

ORDINANCE NO. 2459  
INTRODUCED BY: Green

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, APPROVING THE BROMLEY PARK PLANNED UNIT DEVELOPMENT 33<sup>RD</sup> 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"); and

WHEREAS, the Owner has requested approval of the Bromley Park Planned Unit Development 33<sup>rd</sup> 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 City Council finds it appropriate to use the procedures and review criteria outlined in Section 2.04(C)(2) of the *Land Use & Development Code* (the "LUDC") in its consideration of this PUD; and

WHEREAS, the Planning Commission conducted a public hearing on October 10, 2024, to review and consider the application pursuant to the applicable provisions and criteria set forth in 2.04(C)(2) of the LUDC, and provided a unanimous recommendation of approval to the City Council; and

WHEREAS, the City Council opened a public hearing on November 4, 2024, where it conducted its review and considered the application pursuant to the applicable provisions and criteria set forth in Section 2.04(C)(2) of the LUDC; 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 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 ORDAINED BY THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, AS FOLLOWS:

Section 1. *Findings.* The City Council hereby 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. The Property is hereby rezoned 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 ordinance.

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 4<sup>TH</sup> DAY OF NOVEMBER 2024.

PASSED ON SECOND AND FINAL READING AND ORDERED PUBLISHED BY TITLE ONLY THIS 19<sup>th</sup> DAY OF NOVEMBER 2024.

CITY OF BRIGHTON, COLORADO

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GREGORY MILLS, Mayor

ATTEST:

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NATALIE HOEL, City Clerk

Published in the *Brighton Standard Blade*  
First Publication: November 14, 2024  
Final Publication: December 5, 2024

APPROVED AS TO FORM:

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YASMINA GIBBONS, Deputy City Attorney

EXHIBIT A

A PARCEL OF LAND, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 1, BLOCK 32 AND LOT 1, BLOCK 33, BRIGHTON CROSSING FILING NO. 7, RECORDED 10/09/2020 AT RECEPTION NO. 2020000103327, AND TRACT X, BRIGHTON CROSSING FILING NO. 7, 1ST AMENDMENT, RECORDED 12/08/2023 AT RECEPTION NO. 2023000068099, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO.

## EXHIBIT B

# BROMLEY PARK P.U.D. 33RD AMENDMENT (MAJOR)

BEING A PART OF SECTION 3, TOWNSHIP 1 SOUTH RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN  
CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

### LEGAL DESCRIPTION OF SITE

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO. MORE PARTICULARLY DESCRIBED AS FOLLOWS: BLOCK 32, LOT 1 AND BLOCK 33, LOT 1, BRIGHTON CROSSING FILING NO. 7, RECORDED OCTOBER 17TH, 2020 AT RECEPTION NO. 20200010327, CONTAINING AN AREA OF 20.719 ACRES, (862,503 SQUARE FEET), MORE OR LESS.

### PURPOSE AND INTENT:

THE PURPOSE OF THIS PUD AMENDMENT IS TO CHANGE THE LAND USE CLASSIFICATIONS FOR THE PLANNING AREA WITHIN BRIGHTON CROSSING IN CONFORMANCE WITH THE BRIGHTON PARK LAND USE REGULATIONS. THESE CHANGES WILL REFLECT THE INTENDED USE OF THE LAND IN THE PLANNING AREA. THE PROPOSED LAND USE TYPES WITHIN THIS PUD AMENDMENT ARE MORE COMPATIBLE WITH THE SURROUNDING RESIDENCES, WHICH MAINTAINS THE SUBURBAN COMMUNITY AESTHETIC CREATED WITH BRIGHTON CROSSING.

### OWNERSHIP CERTIFICATE

WE THE UNDERSIGNED BEING THE OWNER(S) AND/OR DEVELOPER(S) OF THE LAND HEREIN DESCRIBED LOCATED IN THE CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO, HEREBY SUBMIT THIS PLAN AND AGREE TO PERFORM UNDER THE TERMS NOTED HEREON.

