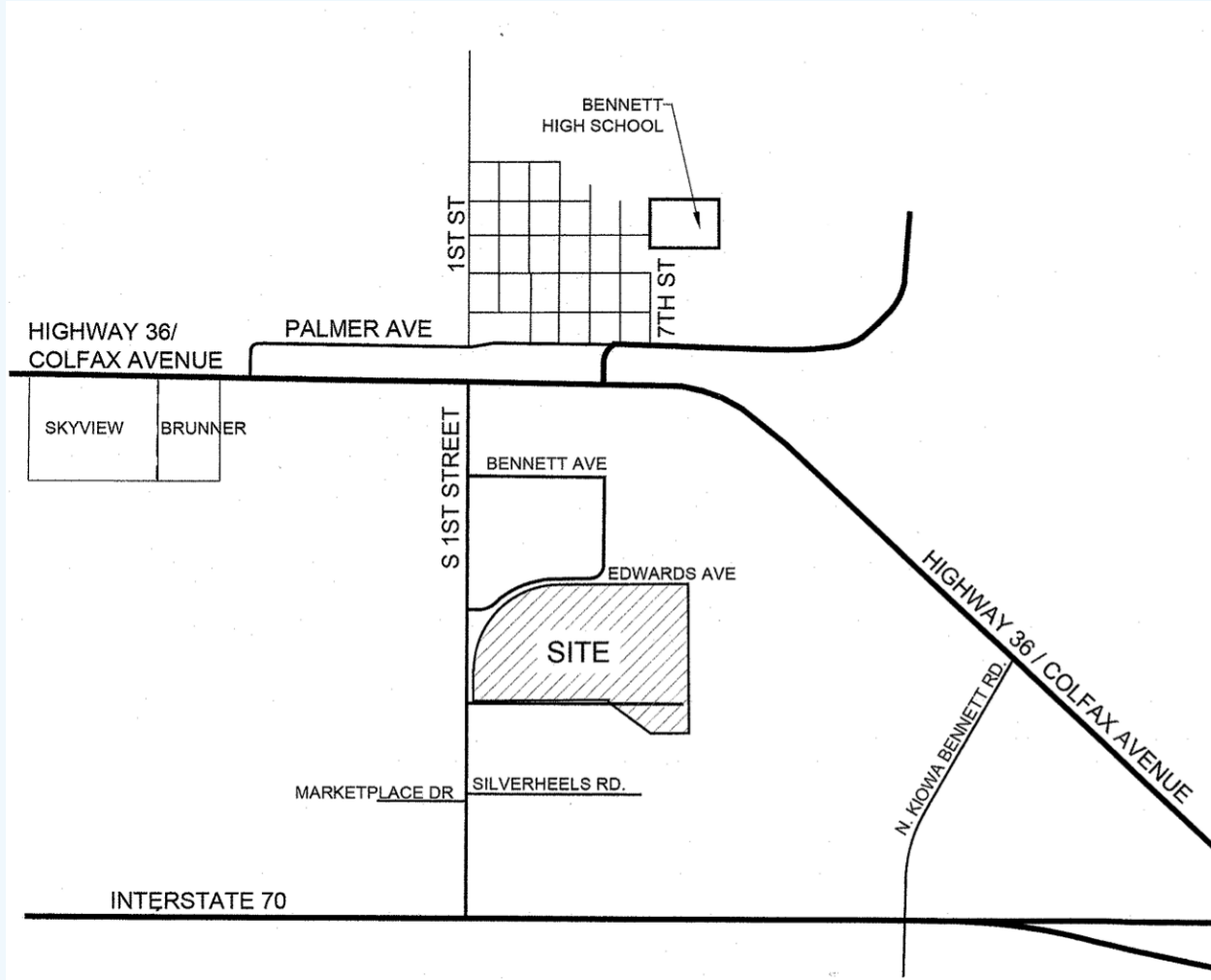
Panda Express FDP



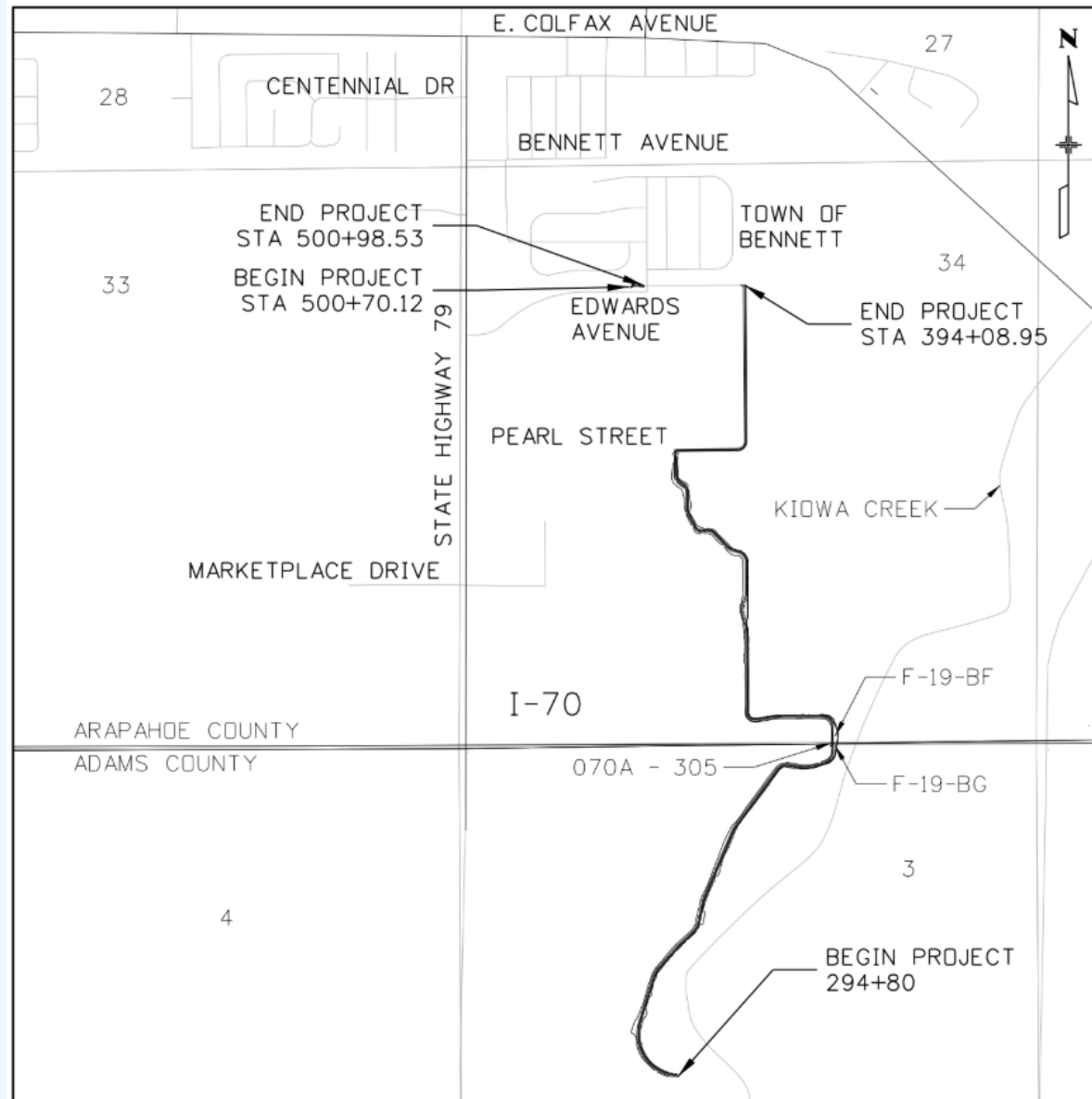
Auto Zone FDP



Bennett Crossing Filing 5 FDP



TIP Trail Phase 2



Shops at Bennett Tenants

- Shops at Bennett development approved in 2024. First businesses now open!
- Staff continuing to work with tenants.
 - Anytime Fitness
 - Bennett Family Pharmacy
 - OMG Nails
 - Soto's Meat Market
 - More to come!

