

ORDINANCE NO. 2468
INTRODUCED BY: Padilla

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, APPROVING THE KESTREL PLANNED DEVELOPMENT FOR AN APPROXIMATELY 26.21 ACRE PROPERTY, GENERALLY LOCATED TO THE NORTH OF EAST 120TH AVENUE, SOUTH OF EAST 124TH AVENUE, EAST OF PEORIA STREET AND WEST OF PRAIRIE VIEW HIGH SCHOOL, MORE PARTICULARLY LOCATED IN THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

WHEREAS, The Orchard Church (the "Owner") is the owner of approximately 26.21 acres of real property located in the City of Brighton, more specifically described in EXHIBIT A, attached hereto and incorporated herein (the "Property"); and

WHEREAS, the Owner has requested approval of the Kestrel Planned Development, attached hereto as EXHIBIT B (the "PD"); and

WHEREAS, the Planning Commission conducted a public hearing on December 12, 2024, to review and consider the application pursuant to the applicable provisions and criteria set forth in 2.04(C)(1) of the LUDC, and provided a unanimous recommendation of approval to the City Council; and

WHEREAS, the City Council opened a public hearing on January 7, 2025, where it conducted its review and considered the application pursuant to the applicable provisions and criteria set forth in Section 2.04(C)(1) of the LUDC; 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 1,000 feet of the Property, 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 City Council public hearing; and

WHEREAS, at the public hearing, the City Council received and considered all relevant evidence and testimony from City staff, the Owner, and other interested parties, including the public at large.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, AS FOLLOWS:

Section 1. Findings. The City Council finds and determines that the PD: (1) better implements the Comprehensive Plan, beyond what could be accomplished under application of general zone districts and development standards; (2) promotes the general public health, safety and welfare of the community; (3) allows the project to better meet or exceed the intent statements of the base zoning districts; (4) does not undermine the intent or design objectives of the *Land Use & Development Code* when applied to the specific project or site; (5) reflects generally accepted and sound planning and urban design principles with respect to applying the goals and objectives

of the Comprehensive Plan; and (6) meets all of the criteria for a zoning map amendment.

Section 2. The Property is hereby rezoned as more particularly set forth in EXHIBIT B.

Section 3. The City Zoning Map shall be amended to reflect the changes set forth in this ordinance.

Section 4. As provided in City Charter Section 5.9(A), this Ordinance either as presented or as amended, shall be published in full as it was adopted prior to taking final action. This Ordinance shall be in full force and effect five days after its final publication, as provided in City Charter Section 5.8, except as set forth herein.

INTRODUCED, PASSED ON FIRST READING, AND ORDERED PUBLISHED, THIS 7TH DAY OF JANUARY 2025.

PASSED ON SECOND AND FINAL READING AND ORDERED PUBLISHED BY TITLE ONLY THIS 4TH DAY OF FEBRUARY 2025.

CITY OF BRIGHTON, COLORADO

GREGORY MILLS, Mayor

ATTEST:

NATALIE HOEL, City Clerk

Published in the *Brighton Standard Blade*

First Publication: January 16, 2025

Final Publication: February 13, 2025

APPROVED AS TO FORM:

YASMINA GIBBONS, Deputy City Attorney

EXHIBIT A

LEGAL DESCRIPTION

A PARCEL OF LAND BEING ALL OF TRACTS A, B, C, & D, ORCHARD SUBDIVISION FILING 1 RECORDED UNDER RECEPTION NO. 2017000002085 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER, AND A PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE WEST END BY A 3-1/4" ALUMINUM CAP STAMPED "LS23027", AND AT THE EAST END BY A 2" ALUMINUM CAP STAMPED "LS24302, SAID LINE BEARS N89°55'56"E AS REFERENCED TO COLORADO STATE PLANE CENTRAL ZONE NAD(83).

