

RESOLUTION NO. 22-3

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BRIGHTON, COLORADO, RECOMMENDING TO CITY COUNCIL APPROVAL OF THE BROMLEY PARK PLANNED UNIT DEVELOPMENT 26TH AMENDMENT FOR AN APPROXIMATELY 18.9 ACRES OF PROPERTY, GENERALLY LOCATED IN SECTION 11, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO.

WHEREAS, Sunflower Meadows Real Estate LLC (the “Owner,”) is the owner of approximately 18.9 acres of property, generally located to the south of Bridge Street, east of Golden Eagle Parkway, west of I-76 Frontage Road and north of Tract V of the Bromley Park Filing No. 5 Subdivision, and more specifically described in EXHIBIT A and depicted in EXHIBIT B, attached hereto and incorporated herein (the “Property”); and

WHEREAS, Lauren Brockman of Convergence Multifamily Real Estate Group (the “Applicant”), on behalf of Owner, has requested approval of the Bromley Park Planned Unit Development 26th Amendment (the “PUD”) as shown in EXHIBIT B; 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* (“LUDC”) for its review and procedures related to this application; 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 LUDC; and

WHEREAS, in accordance with the public notice requirements of the LUDC, a notice of public hearing was mailed to all property owners within 1,000 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 or Owners, 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 is generally consistent with the Comprehensive Plan and will better implement said plan beyond what could be accomplished under application of a general zoning district and development standards; 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; the flexibility provided allows future projects on the Property to better meet or exceed the intent of the base zoning district; the proposed adjustments to the standards do not

undermine the intent or design objects of those standards when applied to the Property; reflects generally accepted and sound planning and urban design principles with respect to applying the goals and objects of the Comprehensive Plan; meets all of the review criteria for a zoning map amendment; and 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 26th Amendment.

RESOLVED this 26th day of May, 2022.

CITY OF BRIGHTON, COLORADO
PLANNING COMMISSION

DocuSigned by:



FEFCE25443E3478...

Chris Maslanik, Chairperson

ATTEST:

DocuSigned by:



7FC0C618DA6C4EF...

Kate Lesser, Secretary

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 4:

PHASE 16 - SUNFLOWER MEADOWS CONDOMINIUMS

PARCEL I:

THAT PART OF LOT 1, BLOCK 24, PLAT AMENDMENT FOR EASEMENTS, REPLAT OF LOT 1, BLOCK 24, BROMLEY PARK FILING NO. 5, RECORDED IN FILE 19, MAP 17, RECEPTION NO. C1278959, DATED FEBRUARY 11, 2004, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWESTERN-MOST CORNER OF SAID REPLAT OF LOT 1, BLOCK 24, PLAT AMENDMENT FOR EASEMENT, BROMLEY PARK FILING NO. 5, FROM WHENCE THE NORTH QUARTER CORNER OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH P.M., BEARS NORTH 74°58'01" WEST 472.40 FEET; THENCE NORTH 86°15'11" EAST 429.58 FEET TO THE POINT OF BEGINNING;

- 1) THENCE SOUTH 83°58'42" EAST 110.34 FEET;
- 2) THENCE SOUTH 06°01'16" WEST 84.85 FEET;
- 3) THENCE SOUTH 22°33'33" WEST 21.08 FEET;
- 4) THENCE SOUTH 06°01'18" WEST 42.21 FEET;
- 5) THENCE NORTH 83°58'33" WEST 104.34 FEET;
- 6) THENCE NORTH 06°01'18" EAST 146.26 FEET TO THE POINT OF BEGINNING, COUNTY OF ADAMS, STATE OF COLORADO.

NOTE: THE FOLLOWING DISCLOSURE IS MADE PURSUANT TO C.R.S. 38-35-106.5 SAID DESCRIPTION CREATED BY SURVEY PREPARED BY FLATIRON, INC., JOB NO. 08-46-308, DATED JULY 10, 2006.

PARCEL II:

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR THE PURPOSE OF INGRESS, EGRESS AND UTILITY SERVICE OVER AND ACROSS THE PRIVATE DRIVES AS DEPICTED AND SHOWN ON PLAT AMENDMENT FOR EASEMENTS, REPLAT OF LOT 1, BLOCK 24, BROMLEY PARK FILING NO. 5, RECORDED FEBRUARY 11, 2004 AT RECEPTION NO. C1278959.

