

Southgate Brighton PUD, 3rd Amendment

City Council
March 19, 2019

Property Owner:

Arcus Southgate, LLC

Applicant:

Karen Henry, Henry Design Group

City Staff Representative:

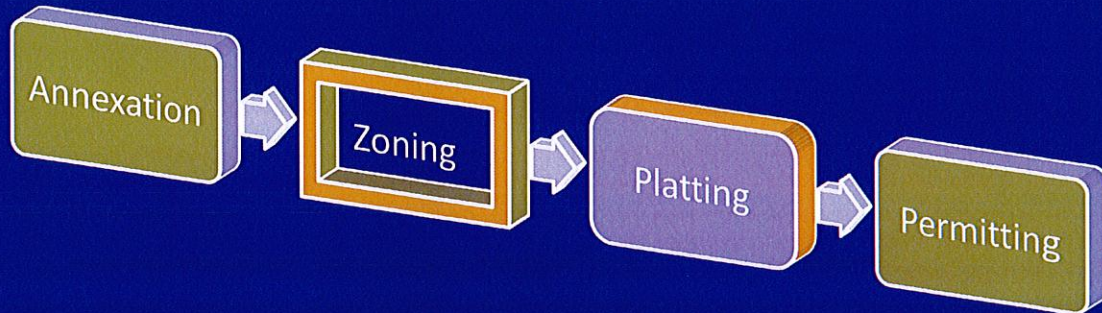
Lauren Simmons, AICP, Senior Planner

Strategic Focus Area

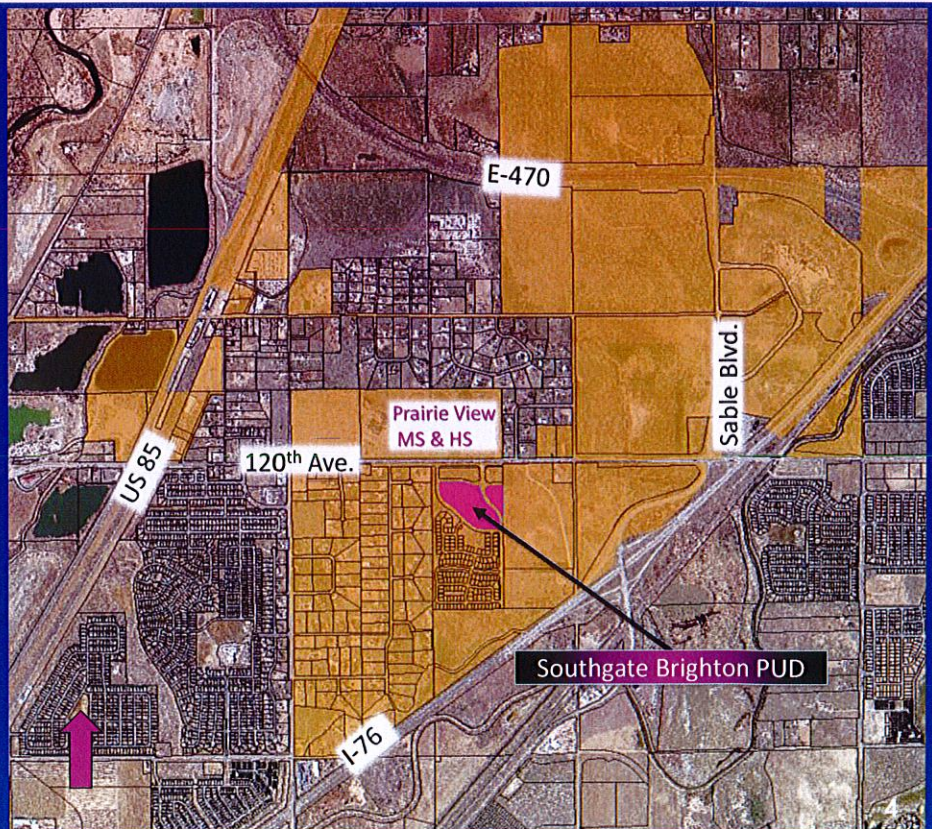
Recognizable and Well-Planned
Community



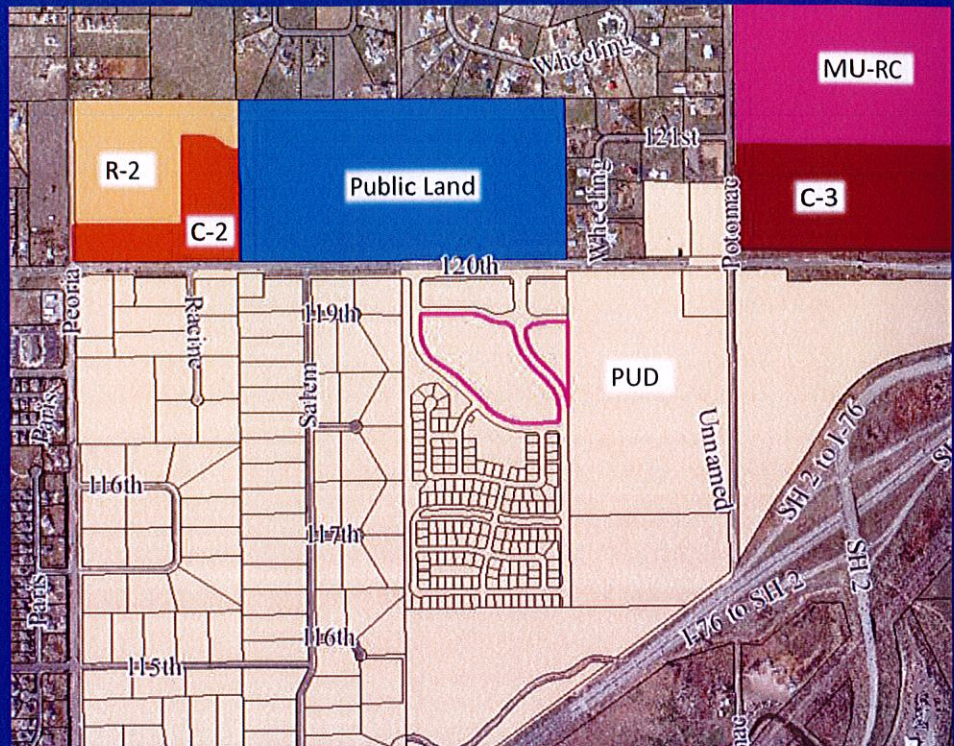
Review Process



Vicinity Map



Surrounding Zoning



Comprehensive Plan – Future Land Use Plan

Mixed Use Residential:

