ORDINANCE NO. <u>2427</u> 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  $6^{\text{TH}}$  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 <u>EXHIBIT A</u>, 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 <u>EXHIBIT B</u>; 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.

<u>Section 2</u>. The City Zoning Map shall be amended to reflect said PD.

<u>Section 3</u>. 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  $15^{th}$  DAY OF AUGUST, 2023.

	CITY OF BRIGHTON, COLORADO									
ATTEST:	GREGORY MILLS, Mayor									
NATALIE HOEL, City Clerk										
Published in the <i>Brighton Standard Blade</i> 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 % SW % OF SECTION 7, TOWNSHIP I SOUTH, RANGE 66 MEST OF THE 6TH P.M., ADAMS COUNTY, COLORADO, DESCRIBED AS:
BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 7:
THENCE IN 90'00'00' E ON AN ASSIMED BEARMS ALONG THE SOUTH LINE OF SAID SW % SW % A DISTANCE OF HEAST FEET TO THE INTERSECTION OF THE SOUTHWEST WITH SAID THE EASTERLY LINE OF COUNTY ROAD

NO. 30:

\*\*BENCE N 25'20'00" E ALONG SMD SQUINERLY EXTERSION A DISTANCE OF 458:16 FEET TO A POINT ON THE CASTERLY R.O.M. LINE OF U.S. INGERNAY NO. 55, SAID FORT BEING THE TRUE FORT OF BEGINNING, THE HANCE ON THRUME OF 125'20'00" E AND ALONG THE EASTERLY LINE OF COUNTY WOMO NO. 31 A DISTANCE OF 35.6 FEET TO 35.6 FEET

PACIFIC RALIDAD:
THENCE S 1373700° W ALONG SAID WESTERLY R.O.W. LINE A DISTANCE OF 604.11 FEET TO A POINT ON THE
MORTHERLY 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:

FOLLOWS:

\$ 9000'00" M, 107.70 FEET, N 6771'37" M, 64.37 FEET, N 28'20'13" M, 148.34 FEET TO THE BEGINNING OF A CURVE TO THE RICHAR OF SAID CURVE BY A 155'30". THE RADRUS OF SAID CURVE BY 205.00 FEET, THE CHARD OF SAID CURVE BEADS N 053'13" M, 148.88 FEET, TO THE RADRUS OF SAID CURVE BY 205.00 FEET, THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 150.00 FEET TO THE END OF SAID CURVE; THENCE ALONG THE ARC OF SAID CURVE BY 150'S A PEUT FOR TO THE BEQUE FORM TO BEGINNING. SAID CURVE; THENCE N 56'AST TO PEUT FOR THE PEUT FORM TO BEGINNING. SAID OF SCIENCE BY PORTHOL THE PEUT FORM TO BEGINNING. SAID OF SCIENCE BY 11, 2013 AT SECOPTION NO. 200200000435, ARD IN SPECIAL WARRANTY DEED RECORDED SAIT 25. 2008 AT RECOPTION NO. 200200000435, ARD IN SPECIAL WARRANTY DEED RECORDED SAIT 25. 2008 AT RECOPTION NO. 200200000435, ARD IN SPECIAL WARRANTY DEED RECORDED SAIT 25. 2008 AT RECOPTION NO. 200200000435, ARD IN SPECIAL WARRANTY DEED RECORDED SAIT 25. 2008 AT RECOPTION NO. 200200000435, ARD IN SPECIAL WARRANTY DEED RECORDED SAIT 25. 2013 AT RECOPTION NO. 200200001110, STATE OF COLORADO IN SPECIAL WARRANTY DEED RECORDED SAIST 24. 2013 AT RECOPTION NO. 200100001110, 201800005850.

# COUNTY OF ADAMS, STATE OF COLORADO

# PARCEL B:

THAT PART OF THE SW % SW N OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 66 MEST 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 SN 14 SW 14 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 SAD SOUTHERLY EXTENSION AND EASTERLY LINE OF COUNTY ROAD NO. 31 A
DISTANCE OF 493.32 FEET TO THE TRUE POINT OF BEGINNING.
THENCE S 78/33/00" 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" WA DISTANCE OF 154/62 FEET TO A POINT ON THE EASTERLY LINE OF COUNTY ROAD NO.