PARCEL 5:

PHASE 17 - SUNFLOWER MEADOWS CONDOMINIUMS

PHASE I:

THAT PART OF LOT 1, BLOCK 24, PLAT AMENDMENT FOR EASEMENTS, REPLAT OF LOT 1, BLOCK 24, BROMLEY PARK FILING NO. 5, RECORDED IN FILE 19, MAP 17, RECEPTION NO. C1278959, DATED FEBRUARY 11, 2004, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWESTERN MOST CORNER OF SAID REPLAT OF LOT 1, BLOCK 24, PLAT AMENDMENT BROMLEY PARK FILING NO. 5, WHENCE THE NORTH QUARTER CORNER OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH P.M. BEARS NORTH 74°58'01" WEST 472.20 FEET; THENCE NORTH 86°14'50" EAST 538.85 FEET TO THE POINT OF BEGINNING;

- 1) THENCE SOUTH 83°58'42" EAST 185.35 FEET;
- 2) THENCE SOUTH 24°34'47" EAST 74.01 FEET;
- 3) THENCE SOUTH 08°07'50" WEST 59.92 FEET;
- 4) THENCE SOUTH 89°39'30" WEST 198.56 FEET;
- 5) THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 110.00 FEET, AN ARC LENGTH OF 12.22 FEET, SUBTENDED BY A CHORD BEARING AND CHORD DISTANCE OF NORTH 87°09'35" WEST 12.21 FEET;
- 6) THENCE NORTH 83°58'24" WEST 17.29 FEET;
- 7) THENCE NORTH 06°01'18" EAST 41.21 FEET;
- 8) THENCE NORTH 22°33'33" EAST 21.08 FEET;
- 9) THENCE NORTH 06°01'18" EAST 84.85 FEET TO THE POINT OF BEGINNING, COUNTY OF ADAMS, STATE OF COLORADO.

NOTE: THE FOLLOWING DISCLOSURE IS MADE PURSUANT TO C.R.S. 38-35-106.5 SAID DESCRIPTION CREATED BY SURVEY PREPARED BY FLATIRON, INC., JOB NO. 08-46-308, DATED JULY 10, 2006.

PARCEL II:

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR THE PURPOSE OF INGRESS, EGRESS AND UTILITY SERVICE OVER AND ACROSS THE PRIVATE DRIVES AS DEPICTED AND SHOWN ON PLAT AMENDMENT FOR EASEMENTS, REPLAT OF LOT 1, BLOCK 24, BROMLEY PARK FILING NO. 5, RECORDED FEBRUARY 11, 2004 AT RECEPTION NO. C1278959.

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO, AND IS DESCRIBED AS FOLLOWS:

LOT 1, BLOCK 25 AND LOT 2, BLOCK 24, BROMLEY PARK FILING NO. 5

AND

PARCEL 1:

THAT PART OF LOT 1, BLOCK 24, PLAT AMENDMENT FOR EASEMENTS, REPLAT OF LOT 1, BLOCK 24, BROMLEY PARK FILING NO. 5, RECORDED IN FILE 19, MAP 17, RECEPTION NO. C1278959, IN THE ADAMS COUNTY CLERK AND RECORDERS OFFICE, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF SAID LOT 1 WHICH BEARS N 52°09'25" W BEING MONUMENTED AT THE SOUTHEAST AND SOUTHWEST CORNERS OF SAID LOT 1;

