

## CITY COUNCIL RESOLUTION

### SITE SPECIFIC DEVELOPMENT PLAN VESTED PROPERTY RIGHT BROMLEY FARMS PUD

RESOLUTION NO.: 2011-119

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, APPROVING THE SITE SPECIFIC DEVELOPMENT PLAN VESTED PROPERTY RIGHT FOR THE BROMLEY FARMS PUD (PLANNED UNIT DEVELOPMENT) FOR THE PERIOD OF SIX (6) YEARS, TO EXPIRE ON DECEMBER 6, 2016.**

*WHEREAS*, this matter came before the City Council upon that certain request by the Applicant, Fred Tafoya, of Redland Consulting Group (the “Applicant”), on behalf of the Owner, Tom Hartley, of the Hartley Companies (the “Owner”); and

*WHEREAS*, the specific request submitted by the Applicant was for approval of that certain Vested Property Rights request for a period of six (6) years, affecting approximately 135.14 acres of that certain real property generally located south of Bromley Lane, north of the 148<sup>th</sup> Avenue alignment, east of Chambers Road, and west of the 19<sup>th</sup> Avenue alignment, known by this application as the Bromley Farms PUD, as more particularly described in **EXHIBIT A**, attached hereto and incorporated by reference (the “Property”); and

*WHEREAS*, according to Section 17-56-50, Duration; termination; waiver; abandonment, of the City of Brighton *Municipal Code*, the City Council may enter into an agreement with the landowner to extend the three (3) vested property rights where warranted in light of relevant circumstances, including the size and phasing of the development, economic cycles and market conditions; and

*WHEREAS*, the Brighton *Municipal Code* Article 17-56-20 5(a), sets forth that a Planned Unit Development (PUD) plan, as shown in **EXHIBIT B**, attached hereto and incorporated by reference, may be considered as a Site Specific Development Plan; and

*WHEREAS*, the Planning Commission, at a regular meeting held on September 27, 2011, passed a resolution (Resolution #11-08), recommending approval of the Vested Property Rights application; and

*WHEREAS*, notice of the City Council public hearing was posted on the subject property and mailed to all property owners within 300 feet and published in the *Brighton Standard Blade* for no less than fifteen (15) days prior to the public hearing, as required by Section 17-56-30 of the City of Brighton *Municipal Code*, Notice and Hearing; and

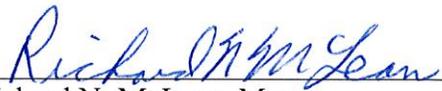
**WHEREAS**, the City Council of the City of Brighton has reviewed the application for the Bromley Farms PUD Site Specific Development Plan Vested Property Right, and finds and declares that the application does follow the intent of the Brighton *Municipal Code*, Section 17-56, and the *Comprehensive Plan* in providing for the future of the City, provides consistency with the purpose and intent of these regulations, compatibility with surrounding areas, is harmonious with the character of the neighborhood, and is not detrimental to the immediate area, future development of the area, or to the health, safety or welfare of the inhabitants of the City; and

**WHEREAS**, the City Council further finds and declares that it is desirable for the 135.14 acre Property to be developed according to the Bromley Farms PUD, and that approval of the Bromley Farms PUD Site Specific Development Plan Vested Property Right will ensure the Property is developed according to the Bromley Farms PUD.

**NOW THEREFORE**, be it resolved that the City of Brighton City Council does hereby approve the application for a Site Specific Development Plan Vested Property Right for the Bromley Farms PUD for the period of six (6) years, to expire on December 6, 2016.

**RESOLVED**, this 15<sup>th</sup> day of November, 2011.

CITY OF BRIGHTON, COLORADO

  
Richard N. McLean, Mayor

ATTEST:

  
Natalie Hoel, City Clerk

APPROVED AS TO FORM:

  
Margaret R. Brubaker, Esq.  
City Attorney

**EXHIBIT A**  
**LEGAL DESCRIPTION**

## EXHIBIT A

### LEGAL DESCRIPTION

A PARCEL OF LAND BEING TRACTS A THRU K, O, Q, TRACTS L THRU N AND P BLOCK 1, TRACTS L THRU N AND P BLOCK 2, TRACTS L AND P BLOCK 3, TRACTS P BLOCK 4, ALICIA DRIVE AND SOUTH 15TH AVENUE, BROMLEY FARMS, A SUBDIVISION PLAT RECORDED UNDER RECEPTION NO. 2006000987859 IN THE RECORDS OF THE ADAMS COUNTY, COLORADO, CLERK AND RECORDER'S OFFICE, LOCATED IN THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 17;  
THENCE ALONG THE EASTERLY LINE OF SAID NORTHWEST QUARTER SOUTH  $00^{\circ}19'47''$  EAST, A DISTANCE OF 85.00 FEET TO THE NORTHEAST CORNER OF SAID TRACT G AND THE POINT OF BEGINNING;  
THENCE CONTINUING ALONG SAID EASTERLY LINE SOUTH  $00^{\circ}19'47''$  EAST, A DISTANCE OF 1,438.25 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH 19TH AVENUE AND THE BEGINNING OF A NON- TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 378.50 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH  $68^{\circ}09'11''$  EAST;  
THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING (2) COURSES:  
1) SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $22^{\circ}10'36''$  AN ARC LENGTH OF 146.50 FEET;  
2) TANGENT TO SAID CURVE SOUTH  $00^{\circ}19'47''$  EAST, A DISTANCE OF 913.01 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF INDIAN PAINTBRUSH DRIVE AND THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 29.00 FEET;  
THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING (3) COURSES:  
1) SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $89^{\circ}47'02''$  AN ARC LENGTH OF 45.44 FEET;  
2) TANGENT TO SAID CURVE SOUTH  $89^{\circ}27'15''$  WEST, A DISTANCE OF 2,548.89 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 21.00 FEET;  
3) NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $90^{\circ}23'11''$  AN ARC LENGTH OF 33.13 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF CHAMBERS ROAD;  
THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE NORTH  $00^{\circ}09'34''$  WEST, A DISTANCE OF 2,459.71 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF BROMLEY LANE AND THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 40.43 FEET;  
THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING (2) COURSES:  
1) NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $89^{\circ}34'15''$  AN ARC LENGTH OF 63.20 FEET;  
2) TANGENT TO SAID CURVE NORTH  $89^{\circ}24'41''$  EAST, A DISTANCE OF 2,579.31 FEET TO THE POINT OF BEGINNING.

EXCLUDING THEREFROM TRACTS B, G, AND J, BROMLEY FARMS, A SUBDIVISION PLAT RECORDED UNDER RECEPTION NO. 2006000987859 IN THE RECORDS OF THE ADAMS COUNTY, COLORADO, CLERK AND RECORDER'S OFFICE

CONTAINING AN AREA OF 135.140 ACRES (5,886,712 SQUARE FEET) MORE OR LESS.