THENCE S 25°29'00" W ALONG SAID EASTERLY R.O.W. LINE A DISTANCE OF 129.79 FEET 10 THE TRUE POINT OF

BEGINSHIO,

EXCEPT ANY PORTION THEREOF CONVEYED TO THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO IN

SPECIAL MARRANTY DEED RECORDED DECEMBER 11, 2012 AT RECEPTION NO. 2012000023435, AND IN SPECIAL
WARRANTY DEED RECORDED JALY 25, 2018 AT RECEPTION NO. 2018000059830.

COUNTY OF ADAMS, STATE OF COLORADO.

# PARCEL C:

THAT PART OF THE SW % SW % OF SECTION 7, TOWNSHIP I SOUTH, RANGE 66 MEST OF THE 6TH P.M., ADAMS COUNTY, COLORADO, DESCRIBED AS:
SECONNENC AT THE SOUTHWEST CORNER OF SAID SECTION 7;
THENCE IN SCHOOL OF C ON AN ASSEMED BEARRING ALONG THE SOUTH LINE SAID SW % SW % A DISTANCE OF 148-03 FEET TO THE WITERSECTION OF THE SOUTHMENT EXTENSION OF THE EASTERLY LINE OF COUNTY MOUD NO.

31; THENCE IN 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 RECINNING; THENCE IN 1147'00" E A DISTANCE OF 164.90 FEET; THENCE IN 1147'00" E A DISTANCE OF 164.90 FEET; THENCE IN 643'00" WE A DISTANCE OF 111.17 FEET TO A POINT ON THE EASTERLY LINE OF COUNTY ROAD NO. 31; THENCE S 25'29'00" WE ALONG SAID EASTERLY LINE OF COUNTY ROAD NO. 31; THENCE S 25'29'00" WE ALONG SAID EASTERLY LINE OF FOOLST TO THE TOTAL THE POINT OF

COMMING. KCEPT ANY PORTION THEREOF CONVEYED TO THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO IN PECUAL WARRANTY DEED RECORDED DECEMBER 11, 2012 AT RECEPTION NO. 2012000023435, AND IN SPECIAL MERIANTY DEED RECORDED ALY 28, 2008 AT RECEPTION NO. 2018000008830.

# 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 2015000019457 IN ADAMS COUNTY, COLORADO.

# PARCEL D

PARCEL D:
A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE
ETH PRINCIPAL MERICIAN, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS
FOLLOWS:
BECOMMING AT THE SOUTHWEST CORNER OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH
PRINCIPAL MERICIAN. THENCE NORTH DO DEGRESS 03 MINUTES EAST ALONG THE WEST LINE OF THE SOUTHWEST
QUARTER OF SECTION 7, A DISTANCE OF 294.90 FEET.
THENCE SOUTH 80 DEGRESS 50 MINUTES EAST AND PARALLEL TO THE SOUTH LINE OF SAID SOUTHWEST
QUARTER, A DESTANCE OF 22.90 FEET.
THENCE NORTH 25 DEGREES 24 MINUTES EAST, 7.40 FEET 10 THE INTERSECTION OF THE WEST LINE OF FORMER
COUNTY ROAD NO. 31 (MAIN STREET) WITH THE EAST LINE OF US. HIGHWAY NO. 85 WHICH IS THE TRILE POINT
OF ECONOMICS.

WHICH SOUTH 25 DEGREES 24 MINUTES EAST, 409.75 FEET ALONG THE WEST RIGHT OF WAY LINE OF FORMER
COUNTY ROAD NO. 31 (MAIN STREET) WITH THE EAST LINE OF US. HIGHWAY NO. 85 WHICH IS THE TRILE POINT
OF ECONOMICS.