BEGINNING AT THE NORTHWEST CORNER OF TRACT A, ORCHARD SUBDIVISION FILING 1, RECORDED UNDER RECEPTION NO. 2017000002085 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER, SAID POINT ALSO BEING ON THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE ON SAID NORTH LINE, N89°55'56"E A DISTANCE OF 1310.23 FEET;

THENCE DEPARTING SAID NORTH LINE, S00°35'20"E A DISTANCE OF 418.79 FEET, TO THE NORTHEAST CORNER OF LOT 2, BLOCK 1, ORCHARD SUBDIVISION FILING 1, AMENDMENT 1 RECORDED UNDER RECEPTION NO. 2019000097278;

THENCE ON THE NORTHERLY LINES OF SAID LOT 2, THE FOLLOWING FOUR (4) COURSES:

1. N62°44'43"W A DISTANCE OF 213.96 FEET, TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 170.00 FEET, A CENTRAL ANGLE OF 27°26'21" AND AN ARC LENGTH OF 81.41 FEET, TO A POINT OF TANGENT;
3. S89°48'56"W A DISTANCE OF 271.07 FEET;
4. S44°53'49"W A DISTANCE OF 10.24 FEET, TO A POINT ON THE WESTERLY LINE OF SAID LOT2;

THENCE ON THE WESTERLY LINES OF SAID LOT 2, AND LOT 1, BLOCK 1 OF SAID ORCHARD SUBDIVISION FILING 1, AMENDMENT 1, THE FOLLOWING NINE (9) COURSES:

1. S00°01'05"W A DISTANCE OF 182.78 FEET, TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 49.50 FEET, A CENTRAL ANGLE OF 11°32'13" AND AN ARC LENGTH OF 9.97 FEET, TO A POINT OF TANGENT;

3. S11°31'08"E A DISTANCE OF 13.69 FEET, TO A POINT OF CURVE;
4. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 62.50 FEET, A CENTRAL ANGLE OF 11°32'13" AND AN ARC LENGTH OF 12.58 FEET, TO A POINT OF TANGENT;
5. S00°01'05"W A DISTANCE OF 40.91 FEET, TO A POINT OF CURVE;
6. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 62.50 FEET, A CENTRAL ANGLE OF 11°32'13" AND AN ARC LENGTH OF 12.58 FEET, TO A POINT OF TANGENT;
7. S11°33'18"W A DISTANCE OF 13.69 FEET, TO A POINT OF CURVE;
8. THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 49.50 FEET, A CENTRAL ANGLE OF 11°32'13" AND AN ARC LENGTH OF 9.97 FEET, TO A POINT OF TANGENT;
9. S00°01'05"W A DISTANCE OF 657.48 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF 120TH AVENUE;

THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING THREE (3) COURSES:

1. S89°48'56"W A DISTANCE OF 25.00 FEET;
2. S00°01'05"W A DISTANCE OF 5.00 FEET;
3. S89°48'56"W A DISTANCE OF 727.40 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF PEORIA STREET;

THENCE ON SAID EASTERLY RIGHT-OF-WAY LINE, N00°40'27"W A DISTANCE OF 1268.80 FEET; TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 1,141,562 SQUARE FEET OR 26.2067 ACRES.

EXHIBIT B

PLANNED DEVELOPMENT

PLANNED DEVELOPMENT OF KESTREL
 BEING A PORTION OF ORCHARD SUBDIVISION FILING 1
 LOCATED IN THE SW 1/4 OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
 CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

SITE DATA CHART	26.21 AC / 1,141,582 SF
OVERALL PROJECT ACREAGE	

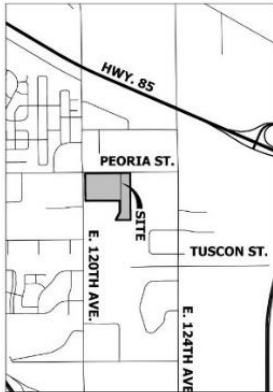
PROJECT TEAM

OWNER
 The Orchard Church
 12405 E 120th Avenue
 Henderson, CO 80640

DEVELOPER
 Boulder Creek Neighborhoods
 712 Main Street
 Louisville, CO 80027
 P: 720-837-5491

ENTITLEMENTS
 Norris Design
 1101 Barnook Street
 Denver, CO 80204
 P: 303-892-1166

CIVIL ENGINEER/SURVEYOR
 JR Engineering, LLC
 7200 S. Alton Way, Suite C400
 Centennial, CO 80112