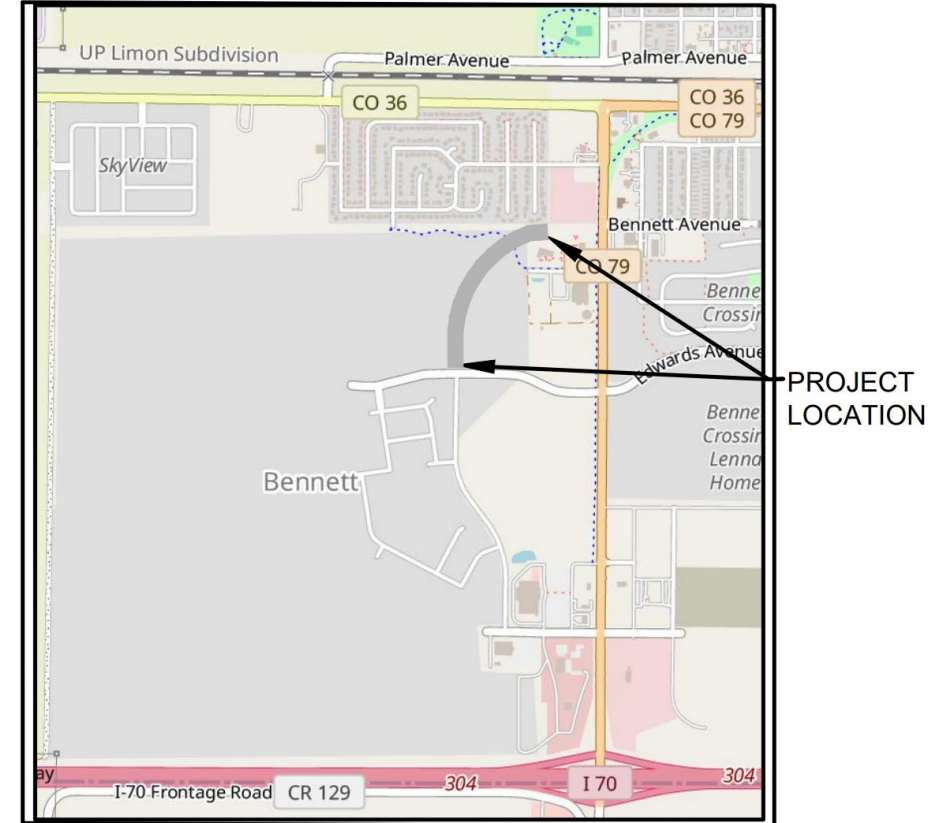


Civic Center Park



Muegge Way

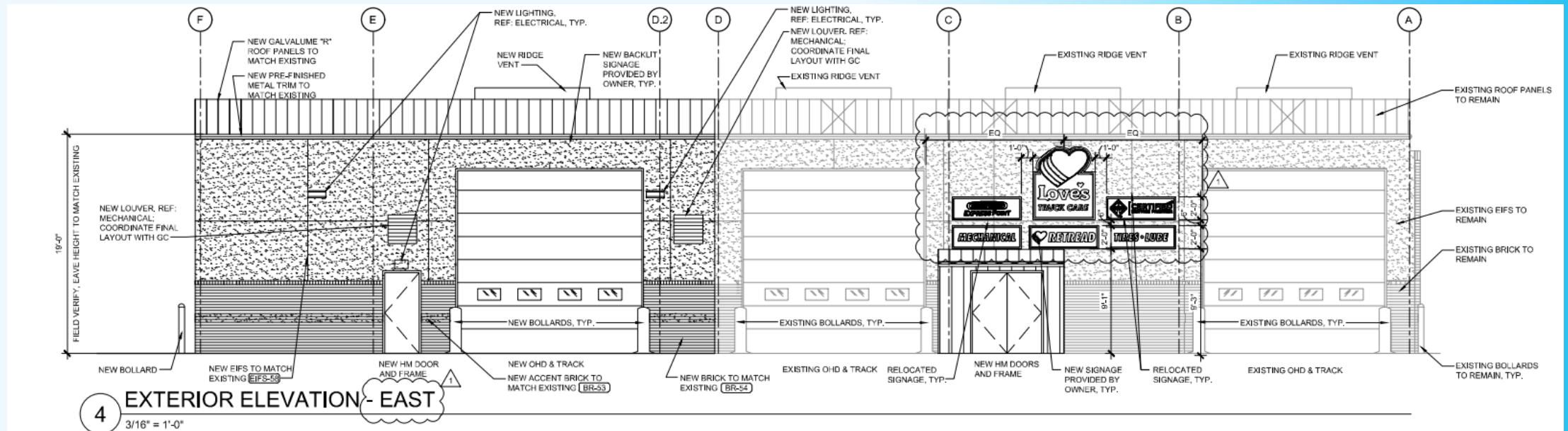
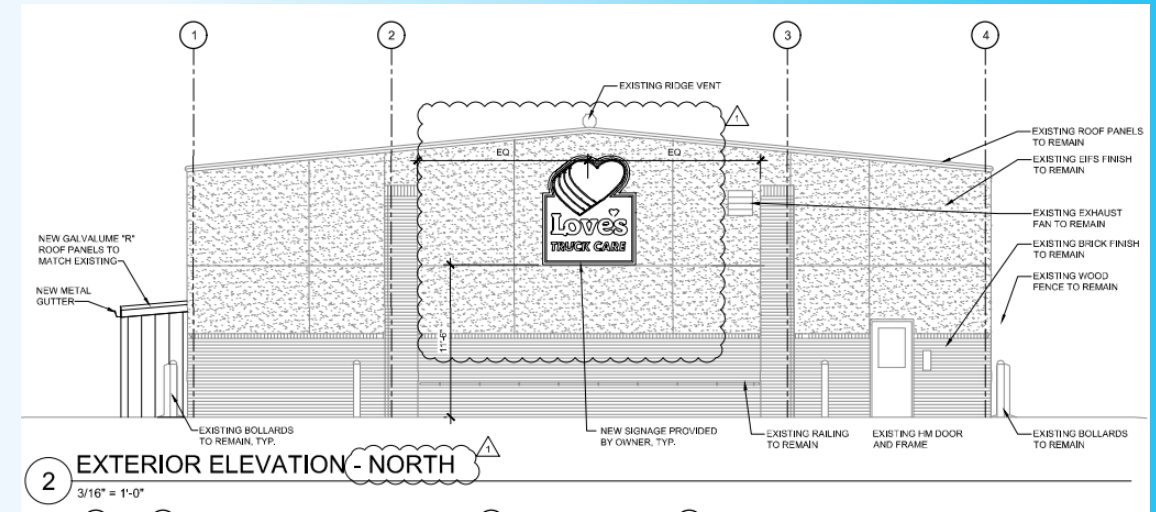
- Muegge Way Construction split into two phases.
- Phase 1 (south of park entrance) completed.
- Phase 2 (north of park entrance) to be completed in the next few months.