- This designation is primarily intended for multi-family buildings, single family attached homes, live/work unit, senior housing facilities and mixed-use buildings.



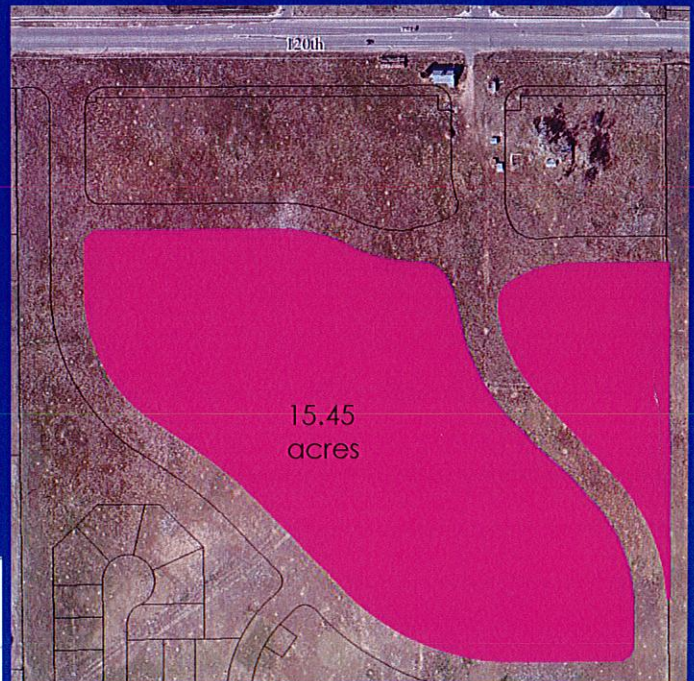
Comprehensive Plan Compliance

- Principle 1: Managing Growth
 - Policy 1.1- New Growth Should Favor Existing Areas of Infrastructure and Planning
- Principle 6: Promote Neighborhoods That Have Distinctiveness and Character
 - Policy 6.2 - Ensure Residential Lot and Architecture Enhance the Street
 - Policy 6.5 - Encourage Projects that Enhance the Diversity of Housing Types and Costs, and Manage Affordability through Supply and Subsidy

