

RESOLUTION NO. 23-1

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BRIGHTON, COLORADO, RECOMMENDING TO CITY COUNCIL APPROVAL OF THE BROMLEY PARK PLANNED UNIT DEVELOPMENT 28TH AMENDMENT FOR AN APPROXIMATELY 0.852 ACRES OF PROPERTY, GENERALLY LOCATED TO THE NORTH OF EAST BRIDGE STREET, WEST OF NORTH 42ND AVENUE, EAST OF THE NORTH 40TH AVENUE ALIGNMENT AND SOUTH OF PIONEER PLACE SITUATED WITHIN THE BUFFS LANDING DEVELOPMENT, MORE PARTICULARLY LOCATED IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

WHEREAS, Big Fish LLC (the “Owner”) is the owner of approximately 0.852 acres of property more specifically described in EXHIBIT A and shown in EXHIBIT B, attached hereto (the “Property”);

WHEREAS, Chad August of MAH Architectural Group (the “Applicant,”) has requested approval of the Bromley Park Planned Unit Development 28th Amendment, attached hereto as EXHIBIT B and incorporated herein (the “PUD”), on behalf of Owner; and

WHEREAS, the Planning Commission finds it appropriate to allow a Major PUD Amendment as outlined in the adopted Bromley Park Land Use Regulations in place for the Property and to use the criteria outlined for a Planned Development in the *Land Use & Development Code* for its review and procedures related to this PUD; and

WHEREAS, the Planning Commission conducted a public hearing to review and consider the zone change pursuant to the applicable provisions and criteria set forth in the *Land Use & Development Code*; and

WHEREAS, in accordance with the public notice requirements of the *Land Use & Development Code*, a notice of public hearing was mailed to all property owners within 300 feet of the Properties, a public notice was published on the City’s website, 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, at the public hearing, the Planning Commission received and considered all relevant evidence and testimony from City staff, the Applicant and/or Owner, and other interested parties, including the public at large.

NOW THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Brighton, Colorado, as follows:

Section 1. *Findings.* The Planning Commission finds and determines that the proposed PUD Amendment: (a) is generally consistent with the Comprehensive Plan and will better implement said plan beyond what could be accomplished under an application of a general


zoning district and development standards; (b) provides benefits from any flexibility that promotes general public health, safety, and welfare of the community, and that said flexibility is not strictly to benefit the Applicant or a single project; (c) the flexibility provided allows future projects on the Property to better meet or exceed the intent of the base zoning district; (d) the proposed adjustments to the standards do not undermine the intent or design objectives of those standards when applied to the Property; (e) reflects generally accepted and sound planning and urban design principles with respect to applying the goals and objects of the Comprehensive Plan; (f) meets all of the review criteria for a zoning map amendment; and (g) is scheduled to be reviewed by the City Council in a timely manner.

Section 2. *Recommendation.* The Planning Commission hereby recommends to City Council the approval of the Bromley Park PUD 28th Amendment.

Section 3. This Resolution is effective as of the date of its adoption.

RESOLVED this 9th day of February 2023.

CITY OF BRIGHTON, COLORADO
PLANNING COMMISSION

DocuSigned by:

FEFCE25443E3478...
Chris Maslanik, Chairperson

ATTEST:


DocuSigned by:

7FC0C618DA6C4EF...
Kate Lesser, Secretary

EXHIBIT A

SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO.

- THAT PORTION OF LOT 1, BLOCK 34, BRIGHTON EAST FARMS FILING NO. 1, ACCORDING TO THE PLAT RECORDED IN FILE 18 AT MAP 590 RECEPTION NO. C0893219 ON NOVEMBER 30, 2001 AT THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER, KNOWN AS BUILDING PAD "A", ON THE MAP OF BUFFS LANDING DEVELOPMENT, RECORDED FEBRUARY 10, 2005 AT RECEPTION NO. **20050210000140570**, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1;
THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 1, NORTH 89°42'46" EAST, A DISTANCE OF 513.10 FEET; THENCE CONTINUING ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 90°, A RADIUS OF 55.00 FEET, AN ARC LENGTH OF 86.39 FEET AND A CHORD BEARING NORTH 44°42'46" EAST; THENCE CONTINUING NORTH 00°17'14" WEST, A DISTANCE OF 162.42 FEET; THENCE CONTINUING ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 01°03'35", A RADIUS OF 598.00 FEET, AN ARC LENGTH OF 11.06 FEET AND A CHORD BEARING NORTH 00°49'02" WEST TO THE POINT OF BEGINNING; THENCE SOUTH 89°37'51" WEST, A DISTANCE OF 300.00 FEET; THENCE NORTH 00°22'09" WEST, A DISTANCE OF 126.00 FEET; THENCE NORTH 89°37'51" EAST, A DISTANCE OF 284.37 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 1; THENCE ALONG SAID EASTERLY LINE, ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 12°11'18", A RADIUS OF 598.00 FEET, AN ARC LENGTH OF 127.21 FEET AND A CHORD BEARING SOUTH 07°26'28" EAST TO THE POINT OF BEGINNING.
COUNTY OF ADAMS, STATE OF COLORADO.