VICINITY MAP
 NTS

BENCHMARK
 ADAMS COUNTY CONTROL MONUMENT 95.0173 BEING MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED 95.0173 IN A 6" PVC SLEEVE LOCATED AT THE NE CORNER OF THE INTERSECTION OF PEORIA STREET AND EAST 120TH AVENUE APPROXIMATELY 0.1 MILE NORTH OF EAST 120TH AVENUE AND 28 FEET EAST OF PEORIA STREET. SAID MONUMENT HAVING A PUBLISHED ELEVATION OF 5952.38 FEET. (NAVD08)

BASIS OF BEARINGS
 THE NORTH LINE OF THE SW 1/4 OF THE SW 1/4 OF SECTION 36, T1S, R67W OF THE 6TH P.M. BEING MONUMENTED AT THE WEST END BY A 3 1/4" ALUMINUM CAP STAMPED "LS 24902" AND AT THE EAST END BY A 2" ALUMINUM CAP STAMPED "LS 24902". SAID LINE BEARS N89°55'56"E AS REFERENCED TO COLORADO STATE PLANE CENTRAL ZONE (NAD083).

CITY COUNCIL CERTIFICATE:

Approved this _____ day of _____, 20____
 by the City Council of Brighton, Colorado.

MAAYOR SIGNATURE _____

CITY CLERK SIGNATURE _____

SHEET INDEX

- 01 Cover Sheet
- 02 Cover Sheet - Legal Description
- 03 Existing Conditions Plan
- 04 Zoning Map
- 05 Conceptual Development Plan
- 06 Regulating Plan

OWNERSHIP SIGNATURE BLOCK

By signing this PD, the Owner acknowledges and accepts all the requirements and intent set forth in this PD. Witness my(our) hand(s) seal(s) this _____ day of _____, 20____.

The Orchard Church
 a Colorado limited liability company

By: _____
 The Orchard Church
 a Colorado limited liability company,
 its Manager

By: _____

STATE OF _____)
 COUNTY OF _____) ss:

The foregoing instrument was acknowledged before me as of the _____ day of _____, 20____, by _____ as Manager of The Orchard Church, a Colorado limited liability company.
 WITNESS my hand and official seal.

Notary Public
 My Commission Expires: _____



1	COVER SHEET		
2	PLANNED DEVELOPMENT OF KESTREL		
3			
4			
NO. REVISION	BY	DATE	
DRAWN BY: SEW	DATE: 8/27/2024		
SCALE: 1"=100'	SHEET: 1	OF: 6	
JOB NO.: 16174-00			



PLANNED DEVELOPMENT OF KESTREL
 BEING A PORTION OF ORCHARD SUBDIVISION FILING 1
 LOCATED IN THE SW 1/4 OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
 CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

LEGAL DESCRIPTION

A PARCEL OF LAND BEING ALL OF TRACTS A, B, C & D, ORCHARD SUBDIVISION FILING 1, RECORDED UNDER RECEPTION NO. 2017000002085 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER, AND A PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE WEST END BY A 3-1/4" ALUMINUM CAP STAMPED 1.S230277, AND AT THE EAST END BY A 2" ALUMINUM CAP STAMPED 1.S24302. SAID LINE BEARS N89°55'56"E AS REFERENCED TO COLORADO STATE PLANE CENTRAL ZONE NAD(83).

BEGINNING AT THE NORTHWEST CORNER OF TRACT A, ORCHARD SUBDIVISION FILING 1, RECORDED UNDER RECEPTION NO. 2017000002085 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER, SAID POINT ALSO BEING ON THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE ON SAID NORTH LINE, N89°55'56"E A DISTANCE OF 1310.23 FEET; THENCE DEPARTING SAID NORTH LINE, S00°35'20"E A DISTANCE OF 418.79 FEET; TO THE NORTHEAST CORNER OF LOT 2, BLOCK 1, ORCHARD SUBDIVISION FILING 1, AMENDMENT 1, RECORDED UNDER RECEPTION NO. 2019000092728;

