



# Continuation of the Brighton Crossing Filing No. 2, 8<sup>th</sup> Amendment Final Plat and Development Agreement

---

CITY COUNCIL MEETING – December 17, 2024

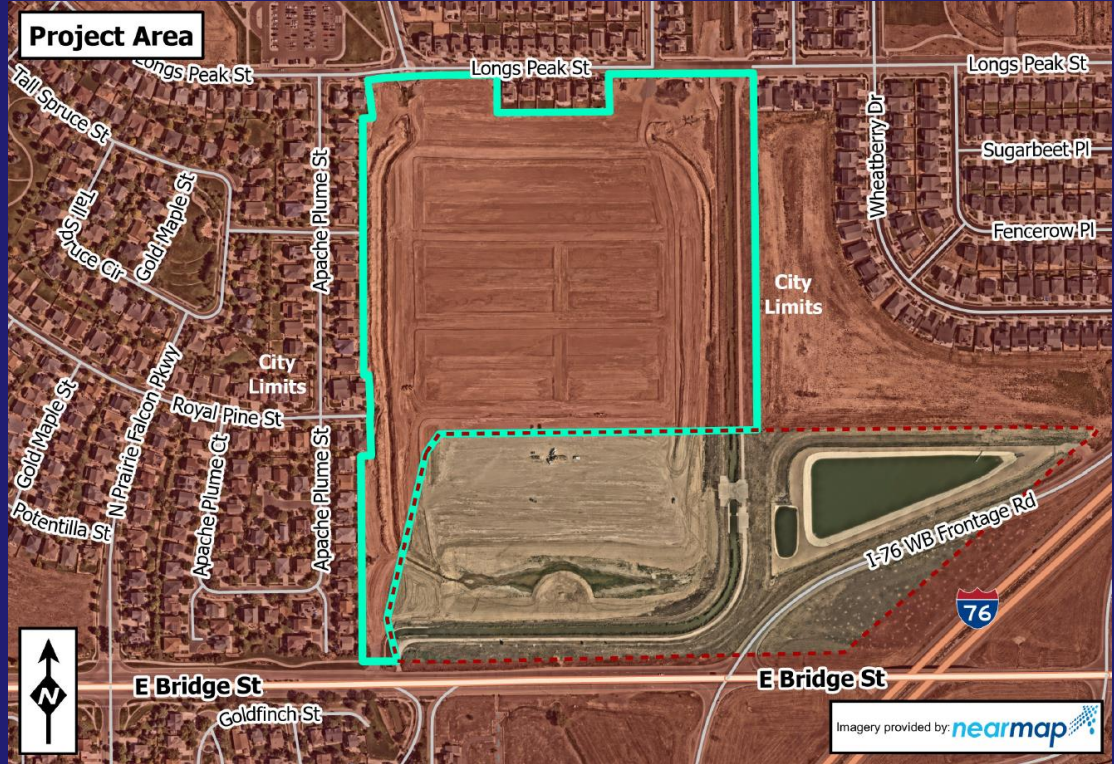
Applicant/Owner:  
City Staff Representative:

Brookfield Residential (Colorado) LLC  
Nick Di Mario, *AICP, Senior Planner*



# Subject Property Location

- The Property is generally located to the south of Longs Peak Street, north of E. Bridge Street, east of the Brighton Crossing Filing No. 1 Subdivision and west of the Speer Canal.