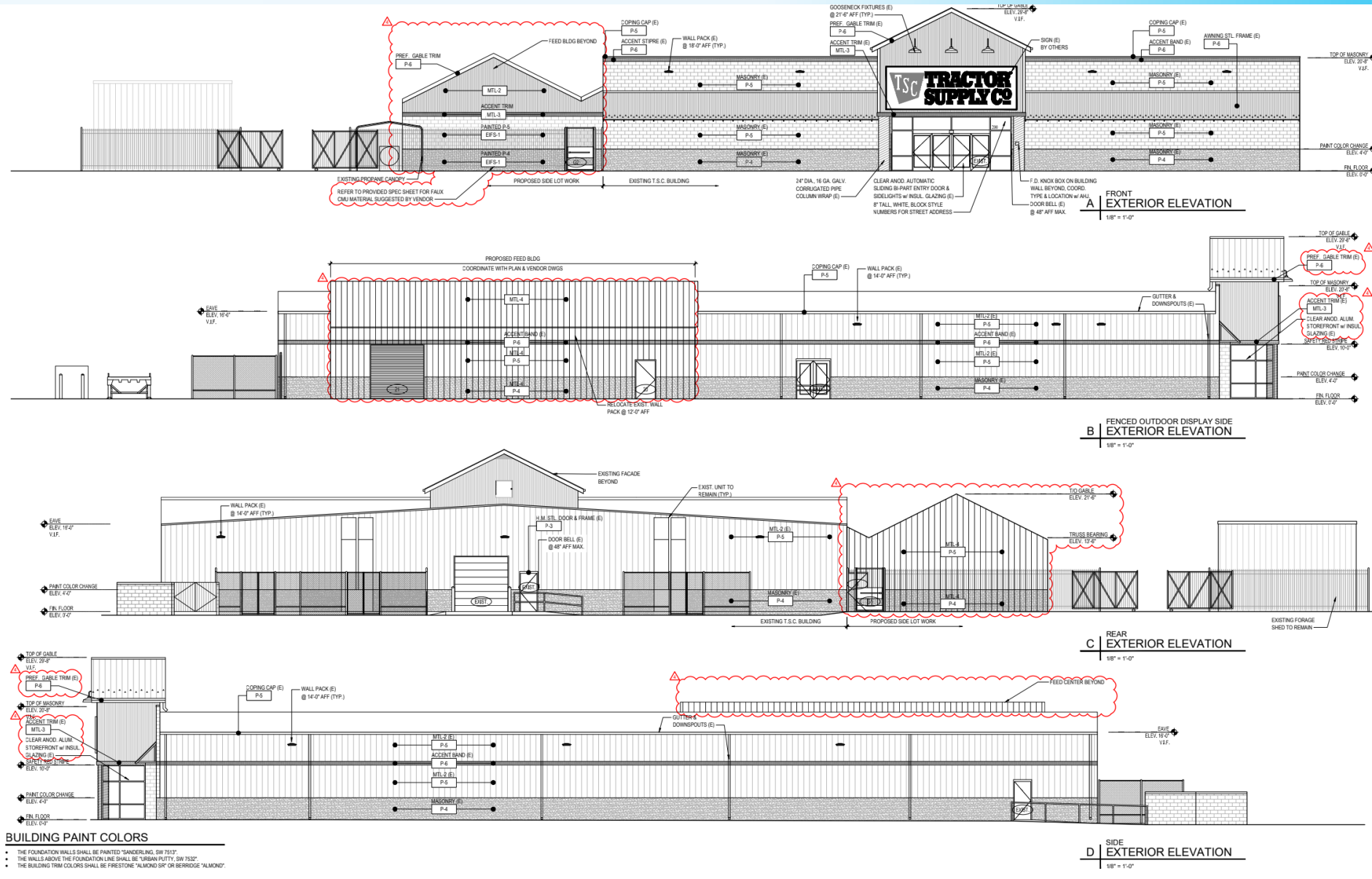
VICINITY MAP
(N.T.S.)

Loves FDP Amendment

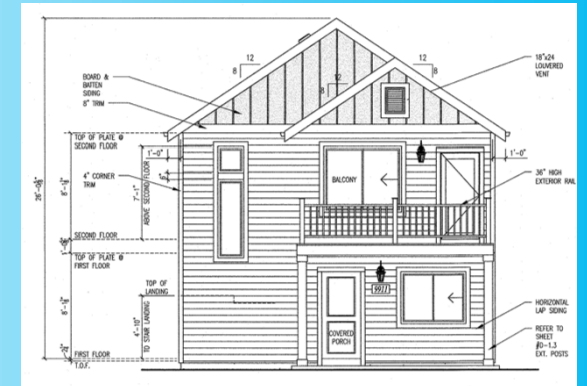
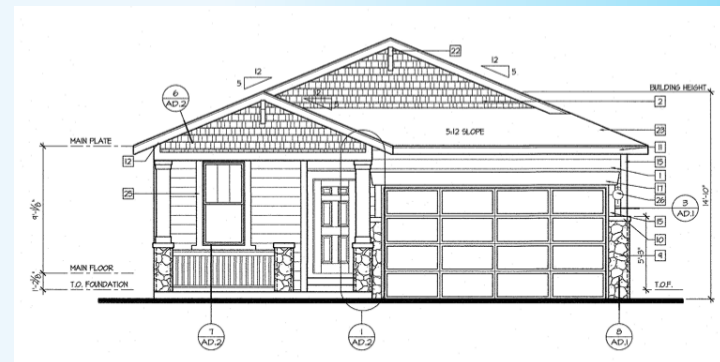
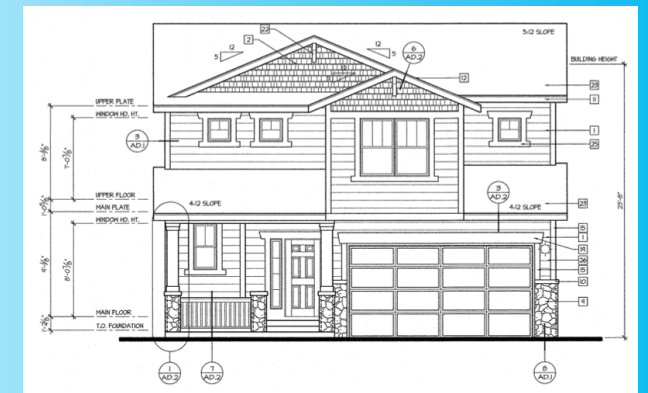
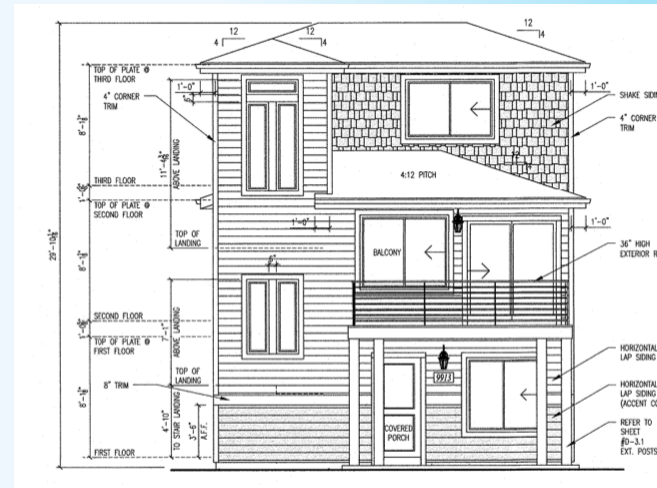
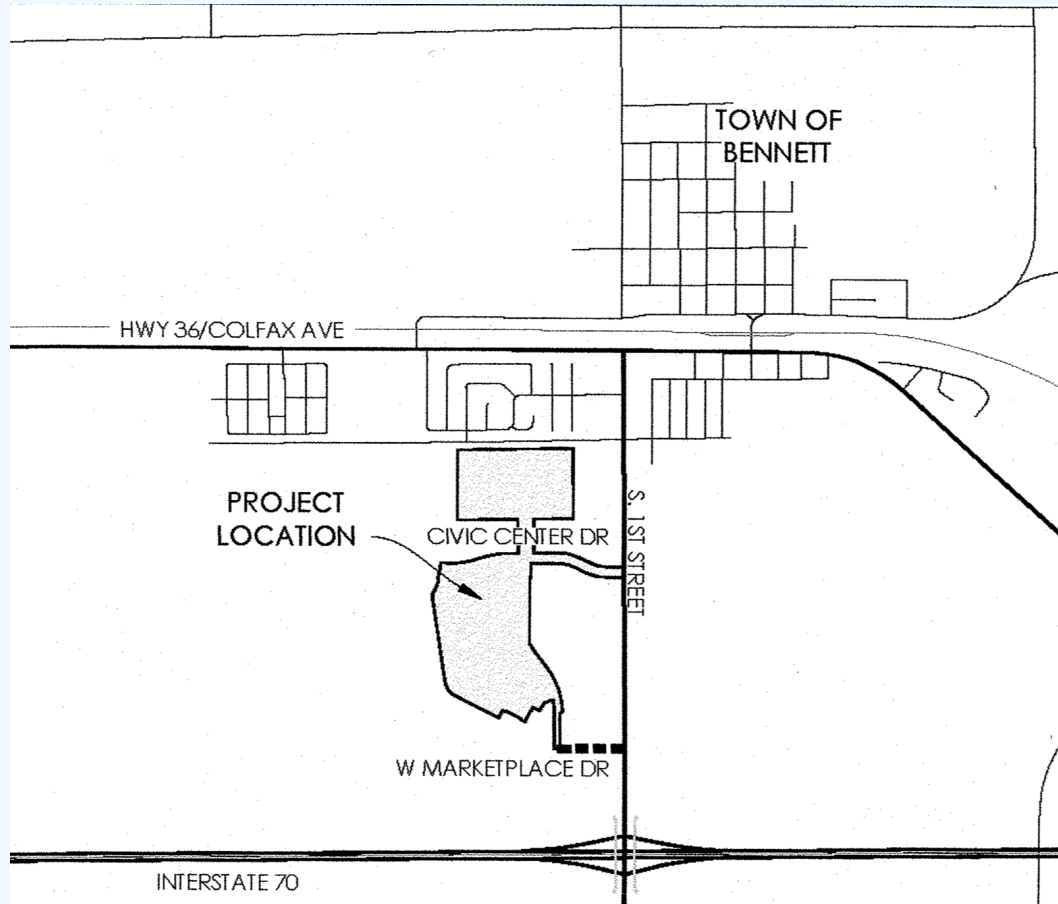
- FDP Amendment for the expansion of the Loves Tire Shop.

