

ORDINANCE NO. 2427
INTRODUCED BY: Padilla

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, APPROVING THE SOUTH MAIN REDEVELOPMENT PLANNED DEVELOPMENT FOR AN APPROXIMATELY 4.15 ACRE PROPERTY, GENERALLY LOCATED AT THE NORTHWEST CORNER OF SOUTH MAIN STREET AND WEST BROMLEY LANE, WITH A PORTION TO THE NORTHEAST OF SOUTH MAIN STREET AND WEST BROMLEY LANE ADJACENT TO JENSEN FOODS, MORE SPECIFICALLY LOCATED IN THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

WHEREAS, the Brighton Urban Renewal Authority (the “Owner”) owns an approximately 4.15 acre property, generally located at the northwest corner of South Main Street and West Bromley Lane, with a portion to the northeast of South Main Street and West Bromley Lane adjacent to Jensen Foods, as more particularly described in EXHIBIT A, attached hereto (the “Property”); and

WHEREAS, Alex Gonzalez and Jennifer Gray (the “Applicants”), on behalf of the Owner, have requested approval of the South Main Redevelopment Planned Development (the “PD”) for the Property, attached hereto as EXHIBIT B; and

WHEREAS, the Planning Commission conducted a public hearing on June 8, 2023, to review and consider the PD pursuant to the applicable provisions and criteria set forth in the *Land Use & Development Code*, and unanimously provided a recommendation of approval to the City Council; and

WHEREAS, 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 of Brighton website, and three signs were posted on the Property, all for no less than fifteen (15) days prior to the City Council public hearing, which meets and/or exceeds the minimal public notice requirements of the *Land Use & Development Code*; and

WHEREAS, the City Council conducted a public hearing to review and consider the Planned Development pursuant to the applicable provisions and criteria set forth in Section 2.04(C) of the *Land Use and Development Code*; and

WHEREAS, the PD complies with the requirements set forth in the *Land Use & Development Code*.

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

Section 1. The City Council finds and declares that the PD is in accordance with the *Be Brighton* Comprehensive Plan and complies with the requirements as set forth in the *Land Use & Development Code*.

Section 2. The City Zoning Map shall be amended to reflect said PD.

Section 3. As provided in City Charter Section 5.9(A), this Ordinance either as presented or 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 1st DAY OF AUGUST, 2023.

PASSED ON SECOND AND FINAL READING AND ORDERED PUBLISHED BY
TITLE ONLY THIS 15th DAY OF AUGUST, 2023.

CITY OF BRIGHTON, COLORADO

GREGORY MILLS, Mayor

ATTEST:

NATALIE HOEL, City Clerk

Published in the *Brighton Standard Blade*

First Publication: August 10, 2023

Final Publication: August 24, 2023

APPROVED AS TO FORM:

YASMINA GIBBONS, Deputy City Attorney

EXHIBIT A

Legal Description

LEGAL DESCRIPTION:

PARCEL A:

THAT PART OF THE SW $\frac{1}{4}$ SW $\frac{1}{4}$ OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH P.M., ADAMS COUNTY, COLORADO, DESCRIBED AS:
BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 7;
THENCE N 90°00'00" E ON AN ASSUMED BEARING ALONG THE SOUTH LINE OF SAID SW $\frac{1}{4}$ SW $\frac{1}{4}$ A DISTANCE OF 148.63 FEET TO THE INTERSECTION OF THE SOUTHERLY EXTENSION OF THE EASTERLY LINE OF COUNTY ROAD NO. 31;
THENCE N 25°29'00" E ALONG SAID SOUTHERLY EXTENSION A DISTANCE OF 458.16 FEET TO A POINT ON THE EASTERLY R.O.W. LINE OF U.S. HIGHWAY NO. 85, SAID POINT BEING THE TRUE POINT OF BEGINNING;
THENCE CONTINUING N 25°29'00" E AND ALONG THE EASTERLY LINE OF COUNTY ROAD NO. 31 A DISTANCE OF 35.16 FEET;
THENCE S 78°13'00" E A DISTANCE OF 120.10 FEET;
THENCE N 11°47'00" E A DISTANCE OF 27.10 FEET;
THENCE S 78°13'00" E A DISTANCE OF 65.26 FEET;
THENCE N 11°47'00" E A DISTANCE OF 263.90 FEET;
THENCE S 64°31'00" E A DISTANCE OF 127.76 FEET TO A POINT ON THE WESTERLY R.O.W. LINE OF THE UNION PACIFIC RAILROAD;
THENCE S 13°32'00" W ALONG SAID WESTERLY R.O.W. LINE A DISTANCE OF 604.11 FEET TO A POINT ON THE NORTHERLY R.O.W. LINE OF U.S. HIGHWAY NO. 85;
THENCE ALONG SAID NORTHERLY R.O.W. LINE AND THE EASTERLY R.O.W. LINE OF U.S. HIGHWAY NO. 85 AS FOLLOWS:
S 90°00'00" W, 107.70 FEET; N 67°11'37" W, 64.37 FEET; N 26°29'13" W, 149.34 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, THE DELTA OF SAID CURVE IS 41°55'30", THE RADIUS OF SAID CURVE IS 205.00 FEET;
THE CHORD OF SAID CURVE BEARS N 05°31'28" W, 146.68 FEET;
THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 150.00 FEET TO THE END OF SAID CURVE;
THENCE N 16°48'11" E A DISTANCE OF 61.56 FEET TO THE TRUE POINT OF BEGINNING,
EXCEPT ANY PORTION THEREOF CONVEYED TO THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO IN SPECIAL WARRANTY DEED RECORDED DECEMBER 11, 2012 AT RECEPTION NO. 2012000093435, AND IN SPECIAL WARRANTY DEED RECORDED JULY 25, 2018 AT RECEPTION NO. 2018000059830,
AND EXCEPT THAT PARCEL OF LAND CONVEYED TO THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO IN SPECIAL WARRANTY DEED RECORDED AUGUST 24, 2021 AT RECEPTION NO. 2021000101110, NO. 2018000059830,

COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL B:

THAT PART OF THE SW $\frac{1}{4}$ SW $\frac{1}{4}$ OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH P.M., ADAMS COUNTY, COLORADO DESCRIBED AS:
BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 7;
THENCE N 90°00'00" E ON AN ASSUMED BEARING ALONG THE SOUTH LINE SAID SW $\frac{1}{4}$ SW $\frac{1}{4}$ A DISTANCE OF 148.63 FEET TO THE INTERSECTION OF THE SOUTHERLY EXTENSION OF THE EASTERLY LINE OF COUNTY ROAD NO. 31;
THENCE N 25°29'00" E ALONG SAID SOUTHERLY EXTENSION AND EASTERLY LINE OF COUNTY ROAD NO. 31 A DISTANCE OF 493.32 FEET TO THE TRUE POINT OF BEGINNING;
THENCE S 78°13'00" E A DISTANCE OF 120.10 FEET; THENCE N 11°47'00" E A DISTANCE OF 27.10 FEET; THENCE S 78°13'00" E A DISTANCE OF 65.26 FEET; THENCE N 11°47'00" E A DISTANCE OF 99.00 FEET;
THENCE N 78°13'00" W A DISTANCE OF 154.62 FEET TO A POINT ON THE EASTERLY LINE OF COUNTY ROAD NO. 31;
THENCE S 25°29'00" W ALONG SAID EASTERLY R.O.W. LINE A DISTANCE OF 129.79 FEET TO THE TRUE POINT OF BEGINNING,
EXCEPT ANY PORTION THEREOF CONVEYED TO THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO IN SPECIAL WARRANTY DEED RECORDED DECEMBER 11, 2012 AT RECEPTION NO. 2012000093435, AND IN SPECIAL WARRANTY DEED RECORDED JULY 25, 2018 AT RECEPTION NO. 2018000059830,

COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL C:

THAT PART OF THE SW $\frac{1}{4}$ SW $\frac{1}{4}$ OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH P.M., ADAMS COUNTY, COLORADO, DESCRIBED AS:
BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 7;
THENCE N 90°00'00" E ON AN ASSUMED BEARING ALONG THE SOUTH LINE SAID SW $\frac{1}{4}$ SW $\frac{1}{4}$ A DISTANCE OF 148.63 FEET TO THE INTERSECTION OF THE SOUTHERLY EXTENSION OF THE EASTERLY LINE OF COUNTY ROAD NO. 31;
THENCE N 25°29'00" E ALONG SAID SOUTHERLY EXTENSION AND THE EASTERLY LINE OF COUNTY ROAD NO. 31 A DISTANCE OF 623.11 FEET TO THE TRUE POINT OF BEGINNING;
THENCE S 78°13'00" E A DISTANCE OF 154.62 FEET; THENCE N 11°47'00" E A DISTANCE OF 164.90 FEET;
THENCE N 64°31'00" W A DISTANCE OF 111.17 FEET TO A POINT ON THE EASTERLY LINE OF COUNTY ROAD NO. 31;
THENCE S 25°29'00" W ALONG SAID EASTERLY LINE A DISTANCE OF 196.83 FEET TO THE TRUE POINT OF BEGINNING,
EXCEPT ANY PORTION THEREOF CONVEYED TO THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO IN SPECIAL WARRANTY DEED RECORDED DECEMBER 11, 2012 AT RECEPTION NO. 2012000093435, AND IN SPECIAL WARRANTY DEED RECORDED JULY 25, 2018 AT RECEPTION NO. 2018000059830,

COUNTY OF ADAMS, STATE OF COLORADO.

THE ABOVE LEGAL DESCRIPTIONS DESCRIBES ALL THAT LAND CONTAINED IN SPECIAL WARRANTY DEED RECORDED ON MARCH 19, 2015 AT RECEPTION NUMBER 201500019457 IN ADAMS COUNTY, COLORADO.

