



# Brighton Crossing, Filing 3, Third Amendment Development Agreement

City Council – April 16, 2019

Applicant: Josh Shipman, S3L Holdings LLC  
City Staff Representative: Lauren Simmons, AICP, Senior Planner



## Strategic Focus Area

Recognizable and Well-Planned  
Community





### Subject Property Location



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3



### Subject Property Location



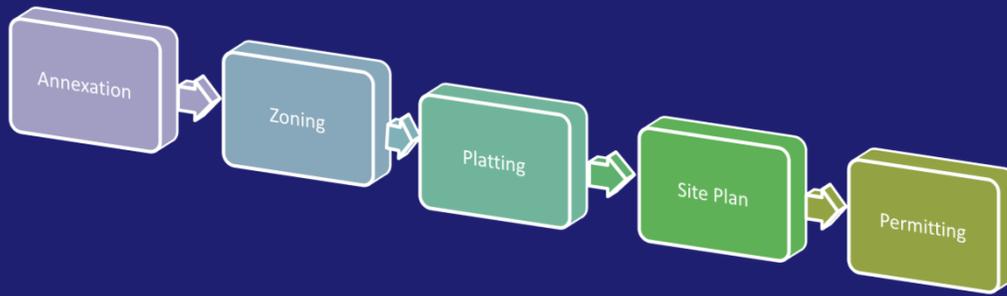
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4



# Brighton™

## Review Process



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5



# Brighton™

## Background

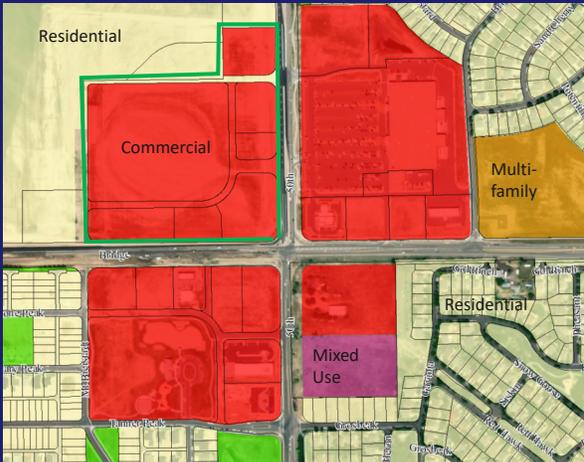
- Annexed and zoned in 1986 as part of Bromley Park for commercial development.
- Brighton Crossing, Filing 3 was initially platted in 2003.
- Applicant has proposed a replat of the subdivision to deepen lot depths along 50<sup>th</sup> Avenue and Bridge Street and to add two lots to Block 17.

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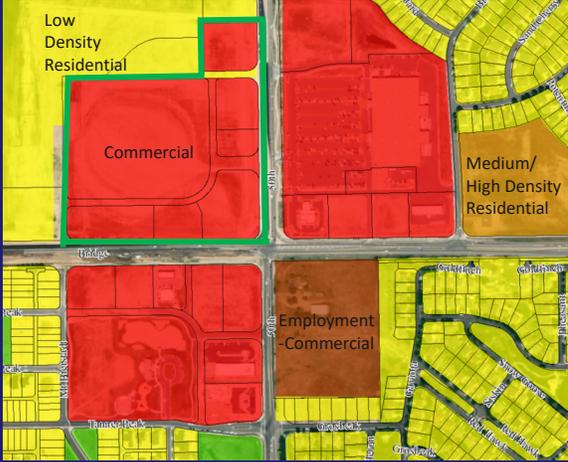
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# Background