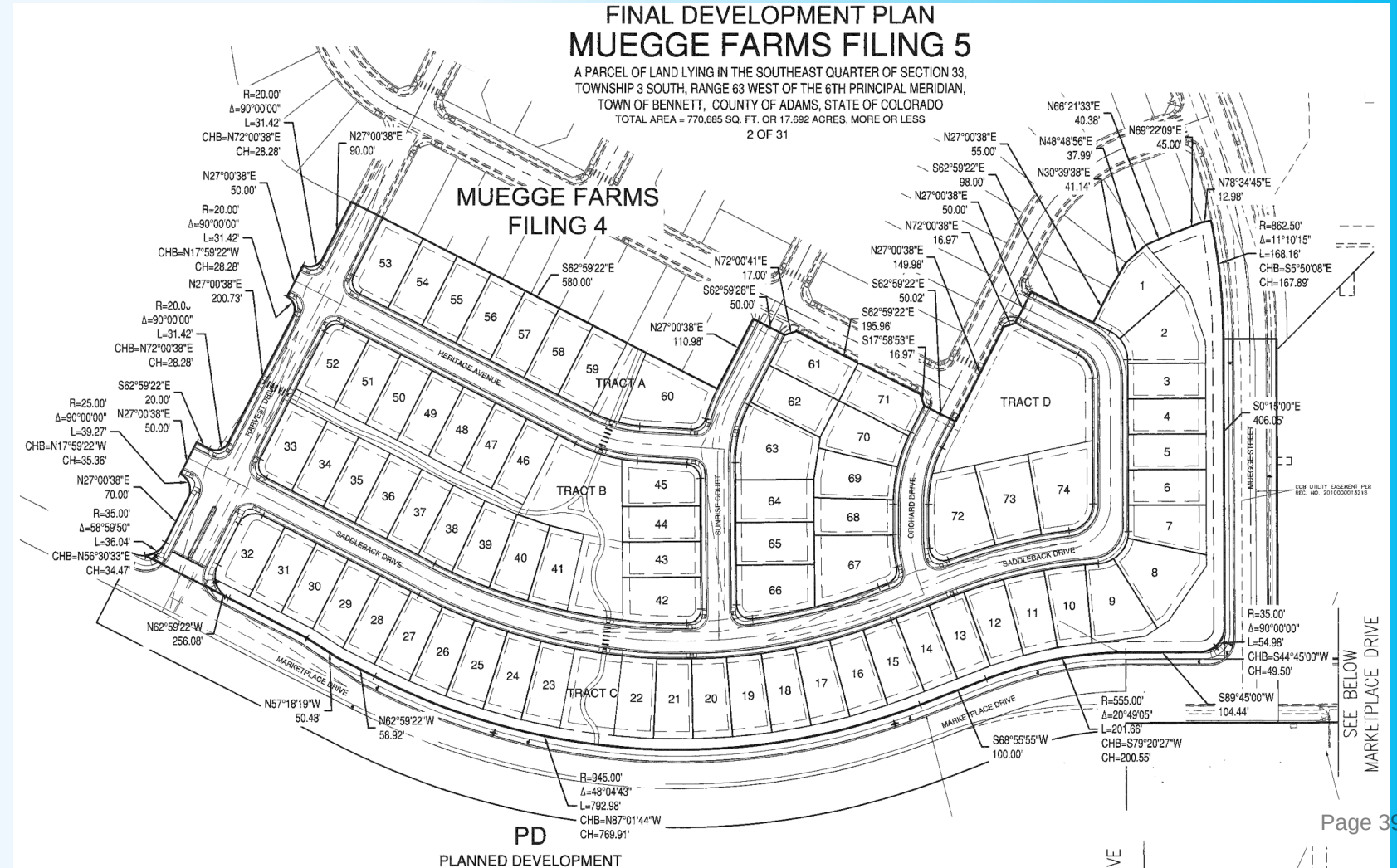


Tractor Supply FDP Amendment



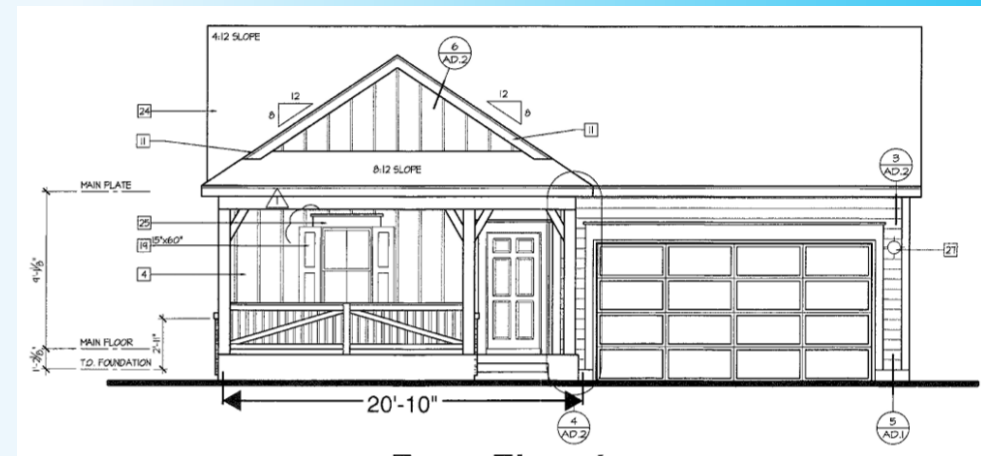