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOT 1, THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 1, ALONG AN ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 33°39'48"; A RADIUS OF 738.50 FEET, AN ARC LENGTH OF 445.43 FEET (CHORD BEARS N 21°01'07" E, 439.05 FEET) TO A POINT OF CURVE; THENCE S 74°20'01" E A DISTANCE OF 70.80 FEET; THENCE N 89°39'31" E A DISTANCE OF 86.30 FEET; THENCE N 00°20'29" W A DISTANCE OF 138.25 FEET; THENCE N 89°39'31" E A DISTANCE OF 2.54 FEET; THENCE N 00°20'29" W A DISTANCE OF 79.86 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 53°07'29"; A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 23.18 FEET (CHORD BEARS N 63°47'08" N A DISTANCE OF 23.36 FEET); THENCE S 89°39'11" W A DISTANCE OF 9.02 FEET; THENCE S 00°29'49" E A DISTANCE OF 7.90 FEET; THENCE S 89°39'11" W A DISTANCE OF 10.00 FEET; THENCE S 00°20'49" W A DISTANCE OF 7.90 FEET; THENCE S 89°39'11" W A DISTANCE OF 49.24 FEET; THENCE S 85°08'41" W A DISTANCE OF 59.63 FEET TO A POINT ON THE WEST LINE OF SAID LOT 1; THENCE ALONG SAID WEST LINE N 08°57'10" W A DISTANCE OF 27.62 FEET; THENCE N 89°39'11" E A DISTANCE OF 64.00 FEET; THENCE N 00°00'00" E A DISTANCE OF 5.50 FEET; THENCE N 89°39'11" E A DISTANCE OF 62.12 FEET; THENCE ALONG AN ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 89°59'49" A RADIUS OF 23.00 FEET, AN ARC LENGTH OF 36.13 FEET (CHORD BEARS N 44°39'21" E A DISTANCE OF 32.53 FEET); THENCE N 00°20'29" W A DISTANCE OF 171.32 FEET; THENCE S 89°59'12" E A DISTANCE OF 28.00 FEET; THENCE N 00°14'40" W A DISTANCE OF 6.89 FEET; THENCE N 89°39'31" E A DISTANCE OF 113.14 FEET; THENCE N 00°20'29" W A DISTANCE OF 90.36 FEET; THENCE N 89°39'31" E A DISTANCE OF 113.14 FEET; THENCE N 00°20'29" W A DISTANCE OF 134.50 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 1; THENCE ALONG THE NORTH LINE OF SAID LOT 1 S 83°56'37" E A DISTANCE OF 109.40 FEET; THENCE S 06°01'18" W A DISTANCE OF 146.20 FEET; THENCE S 83°56'25" E A DISTANCE OF 121.61 FEET; THENCE ALONG AN ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 06°21'54"; A RADIUS OF 110.00 FEET, AN ARC LENGTH OF 12.22 FEET (CHORD BEARS S 87°09'33" E A DISTANCE OF 12.21); THENCE ALONG THE DISTANCE OF 188.58 FEET TO A POINT ON EASTERLY LINE OF SAID LOT 1; THENCE ALONG THE EASTERLY BOUNDARY OF SAID LOT 1 THE FOLLOWING THREE (3) COURSES:

- 1) S 08°07'49" W A DISTANCE OF 381.37 FEET;
- 2) S 32°42'20" W A DISTANCE OF 516.39 FEET;
- 3) S 36°48'29" W A DISTANCE OF 467.35 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE ALONG THE SOUTH LINE OF SAID OF LOT 1, N 52°09'25" W A DISTANCE OF 288.44 FEET TO THE POINT OF BEGINNING, COUNTY OF ADAMS, STATE OF COLORADO.

LEGAL DESCRIPTION

PARCEL 2:

PHASE 14 - SUNFLOWER MEADOWS CONDOMINIUMS

PARCEL I:

THAT PART OF LOT 1, BLOCK 24, PLAT AMENDMENT FOR EASEMENTS, REPLAT OF LOT 1, BLOCK 24, BROMLEY PARK FILING NO. 5, RECORDED IN FILE 19, MAP 17, RECEPTION NO. C1278959, DATED FEBRUARY 11, 2004, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWESTERN-MOST CORNER OF SAID REPLAT OF LOT 1, BLOCK 24, PLAT AMENDMENT FOR EASEMENT, BROMLEY PARK FILING NO. 5, FROM WHENCE THE NORTH QUARTER CORNER OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH P.M., BEARS NORTH 74°58'01" WEST 472.40 FEET; THENCE SOUTH 47°35'59" EAST 281.80 FEET TO THE POINT OF BEGINNING;

- 1) THENCE NORTH 89°39'31" EAST 113.14 FEET;
- 2) THENCE SOUTH 00°20'29" EAST 90.36 FEET;
- 3) THENCE SOUTH 89°39'31" WEST 113.14 FEET;
- 4) THENCE NORTH 00°20'29" WEST 90.36 FEET TO THE POINT OF BEGINNING, COUNTY OF ADAMS, STATE OF COLORADO.