Southgate Brighton PUD 3rd Amendment

- Amending the PUD, 15.45 acres from multi-family to single family attached land use.
- Establishment of design standards for single family attached (paired homes).
- From 13.7 units per acre to 8.93 units per acre.

USE	MINIMUM LOT SIZE	MINIMUM LOT WIDTH	MAXIMUM LOT COVERAGE	MAXIMUM BUILDING HEIGHT	FRONT YARD SETBACK (Porch or Structure)	SIDE YARD SETBACK	REAR YARD SETBACK	REAR YARD SETBACK TO GARAGE DOOR FACE FOR ALLEY LOADED GARAGES
		(See Note 1)		(See Note 2)				
Residential Medium Paired Homes (Individual Lots)								
Rear Loaded Garage	1750 SF	22 FT	80%	35 FT	10 FT	5 FT Exterior Wall 0 FT Common Wall	5 FT	5 FT



A PUD plan and classification to a PUD District may be approved only if the City Council finds that the following criteria have been met:

- *The PUD Amendment allows for the development of a paired home product which is currently not accommodated with setbacks or lot sizes in the Land Use and Development Code.*
- *The proposed PUD Amendment complies with the Comprehensive Plan as attached single family is allowed under the mixed-use residential category and it addresses the residential design standards for the paired homes.*
- *The proposed PUD Amendment will comply with the proposed use of paired homes with setback and design standards.*
- *The proposed PUD Amendment will maintain the planned and constructed street connections, sidewalks, and trails within the Village at Southgate development.*

A PUD plan and classification to a PUD District may be approved only if the City Council finds that the following criteria have been met:

- *The proposed PUD Amendment will decrease the planned density adjacent to single family proposed by the original PUD.*
- *The proposed PUD Amendment will not modify or increase the required level of service for public safety, transportation, educational and utility facilities.*
- *The proposed PUD Amendment is not proposing any phasing in the PUD Plan.*
- *The proposed PUD Amendment would change the product type allowed in Planning Areas B and D, which requires revised architectural requirements, lot size changes and setback modifications. This development would not have been possible under the Southgate Brighton PUD as it did not provide for paired homes or phase control.*

Public Notice

February 13, 2019

- Mailings sent to property owners within 300 feet.
- Property was posted with public hearing sign by the Applicant.
- Notice published in the Brighton Standard Blade.

Department of Community Development – Planning Division



SIGN LOCATION

11

Staff Recommendation

Recommend approval of the PUD Amendment:

- ✓ In general conformance with the Comprehensive Plan, and
- ✓ In accordance with the Land Use and Development Code

Department of Community Development – Planning Division

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Planning Commission Recommendation

Recommended approval of the PUD Amendment on January 24, 2019:

- ✓ In general conformance with the Comprehensive Plan, and
- ✓ In accordance with the Land Use and Development Code

Note: A signed resolution was provided in the City Council packet.

Options for City Council Consideration

- Approve the Southgate Brighton PUD, 3rd Amendment.
- Approve the Southgate Brighton PUD, 3rd Amendment with additional considerations.
- Not approve the Southgate Brighton PUD, 3rd Amendment.
- Continue the item to a later date.



STATEMENT OF PURPOSE & INTENT
Southgate Village is proposed as the third amendment to the Southgate Brighton Planned Unit Development (PUD). The 15.45 acre site is proposed as a distinctive paired home neighborhood and is planned as a continuation of the Southgate Brighton mixed use neighborhood. Single family detached homes are located south of the site and Southgate Brighton Towne Mixed Use Commercial development is located along the frontage of 120th Avenue north of the site. The single family detached homes and commercial areas are not subject to this amendment.

ly, in compliance with the general intent of the City of Brighton Comprehensive Plan, the Southgate Village PUD provides the City with a complementary land use within the overall Southgate Brighton PUD. The PUD provides a coordinated and harmonious development which will best promote the health, safety, order, convenience, prosperity and general welfare of its residents. The PUD responds to the goals and policies of the City of Brighton Comprehensive Plan and is planned to ensure high quality development compatible with the surrounding land uses and the natural environment.