**EXHIBIT B**

**BROMLEY FARMS PUD**



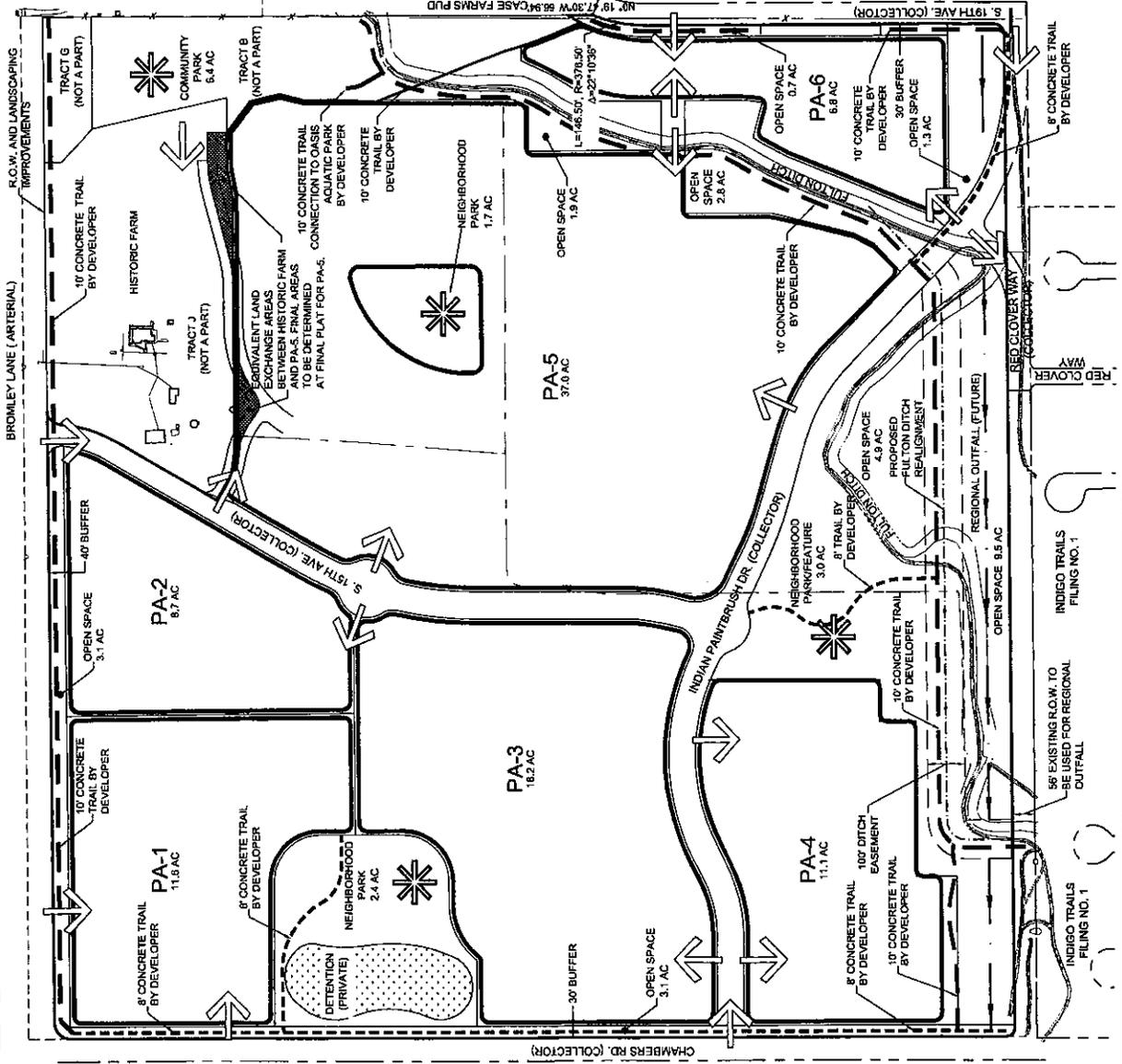


# BROMLEY FARMS

## FINAL PUD PLAN

PART OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

S. 127TH AVE.  
S. 137TH AVE.  
POPPY DR.



### LEGEND:

- PROPOSED 8' TRAIL
- PROPOSED 10' TRAIL
- PROPOSED FULTON DITCH
- REGIONAL OUTFALL (FUTURE)
- VEHICULAR ACCESS
- PARK
- DETECTION BASIN (10-YEAR POOL)

PLANNING AREA	LAND USE AND PROPOSED DESIGNATION	ACRES	DENSITY RANGE (USE CATEGORY)	MINIMUM LOT SIZE	LAND USE SUMMARY LEGEND	
					INDIVIDUAL PARCELS OF UNITS	MINIMUM LOT SIZE
PA-1	SINGLE FAMILY MFL	11.9	3-4 DU/AC	4,000 SQ. FT.	82-276 UNITS	NA
PA-2	SINGLE FAMILY ATTACHED MRM	8.7	3-4 DU/AC	1,800 SQ. FT.	NA	NA
	GROUP FACILITIES MRM		6-10 DU/AC	1,800 SQ. FT.	NA	NA
PA-3	SINGLE FAMILY ATTACHED MRM	18.2	3-4 DU/AC	4,000 SQ. FT.	67-139 UNITS	NA
			6-10 DU/AC	1,800 SQ. FT.	NA	NA
PA-4	SINGLE FAMILY MFL	11.1	3-4 DU/AC	4,000 SQ. FT.	104-126 UNITS	NA
			6-10 DU/AC	1,800 SQ. FT.	NA	NA
PA-5	SINGLE FAMILY ATTACHED MRM	37.0	3-4 DU/AC	4,000 SQ. FT.	203-222 UNITS	NA
			6-10 DU/AC	1,800 SQ. FT.	NA	NA
PA-6	SINGLE FAMILY MFL	6.8	3-4 DU/AC	4,000 SQ. FT.	30 UNITS	NA
			6-10 DU/AC	1,800 SQ. FT.	NA	NA
	R.O.W.	7.5				
	PARKS & OPEN SPACE	37.7				
	DETECTION	3.0				
	TOTAL	161.8			516-843 UNITS	