NOTE: THE FOLLOWING DISCLOSURE IS MADE PURSUANT TO C.R.S. 38-35-106.5 SAID DESCRIPTION CREATED BY SURVEY PREPARED BY FLATIRON, INC., JOB NO. 08-46-308, DATED JULY 10, 2006.

PARCEL II:

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR THE PURPOSE OF INGRESS, EGRESS AND UTILITY SERVICE OVER AND ACROSS THE PRIVATE DRIVES AS DEPICTED AND SHOWN ON PLAT AMENDMENT FOR EASEMENTS, REPLAT OF LOT 1, BLOCK 24, BROMLEY PARK FILING NO. 5, RECORDED FEBRUARY 11, 2004 AT RECEPTION NO. C1278959.

PARCEL 3:

PHASE 15 - SUNFLOWER MEADOWS CONDOMINIUMS

PARCEL I:

THAT PART OF LOT 1, BLOCK 24, PLAT AMENDMENT FOR EASEMENTS, REPLAT OF LOT 1, BLOCK 24, BROMLEY PARK FILING NO. 5, RECORDED IN FILE 19, MAP 17, RECEPTION NO. C1278959, DATED FEBRUARY 11, 2004, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWESTERN-MOST CORNER OF SAID REPLAT OF LOT 1, BLOCK 24, PLAT AMENDMENT FOR EASEMENT, BROMLEY PARK FILING NO. 5, FROM WHENCE THE NORTH QUARTER CORNER OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH P.M., BEARS NORTH 74°58'01" WEST 472.40 FEET; THENCE NORTH 76°00'52" EAST 212.97 FEET TO THE POINT OF BEGINNING;

- 1) THENCE SOUTH 83°58'42" EAST 113.84 FEET;
- 2) THENCE SOUTH 00°20'29" EAST 134.50 FEET;
- 3) THENCE SOUTH 89°39'31" WEST 113.14 FEET;
- 4) THENCE NORTH 00°20'29" WEST 147.11 FEET TO THE POINT OF BEGINNING, COUNTY OF ADAMS, STATE OF COLORADO.

NOTE: THE FOLLOWING DISCLOSURE IS MADE PURSUANT TO C.R.S. 38-35-106.5 SAID DESCRIPTION CREATED BY SURVEY PREPARED BY FLATIRON, INC., JOB NO. 08-46-308, DATED JULY 10, 2006.

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EXHIBIT B

BROMLEY PARK P.U.D. 26TH AMENDMENT (MAJOR)

BEING A PART OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN
CITY OF BRIGHTON, COUNTY OF ADAMS, STATE COLORADO

CITY APPROVALS

CITY COUNCIL CERTIFICATE

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

Mayor: _____

ATTEST: _____

City Clerk: _____

VICINITY MAP



SHEET INDEX

- G-1: Cover Sheet
- G-2: Legal Descriptions
- PUD-1: PUD Plan

OWNERSHIP CERTIFICATION

CERTIFICATE OF OWNERSHIP

WE CERTIFY THAT _____ ARE THE
OWNERS OF THIS PROPERTY.

OWNER

BY: _____

NOTARIAL CERTIFICATE:
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS
_____ DAY OF _____, 20____, BY _____
WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

PROJECT TEAM

DEVELOPER/APPLICANT:

Convergence Habitat Housing Fund
Estate Group
201 Fennell Street, Suite 420
Denver, CO 80206

ARCHITECT:

Goodman Smith
5975 South Quebec Street
Centennial, CO 80111

PLANNER/LANDSCAPE ARCHITECT:

Travis Design
244 North College Ave #130
Fort Collins, CO 80524

CIVIL ENGINEER:

Harris Koecher Smith
1120 Lincoln Street, Suite 1000
Denver, CO 80203



BROMLEY PARK PUD 26TH AMENDMENT
BRIGHTON, COLORADO



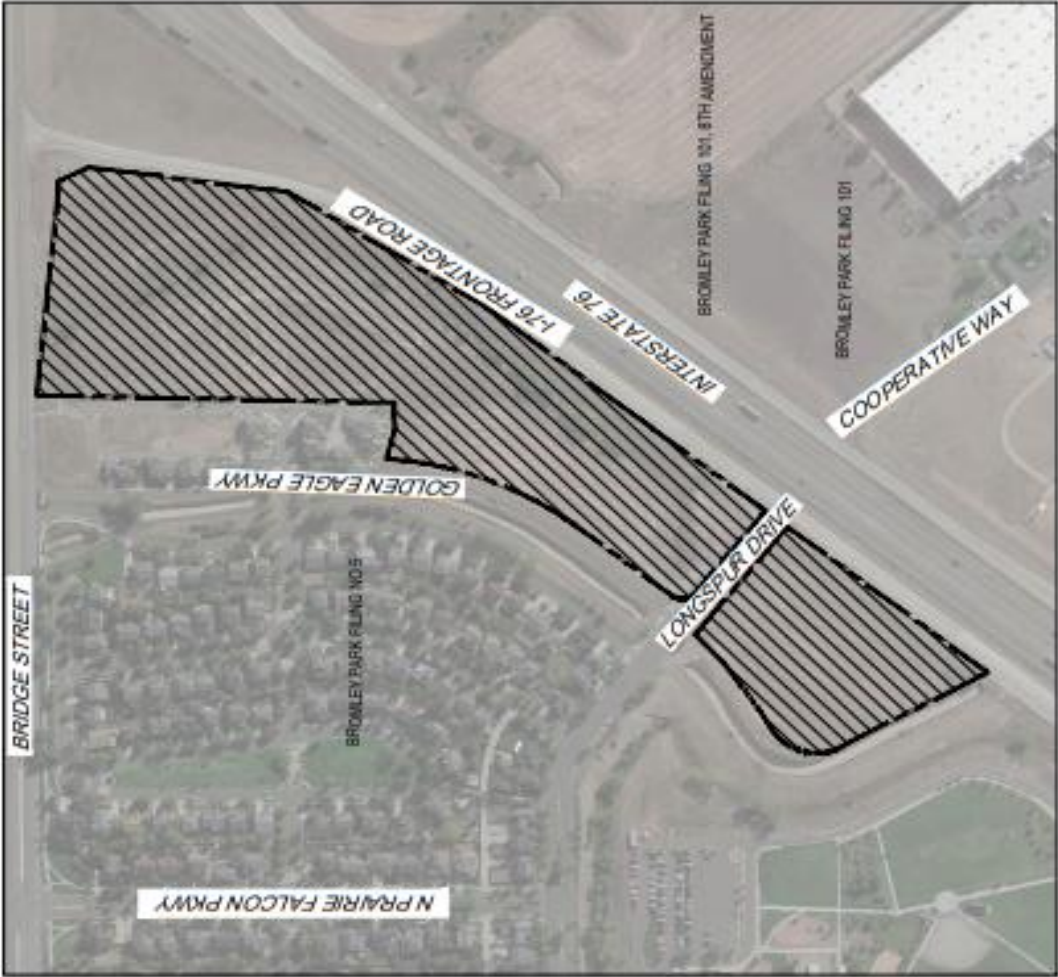
BROMLEY PARK P.U.D. 26TH AMENDMENT (MAJOR)

BEING A PART OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN
CITY OF BRIGHTON, COUNTY OF ADAMS, STATE COLORADO

DEVELOPMENT SUMMARY

PLANNING AREA	LAND USE/PROPOSED PUD DESIGNATION	DENSITY	ACRES	MAX UNITS
PA13-A	SINGLE-FAMILY ATTACHED/DETACHED	12 DU/ACRE	18.9	225
TOTAL			18.9	225

INTENT STATEMENT: THE INTENT OF THIS PUD AMENDMENT IS TO ADD "SINGLE FAMILY ATTACHED/DETACHED" AS A PERMITTED USE CATEGORY FOR PA13-A, AND TO ESTABLISH A MAXIMUM DENSITY OF 12 DWELLING UNITS PER ACRE.



BROMLEY PARK PUD 26TH AMENDMENT



NOT FOR CONSTRUCTION



PUD 1