NOTES

- | NOTES | |
|-------|--|
| 1 | Stormwater management facilities shall conform with the City of Brighton's Requirements |
| 2 | Village at Southgate Metropolitan District shall provide maintenance of detention, water quality, and regional detention facilities. |
| 3 | Parks and Open Space will be provided in accordance with the City of Brighton requirements set forth by City Ordinance in locations previously identified on the PUD plan; final public land dedication requirements will be determined and finalized at the time of Final Platting. |
| 4 | No significant historic sites are located on the property. |
| 5 | Ownership and maintenance of all neighborhood parks, tracts, etc., shall be addressed at the time of Final Plat and in the Development Agreement. |
| 6 | Southgate Brighton shall be played in phases. |

LEGAL DESCRIPTION

LEGAL DESCRIPTION
LOT 1, BLOCK 3 AND LOT 1, BLOCK 4
A PORTION OF THE NORTHEAST QUARTER OF SECTION 1,
TOWNSHIP 2 SOUTH, RANGE 47 WEST OF THE 6TH P.M.,
CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

Owner / Applicant
Arcus Southgate, LLC
4915 E. Baseline Rd., #105
Gilbert, AZ 85234
720-348-2008

Civil Engineer
Civil Works
4075 Automation Way, B-2
Fort Collins, CO 80525
970 698 6045

Planner / Landscape Architect
Henry Design Group
1501 Wazee Street, 1-C
Denver, CO 80202
303.446.2308

SHEET INDEX

- SHEET INDEX**
- | | |
|-----|------------------------------------|
| 1 | COVER SHEET |
| 2 | CONTEXT PLAN |
| 3 | P.U.D. PLAN |
| 4,5 | DESIGN STANDARDS |
| 6 | CONCEPTUAL LANDSCAPE PLAN |
| 7 | CONCEPTUAL FENCING PLAN |
| 8 | CONCEPTUAL UTILITY PLAN |
| 9 | CONCEPTUAL GRADING & DRAINAGE PLAN |
| 10 | CONCEPTUAL ARCHITECTURE ELEVATIONS |

CERTIFICATE OF OWNERSHIP

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 BY: _____
ARCUS SOUTHGATE, LLC

NOTARIAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
THIS _____ DAY OF _____

59

MY COMMISSION EXPIRES ON:

NOTARY PUBLIC _____

CLERK AND RECORDER

THIS P.U.D. PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER IN THE STATE OF COLORADO.