PARCEL D:

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, THENCE NORTH 00 DEGREES 03 MINUTES EAST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 7, A DISTANCE OF 204.90 FEET;
THENCE SOUTH 89 DEGREES 50 MINUTES EAST AND PARALLEL TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 222.90 FEET;
THENCE NORTH 25 DEGREES 24 MINUTES EAST, 7.40 FEET TO THE INTERSECTION OF THE WEST LINE OF FORMER COUNTY ROAD NO. 31 (MAIN STREET) WITH THE EAST LINE OF U.S. HIGHWAY NO. 85 WHICH IS THE TRUE POINT OF BEGINNING;
THENCE NORTH 25 DEGREES 24 MINUTES EAST, 409.75 FEET ALONG THE WEST RIGHT OF WAY LINE OF FORMER COUNTY ROAD NO. 31; THENCE NORTH 66 DEGREES 24 MINUTES WEST, 151.6 FEET, MORE OR LESS, TO A POINT ON THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 85;
THENCE SOUTHERLY ALONG SAID EAST RIGHT OF WAY, A DISTANCE OF 406.60 FEET TO THE TRUE POINT OF BEGINNING,
EXCEPT ANY PORTION THEREOF CONVEYED TO THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO IN SPECIAL WARRANTY DEED RECORDED DECEMBER 11, 2012 AT RECEPTION NO. 2012000093435, AND IN SPECIAL WARRANTY DEED RECORDED JULY 25, 2018 AT RECEPTION NO. 2018000059830,

COUNTY OF ADAMS, STATE OF COLORADO.

THE ABOVE LEGAL DESCRIPTION DESCRIBES ALL THAT LAND CONTAINED IN WARRANTY DEED RECORDED ON DECEMBER 19, 2016 AT RECEPTION NUMBER 2016000107180 IN ADAMS COUNTY, COLORADO.

PARCEL 3REV:

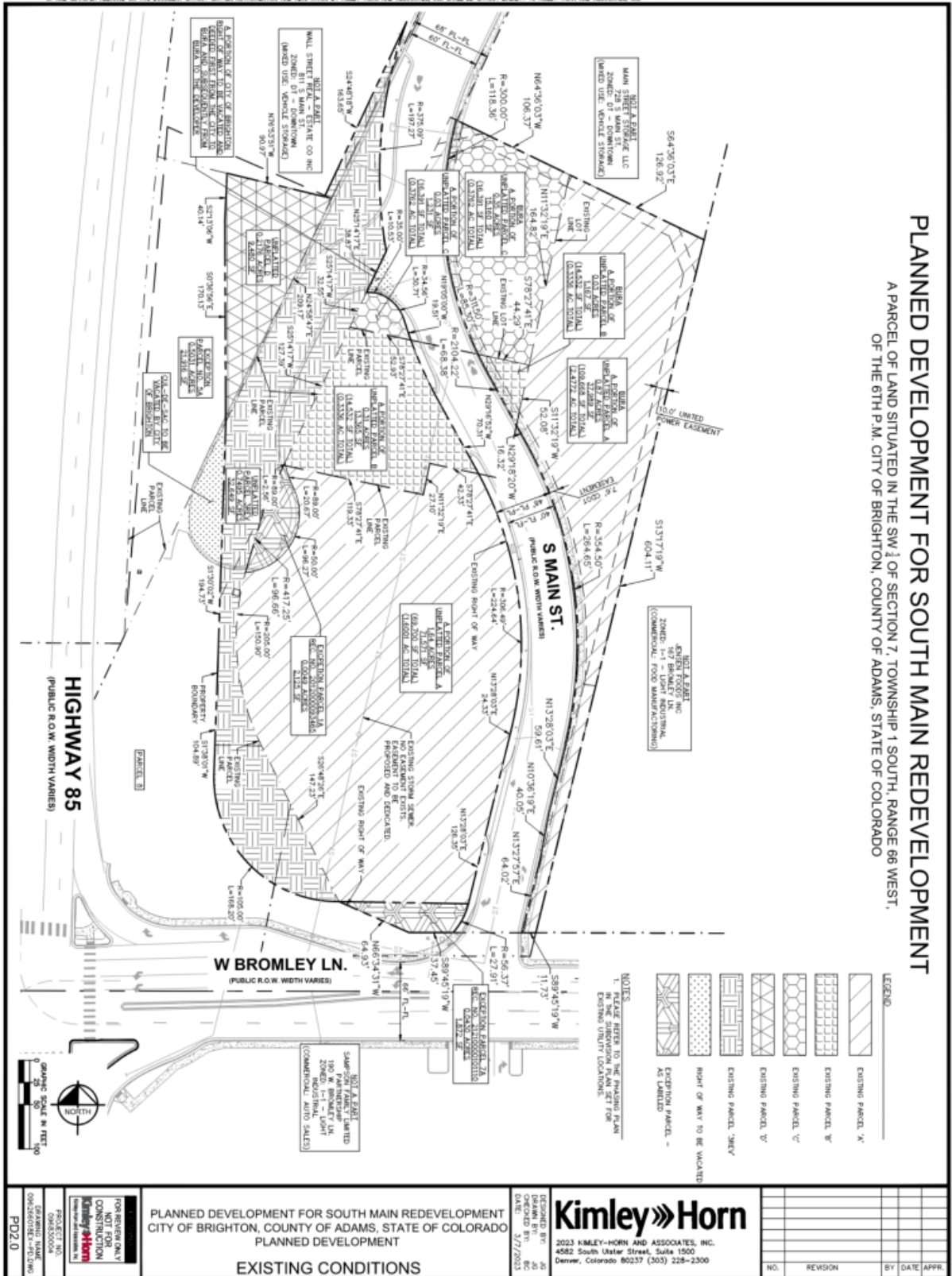
A TRACT OF LAND PARCEL 3REV OF THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO PROJECT NO. NH 0856-068 IN THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 1 SOUTH RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, IN ADAMS COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 7; THENCE N89°45'17"E, CONCORDANT WITH THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 7, A DISTANCE OF 407.72 FEET; THENCE N00°14'44"W, A DISTANCE OF 76.05 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE FOR BROMLEY ROAD, MARKED BY A 3 1/4" CDOT ROW MONUMENT, STAMPED POINT NO. 523, PLS 38110 AND THE TRUE POINT OF BEGINNING;
THENCE ON THE ARC OF A CURVE TO THE RIGHT, A RADIUS OF 105.00 FEET, A CENTRAL ANGLE OF 91°47'03", A DISTANCE OF 168.20 FEET, (A CHORD BEARING N45°02'17"W, A DISTANCE OF 150.79 FEET);
THENCE N01°37'59"E, A DISTANCE OF 104.89 FEET;
THENCE N01°30'00"E, A DISTANCE OF 194.52 FEET, TO A POINT ON THE WESTERLY RIGHT OF WAY LINE FOR MAIN STREET, ALSO BEING THE SOUTHEASTERLY LINE OF THE PARCEL DESCRIBED AT RECEPTION NUMBER C0533655, OF THE RECORDS OF ADAMS COUNTY, COLORADO;
THENCE CONCORDANT WITH SAID SOUTHEASTERLY AND NORTHERLY PARCEL LINE, AND WESTERLY RIGHT OF WAY LINE FOR MAIN STREET THE FOLLOWING 2 COURSES:
N24°59'32"E, A DISTANCE OF 209.43 FEET;
THENCE N76°53'36"W, A DISTANCE OF 6.13 FEET;
THENCE CONCORDANT WITH SAID WESTERLY RIGHT OF WAY LINE FOR MAIN STREET, N24°48'16"E, A DISTANCE OF 163.61 FEET;
THENCE ON THE ARC OF A CURVE TO THE LEFT, A RADIUS OF 375.00 FEET, A CENTRAL ANGLE OF 30°02'29", A DISTANCE OF 196.62 FEET, (A CHORD BEARING S04°45'14"W, A DISTANCE OF 194.38 FEET);
THENCE S25°12'52"W, A DISTANCE OF 199.18 FEET;
THENCE ON THE ARC OF A CURVE TO THE LEFT, A RADIUS OF 89.00 FEET, A CENTRAL ANGLE OF 14°57'41", A DISTANCE OF 23.24 FEET, (A CHORD BEARING S19°40'4"E, A DISTANCE OF 23.17 FEET);
THENCE ON THE ARC OF A CURVE TO THE RIGHT, A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 110°41'44", A DISTANCE OF 96.60 FEET, (A CHORD BEARING S29°27'10"W, A DISTANCE OF 82.26 FEET);
THENCE ON THE ARC OF A CURVE TO THE LEFT, A RADIUS OF 205.00 FEET, A CENTRAL ANGLE OF 41°35'48", A DISTANCE OF 148.83 FEET, (A CHORD BEARING S05°27'47"E, A DISTANCE OF 145.58 FEET);
THENCE S26°45'20"E, A DISTANCE OF 149.28 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING,

COUNTY OF ADAMS, STATE OF COLORADO.

THE ABOVE LEGAL DESCRIPTION DESCRIBES ALL THAT LAND CONTAINED IN OUTCLAIM DEED RECORDED ON JULY 25, 2018 AT RECEPTION NUMBER 2018000059831 IN ADAMS COUNTY, COLORADO.

EXHIBIT B
Planned Development as provided by the Applicant

Kimley-Horn\mt_nco\DEN_Civil\096266018_Brington-South Main\CAD\PlanSheets\PLANNED DEVELOPMENT (PD)\096266018CV-PD.dwg Greenhut, Jonathan 4/4/2023 8:23 AM
PLANNED DEVELOPMENT FOR SOUTH MAIN REDEVELOPMENT
A PARCEL OF LAND SITUATED IN THE SW 1/4 OF SECTION 7 TOWNSHIP 1 SOUTH, RANGE 66 WEST, OF THE 6TH P.M. CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO
SHEET LIST TABLE
SHEET NUMBER SHEET TITLE
PD10 PLANNED DEVELOPMENT FOR SOUTH MAIN REDEVELOPMENT
COVER SHEET
PLANNED DEVELOPMENT FOR SOUTH MAIN REDEVELOPMENT
CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO
PLANNED DEVELOPMENT
COVER SHEET
Kimley-Horn
2023 KIMLEY-HORN AND ASSOCIATES, INC.
3822 South Main Street Suite 1500
Denver, Colorado 80237 (303) 228-2300
REVISION NO. DATE APPR.
NO. REVISION BY DATE APPR.