HIGHER SOUTH 25 DEGREES 24 MINUTES EAST ROBES 24 MINUTES WEST, ISTE FEET, MORE OR LESS, TO A POINT
HIGHER SOUTH 25 DEGREES 24 MINUTES EAST ROBES 24 MINUTES WEST, ISTE FEET, MORE OR LESS, TO A POINT
HIGHER SOUTH 25 DEGREES 24 MINUTES EAST ROBES 24 MINUTES WEST, ISTE FEET, MORE OR LESS, TO A POINT
HIGHER SOUTH 25 DEGREES 24 MINUTES EAST ROBES 24 MINUTES WEST, ISTE FEET, MORE OR LESS, TO A POINT
HIGHER SOUTH 25 DEGREES 25 MINUTES EAST ROBES 24 MINUTES WEST, ISTE FEET MORE OR LESS, TO A POINT
HIGHER SOUTH 25 DEGREES 24 MINUTES EAST ROBES 25 MINUTES WEST, ISTE FEET TO THE TRUE POINT OF
ECONOMICS.

BEGINNING.
SECRET ANY PORTION THEREOF CONVEYED TO THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO IN
SPECIAL MARRANTY DEED RECORDED DECEMBER 11, 2012 AT RECEPTION NO. 2012000003435, AND IN SPECIAL
WARRANTY DEED RECORDED JALY 25, 2018 AT RECEPTION NO. 20180000059830.

# 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 2016/000107185 IN ADAMS COUNTY, COLORADO.

# PARCEL 3REV:

A TRACT OF LAND PARCEL SREV OF THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO PROJECT NO. NH 0856-068 IN THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 1 SOUTH SANGE 66 WEST OF THE 6TH FRRNOPAL MEROUAN, IN ADAMS ODMINTY, OCIONADO, BOING MORE PARTICIDARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 7; THENCE N89/4517FE, CONDIDENT WITH THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 7, A DISTANCE OF 40772 FEET: THENCE N90/14/45W, A DISTANCE OF 78,05 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE FOR BROMLEY ROAD, MARKED BY A 3 1/4" COOT ROM MONIMENT, STAMPED PORTY NO. 523, PLS 38110 AND THE TRUE POINT OF BEGINNEY;
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 N49502")77"W, A DISTANCE OF 105.00 FEET, A CENTRAL ANGLE OF 91'47'03", A DISTANCE OF 105.00 FEET, A CENTRAL ANGLE OF 91'47'03", A DISTANCE OF 105.00 FEET, A CENTRAL ANGLE OF 91'47'03", A DISTANCE OF 105.00 FEET, A CENTRAL ANGLE OF WAY LINE FOR MAIN STREET, ALSO BEING THE SOUTHEASTERLY LINE OF THE PARCEL DESCRIBED AT RECEPTION NUMBER COSS3365S, OF THE RECORDS OF ADAMS COUNTY, COLORADO;