**PUD Zoning Map**



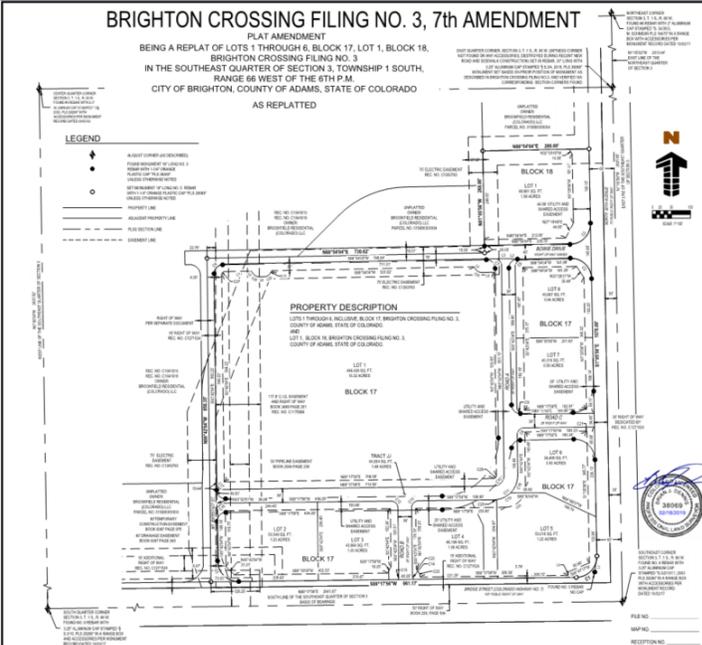
**Future Land Use Map**

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# Purpose

- Request for a Development Agreement Amendment for a Mixed Use project:
  - 9 lots
  - 4 points of access
    - 2 full movement
    - 2 right-ins only
- Addresses infrastructure and development requirements:
  - Roads
  - Utilities
  - Stormwater





CITY OF BRIGHTON  
COUNTY OF ADAMS  
STATE OF COLORADO

PLAT AMENDMENT  
BRIGHTON CROSSING  
FILING NO. 3,  
7TH AMENDMENT

3 OF 5

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### Phase I (1<sup>st</sup> Lot):

- 2 points of access
- Tract JJ adjacent to 1<sup>st</sup> Lot prior to issuance of 1<sup>st</sup> C.O. to the two points of access
- Pro Rata share of traffic signals at Mt. Bierstadt and Bridge and Bowie and 50<sup>th</sup>

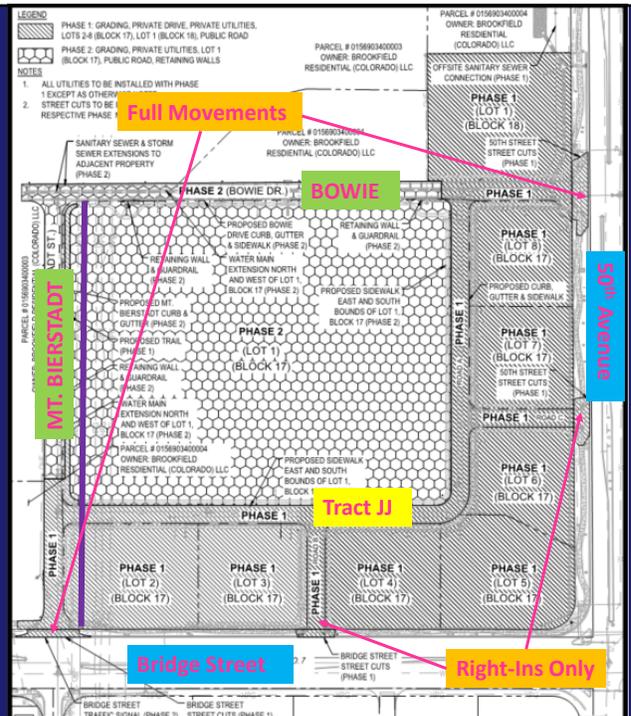
### Phase I (Lots 2-8, Block 17 and Lot 1, Block 18):

- Tract JJ completed in its entirety
- Both full width accesses from Mt. Bierstadt and Bowie completed
- Completion of 10' trail on the east side of Mt. Bierstadt to Bowie

### Phase II (Lot 1, Block 17):

- Full width of Bowie completed prior to first Building Permit
- Full width of Mt. Bierstadt completed prior to first C.O.
- Sidewalk constructed on Lot 1, Block 17 along Tract JJ

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## Staff Recommendation

### ❖ Staff is recommending approval of the agreement amendment as drafted as it:

- ✓ Is consistent with the proposed Plat Amendment;
- ✓ Meets the review criteria as found in the *Land Use and Development Code*;
- ✓ Provides the developer and property owner with a clear path forward in terms of certain infrastructure improvements required and the timing thereof.

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10



## Options for City Council

- Approve the item as presented via resolution;
- Approve the item with changes or conditions via resolution;
- Deny the item; or
- Continue the item to be heard at a later specified date.