OWNER: BROOKFIELD RESIDENTIAL (COLORADO) LLC, A NEVADA CORPORATION

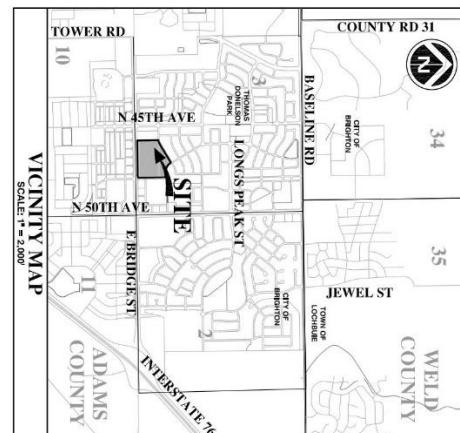
BY: SANDI THOMAS  
SENIOR VICE-PRESIDENT

NOTARIAL  
STATE OF COLORADO) ) SS  
CITY OF BRIGHTON )  
COUNTY OF ADAMS )  
WITNESS MY HAND AND SEAL.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20 DAY  
OF 2024 BY SANDI THOMAS

MY COMMISSION EXPIRES 2025  
(SEAL)

NOTARY PUBLIC



### VICINITY MAP

SCALE: 1:2,000

### CITY COUNCIL CERTIFICATE

APPROVED BY THE CITY COUNCIL OF THE CITY OF BRIGHTON  
THIS 20 DAY OF 2024

BY: MAJOR

WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES 2025  
(SEAL)

NOTARY PUBLIC

Sheet List Table	
Sheet Number	Sheet Title
1	COVER SHEET
2	PUD PLAN

Project Number: 50182332	
Designed By: <u>SDC</u> <u>LTNN</u>	
Checked By: <u>WZ</u>	
Sheet Number: <u>1</u>	DOCUMENT AMENDMENTS

Brookfield Residential  
6465 S. GREENWOOD PLAZA  
SUITE 700  
CENTENNIAL, CO 80111  
Tel: (303) 706-9451  
Contact: MATT HALEY

### BROMLEY PARK P.U.D. 33RD AMENDMENT (MAJOR)

### COVER SHEET

**Dewberry**  
Dewberry Engineers Inc.  
2011 Cherry Street, Suite 206  
Louisville, CO 80027  
720.975.0177  
Contact: Suzanne O. Shab, PE  
Email: [sab@Dewberry.com](mailto:sab@Dewberry.com)

# BROMLEY PARK P.U.D. 33RD AMENDMENT (MAJOR)

BEING A PART OF SECTION 3, TOWNSHIP 1, SOUTH RANGE 66, WEST OF THE 6TH PRINCIPAL MERIDIAN  
CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

## DEVELOPMENT SUMMARY

PLANNING AREA	LAND USE PROPOSED	PLD DESIGNATION	DENSITY	ACRES	MAX UNITS
PA 12C	SINGLE-FAMILY DETACHED		6.3	20.718	130
TOTALS				20.718	130

## LEGEND

— — — —	EXISTING PLANNING AREA BOUNDARY
— — — —	PLANNING AREA BOUNDARY
	SINGLE-FAMILY DETACHED



Project Number: 50182332		
Designed By: SDC	Drawn By: LTTN	
Checked By: WZ		
Sheet Number: 2		
DOCUMENT AMENDMENTS		

Brookfield Residential  
6465 S. GREENWOOD PLAZA  
SUITE 700  
CENTENNIAL, CO 80111  
Tel: (303) 706-9451  
Contact: MATT HALEY

## BROMLEY PARK P.U.D. 33RD AMENDMENT (MAJOR) PUD PLAN

**Dewberry**  
Dewberry Engineers Inc.  
201 Cherry Street, Suite 206  
Littleton, CO 80120  
720.975.0177  
Contact: Suzanne O. Shad, PE  
Email: [soshad@dewberry.com](mailto:soshad@dewberry.com)