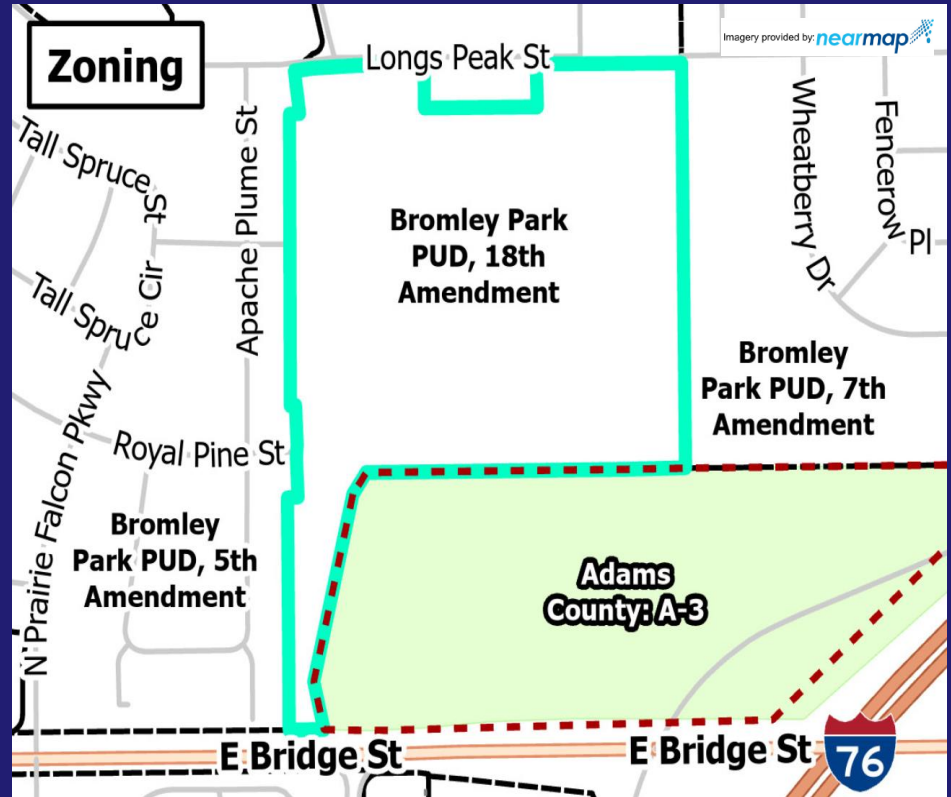




## Background

### The Property:

- Was annexed in 1985 as part of the Bromley Park Annexation.
- Is zoned Single Family Detached under the Bromley Park PUD 18<sup>th</sup> Amendment.
- Was originally platted by the Brighton Crossing Filing No. 2 Final Plat.
- Was most recently platted into 'super-blocks' by the Brighton Crossing Filing No. 2 6<sup>th</sup> Amendment Final Plat.