T INCLUDES 6.4 ACRES FROM TRACTS B & G OF BROMLEY FARMS SUBDIVISION FOR COMMUNITY PARK AND OPEN SPACE CREDIT TO THIS PUD.

0 200' 400'

DATE	REVISION
02-11-2011 <td>DRAWN</td>	DRAWN
	CHECKED
	APPROVED
10-13-2011	REVISION PER CITY
09-08-2011	REVISION PER CITY
08-16-2011	REVISION PER CITY
07-14-2011	REVISION PER CITY
05-09-2011	REVISION PER CITY

## BROMLEY FARMS FINAL PUD PLAN

1201910006 - Bromley Farms/CD/Sheet/3/03/2011/10-13-2011 - 10-14-2011







# BROMLEY FARMS

## FINAL PUD PLAN

PART OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

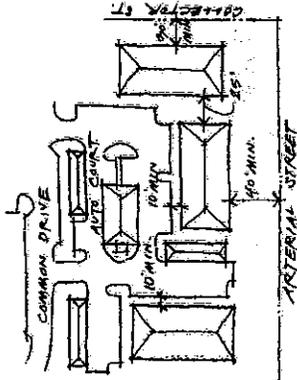
### DEVELOPMENT STANDARDS

#### MIXED RESIDENTIAL - HIGH (MR-H)

- USES BY RIGHT:
  - ALL USES ALLOWED IN THE MR-L, MR-M AND UNDERLYING CITY OF BRIGHTON CODE.
  - GROUP FACILITIES, APARTMENTS AND CONDOMINIUMS
- GROSS DENSITY (MAXIMUM) 24 DWELLING UNITS PER ACRE
- BUILDING SETBACKS:
  - ARTERIAL STREET (ROW): 40 FEET
  - COLLECTOR STREET (ROW): 30 FEET
  - LOCAL STREET (ROW): 15 FEET
  - PARKING AREAS AND COMMON DRIVES: 10 FEET
  - MINIMUM DISTANCE BETWEEN STRUCTURES- PER CITY OF BRIGHTON CODE.
  - BUILDING TO PARKING SETBACK SHALL BE 10 FEET MEASURED FROM BACK OF WALK
- BUILDING SEPARATION (MINIMUM):
 

SIDE TO SIDE:	10 FEET
1-STORY	15 FEET
2-STORY	20 FEET
2.5-STORY	
SIDE TO FRONT:	20 FEET
1-STORY	25 FEET
2-STORY	25 FEET
3-STORY	
SIDE TO BACK:	20 FEET
1-STORY	25 FEET
2-STORY	25 FEET
2.5-STORY	
FRONT TO FRONT:	25 FEET
1-STORY	25 FEET
2-STORY	30 FEET
2.5-STORY	
BACK TO BACK:	30 FEET
1-STORY	40 FEET
2-STORY	40 FEET
2.5-STORY	
FRONT TO BACK:	50 FEET (DISCOURAGED)

