

# PLANNING COMMISSION RESOLUTION

PRAIRIE CENTER MIXED-USE PUD, 3<sup>RD</sup> AMENDMENT  
PLANNED UNIT DEVELOPMENT ZONING AMENDMENT

RESOLUTION NO. 17-09

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BRIGHTON RECOMMENDING TO THE CITY COUNCIL APPROVAL OF THE PRAIRIE CENTER MIXED-USE PUD (PLANNED UNIT DEVELOPMENT) ZONING AMENDMENT REQUEST FOR AN APPROXIMATELY 12.3 ACRE PROPERTY, GENERALLY LOCATED IN THE NORTHWEST QUARTER, SECTION 21, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, BRIGHTON, COLORADO.**

*WHEREAS*, THF Prairie Center Development LLC (the “Owner”) owns a property approximately 12.3 acres in size, located southeast of and adjacent to Eagle Boulevard and S. 27<sup>th</sup> Avenue, and more specifically described in **EXHIBIT A**, attached hereto (the “Property”); and

*WHEREAS*, on July 7, 2009, the City Council approved by ordinance the Prairie Center Mixed-Use PUD (the “PUD) by Ordinance Number 2011; and

*WHEREAS*, the Applicant, Libby Kaiser, Norris Design (the “Applicant”), on behalf of the Owner, has requested approval of the Prairie Center Mixed-Use PUD, 3<sup>rd</sup> Amendment (the “PUD Amendment”), attached hereto as **EXHIBIT B**; and

*WHEREAS*, in accordance to the public notice requirements of the *Land Use and Development Code*, the Planning Commission of the City of Brighton finds and declares that a Notice of Public Hearing was mailed to all property owners within 300 feet of the Property, a public notice was published in the *Denver Post*, 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*, the Planning Commission conducted a public hearing to review and consider the PUD Amendment pursuant to the applicable provisions and criteria set forth in the *Land Use and Development Code*; and

*WHEREAS*, at the public hearing, the Planning Commission received and considered all relevant evidence and testimony from City Staff, the Applicant, and other Interested Parties, including the public at large; and

*WHEREAS*, the Planning Commission finds and determines that the PUD does follow the intent of the *Comprehensive Plan* in providing for the future of the City; complies with the requirements of the City of Brighton *Land Use and Development Code*; addresses a unique situation; complies with applicable standards; is integrated with adjacent development; sufficiently mitigates adverse impacts; provides for sufficient facilities and services to serve the Property; will

be phased appropriately; could not be accomplished in another manner; and is scheduled to be reviewed by the City Council in a timely manner.

***NOW THEREFORE, BE IT RESOLVED*** that the Planning Commission of the City of Brighton, Colorado, hereby recommends to the City Council approval of the Prairie Center Mixed-Use PUD, 3<sup>rd</sup> Amendment to replace the existing zone district of Prairie Center Mixed-Use PUD.

***RESOLVED***, this 14<sup>th</sup> day of November, 2017.

**CITY OF BRIGHTON, COLORADO  
PLANNING COMMISSION**

  
\_\_\_\_\_  
Chris Maslanik, Chairperson

**ATTEST:**

  
\_\_\_\_\_  
~~Jennifer Holmes~~, Acting Secretary  
**CASEY BALLARD**

**EXHIBIT A  
LEGAL DESCRIPTION**

PRAIRIE CENTER VILLAGE V, FILING NO. 1, LOT 1, GENERALLY LOCATED IN THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, CITY OF BRIGHTON, ADAMS COUNTY, COLORADO, MORE FULLY DESCRIBED AS:

**MONUMENTS:**

- SET NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC PLS 36580"
- SET 1' BRASS DISK STAMPED "AZTEC PLS 36580"
- FOUND NO. 3/4" BRASS TAG STAMPED "JR ENG PLS 30099"
- FOUND 1" BRASS TAG STAMPED "AZTEC LS 38064"

**BASIS OF BEARINGS:**

**BASIS OF BEARINGS:** BEARINGS SHOWN HEREON ARE RECORDED BEARINGS AND ARE BASED UPON THE NORTHERLY LINE OF LOT 1, PRAIRIE CENTER VILLAGE V SUBDIVISION, FILING NO. 1, WHICH BEAR NORTH 89°26'28" EAST, BETWEEN THE MONUMENTS SHOWN HEREIN.