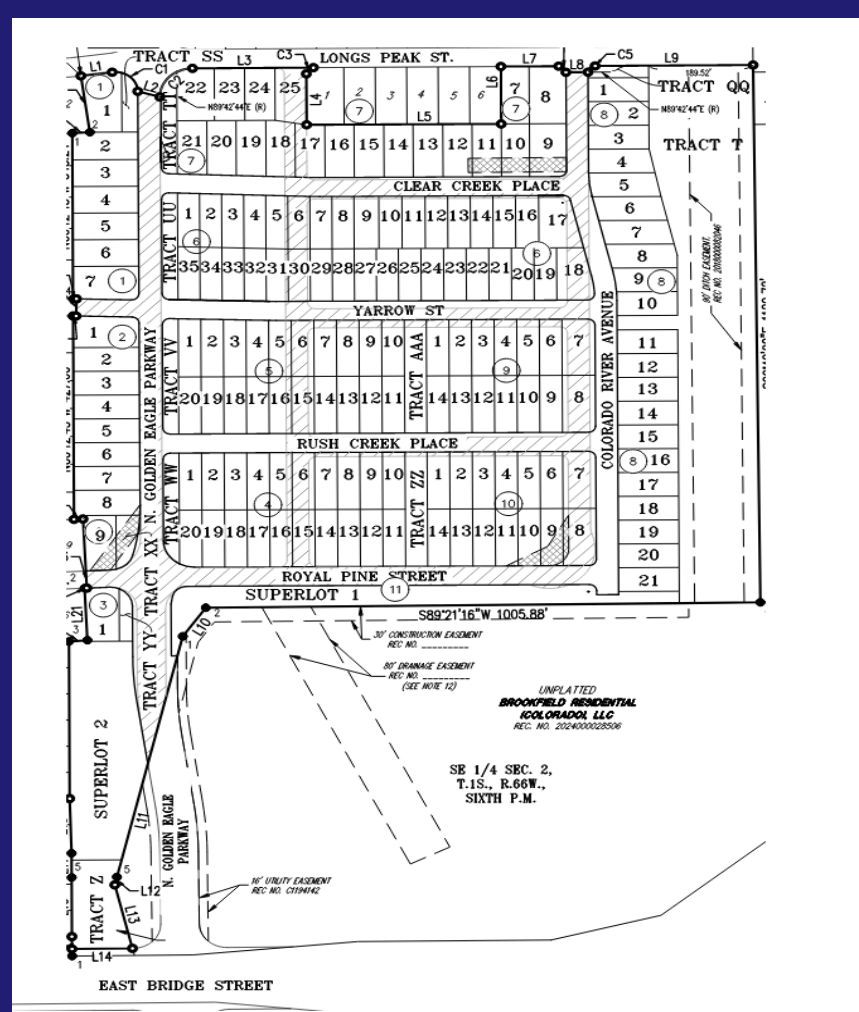




## Brighton Crossing Filing No. 2 8<sup>th</sup> Amendment – Final Plat

### The Final Plat:

- Is approximately 33.248 acres in size.
- Designates 161 lots for single family detached residential uses.
- Designates appropriate rights of way and easements for the construction of roads and utilities.
- Designates tracts for landscaping.



Final Plat by Applicant



## Continuation

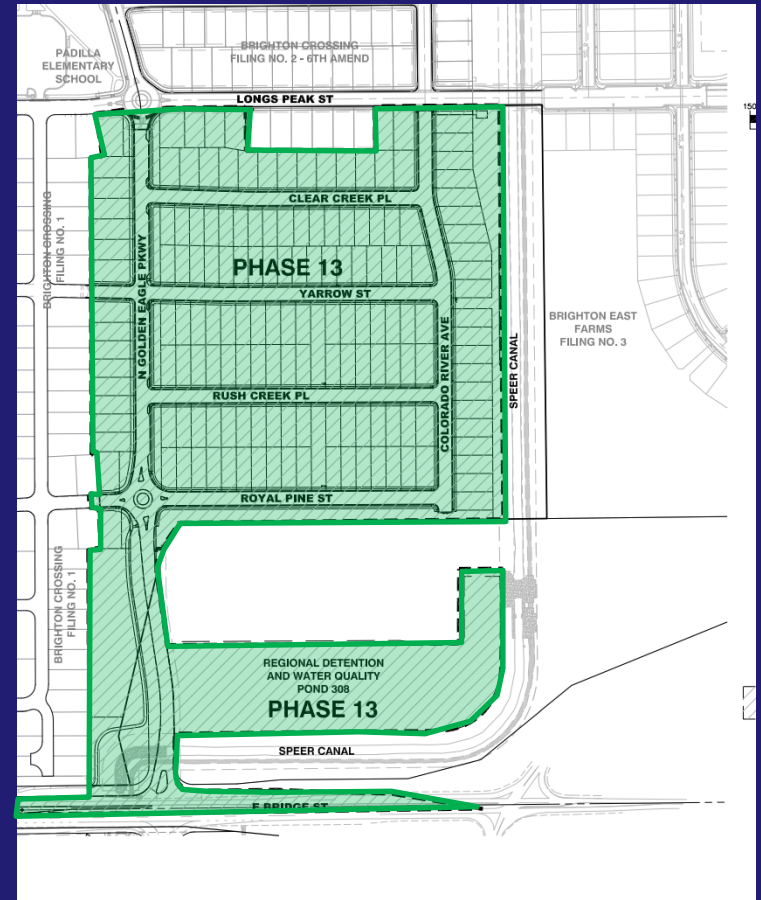
- The item was continued to a date certain from the November 4<sup>th</sup> meeting.
- City Council requested to see the addition of a N. Golden Eagle Parkway connection to E. Bridge Street, as well as clarification on additional traffic calming measures.



# Phasing

Phasing is the process by which the subdivision is separated into distinct phases of construction. No building permits can be issued until the construction of public improvements for a particular phase have been completed.

- The Property was previously separated into two phases (Phases 13 and 14).
- **The Property will now be consolidated into one phase (Phase 13).**
- Phase 13 will include the build out of N. Golden Eagle Parkway.