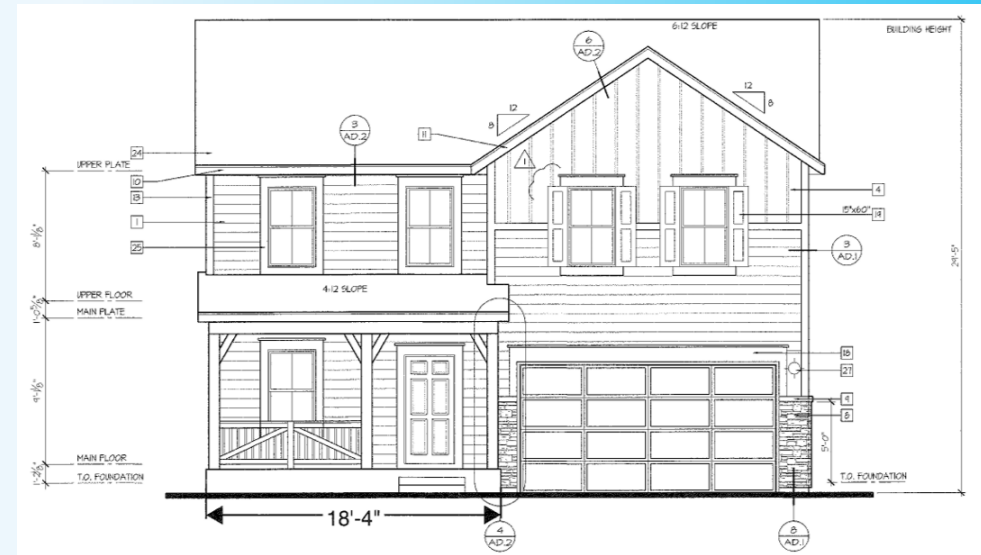
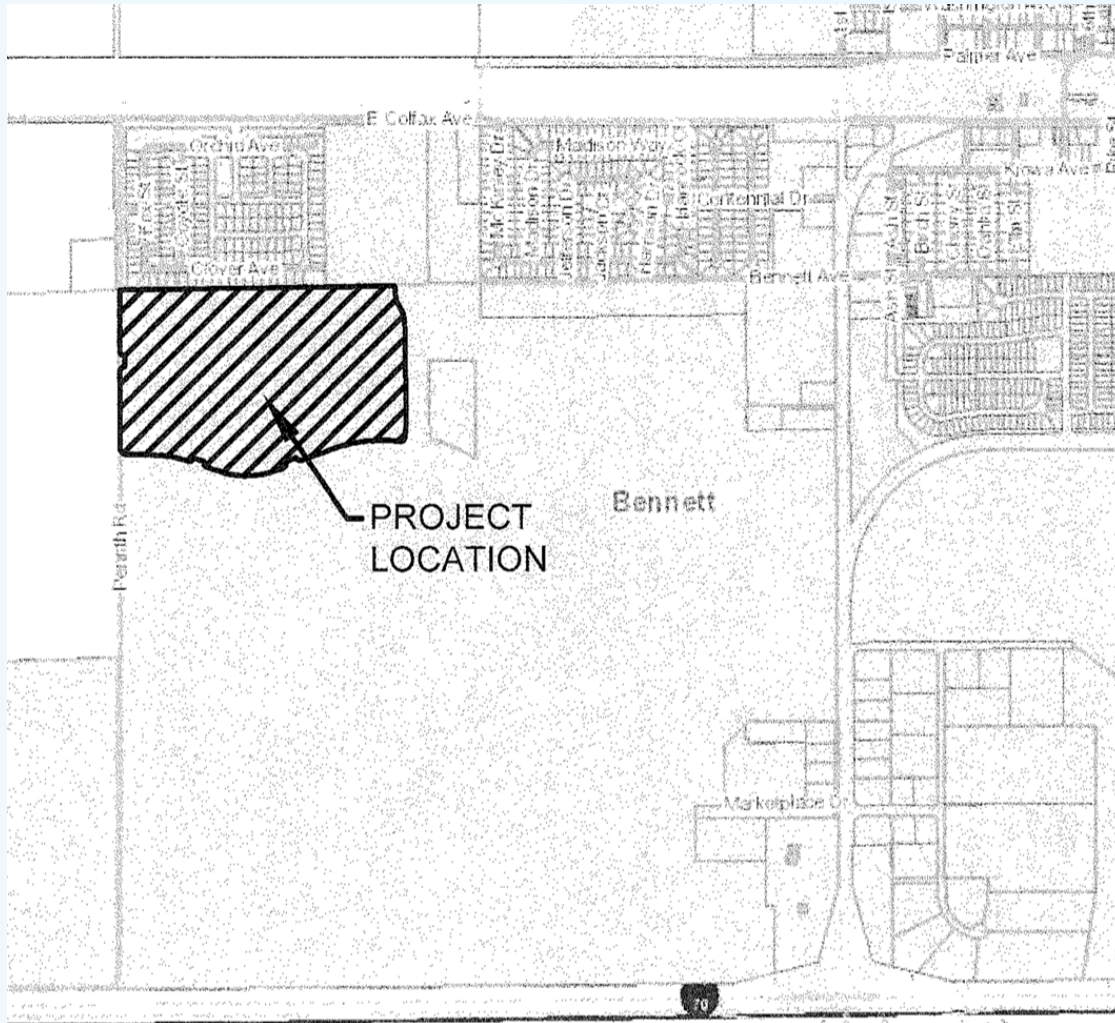
Muegge Farms Filing 4 FDP