APPROXIMATELY 12.3 ACRES IN SIZE.

**EXHIBIT B**

**PRAIRIE CENTER MIXED USE PUD, AMENDMENT NO. 3**  
 SITUATED IN NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH,  
 RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN  
 CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

**PUD AMENDMENTS**

**BUILDING SEPARATION:** THE MINIMAL BUILDING SEPARATION BETWEEN OVERLAPPING UNITS SHALL BE 1' FROM WALL TO WALL FOR ALL ELEVATIONS. THE MINIMAL BUILDING SEPARATION BETWEEN DWELLING UNITS AND GARAGES SHALL BE 6' ROOF OVERHANGS AND CANTILEVERED COMPONENTS ARE ALLOWED TO ENDOCK INTO THIS AREA.

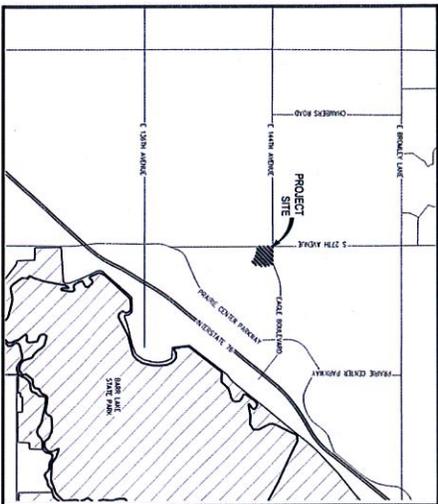
**FENCE POSTS:** MASSIVE FENCE POSTS SHALL BE A MINIMUM 30" X 12" POST WITH A STRIKED 16" DIA 2" UP ON ALL SIDES. MASSIVE 4" X 4" FENCE POSTS SHALL BE LOCATED NO FURTHER THAN 1' FROM THE CENTER OF THE POSTS.

**FENCE PLANE:** THE MAXIMUM LENGTH OF CONTINUOUS, UNBROKEN AND UNINTERRUPTED FENCE PLANE SHALL BE 20' ALONG ALL ROADS WITH AN EXCEPTION OF 35' ALONG RED TAIL WAY. ALL BACKYARD FENCES ALONG PUBLIC RIGHT-OF-WAYS SHALL BE OPEN, TWO-DUAL FENCES WITH LANDSCAPING IN ACCORDANCE WITH EXISTING HUD REQUIREMENTS.

**SCREENING WALLS:** THE MAIN STEPS OF THE COURTYARD SIDEWALKS LEADING FROM THE DRIVE AREAS TO EACH POOL OF HOMES SHALL BE 6" WIDE. WHERE THE STEEL BRANCHES OPEN TO SERVE THE DRIVE AREAS, THE SCREENING WALLS SHALL BE 6" WIDE. THE SCREENING WALLS SHALL BE ATTACHED TO THE SIDEWALK / FIRE ACCESS LINE. THE SCREENING WALLS SHALL BE ATTACHED TO THE CENTRAL OPEN SPACE. OTHER WALLS IN THE OPEN SPACE AREA SHALL BE 6" WIDE.

**PROJECT STATISTICS**

| TONING                         | SQ. FT.  | ACRES    |
|--------------------------------|----------|----------|
| GROSS INFORMATION              | 538,510  | 12.32    |
| NET AVERAGE                    | 538,510  | 12.32    |
| PROPOSED UNITS                 | 136      |          |
| 1 BEDROOM UNIT (638 SQ FT)     | 40       | 29.4%    |
| 2 BEDROOM UNIT (962 SQ FT)     | 55       | 40.4%    |
| 3 BEDROOM UNIT (1,299 SQ FT)   | 41       | 30.2%    |
| BUILDING FLOOR AREA RATIO      | 0.193    |          |
| BUILDING CONSTRUCTION TYPE     | 4-B      |          |
| CLUBHOUSE OCCUPANCY            | B        |          |
| GROSS DENSITY                  | 11.04    |          |
| LOT COVERAGE - ALL BUILDINGS   | 3.03     | 29.1%    |
| LOT COVERAGE - LANDSCAPING     | 4.50     | 36.6%    |
| STIMULATED NUMBER OF EMPLOYEES | 1-2      |          |
| PARKING                        | REQUIRED | PROVIDED |
| TOTAL PARKING SPACES (1.5/BER) | 242      | 242      |
| STORAGE PARKING SPACES         |          | 183      |
| HANDICAP PARKING SPACES        | 1        | 2        |