1. General Design Intent

A. General Design Intent

A. General Design Intent

These guidelines are intended to provide the information and controls necessary to design and create an environment consistent with the vision for the development.

The South Inland Redevelopment is a proposed transnational commercial project at the intersection of Highway 85 and Bromley Lane with the Downtown Zone District, further north along South Main Street. This redevelopment project includes the property and two parcels west of South Main Street and one parcel east of South Main Street with a variety of uses permitted that will take advantage of its high visibility location at the corner of Bromley Lane and South Main Street adjacent to the Downtown Zone District. The project is intended to be a catalyst for the highway 85 area and, as such, the vision for the development is to create a visually harmonious environment that accentuates the integrity of the downtown district and small town character of Big Spring. The development utilizes some of the CODOT right-of-way along Highway 85 and Bromley Lane to meet city budget requirements and will provide interconnectivity between the parcels and between existing streets across the downtown vicinity.

B. Governing Documents

Except as explicitly stated within the standards or the planned development established herein, development shall follow requirements for the Commercial (C-3) Zoning District in the Brighton Land Use & Development Code (LUDC) as may be amended.

C. Amendments:

Amendments to this Planned Development are allowed per the following standards:

1. Minor Amendments:

- At the discretion of the Director of 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:

- Any alteration in the design and development standards of this Planned Development by not more than 10%. Any deviation of 10% or more shall require a major amendment.

2. Major Amendments

Major amendments shall mean any alterations to this Planned Development exceeding the limits established above or any change in the category of use and shall be reviewed by the Planning Commission and City Council according to the procedures of the LUDC, as amended.

D. Allowed Uses

1. All permitted and conditional commercial uses in the Commercial Retail and Services (C-3) zone distinct as outlined in the City of Brighton LUDC, as amended, are allowed within the development, except the following prohibited uses as noted in Section E and limitations on fuel stations. Fuel stations shall be limited to no more than 6 double-deck pumps on 3 service islands and an accessory retail area of no more than 5,500 square feet.



II. Building Design Standards

A. Building Design Intent

The design principles for all buildings (principal & accessory structures) of the South Main Redevelopment are centered on the following concepts:

1. Continuity of the built environment will be achieved through use of

2. Architectural styles may vary, allowing individual expression of design and brand identity but all structures will be unified through the use of common elements, such as canopies, articulated entrance features and defined vertical massing articulating a distinct base, body and top

natural, durable materials and a muted color palette

3. Design elements specific to corporate branding shall be permitted when the prototype building design achieves the objectives of these Community Design Standards and the outcome is a design which is harmonious and complementary to other buildings in the South Main Redevelopment.

4. Accessory structures, such as trash enclosures, equipment storage or sheds, should be designed to be screened from the street and adjacent properties. For example, if a trash enclosure is required, it should be designed to be screened from the street and adjacent properties by a fence or other structure. Equipment storage should be designed to be screened from the street and adjacent properties by a fence or other structure. Sheds should be designed to be screened from the street and adjacent properties by a fence or other structure. The design of accessory structures should be consistent with the design of the main building and the overall site design. The design of accessory structures should be consistent with the design of the main building and the overall site design. The design of accessory structures should be consistent with the design of the main building and the overall site design.

B. Building Massing and Façade design:

Building missing and facade design standards apply to all facades that face streets and through access lanes or face open spaces, based upon their setback from these spaces.

1. Frontentry facade location:
Frontentry facades of a building shall either face South Main Street or Bromley Lane. Entrance features shall follow requirements in the LUDC, as amended.



DRAWN BY: JG
CHECKED BY: BG
DATE: 3/7/2023

SOUTH MAIN REDEVELOPMENT
CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

PLANNED DEVELOPMENT
DESIGN STANDARDS- BUILDINGS

PROJECT NO.	21-315.2
DRAWING NAME	PD4.0

A PARCEL OF LAND SITUATED IN THE SW $\frac{1}{4}$ OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 66 WEST, OF THE 6TH P.M. CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

III. Site Design Standards

A. Site Design Intent:

The site is designed to provide easy access for both vehicular and pedestrian traffic, with roughly appropriate landscape design that links streetscape, foliage buffers and internal amenities across all phases. The redevelopment project subdivides the property into 4 parcels in an organized and logical fashion by placement of building, architectural elements, parking, and landscaping areas, with providing a visual screen between the parcels. The site plan promotes the ease of use from vehicular and pedestrian levels allowing for various landscape opportunities, pedestrian areas, and encourage cross-pedestrian traffic. The landscape will be utilized to screen and mitigate the visual, noise or other impacts of high-intensity areas of the site. Refer to these Community Design Standards for additional information.

B. Lot Standards:

Lot standards for the site shall follow the standards for "Small Commercial Part Svc" building type set forth within Article 6 of the Brighton Land Use & Development Code, as amended, except as noted below.