THENCE NOT30'00T. A DISTANCE OF THE PARCEL DESCRIBED AT RECEPTION NUMBER COSSISSS, OF THE RECORDS OF ADAMS COUNTY, COLORADO:
THENCE CONDIDON:
THENCE CONDIDON:
THE SALD SOUTHEASTERLY MAD NORTHERLY PARCEL LINE, AND WESTERLY RIGHT OF WAY LINE FOR MAIN STREET THE FOLLOWING 2 COURSES:
N24'9573'2" A DISTANCE OF 208 43 FEET;
THENCE CONDIDON WITH SAUD WESTERLY RIGHT OF WAY LINE FOR MAIN STREET, N24'46'16"E, A DISTANCE OF 163.61 FEET;
THENCE ON THE ARC OF A CURVE TO THE LETT, A RABIUS OF 375.00 FEET, A CENTRAL ANGLE OF 30'02'29", A DISTANCE OF 188.62 FEET, (A CHORD BEARING SOF4514"K, A DISTANCE OF 194.38 FEET);
THENCE SOT THE ARC OF A CURVE TO THE LETT, A RABIUS OF 575.00 FEET, A CENTRAL ANGLE OF 14'57'41", A DISTANCE OF 198.68 FEET);
THENCE SOT THE ARC OF A CURVE TO THE LETT, A RABIUS OF 88.00 FEET, A CENTRAL ANGLE OF 14'57'41", A DISTANCE OF 23.24
FEET, (A CHORD BEARING S19'40'4"E, A DISTANCE OF 22.17 FEET);
THENCE ON THE ARC OF A CURVE TO THE RIGHT, A RABIUS OF 50.00 FEET, A CENTRAL ANGLE OF 110'41'44", A DISTANCE OF 98.00 FEET, (A CHORD BEARING S19'40'1"C), A DISTANCE OF 50.00 FEET, A CENTRAL ANGLE OF 110'41'44", A DISTANCE OF 98.00 FEET, (A CHORD BEARING S29'7'1"C), A DISTANCE OF 50.50 FEET, A CENTRAL ANGLE OF 14'35'46", A DISTANCE OF 148.83 FEET);
THENCE ON THE ARC OF A CURVE TO THE LETT, A RABIUS OF 50.50 FEET, A CENTRAL ANGLE OF 41'35'46", A DISTANCE OF 148.83 FEET);
THENCE ON THE ARC OF A CURVE TO THE LETT, A RABIUS OF 50.50 FEET, A CENTRAL ANGLE OF 41'35'46", A DISTANCE OF 148.83 FEET);
THENCE ON THE ARC OF A CURVE TO THE LETT, A RABIUS OF 50.50 FEET, A CENTRAL ANGLE OF 41'35'46", A DISTANCE OF 148.83 FEET);
THENCE ON THE ARC OF A CURVE TO THE LETT, A RABIUS OF 50.50 FEET, A CENTRAL ANGLE OF 41'35'46", A DISTANCE OF 148.85 FEET);
THENCE S26'45'20'E, A DISTANCE OF 148.25 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING,

THE ABOVE LEGAL DESCRIPTION DESCRIBES ALL THAT LAND CONTAINED IN QUITCLAIM DEED RECORDED ON JULY 25, 2018 AT RECEPTION NUMBER 2018/000098/31 IN ADAMS COUNTY, COLORADO.

# EXHIBIT B

# Planned Development as provided by the Applicant

HALF PART OF THE SIX KIN X OF SECTION 7, TOWARDS T SOUTH, BAUGE 66 MEST OF THE BITH PIX, ADMI-COSHITY, COLOMADO RECORDED AS: RECORDEND AT THE SOUTHWEST COSHINE OF SHAD SECTION 7. RECORDEND AT THE SOUTHWEST COSHINE OF SHAD SECTION 7. HEADS TEET TO THE ANTENSECTION OF THE SOUTHWEST COTTONION OF THE EASTERLY LINE OF COUNTY ROAD. COUNTY OF ADAMS, STATE OF COLORADO. HERCE IN TREEDON'T K. ACHOLOUGH CHEST, CEREBON HOE EASTERLY LIHE OF COUNTY POLIO NO. 31. A. REGICE TO SERVE OF HANT JAPAT OF THE SHE SEN SEN OF SECTION 7, TOWNSHEFT SOUTH, RANGE 66 MEST OF THE 6TH PAIL, AGAINST CORRENT COMERNO EXCHANGEST CHANGE OF TANGE SECTION 7. REGISHING AT THE SOUTHWEST CHANGE OF TANGE SECTION 7. MAN THET TO THE MEDISCECTION OF THE SOUTHWEST EXCHANGES OF THE EXCRECT LINE OF COUNTY ROUGH DOUNTY OF ADAMS, STATE OF COLORADO. PRINCE N. 25/2007 E. ALGUE SAD SIZDEREN ESTRISSA AGD THE EASTERN VAIL OF COA SELANCE OF SEXT ITT TO THE THEE CONT OF ECONOMIC PRINCES.