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CLEAR AND RECORD

PRINTED NAME _____

PLANNING COMMISSION APPROVAL

APPROVED BY THE CITY OF BRIGHTON PLANNING COMMISSION, THIS
DAY OF

By

CHAPTER 10

CITY OF BRIGHTON APPROVAL

APPROVED BY THE CITY OF BRIGHTON CITY COUNCIL THIS _____ DAY
OF _____

MAYOR

ATTEST

CITY CLERK

NO	REVISION RECORD	DATE
1	1ST SUBMITTAL	10-2-2018
2	2ND SUBMITTAL	11-13-2018
3	3RD SUBMITTAL	1-4-2019
4		



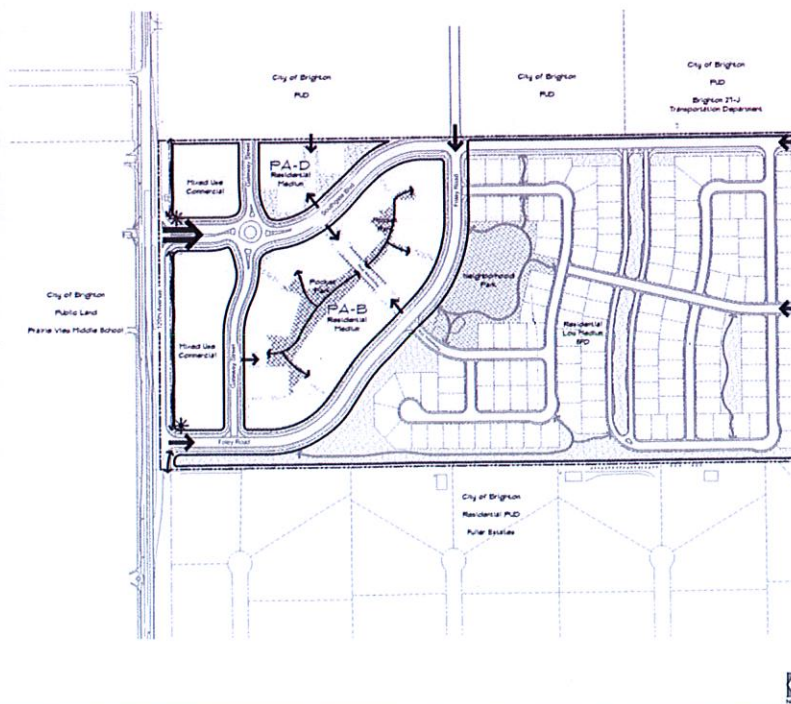
ARCUS SOUTHGATE, LLC
407 W. GILLESPIE
1911 E. BASSETT RD., #105
GILBERT, AZ 85224
702.246.2706

SOUTHGATE VILLAGE
SOUTHGATE BRIGHTON PUD - 3rd AMENDMENT
LOT 1, BLOCK 3 AND LOT 1, BLOCK 4
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 1,
TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 11TH P.M.
TOWNSHIP OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

COVER

SOUTHGATE VILLAGE
SOUTHGATE BRIGHTON PUD - 3rd AMENDMENT
 LOT 1, BLOCK 3 AND LOT 1, BLOCK 4
 A PORTION OF THE NORTHEAST QUARTER OF SECTION 1,
 TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
 CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

CONTEXT PLAN



NO	REVISION RECORD	DATE
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3	3RD SUBMITTAL	1-4-2019
4		



ARCUS SOUTHGATE, LLC
KPMG CALIFORNIA
4811 E. BARKLEY RD., #100
OAKBURY, AZ 85224
720.344.2208

SOUTHGATE VILLAGE
SOUTHGATE BRIGHTON PUD - 3RD AVENUE
LOT 1 - BLOCK 3, SOUTHGATE VILLAGE
A PORTION OF THE SOUTHGATE QUARTERS OF SECTION 1,
TOWNSHIP 2 SOUTH, RANGE 41 WEST OF THE 10TH P.M.
OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

CONTEXT PLAN



PUD

SOUTHGATE VILLAGE
SOUTHGATE BRIGHTON PUD - 3rd AMENDMENT
LOT 1, BLOCK 3 AND LOT 1, BLOCK 4
A PORTION OF THE NORTHEAST QUARTER OF SECTION 1,
TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO
DESIGN STANDARDS

USE	MINIMUM LOT SIZE	MINIMUM LOT WIDTH	MAXIMUM LOT COVERAGE	MAXIMUM BUILDING HEIGHT	FRONT YARD SETBACK (Porch or Structure)	SIDE YARD SETBACK	REAR YARD SETBACK	REAR YARD SETBACK TO GARAGE DOOR FACE FOR ALLEY LOADED GARAGES
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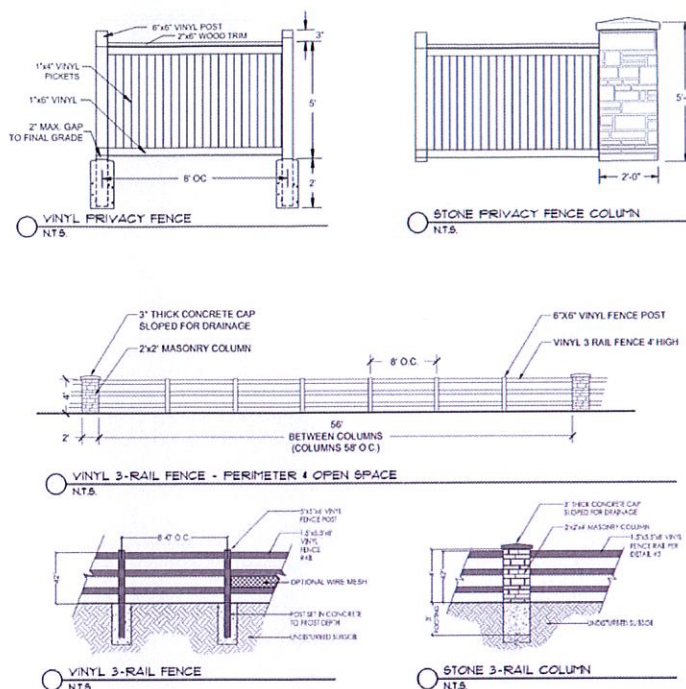
NOTES:

1. As measured at the front building setback line.
2. Measurement per Brighton Municipal Code.
3. Accessory structures are not permitted.
4. Permitted encroachments into building setbacks:
 - a. Architectural features including but not limited to eaves, bay windows, chimneys, entertainment centers, brick ledges, gardeners, courtyards, corners, canopies, wing walls and the architectural features may encroach into the required setbacks a maximum of 24 inches.
 - b. Window wells may encroach into required setbacks a maximum of 36 inches.
 - c. Unexcavated or uncovered patios less than 30 inches above grade may encroach into building setbacks to within five (5) feet of a lot line.
 - d. Encroachments may not extend into easements without written approval from the easement holder.

REVISION RECORD	DATE	DESCRIPTION
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279	11.13.2018	2ND SUBMITTAL
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300	11.13.2018	2ND SUBMITTAL
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303	11.13.2018	2ND SUBMITTAL
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306	11.13.2018	2ND SUBMITTAL
307	11.13.2018	2ND SUBMITT



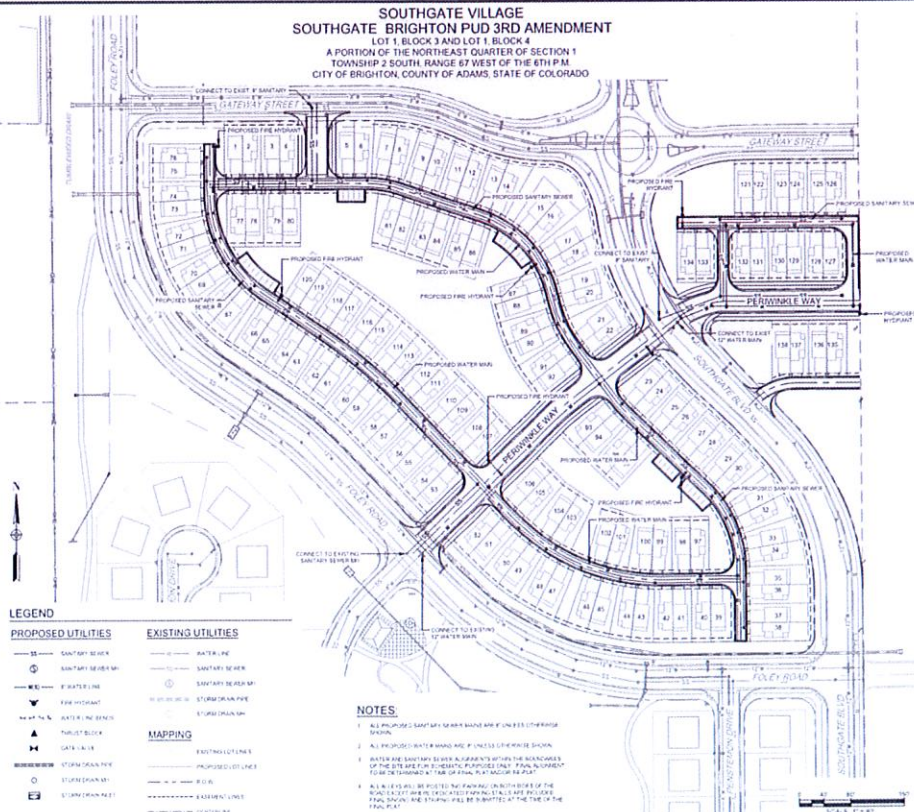
SOUTHGATE VILLAGE
SOUTHGATE BRIGHTON PUD - 3rd AMENDMENT
 LOT 1, BLOCK 3 AND LOT 1, BLOCK 4
 A PORTION OF THE NORTHEAST QUARTER OF SECTION 1,
 TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
 CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO
 CONCEPTUAL FENCE DETAILS