EXHIBIT B

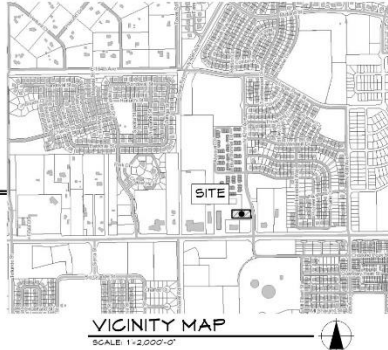
BROMLEY PARK P.U.D. 2.8TH AMENDMENT (MAJOR)

SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

MAH
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Group



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SIGNATURE BLOCKS

OWNERSHIP CERTIFICATE

WE 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 _____
STATE OF COLORADO)
COUNTY OF ADAMS) J56
The foregoing instrument was acknowledged before me this _____ day of _____ 20____ by _____
Notary Public _____
My commission expires _____

CITY APPROVALS

CITY COUNCIL CERTIFICATE

APPROVED BY THE CITY COUNCIL OF THE CITY OF BRIGHTON
ON THIS _____ DAY OF _____ 20____

MAYOR _____
ATTEST:
CITY CLERK _____

PROJECT CONTACTS

- ARCHITECT:**
MAH ARCHITECTURAL GROUP
CHAD AUGUST, A.A.
1385 S. COLORADO BLVD
DENVER, CO 80222
PHONE: 303.118.0600
EMAIL: chad@maharch.com
- CIVIL ENGINEER:**
GCE ENGINEERING
GOLE HABERER P.E.
631 SOUTH PARK DRIVE, #1800
LITTLETON, CO 80120
PHONE: 303.818.8400
EMAIL: golenhaberergroup.com
- LANDSCAPE DESIGNER:**
JUMP DESIGN COMPANY
TOM JUMP, ASLA
1133 SOUTH CLARKSON STREET
DENVER, CO 80120
PHONE: 303.252.0483
EMAIL: tom@jumppdesign.com
- SURVEYOR:**
BINARY LAND SURVEYING
P.O. BOX 182
BREE, CO 80516
PHONE: 303.823.3340
EMAIL: _____
- SOILS ENGINEER:**
EARTH ENGINEERING CONSULTANTS
JACOB SILVERMAN
4390 GREENFIELD DR.
ANDERSON, CO 80550
PHONE: 410.545.3406
EMAIL: _____
- TRAFFIC ENGINEER:**
SHI ROOFA, LLC
FRED LANTZ, PE
8125 YATES DR. SUITE 210
WESTMINSTER, CO 80051
PHONE: 303.456.4761
EMAIL: _____

Drawn By	_____
Issue:	_____
City Submittal 1:	08.29.22
City Re-Submittal 1:	10.12.22
City Re-Submittal 2:	11.08.22
City Re-Submittal 3:	11.29.22
City Re-Submittal 4:	12.19.22
Description	COVER SHEET
Date Drawn	AUGUST 08, 2022
Scale	1" = 2000'-0"
Legal Description	SW 1/4 Sec.3, Township 1 South, Range 66 W. 6th P.M., Brighton, Adams County, Colorado
Sheet Number	SHEET 1 OF 2

LEGAL DESCRIPTION

SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

THAT PORTION OF LOT 1, BLOCK 34, BRIGHTON EAST FARMS PLNS. NO. 1, ACCORDING TO THE PLAT RECORDED IN FILE 18 AT MAP 890 RECEPTION NO. G08192118 ON NOVEMBER 30, 2001 AT THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER, KNOWN AS BUILDING PAD 'A', ON THE MAP OF BUZZ LAND'S DEVELOPMENT RECORDED FEBRUARY 10, 2009 AT RECEPTION NO. 20090210000140910, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 1 NORTH 89°42'46" EAST, A DISTANCE OF 513.10 FEET; THENCE CONTINUING ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 40°2' A RADIUS OF 39.00 FEET; AN ARC LENGTH OF 88.88 FEET AND A CHORD BEARING NORTH 44°42'46" EAST; THENCE CONTINUING NORTH 00°11'47" WEST, A DISTANCE OF 182.42 FEET; THENCE CONTINUING ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 01°03'39" A RADIUS OF 516.00 FEET; AN ARC LENGTH OF 11.08 FEET AND A CHORD BEARING NORTH 02°44'02" WEST TO THE POINT OF BEGINNING; THENCE SOUTH 89°13'11" WEST, A DISTANCE OF 300.00 FEET; THENCE NORTH 00°22'01" WEST, A DISTANCE OF 128.00 FEET; THENCE NORTH 89°13'11" EAST, A DISTANCE OF 294.37 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 1; THENCE ALONG SAID EASTERLY LINE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 2°11'12" A RADIUS OF 516.00 FEET; AN ARC LENGTH OF 127.21 FEET AND A CHORD BEARING SOUTH 01°28'20" EAST TO THE POINT OF BEGINNING COUNTY OF ADAMS, STATE OF COLORADO.