THENCE ON THE NORTHERLY LINES OF SAID LOT 2, THE FOLLOWING FOUR (4) COURSES:

1. N82°44'43"W A DISTANCE OF 213.98 FEET; TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 170.00 FEET, A CENTRAL ANGLE OF 27°28'21" AND AN ARC LENGTH OF 81.41 FEET; TO A POINT OF TANGENT;
3. S89°48'56"W A DISTANCE OF 271.07 FEET;
4. S44°53'49"W A DISTANCE OF 10.24 FEET; TO A POINT ON THE WESTERLY LINE OF SAID LOT2;

THENCE ON THE WESTERLY LINES OF SAID LOT 2 AND LOT 1, BLOCK 1 OF SAID ORCHARD SUBDIVISION FILING 1, AMENDMENT 1, THE FOLLOWING NINE (9) COURSES:


1. S00°01'05"W A DISTANCE OF 182.78 FEET; TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 49.50 FEET, A CENTRAL ANGLE OF 11°32'13" AND AN ARC LENGTH OF 9.97 FEET; TO A POINT OF TANGENT;
3. S11°31'08"E A DISTANCE OF 13.69 FEET; TO A POINT OF CURVE;
4. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 62.50 FEET, A CENTRAL ANGLE OF 11°32'13" AND AN ARC LENGTH OF 12.58 FEET; TO A POINT OF TANGENT;
5. S00°01'05"W A DISTANCE OF 40.91 FEET; TO A POINT OF CURVE;
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9. S00°01'05"W A DISTANCE OF 667.48 FEET; TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF 120TH AVENUE;

THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING THREE (3) COURSES:

1. S89°48'56"W A DISTANCE OF 26.00 FEET;
 2. S00°01'05"W A DISTANCE OF 5.00 FEET;
 3. S89°48'56"W A DISTANCE OF 72.40 FEET; TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF REGORIA STREET;
- THENCE ON SAID EASTERLY RIGHT-OF-WAY LINE, N00°40'27"W A DISTANCE OF 1288.80 FEET; TO THE POINT OF BEGINNING.
 CONTAINING A CALCULATED AREA OF 1,141,562 SQUARE FEET OR 26,2067 ACRES.

COVER SHEET			
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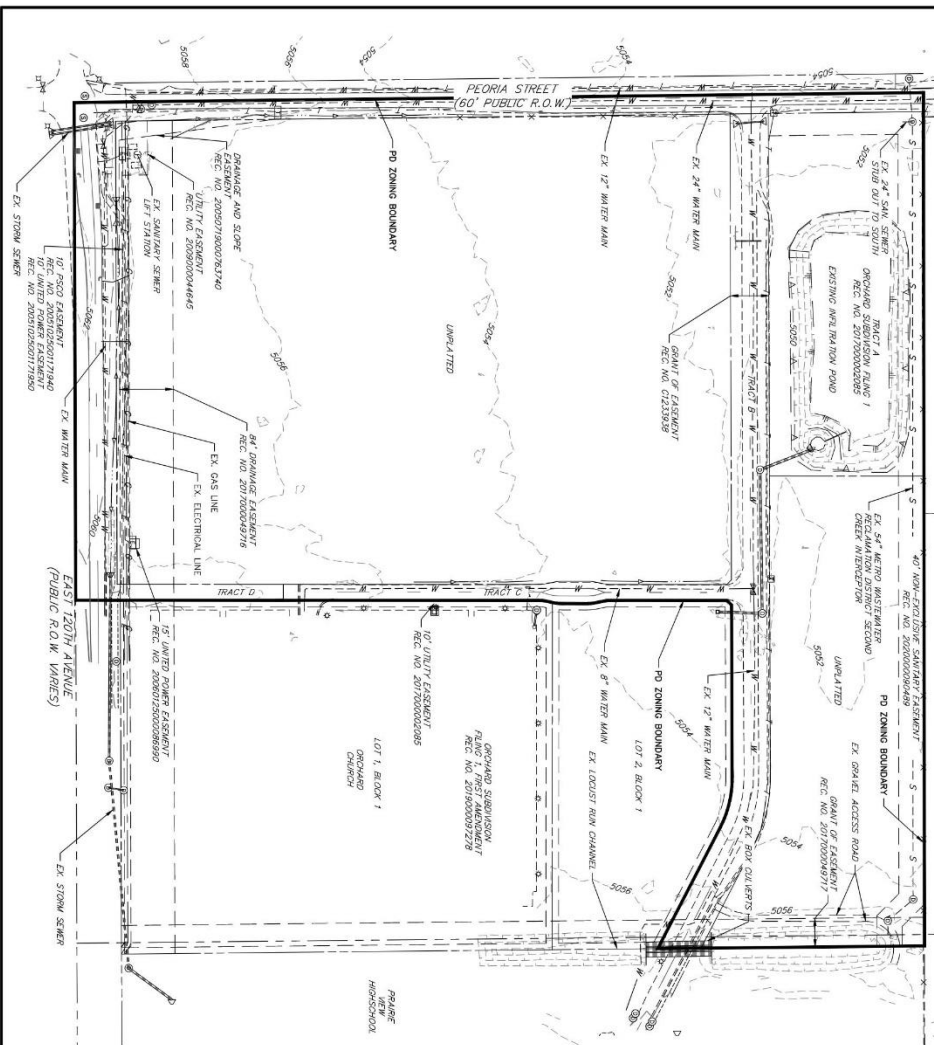
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SCALE: 1"=100'		Sht. 2	OF 6
JOB NO. 16174.00			