1. Lot area: 7,000-65,000 square feet
2. Lot width: a 40 ft minimum lot width shall be permitted for commercial pad sites.
3. Building setbacks: front = 30 feet, interior side = 0 feet, corner side = 25 feet, rear = 15 feet.

C. Access and Parking:

Access and Parking shall follow the standards set forth within Article 7 of the City Brighton LUDC as amended except as noted below.

1. Shared parking between parcels is permitted in order to meet overall parking requirements.
2. Loading Areas: Dedicated loading spaces are not required on each lot. Loading and Deliveries to occur within parcels shared internal off-street parking/drive areas during off-peak hours.
3. Parking Area Landscape

a. Parking Buffers:

- **Front (Main St): 6' Perimeter Buffer AND 6' Front Setback Buffer**
- **Side (Bromley Ln.): 6' Perimeter Buffer**
- **Side (Internal parcel lot lines):** Where lot lines are located within shared parking or drive areas, side buffers are not required.
- **Side buffer requirements shall be met at all other sides of each lot.**
- **Rear (US Hwy 85): 6' Perimeter Buffer**

b. Non-standard parking buffers:

- From parking buffer on Lot 1 may be reduced to a depth of 10 feet for a length of not less than 80 feet to accommodate adequate turning radius dimensions of emergency and service vehicles.
- Front parking buffer on Lot 4 may include a 6 foot wide concrete

c. Parking Islands: No

permissible to measure less than 8 feet in any dimension and no smaller than 150 square feet. Non-standard islands may not measure less than 3 feet in any direction. In the event an island does not meet these dimensional standards, trees shall not be planted within the island. The remainder of landscape islands shall measure 8 feet wide and no less than 150 square feet.

Landscape plantings shall be of an appropriate type and scale for the island area. See General Landscape Design section for planting standards.

D. Site Open Space:

1. Open space shall be provided for small commercial pad sites at a minimum of 5% of building footprint as patios or similar site amenities. Open space to include seating, art and other amenities as a local point for gathering spaces. Patio size shall be provided at a minimum of 300 square feet, measure any dimension in length and width and shall be placed along the frontage of a building facing the street or parking areas.

E. Frontage Design "buffer" type:

1. **mean street, utility, Type I**
2. **Brinley Lane, buffer, Type III**, located on Lot 1 and in right of way as approved by CDOT.
3. **Highway 65 (CDOT), Type III**, located in adjacent right of way as approved by CDOT.
4. See Landscape Design Standards for additional information and

F. General Screening and Buffers:

1. Service areas and drive-thru windows adjacent to public streets
2. Main Street and Brewery Lane: Additional screening design
3. Main Street and Brewery Lane: Additional screening design, landscape berms and/or dense clustered plantings
4. Highway 85: Freeform landscape berms and plantings to form a 6'-7' tall screen to buffer views of service areas in CDOT R.O.W. (as approved by CDOT)
5. Screen Walls and fences
6. Screen Wall: 3'-4' Green metal, Color: to complement building materials
7. Screen Wall: 3'-4' Green metal, Color: to complement building materials
8. Stone (Gabbro) Screen Wall/planter (stone basalt) screen walls.

glare sei dr

- **Masonry Enclosures with Metal Gates:** Shall be constructed of materials utilized on main buildings and use matching or complementary colors to those of the main building.

G. Lighting Design:

1. LED signs shall be permitted
2. Building Mounted Exterior Lights: Light fixtures attached to buildings or within the building sidewalks, patios or plazas may be customized and personalized in order to meet the design intent and character of the space.

3. Parking Lot Po

- Site lighting shall be dark bronze color. Poles at general parking and internal drives shall be 20' in height although pole heights near buildings may be adjusted as needed to achieve lighting levels required at those locations. Poles in parking areas to be installed on elevated concrete bases. Light heads shall have a flat, slim-line appearance similar to those shown below and shall provide lamping between 11,500-12,000 lumens.

H. General Landscape Design:

1. **Landscape Design Intent:**
Except as explicitly stated in these Community Design Standards, landscape standards set forth within Article 8 of the City of Brighton shall not be interpreted to require any specific design or development. Certain standards stated below indicate a more defined design approach, with specific requirements that will develop a cohesive theme, improve the aesthetic appeal, promote water preservation and enhance the gateway location to downtown Brighton.
2. **General Standards:**
 - a. **Streetscapes and Frontage:**
 1. Large trees per 40' of lot frontage or 2 large trees per 40' total trees on South Main St.
 2. Trees shall have a canopy spreading between 10' and 15'.
 3. The drainage design patterns within this landscape buffer.
 - b. **When elements that the installation of quantities or locations noted above, install number of trees as allowed to avoid conflict with easements.**



b. Parking:

- * 1 large tree per 50 ft. of parking perimeter

noted as

- All landscaping within the development shall be maintained and irrigated with an automatic, underground irrigation system by each individual lot.
- All off site perimeter/buffer landscaping adjacent to each lot shall be

of phase

- Xeriscaping principles will be applied throughout the entire development.
- Sod/turf is prohibited within the development.