**LEGAL DESCRIPTION:**  
 PRAIRIE CENTER VILLAGE V. PLUNG NO. 11 OF 11.

**MONUMENTS:**

- SET NO. 3 REBAR WITH 4-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC R.S. 3688"
- SET 1" BRASS DISK STAMPED "AZTEC R.S. 3688"
- FOUND NO. 2 BRASS TAG STAMPED "JR. ENG. R.S. 3699"
- FOUND 1" BRASS TAG STAMPED "AZTEC LS 3688"

**BASIS OF BEARINGS:**  
 BASIS OF BEARINGS: BEARINGS SHOWN HEREON ARE RECORD BEARINGS AND ARE BASED UPON THE NORTHERLY LINE OF LOT 1, PRAIRIE CENTER VILLAGE V. SUBDIVISION PLUNG NO. 1, WHICH BEARS NORTH 89° 52' 28" EAST, BETWEEN THE MONUMENTS SHOWN HEREON.

**SHEET LIST TABLE**

|   |                |
|---|----------------|
| 1 | PUD AMENDMENTS |
|---|----------------|

**OWNERS/DEVELOPER:**  
 2255 E. CHAMBERLAIN ROAD, SUITE 885  
 P.O. BOX 1000  
 P.O. JOSH E. HARTMAN  
 JOSH.HARTMAN@NEXMETRO.COM

**CIVIL ENGINEER:**  
 1120 Lincoln Street, Suite 1000  
 Denver, Colorado 80203  
 P-303-733-1330  
 harriskochersmith.com  
 P.O. MICHAEL S. MOORE  
 M.S.MOORE@HKS.COM

**LANDSCAPE ARCHITECT / PLANNER:**  
 1101 Grand Street  
 Denver, Colorado 80202  
 P-303-892-1166  
 norrisdesign.com  
 P.O. JARED CARLSON  
 JCARLSON@NORRIS-DESIGN.COM

**ARCHITECT:**  
 9025 E. AMERICAL CIRCLE  
 SUITE 200  
 CENTRAL CO 80112  
 P.O. GUY ALBRAZ  
 GUY.ALBRAZ@FELTENGROUP.COM

**ISSUE DATE: 06-27-2017**

| DATE     | REVISION COMMENTS |
|----------|-------------------|
| 06-27-17 | Final Comment     |
| 06-27-17 | Final Comment     |
| 06-27-17 | Final Comment     |

**SIGNATURE BLOCKS**

**CERTIFICATE OF OWNERSHIP**

THE UNDERSIGNED, BEING THE OWNERS(S) AND/OR REPRESENTATIVE(S) OF THE LAND HEREIN DESCRIBED, LOCATED IN SECTION 21, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, HEREBY SUBMIT THIS PLAN AND AGREE TO PERFORM UNDER THE TERMS NOTED HEREON.

OWNER \_\_\_\_\_

**PLANNING COMMISSION**

THE PLANNING COMMISSION OF THE CITY OF BRIGHTON RECOMMENDS APPROVAL OF THIS PLAN OF \_\_\_\_\_ OF 20.

CHAIRPERSON \_\_\_\_\_

**CITY COUNCIL**

THE CITY COUNCIL OF THE CITY OF BRIGHTON APPROVES THIS PLAN OF \_\_\_\_\_ OF 20.

MAYOR ATTEST: \_\_\_\_\_  
 CITY CLERK \_\_\_\_\_

**CLERK AND RECORDER**

THIS PUD WAS FILED FOR RECORD IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER, CITY OF BRIGHTON, STATE OF COLORADO ON THIS \_\_\_\_\_ OF 20.

RECEPTION NO. \_\_\_\_\_  
 SIGNATURE AND PRINTED NAME \_\_\_\_\_