LAND USE DATA SITE SUMMARY

EXISTING ZONING: BROMLEY PARK P.U.D.
PROJECT SITE AREA: 31.1025 SF OR 0.252 AC

SHEET INDEX

ARCHITECTURAL: COVER SHEET
1 OF 2
2 OF 2
P.L.D. PLAN

DRC Accepted
01/11/2023

PURPOSE AND INTENT:

This amendment is necessary as the current Bromley Park Land Use Regulations require a 1500 sqft minimum building size. The removal of the minimum building size requirement for this development aligns with the City of Brighton Land Use & Development Code.
The following development standard serves to regulate land use only within the area defined by this Major PUD Amendment.

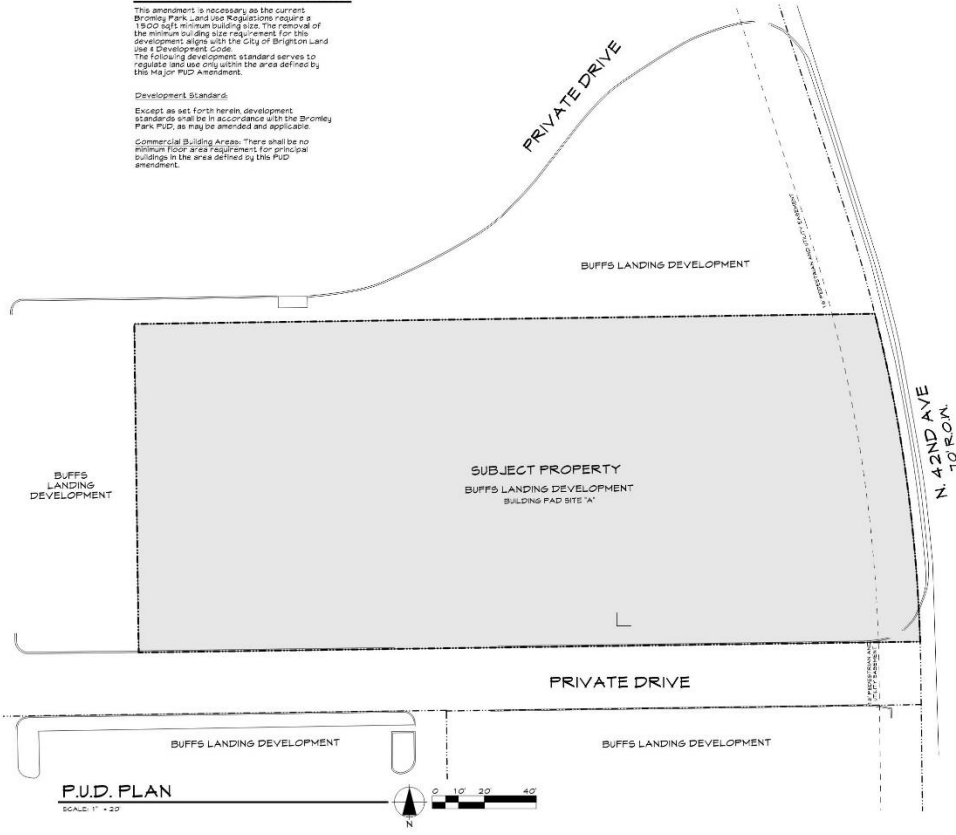
Development Standard:

Except as set forth herein, development standards shall be in accordance with the Bromley Park PUD, as may be amended and applicable.
Commercial Building Areas: There shall be no minimum floor area requirement for principal buildings in the area defined by this PUD amendment.

MAH Architectural Group



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(303) 303-1180 ext 010
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Drawn By:	CMA
Issue:	
CITY SUBMITTAL 1:	08.29.22
CITY RE-SUBMITTAL 1:	01.26.22
CITY RE-SUBMITTAL 2:	11.08.22
CITY RE-SUBMITTAL 3:	11.29.22
CITY RE-SUBMITTAL 4:	12.19.22
Description:	P.U.D. PLAN
Date Drawn:	AUGUST 08, 2022
Scale:	1" = 20'-0"
Legal Description:	SW 1/4 Sec.3, Township 1 South, Range 66 W, 6th P.M., Brighton, Adams County, Colorado
Sheet Number:	SHEET 2 OF 2