1. Design Inten-

- Butterfly Island applies to the entire footprint South Main Street. The primary objective will be to enhance the street corridor and provide a pedestrian friendly environment. The design will be accomplished with a combination of medium height screen walls & drive through areas, complemented by strategically placed plant material. In addition to providing a strong aesthetic appeal, this approach will provide an effective buffer separating the building and parking spaces from pedestrian and vehicular transportation corridors. Various of sustainable design strategies will be utilized, green infrastructure techniques will be incorporated to enhance the building's energy efficiency and attractive design. In this area, narrow paths of dry stream beds will be incorporated at the footcove of the walklandscape design. The result will be a pedestrian friendly, and comfort enhancing design scheme.
- Butterfly Island II is located along the west and south of the property. The design will be accomplished along the Highway 55 right-of-way as the approach to provide landscape buffering in addition to the minimum requirements stated in this Planned Development. However, as part of this agreement, CDOH has stipulated that trees of any type or landscape rock material are **prohibited** within Highway 55 right of way. The design will be accomplished with a combination of medium height screen walls within those areas of the buffer located within private property lines.

Buffer Type

- elements used for aesthetic purposes and low-level screening of site elements.
 - a. Minimum buffer width = 6 feet
 - b. Planting:
 - 1 large tree per 40 linear feet of foliage
 - 1 ornamental tree per 30 linear feet of foliage
 - Where easements limit the installation of quantities noted above, install quantity of trees as allowed to avoid conflict with easements.
- Buffer Type III** is to be a densely planted area intended to mitigate noise and create a visual buffer between the commercial uses and Highway 65 to the west and Briery Lane to the south of the project.
- a. Minimum buffer width = 30.50 feet located in R.O.W. as permitted
 - b. Planting requirement will vary by property boundaries:
 - 1 large tree per 60 ft. of foliage
 - 1 Ornamental tree per 40 ft. of foliage
 - 1 Evergreen tree per 40 ft. of foliage



303.830.0089
1618 E. 24TH AVENUE
DENVER, COLORADO
80202

DRAWN BY: JG
CHECKED BY: BG
DATE: 3/7/2023

SOUTH MAIN REDEVELOPMENT
CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

**PLANNED DEVELOPMENT
DESIGN STANDARDS- SITE**

PROJECT NO.	21.313.2
DRAWING NAME	
PD5.0	

A PARCEL OF LAND SITUATED IN THE SW $\frac{1}{4}$ OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 66 WEST, OF THE 6TH P.M. CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

a. Buffer Design

- South Main Street Boulders (Type 1) shall mimic dry-stream valley beds. Boulders will consist of a combination of new rock of varying sizes and is complemented with planting process of colorful and drought tolerant plant material. Dry-stream beds will act as water quality treatment that when bonded with the surrounding landscape, will provide a natural looking bed for effective retention and water storage approach.
 - As part of the landscape buffer along Highway 85 and Brennefy Lane ROW, 3.4-ft tall and 20 to 30 feet wide undulating and meandering forms within the right of way will be allowed, as well as shrubs and grass planting. Berms will be planted with large groupings of ornamental grasses and colorful shrubs. The optimum result will be a random visual screen, approximately 6-7 feet tall, that will buffer views of the development from Highway 85 and Brennefy Lane. As disturbed areas will be re-seeded with native low-growth non-invasive grasses and planting beds are to receive natural ground mulch. No boulders or rock mulch will be accepted.
- Materials:**
- All plant material to meet the American Standards for Nursery Plants (ANSI).
 - Mulch (SOS) – 2" deep, colorable to serve as accent and provide continuity with landscape treatment that will be implemented on the Main Street R.O.W.
 - Genetic accent boulders to enhance the appearance of proposed planting beds. Boulders may not be used in CDOT right-of-way locations. Boulders to be located on private property.
 - Red cedar wood mulch to provide protection and insulation to the bases of plants.

1. Shade Trees:

- [illegible]

[illegible]

		JCG	9/21/07		
	SUBMITTAL #2	JCG	9/21/07		
1	SUBMITTAL #2	JCG	9/21/07		
2	SUBMITTAL #3	JCG	6/01/08		
3	SUBMITTAL #4	JCG	11/16/08		
4	SUBMITTAL #5	JCG	08/01/09		
NO.		REVISION		BY	DATE



ACIE WORKSHOP
 architecture • interior • landscape
 303.830.0089
 1518 S. 26TH AVENUE
 DENVER, COLORADO
 80202

DRAWN BY: JG
CHECKED BY: BG
DATE: 3/7/2023

SOUTH MAIN REDEVELOPMENT
CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

**PLANNED DEVELOPMENT
DESIGN STANDARDS- SITE**

PROJECT NO.	21.313.2
DRAWING NAME	PD5.1

PLANNED DEVELOPMENT FOR SOUTH MAIN REDEVELOPMENT A PARCEL OF LAND SITUATED IN THE SW $\frac{1}{4}$ OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 66 WEST, OF THE 6TH P.M. CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

IV. Signage Design Standards

A. Signage Design Intent:

Signage for the South Main Redevelopment shall be in accordance with the City of Brighton Land Use & Development Code, Article 9 Sign Standards, except as specifically modified here.