GARAGE SEPARATION FROM PRIMARY STRUCTURE: 10 FEET
- BUILDING HEIGHT (MAXIMUM): 3 STORIES OR 45 FEET
  - COMMON AREA ACCESSORY STRUCTURE (MAXIMUM): 1 STORY, 25 FEET
  - RECREATION BUILDINGS (MAXIMUM): 2 STORIES, 35 FEET
- BUILDING AREAS (MINIMUM):
  - ONE BEDROOM UNITS: 600 SQUARE FEET
  - TWO BEDROOM UNITS: 750 SQUARE FEET
  - THREE BEDROOM UNITS: 800 SQUARE FEET
- NUMBER OF ATTACHED UNITS PER BUILDING (MAXIMUM):
  - TOWNHOMES: 8 UNITS MAXIMUM
  - APARTMENTS: 30 UNITS MAXIMUM
- ENCROACHMENTS:
  - ARCHITECTURAL FEATURES INCLUDING BUT NOT LIMITED TO EAVES, BAY WINDOWS, POT SHELVES, CANTILEVERS AND FIREPLACES MAY ENCRUCH INTO THE REQUIRED SETBACKS PER THE CITY OF BRIGHTON CODE. (EAVES ABOVE GRADE) MAY ENCRUCH INTO ANY BUILDING SETBACK (REAR AND SIDE ONLY) TO WITHIN FIVE FEET (5') OF A PROPERTY LINE.
  - ENCROACHMENTS MAY NOT EXTEND INTO EASEMENTS.
- PARKING - PER THE CITY OF BRIGHTON CODE



CONDOMINIUM / APARTMENT  
TYPICAL LAYOUT  
(BASED ON 3 STORY)



CONDOMINIUM / APARTMENT  
ARCHITECTURAL CHARACTER ELEVATION



GARDEN APARTMENT  
ARCHITECTURAL CHARACTER ELEVATION

NO.	DATE	REVISION
1	02-08-2011	REVISE PER CITY
2	07-14-2011	REVISE PER CITY
3	09-16-2011	REVISE PER CITY
4	09-09-2011	REVISE PER CITY
5	10-13-2011	REVISE PER CITY
APPROVED FOR		
CHECKED FOR		
DRAWN DEN		
DATE 02-11-2011		











# BROMLEY FARMS

FINAL PUD PLAN  
 PART OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE  
 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

**REDLAND**  
 Engineering Great Places  
 8000 South Lincoln Street, #202 | Littleton, CO 80120  
 Phone: (720) 283-0183 | www.redland.com

DATE	REVISION
05-09-2011	1 REVISION PER CITY
07-14-2011	2 REVISION PER CITY
09-09-2011	3 REVISION PER CITY
10-12-2011	4 REVISION PER CITY
10-12-2011	5 REVISION PER CITY
	PROJECT NO. 10006
	APPROVED FGI
	CHECKED FGI
	DRAWN DEN
	DATE 02-11-2011
	VERT. SCALE N/A
	HORIZ. SCALE N/A
	VERT. SCALE N/A