SOUTHCATE VILLAGE ARCUS SOUTHGATE LLC 10000 SOUTHCATE BLVD., SUITE 100 DALLAS, TEXAS 75243 TEL: 214.343.8800 FAX: 214.343.8801		DATE: 10/2/2013
CONCEPTUAL FENCE DETAIL 10/2/2013		REVISION RECORD
1. 10/2/2013		1. 10/2/2013
2. 10/2/2013		2. 10/2/2013
3. 10/2/2013		3. 10/2/2013
4. 10/2/2013		4. 10/2/2013

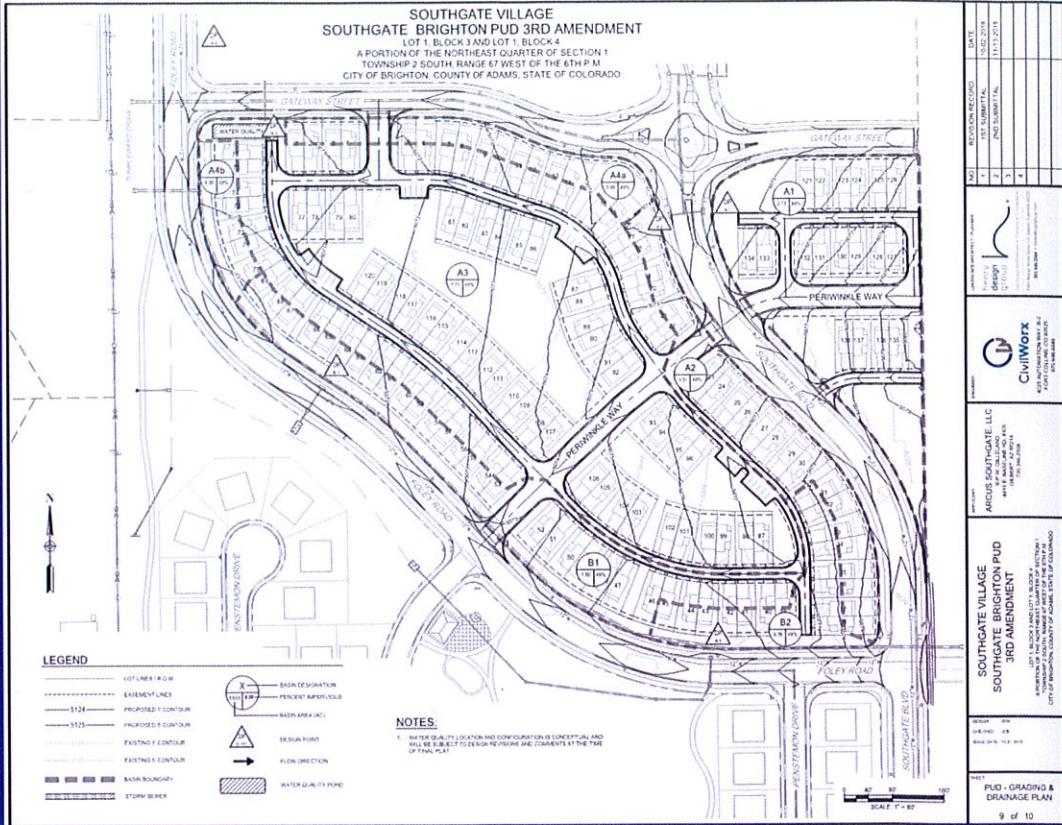


SOUTHGATE VILLAGE
SOUTHGATE BRIGHTON PUD 3RD AMENDMENT
LOT 1, BLOCK 3 AND LOT 1, BLOCK 4
A PORTION OF THE NORTHEAST QUARTER OF SECTION 1
TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

[illegible]



PUD



PUD