Phasing Plan by Applicant

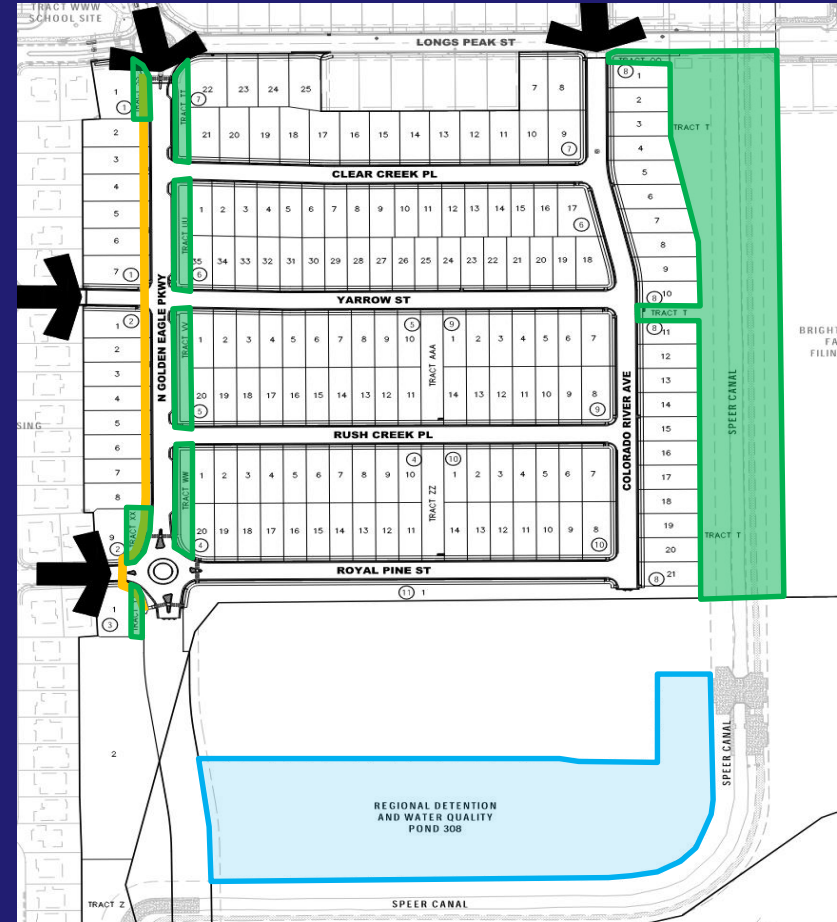




# Development Agreement Amendment

The Development Agreement Amendment will hold the Owner / Developer / District to the following:

- Adhere to the various Pond 308 agreements.
- Design, construct and maintain community mailboxes.
- Design, construct and maintain trails and sidewalks.
- Provide a fee in lieu of water dedication, as is allowed by the applicable annexation agreement.
- Purchase water taps for the irrigation of landscape tracts, and maintain said tracts.
- Erect future development signs.
- Participate in the Capital Facility Fee Foundation (School District 27J).
- Adhere to any provision of the original agreement not amended.