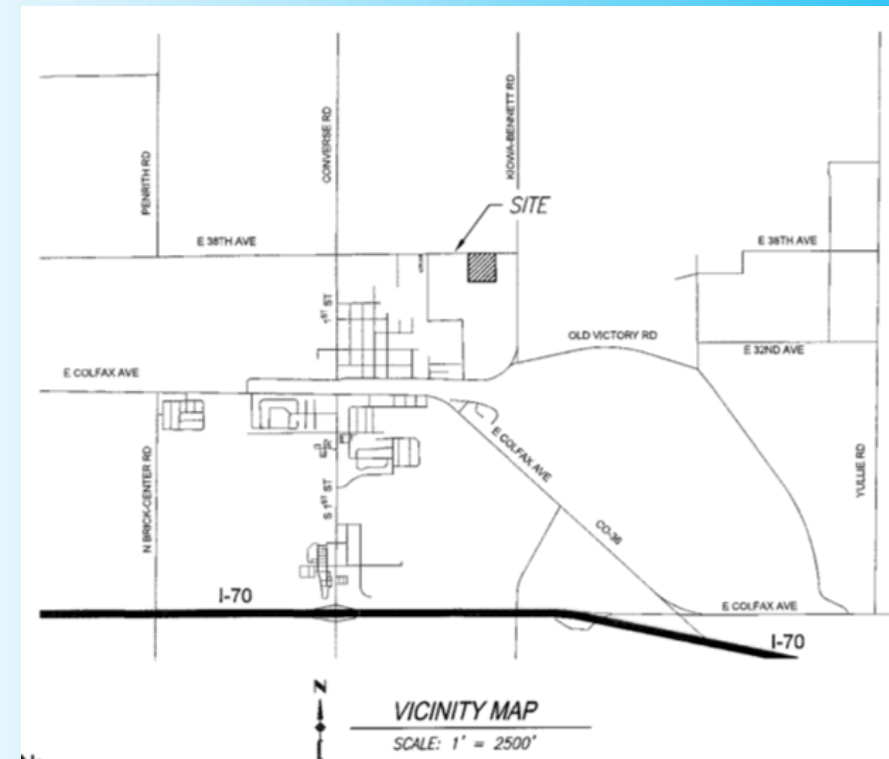
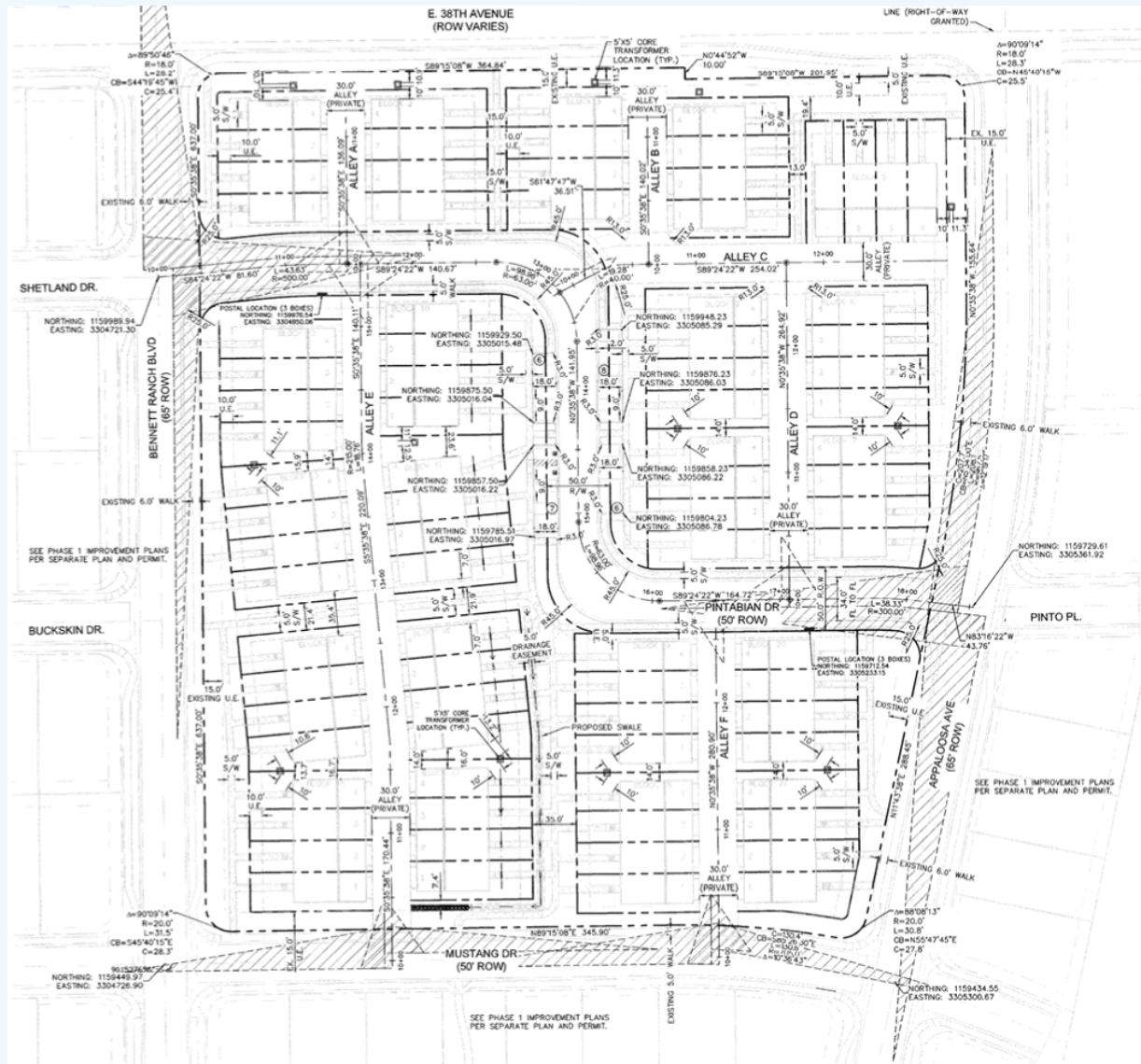
Muegge Farms Filing 7