 JR ENGINEERING <small>A Member Company</small>		PLANNED DEVELOPMENT OF KESTREL 1701 BIRNICK STREET DENVER, CO 80202 P 303.892.1186
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NORRIS-DESIGN.COM
 1701 BIRNICK STREET
 DENVER, CO 80202
 P 303.892.1186
NORRIS DESIGN
 PEOPLE + PLACEMAKING

PLANNED DEVELOPMENT OF KESTREL

BEING A PORTION OF ORCHARD SUBDIVISION FILING 1 LOCATED IN THE SW 1/4 OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE 6TH P.M., CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO



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DMK BY: AGB DATE: 8/27/2024	CHK BY: XXX DATE: 8/27/2024
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JOB NO. 16174.00	SHT. 3	OF 6
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100 50 0 100

ORIGINAL SCALE: 1" = 100'

100 50 0 100

ORIGINAL SCALE: 1" = 100'

LEGEND

- WATER VALVE
- WATER MAIN
- IRREGULAR
- PIPE INDICANT
- REG. WATER WELL
- NON-REG. WATER WELL
- WATER MARKER
- IRRIGATION CONTROL BOX
- IRRIGATION VALVE
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- ELECTRIC TELESTAL
- TELEPHONE
- OVER-HEAD UTILITY POLE
- TELEPHONE PREDISTAL
- TELEPHONE JUNCTION BOX
- TELEPHONE MANHOLE
- FIBER OPTIC JUNCTION BOX
- FIBER OPTIC PEDISTAL
- FIBER OPTIC MARKER
- STRUTTED INSULATION
- STRUTTED INSULATION STORM PIPE
- SANITARY SEWER MANHOLE
- GAS VALVE
- GAS MARKER
- SON
- CONIFEROUS TREE
- DECIDUOUS TREE
- WATER LINE
- SEWER/UTILITY LINE
- ELECTRIC LINE
- TELEPHONE LINE
- FIBER OPTIC LINE
- STORM SEWER LINE
- SANITARY SEWER LINE
- GAS LINE
- DRAINAGE SWALE
- FENCE
- TOP OF SLOPE
- TOE OF SLOPE