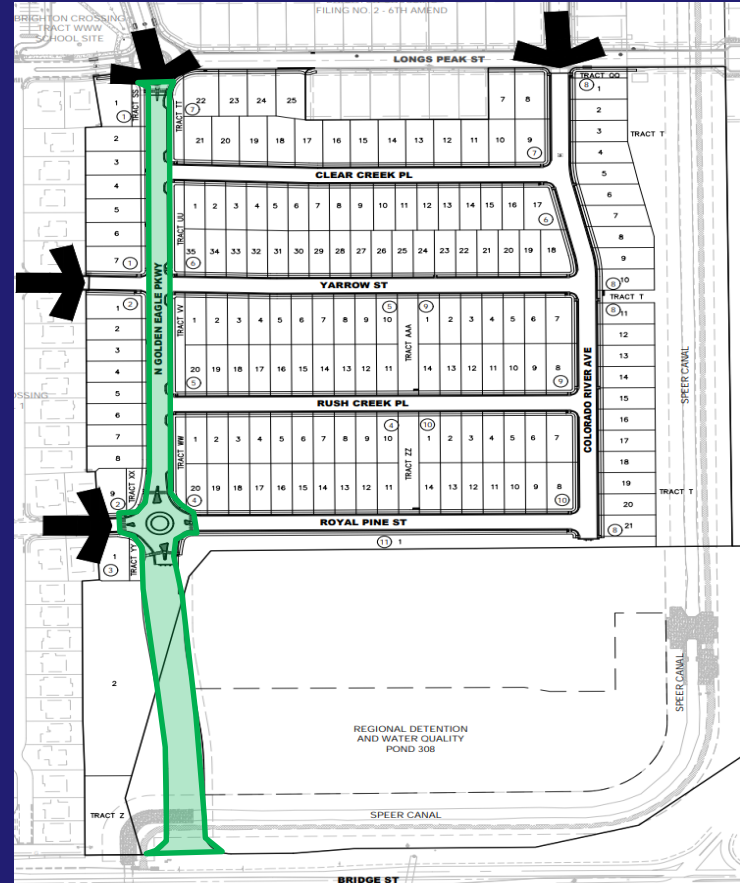




## Development Agreement Amendment (cont'd)

The Development Agreement Amendment will hold the Owner / Developer / District to the following:

- Construct N. Golden Eagle Parkway from E. Bridge Street to Longs Peak Street.
- Receive permission from Adams County allowing N. Golden Eagle Parkway to be constructed to City of Brighton standards.
- Submit a change order to the City that includes the remainder of N. Golden Eagle Parkway, and have said change order approved prior to issuance of construction permits.
- Annex the un-annexed portion of N. Golden Eagle Parkway prior to final construction acceptance.





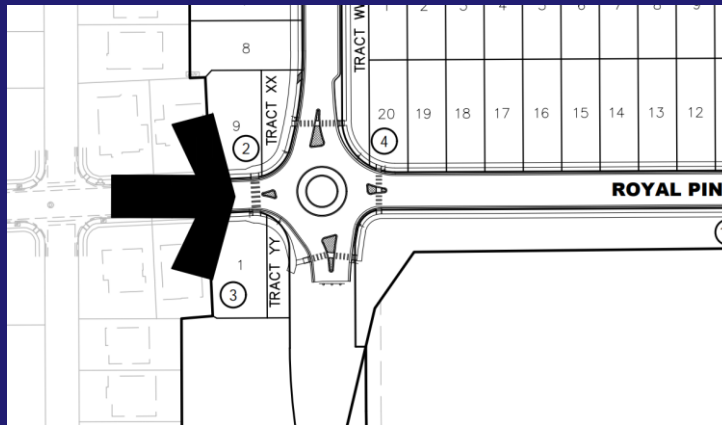


# Traffic Calming Measures

Existing and proposed traffic circles adjacent to and within the property.



Traffic Circle at Longs Peak Street and N. Golden Eagle Parkway (existing)



Traffic Circle at N. Golden Eagle Parkway and Royal Pine Street (proposed)



# Traffic Calming Measures

Longs Peak Street crossing at the Speer Canal





# Summary of Findings

- ✓ The Development Review Committee reviewed this proposal and recommended approval of the Final Plat and Development Agreement Amendment.
- ✓ The requested inclusion of a N. Golden Eagle Parkway roadway connection to E. Bridge Street has been added as a requirement to the Development Agreement Amendment.

# City Staff Recommendation

- ✓ Staff recommends approval of the Brighton Crossing Filing No. 2, 8<sup>th</sup> Amendment Final Plat and the Brighton Crossing Filing No. 2 Development Agreement 5<sup>th</sup> Amendment.



## Options for City Council

City Council has four (4) actions it can take after reviewing this application.

Council may:

- Approve the Final Plat and Development Agreement Amendment via resolution as drafted;
- Approve a modified Final Plat and Development Agreement Amendment via resolution;
- Deny the Final Plat and Development Agreement Amendment with specific findings to justify the denial; or
- Continue the item to be heard at a later, specified date if the Council feels it needs additional information to ensure compliance with the approval criteria as set forth in the *Land Use & Development Code*.