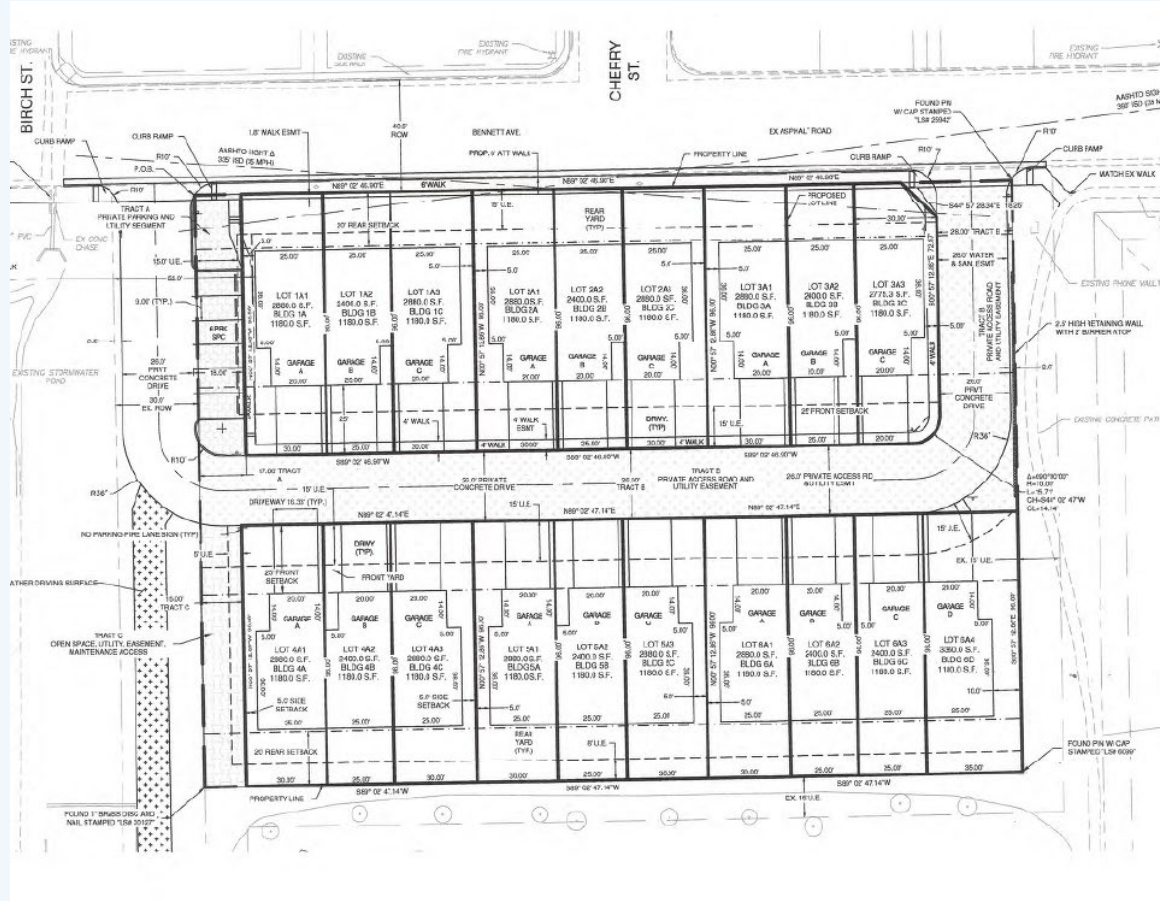
Penrith from Colfax to Civic Center



Bennett Ranch Filing 2 Site Plan



Bennett Ave Townhomes



TYPICAL THREE (3) UNIT BLDG. -
REAR ELEVATION



TYPICAL THREE (3) UNIT BLDG. -
END (SIDE) ELEVATION



TYPICAL THREE (3) UNIT BLDG. -
FRONT ELEVATION



TYPICAL FOUR (4) UNIT BLDG. -
REAR ELEVATION



TYPICAL FOUR (4) UNIT BLDG. -
END (SIDE) ELEVATION



TYPICAL FOUR (4) UNIT BLDG. -
FRONT ELEVATION



THREE (3) UNIT BLDG. - GARDEN
LEVEL REAR ELEVATION



THREE (3) UNIT BLDG. - GARDEN
LEVEL END (SIDE) ELEVATION



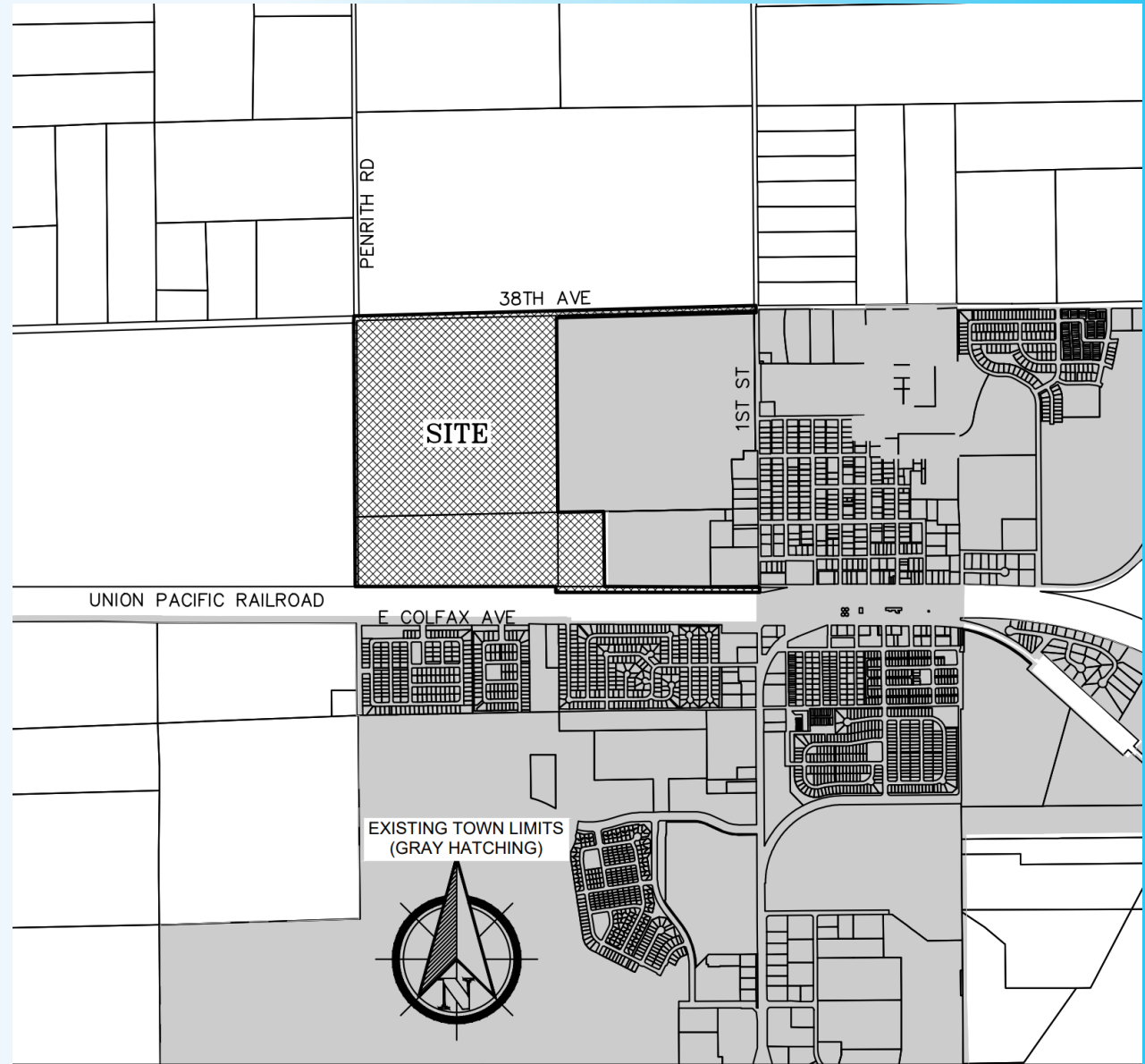
THREE (3) UNIT BLDG. - GARDEN
LEVEL FRONT ELEVATION

Horizon Village



Sunset Ridge Annexation and ODP

- Proposed 240-acre annexation and 261.9-acre ODP for primarily residential development.
- Annexation Agreement negotiations ongoing.
- Expected to be heard by Planning Commission and the Board soon.





