

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 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"); and

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 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 4TH DAY OF NOVEMBER 2024.

PASSED ON SECOND AND FINAL READING AND ORDERED PUBLISHED BY TITLE ONLY THIS 19TH DAY OF NOVEMBER 2024.

CITY OF BRIGHTON, COLORADO

GREGORY MILLS, Mayor

ATTEST:

NATALIE HOEL, City Clerk

Published in the *Brighton Standard Blade*

First Publication: November 14, 2024

Final Publication: December 5, 2024

APPROVED AS TO FORM:

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

I:\BROOKFIELD\BC PA 13\PLAN SETS\PUD\PUD_CVR - 33RD AMEND.DWG 8/19/2024 11:14 AM NGUYEN, TUYET TRINH (LINDSEY)

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

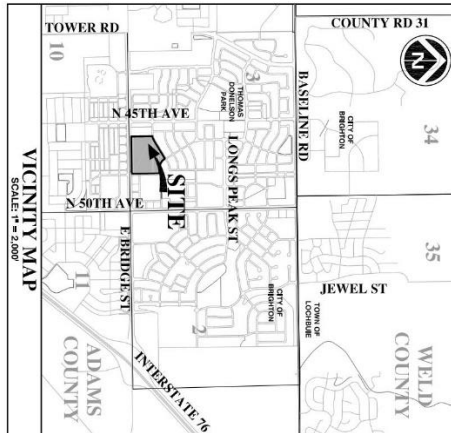
LEGAL DESCRIPTION OF SITE:

BLOCK 32, LOT 1 AND BLOCK 33, LOT 1, BRIGHTON CROSSING FILING NO. 7, RECORDED OCTOBER 9TH, 2020 AT RECEPTION NO. 2020000103327.

CONTAINING AN AREA OF 20.719 ACRES, (902,503 SQUARE FEET), MORE OR LESS.

PURPOSE AND INTENT:

THE PURPOSE OF THIS PLD AMENDMENT IS TO CHANGE THE LAND USE CLASSIFICATIONS FOR ONE PLANNING AREA WITHIN BRIGHTON CROSSING IN COMPLIANCE WITH THE BROOKLYN PARK LAND USE REGULATIONS. THESE CHANGES WILL REDUCE THE ALLOWABLE DENSITY OF RESIDENTIAL UNITS WITHIN THE PLANNING AREA. THE PROPOSED LAND USE TYPES WITHIN THIS PLD AMENDMENT ARE MORE COMPATIBLE WITH THE SURROUNDING RESIDENCES, WHICH MAINTAINS THE SUBURBAN COMMUNITY AESTHETIC CREATED WITH BRIGHTON CROSSING.



PURSUANT TO EXHIBIT G OF THE FIRST AMENDMENT TO THE BROOKLEY PARK ANNEXATION AGREEMENT, DATED DECEMBER 16, 1986, AND RECORDED IN ADAMS COUNTY RECORDS IN BOOK 3301 COMMENCING AT PAGE 589, THIS AMENDMENT MEETS THE CRITERIA OF A MAJOR FIDUCIARY ACTING AS SET FORTH IN THE AMENDMENT PROCESS SECTION OF THE BROOKLEY PARK LAND USE REGULATIONS. STANDARDS OF THE BROOKLEY PARK LAND USE REGULATIONS AND ALL PREVIOUS AMENDMENTS ARE STILL APPLICABLE UNLESS AMENDED WITH THIS DOCUMENT.

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

NOTARIAL

STATE OF COLORADO)) SS
COUNTY OF ADAMS)) SS
CITY OF BRIGHTON)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY
OF _____, 20____, BY _____.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC (SEAL)

CITY COUNCIL CERTIFICATE

APPROVED BY THE CITY COUNCIL OF THE CITY OF BRIGHTON
THIS _____ DAY OF _____, 20____

BY: _____
MAYOR

ATTEST

CITY CLERK

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

Project Number:			
50182332			
Designed By:	Drawn By:		
SDC	LTTN		
Checked By:		3	08/20/2024
WZ		2	07/30/2024
		1	06/25/2024
Sheet Number:		No.	Date
1		Description	
		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