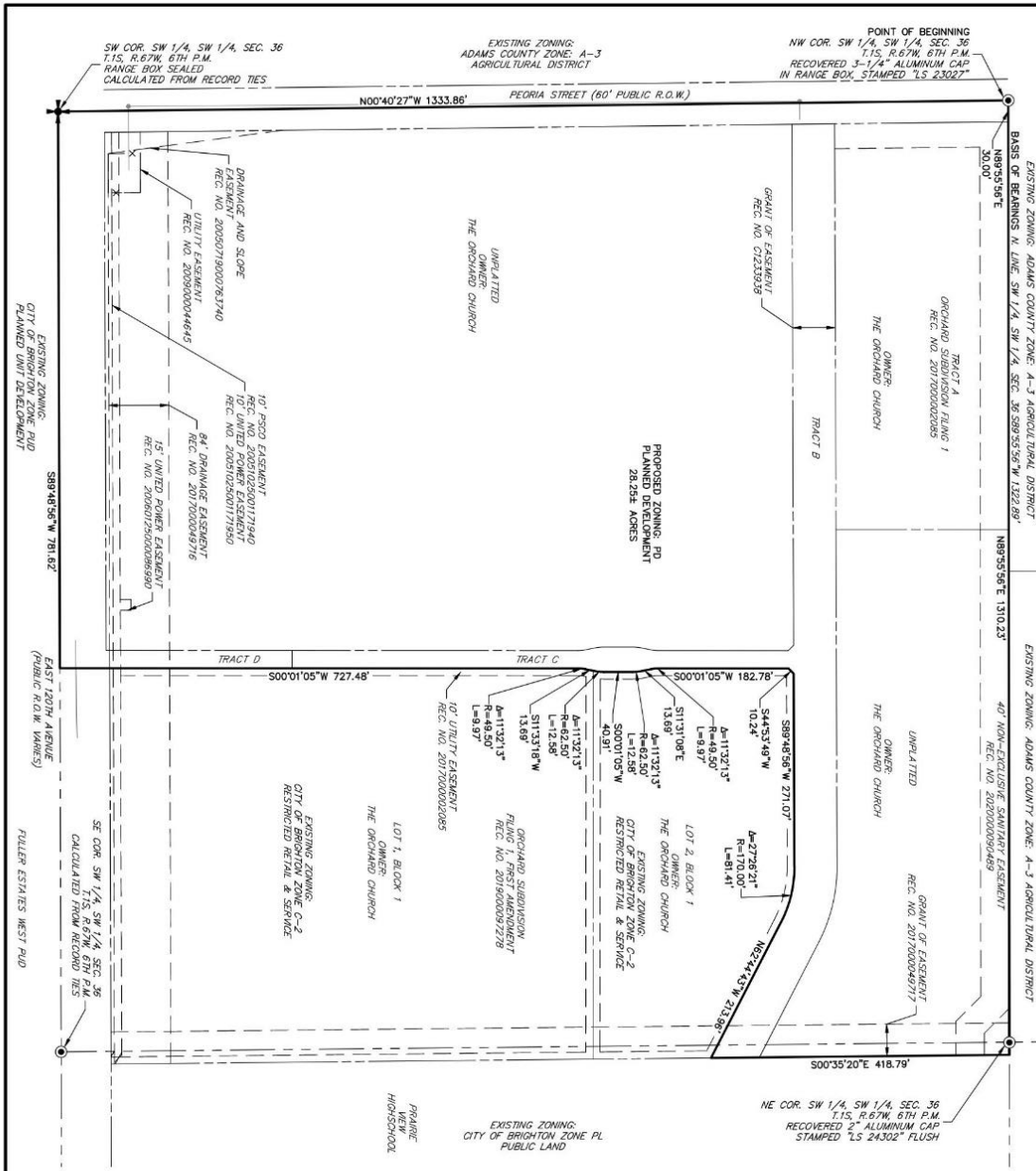
EXISTING CONDITIONS MAP
 PLANNED DEVELOPMENT OF KESTREL

JR ENGINEERING
 A Member Company

OFFICE: 303-750-8800 • CHANDLER BLVD. #200, DENVER, CO 80202
 PHONE: 800-949-6888 • WWW.JRENG.COM

PLANNED DEVELOPMENT OF KESTREL

BEING A PORTION OF ORCHARD SUBDIVISION FILING 1 LOCATED IN THE SW 1/4 OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE 6TH P.M. CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO



LEGEND

- EXISTING SECTION LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING PROPERTY LINE
- EXISTING EASEMENT LINE
- BOUNDARY LINE
- PROPOSED ROAD LAYOUT