Other Projects

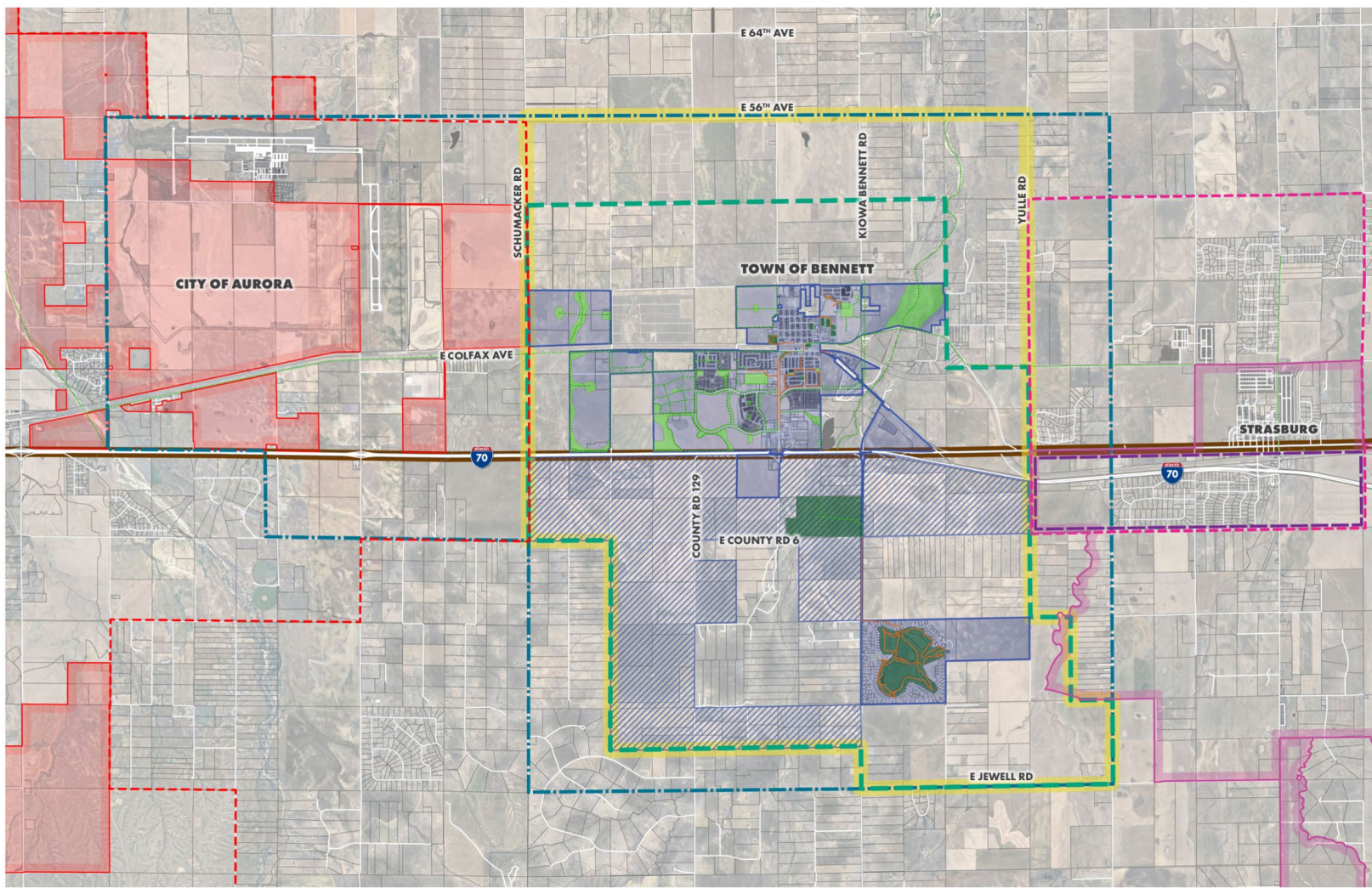
Three Mile Plan Update

LEGEND

- TOWN OF BENNETT
3 MILE BOUNDARY
- TOWN OF BENNETT BOUNDARY
- AURORA CITY BOUNDARY
- AURORA PLANNING AREA
- STRASBURG PLANNING AREA
- STRASBURG CENSUS AREA
- STRASBURG SUB AREA PLAN
- COUNTY BOUNDARY

TOWN OF BENNETT

- SOUTH SUB AREA PLANNING AREA
- AREA OF INFLUENCE
- PRIMARY AREA OF INTEREST
- PARKS - EXISTING
- PARKS - FUTURE
- TRAILS - EXISTING
- TRAILS - FUTURE

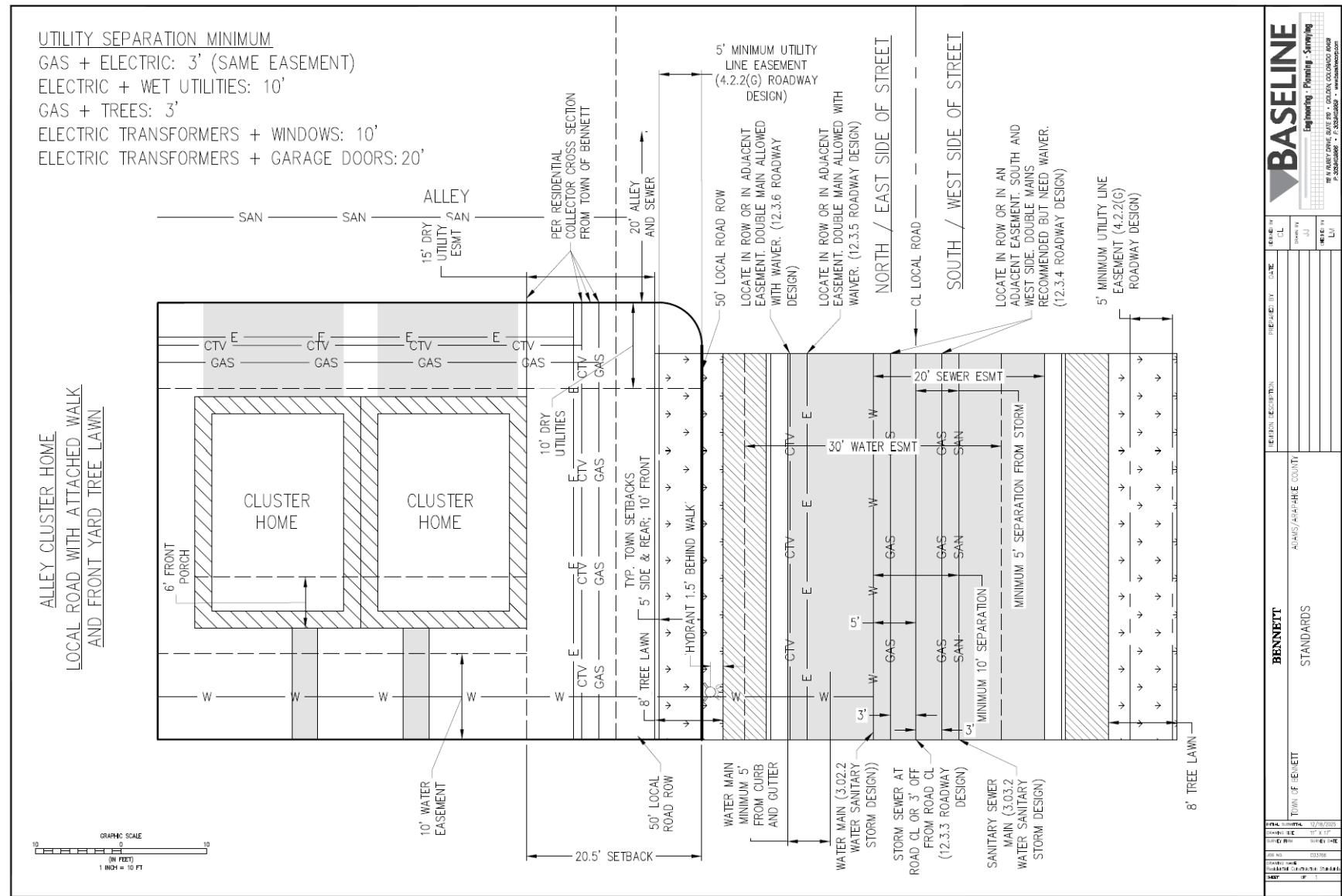


TOWN OF BENNETT - 3 MILE PLAN BOUNDARY

FEBRUARY 2026



Development Cross Section Study



2021 Comprehensive Plan Update

- Board kicked off Comp Plan update last month.
- Planning Commission will be involved in update. More information to come soon!



This Concludes the
Staff Presentation