## BROMLEY FARMS FINAL PUD PLAN CONCEPTUAL UTILITY PLAN

SHEET  
**13 of 14**

**UTILITY LEGEND**

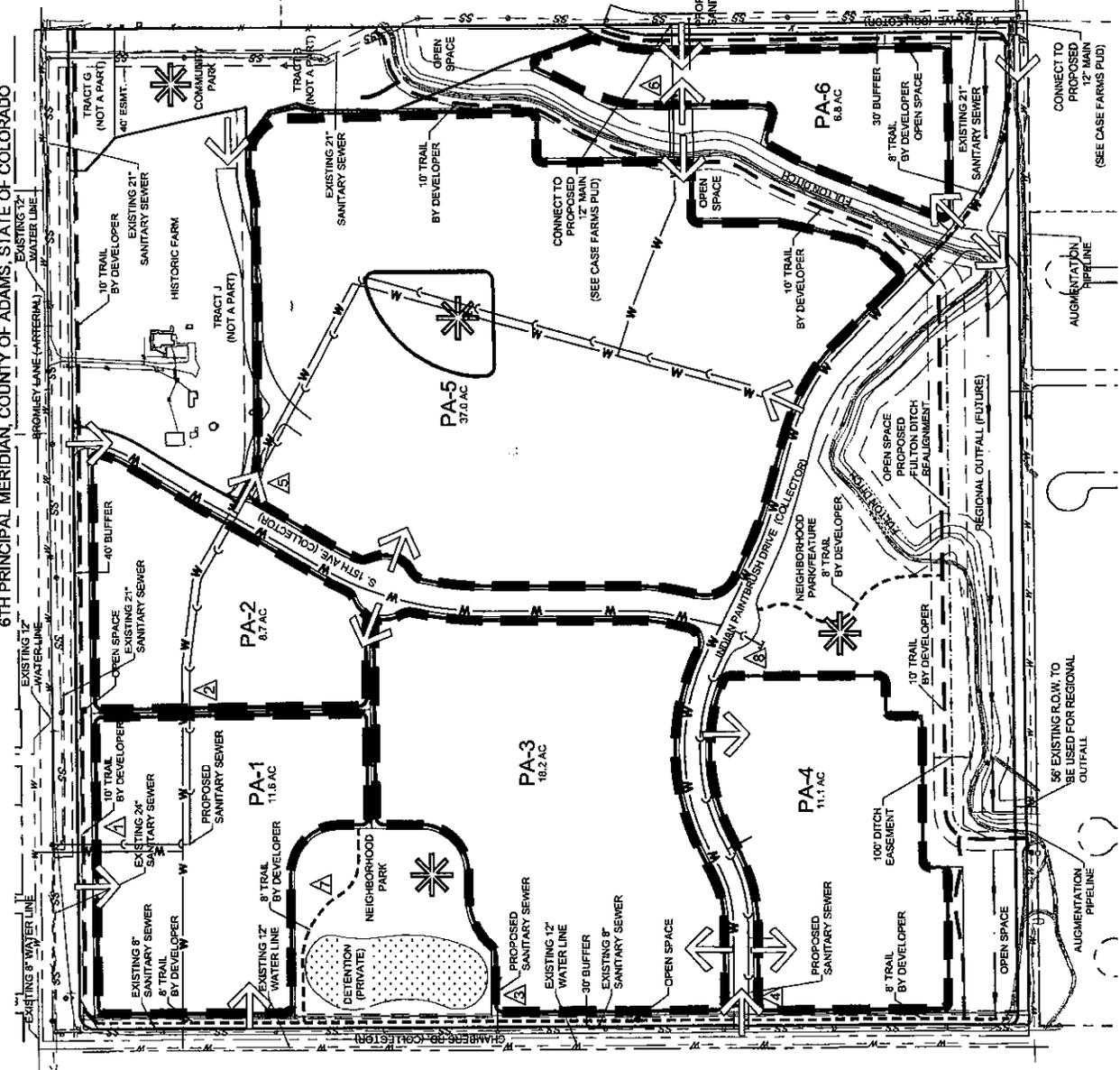
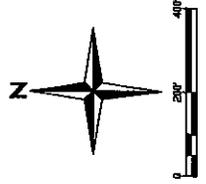
- OH - EXISTING OVERHEAD ELECTRIC
- ES - EXISTING STORM CULVERT
- SS - EXISTING SANITARY SEWER LINE
- W - EXISTING WATER LINE
- W - PROPOSED SANITARY SEWER LINE
- W - PROPOSED WATER LINE
- W - PROPOSED SANITARY BASIN BOUNDARY
- D - DESIGN POINT
- P - PLANNING AREA BOUNDARY

**SANITARY SEWER DEMANDS**

Design Point	Acreage	Cum. Average Daily Flow (CFS)	Peak Flow (CFS)	Cum. EGR
1	11.6	0.098	0.425	207
2	8.7	0.045	0.210	105
3	18.2	0.047	0.231	168
4	11.1	0.024	0.120	56
5	27.2	0.068	0.439	199
5 (7Mk)	1.7	0.000	0.002	1
6	7.0	0.074	0.072	34
7	3.4	0.000	0.005	1
8	17.7	0.061	0.020	4
<b>Total</b>	<b>118.6</b>	<b>0.368</b>	<b>1.522</b>	<b>718</b>

**NOTES:**

- ALL PROPOSED SANITARY SEWER MAINS ARE 8" UNLESS OTHERWISE SHOWN.
- WATER AND SANITARY SEWER ALIGNMENTS WITHIN THE BOUNDARIES OF THE SITE IS FOR SCHEMATIC PURPOSES ONLY. FINAL ALIGNMENT TO BE DETERMINED AT TIME OF FINAL PLAT AND/OR RE-PLAN.



1302110006 - Bromley Farms/Adams/Sec 17/PA 1-6 PUD Utility Plan. Utility Mapping, Inc. & PUD Utility, Inc. 12/13/2011 - 5/20/2012. Project