This section shall outline the types of signs that will be permitted within the South Main Redevelopment and those that will be prohibited and the locations. It is further the intent of this section to encourage the installation of signs that are attractive and integrated with the building architectural design with the adjacent property; that will preserve and enhance property values within the community; and that will provide for the public convenience, health and welfare.

B. Prohibited Signs:

a. Pole Signs
b. All other prohibited signs as mentioned in the LUDC, as amended.

C. Total Sign Allowance:

a. The total area of all permanent signs displayed on a lot in the Planned Development shall not exceed the following:
1. 1 square foot of sign per 1 foot of street frontage
b. Monument signage shall not be included in the total sign allowance for each lot.

D. Monument Signage

a. A maximum of 3 monument signs shall be allowed.

1. City Monument Sign
a. City of Brighton logo and name shall be incorporated into the sign
b. City of Brighton logo and name shall be included in an area of no less than 10 square feet
c. City of Brighton logo design and colors shall be reviewed and approved at the discretion of the Community Development Director.
- d. City of Brighton logo and name, as well as tenant signage, shall be illuminated according to the sign lighting standards and approved by the City of Brighton.
- e. A maximum of 4 tenant signs may be included within the monument sign and shall be placed in such a manner to not block or crowd the City of Brighton logo and name. Tenant signage within the monument sign shall have a minimum 5 foot separation from the City of Brighton logo and name.
- f. Signs shall be set back from the property line a minimum of 4 feet.
- g. The maximum height of the sign from adjacent grade shall not exceed 12 feet in height, 34 feet in length and 8 feet in width.
- g. Individual tenant sign panels not to exceed 6 feet in width and 2 feet in height.

2. Multi-Tenant Monument Sign

- a. A maximum of 4 tenant signs and 1 sub-tenant sign may be included within the monument sign.
- b. Illustrated, digital signage displaying dual type and cost may be included within the monument sign.

City Monument Sign-
Elevation



E. Menu Boards

1. Menu boards shall only be permitted with drive through uses only.
2. A maximum of 2 menu boards shall be allowed with any one drive through.
3. Menu boards shall be screened from public right-of-way via landscaping or decorative garden walls.
4. The location of menu boards shall be situated away from the public right-of-way to the maximum extent possible.

F. Directional and Informational Signage

1. Directional signage shall be allowed as it serves to establish the safe flow of vehicular and pedestrian traffic within the site. Informational signage, such as clearance/vehicle height bars, shall be allowed as they serve to alert vehicles entering a drive through of the clear height.
2. Signs shall be set back from the property line a minimum of 4.5 feet and shall be included in total sign area allowance established in these standards. Directional sign height not to exceed 4 feet. Informational sign height not to exceed 11 feet.
3. Informational signs shall be placed on raised structures to be protected from traffic signs and areas without a clear traffic flow. Informational signage shall be placed in a raised island at the entrance of a drive through lane.

5. Monument Signage Landscaping
a. Landscaping shall be provided with the signage and at a minimum shall include shrubs and flowers located at the base of the signs and within the immediate surroundings. All landscaping to be low-water use evergreen shrubs and grasses.
- b. Landscaping for the city monument sign shall include a minimum of 75 shrubs and grasses in any combination as well as additional low-water shrubs and grasses in a raised planter box of 4 feet in height. The sign shall be set back from the property line a minimum of 4.5 feet.
- c. Landscaping for all other monument signs shall include a minimum of 25 shrubs and grasses in any combination as well as additional low-water shrubs and grasses in a raised planter box of 4.5 feet in height. The sign shall not be obscured by trees.

6. Location Criteria
a. No signs shall be permitted within a dedicated easement and shall comply with sight triangle and sight distance standards of the LUDC, as amended.
7. Maintenance
a. Property owner and/or established maintenance entity shall be required to maintain and repair, if need be, the monument signage and associated landscaping.
- b. City of Brighton logo and name may not be removed or modified in any manner, without written consent from the Community Development Director.

Note: Renderings are intended to demonstrate basic sign design intent. They are conceptual in nature and subject to change of the design standards.



City Monument Sign-
Plan View

Highway Multi-Tenant
-US Highway 85



Multi-Tenant
-Corner of S. Main St. &
Bronkley Ln.



NO.	REVISION	BY	DATE	APPR.
1	SUBMITTAL #2	JCO	01/10/23	
2	SUBMITTAL #3	JCO	01/10/23	
3	SUBMITTAL #4	JCO	01/10/23	
4	SUBMITTAL #5	JCO	01/10/23	



DATE: 3/7/2023
DRAWN BY: JC
CHECKED BY: BG
DATE: 3/7/2023

SOUTH MAIN REDEVELOPMENT
CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO
PLANNED DEVELOPMENT
DESIGN STANDARDS- SIGNAGE

PROJECT NO.:
DRAWING NAME:
P06.0