ZONING MAP

PLANNED DEVELOPMENT OF KESTREL

JR ENGINEERING
A Member Company

Corner: 20-10-1880 • Colorado Springs, 719-582-2888
Fax: 719-582-2888 • www.jr-engineering.com

NO.	REVISION	CHK. BY	DATE
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DWN. BY: AOB
SCALE: 1" = 100'
DATE: 8/27/2024
JOB NO.: 16174.00
SHT. 4 OF 6

PLANNED DEVELOPMENT OF KESTREL

BEING A PORTION OF ORCHARD SUBDIVISION FILING 1
 LOCATED IN THE SW 1/4 OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
 CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO



LEGEND

-  LOT TYPE A, C & D
2-STORY COTTAGE LOT (28 X 80'-90')
-  LOT TYPE B
3-STORY COTTAGE LOT (28 X 70'-80')
-  ENHANCED SIDE ELEVATIONS

NORRIS-DESIGN.COM
 1101 BANNOCK STREET
 DENVER, CO 80204
 P 303.882.1186

NORRIS DESIGN
 PEOPLE + PLACEMAKING

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DNA BY: SBW
 SCALE: 1" = 100'
 DATE: 6/27/24
 SHEET NO.: 16174.00
 SHEET 5 OF 6

JR ENGINEERING
 1000 17TH AVENUE
 DENVER, CO 80202
 P 303.733.8888
 WWW.JRENGR.COM

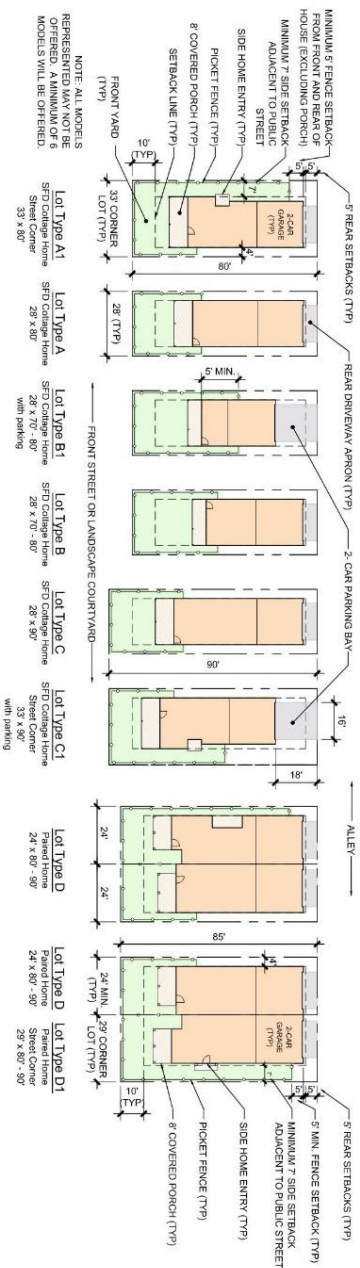
CONCEPTUAL DEVELOPMENT PLAN
 PLANNED DEVELOPMENT OF KESTREL

0 50 100 200
 SCALE: 1" = 100'

NORTH

PLANNED DEVELOPMENT OF KESTREL

BEING A PORTION OF ORCHARD SUBDIVISION FILING 1
LOCATED IN THE SW 1/4 OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO



LOT DEVELOPMENT STANDARDS

RESIDENTIAL BUILDING TYPE	MINIMUM LOT SIZE	MINIMUM LOT WIDTH	MINIMUM LOT DEPTH	MINIMUM CORNER OPEN SPACE	FRONT SETBACK	SIDE SETBACK (STREET CORNER)	REAR SETBACK	BUILDING HEIGHT	ALLOWED ENCROACHMENTS ***
DETACHED HOUSE - COMPACT	1,900 SF	28'	33'	400 SF	10'	4'	7'	35' **	AC CONDENSER UNITS (ABOVE GRADE); 3' INTO SIDE SETBACK
DUPLEX - MULTI-UNIT HOUSE (PAIRED HOMES - 2 UNITS MAX)	1,900 SF	24'	29'	400 SF	10'	4'	7'	35'	COVERED OR UNCOVERED PORCH; 2' INTO SIDE SETBACK (ENDCORNER LOTS WITH SIDE ENTRY ONLY)

*** ALL OTHERS ALLOWED ENCROACHMENTS PER THE LUDC.

STATEMENT OF INTENT

Kestrel is a unique 26-acre pocket neighborhood consisting of small, detached Cottage Homes and Paired Homes ranging in size from 1,000 - 2,200 sq ft (minimum 1,000 sq ft). This small form home type utilizes smaller lot sizes than those allowed in the City of Brighton Land Use & Development Code (LUDC).

The purpose of this PD is to:

- Create lot standards and development standards to support this unique Cottage housing type in a unique neighborhood.
- Allow flexibility in design standards that are more appropriate for small Cottage homes.
- Allow smaller lot sizes for a variety of home types, price points, and sizes in the market, providing much needed missing middle housing options.

Homes feature attached rear alley-located 2-car garages, with outdoor living spaces extending out the front of the home. Outdoor living spaces include large, desirable, functional covered front porches and four yards enclosed with a privacy fence. Roughly a third of the homes from east to west feature front porches, another third feature side porches, and the remaining third feature rear porches. The same blocks may be used to one another. However, the front porch is required for all homes. The property zoning in PD. Any items not set forth below in this PD document will default to R-2 zoning and the Detached House-Compact or Duplex/Multi-Unit House Building Types in the LUDC, as may be amended.

BUILDING DESIGN STANDARDS

Sitecscapes

Homes (Type A) Models, four (4) elevations (front, side, rear, and alley) elevations will be allowed for the Cottage Homes. Paired Homes, if allowed, will consist of a minimum of three (3) Models & two (2) Elevation Styles per Model. Elevation Styles and color schemes are the primary method to create streetscape diversity for the Cottage Homes and Paired Homes. The same Model may be used to one another. However, the front porch is required for all homes. The property zoning in PD. Any items not set forth below in this PD document will default to R-2 zoning and the Detached House-Compact or Duplex/Multi-Unit House Building Types in the LUDC, as may be amended.

at least two of the following:

1. Variations in the Front Entry Features as defined in this PD.
2. Window Types and placement.
3. Materials and material changes, details and ornamentation.
4. Colors or accents of the roof form considering the type of roof, construction of gables, or use of dormers, or
5. Variations of the model with distinctively different floor plans that lead to different massing. Mirror images of the same model and floor plans shall not count.

Lot Fencing

Front yard fencing is optional by either Builder or Homeowner, and will be maintained by Homeowner. All front yard fencing shall be wood or vinyl picket fence, maximum height of 4ft (excluding decorative pickets), 50ft of fencing per lot (excluding driveway). Fencing shall be installed according to the following:

1. Minimum two (2) different materials (top sliding, vertical sliding, wood stakes, board & batten are considered different materials).

Roof Plane Limits without eaves, dormers or gables

For passive solar elevations, this requirement shall not apply. For Enhanced Side Elevations, the standard per the LUDC shall apply.

Height Exceptions

Any residential building featuring directly or commonly open space, or fronting on blocks directly measured between homes (including gravel lot corner space). No height exception is allowed on any corner lots or lots at the end of a block of homes.

AMENDMENTS

1. Minor Amendments
 2. Major Amendments
- Amendments to this Planned Development are allowed per the following standards:
1. Minor Amendments
 2. Major Amendments
- All the alterations of the Director of the Community Development, minor alterations to the Planned Development may occur without review by the Planning Commission or City Council if the alterations do not exceed the below:
- A 5' increase in the design or development standards of this Planned Development by not more than 10%.
 - Any deviation of 10% or more shall require a Major Amendment.
- Major Amendments shall mean any alterations to the Planned Development exceeding the limits established in the above. Major Amendments shall require approval by the Planning Commission and City Council according to the procedures of the LUDC, as amended.

REGULATORY PLAN		PLANNED DEVELOPMENT OF KESTREL	
NO. REVISION	CHECK BY	DATE	
1	BY	DATE	
2			
3			
4			

SCALE: 1" = 30'

DWG NO. 16174.00

SHT. 6 OF 6

JR ENGINEERING
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