PRINCE N. 27/2007 E. A SELANCE OF 18-40 ZETT, THOSEL N. 11/27007 E. A DELANCE OF THOSEL OF THOSE OF T TRACT OF LAND IN THE SOUTHWEST GUARTER OF SECTION 7, TOWNSHIP I SOUTH, RANGE 66 WEST OF THE PRINCIPAL MERICIAN, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS THE PRINCIPAL AS LABORE LEGAL DESCRIPTIONS DESCRIBES ALL THAT LAND CONTAINED IN SPECIAL MARRANTY DEED RECORDER MARCH 19, 2015 AT RECEPTION NUMBER 2015000019457 IN ADMIS COUNTY, COLUMNOO. DIVIDIO M. (10.72) TELL H. CITTUT M. (4.32) TELL, H. SIZHOUN, H. (4.33) TELL TO THE EXCHANGE OF AN ARE TO THE THE AREA OF A THE OWN CHRECK OF AREA OF THE THE AREA OF A THE OWN CHRECK OWN CHRECK OF A THE OWN CHRECK OF A THE OWN CHRECK OF A THE OWN C THE PROPERTY IN A CONTRACT OF THE PROPERTY OF HART OF THE SHE K. ME N. OF SECTION 7, TOWNSHIP I SOUTH, RANGE 66 MEST OF THE 6TH P.H., ADAMS THE OLD AND ESCHOOL ASSESSED BEARING AND THE SOUTH LINE SALE SHE N. DISTANCE OF SEN MOTORING FOR HAN ASSESSED BEARING ALMON THE SOUTH LINE SALE SHE N. A DISTANCE OF 3 FEET TO THE INTERSECTION OF THE SOUTHERLY EXTENSION OF THE EASTERLY LINE OF COUNTY ROAD IN WHICH THE COUNTRY CORNER OF SCITION 7, THEREBY 1 SOON, BANK OR WEST OF THE REMAINANT OF THE COMMITTEE OF THE WORTH SE DEGREES 24 MANUTES EAST, 46075 REET ALONS THE MEST ROOT OF MAY USE OF PROPER FOAD NO. 31; FROITE ONET NO EDECREES 24 MANUTES MET, 153 OF EAST, MORE ON ELSE, TO A FORMIT EAST ROOT OF MAY LIME OF U.S. ROOTH NO. 25; COLUMBENT ALONS AND EAST ROOT OF MAY, A DESIGNATE OF 406.60 FEET TO THE TRUE POINT OF S 25'29'00" W ALONG SAD EASTERLY ROW LINE A DISTANCE OF 129.79 FEET TO THE TRUE POINT OF THYSTORY IA DOZINACI OF TOXO TITLE

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1 PRIVIDE IA DOZINACI OF TOWNSHIP I SOUTH, RANGE 66 WEST OF THE 6TH P.M., ADAM PLANNED DEVELOPMENT FOR SOUTH MAIN REDEVELOPMENT A PARCEL OF LAND SITUATED IN THE SW  $\frac{1}{2}$  OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 66 WEST, OF THE 6TH P.M. CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO THUR THUR MOND NO. 31 / PONT PONT THE 200 RESET 1970'SET HE TOP TOWN TO ANABODON STAMPED HE 200 RESET 1970'SET HE TOP TOWN OF A 12 TAMBETER CONSISTE POST OF A 400 GROUND LINELL LOCATED 760'S SOUTH OF THE CENTER OF A 12 TAMBETER CONSISTE POST OF A MADE OF THE LOCATED 760'S SOUTH OF THE CENTER OF BESTOR OF A MADE OF THE LOCATED THE SECT OF A MADE OF THE TOP THE TOP THE ADMINISTRATION OF THE SECT OF A MADE OF THE TOP THE ADMINISTRATION OF THE SECT OF THE ADMINISTRATION OF THE SECT OF A MADE OF THE TOP THE SECT OF THE ADMINISTRATION OF THE SECT OF THE SECT OF THE SECT OF THE SECT OF THE SECTION OF THE SECT OF THE SECTION KIMLEY-HORN AND ASSOCIATES, INC. 4582 SOUTH ULSER \$1, - SUITE 1580 DEWER, CO 80237 PHONE: 503.238.3339 CONTACT: BRYCE CHRISTENSEN, PE LANDSCAPE ARCHITECE

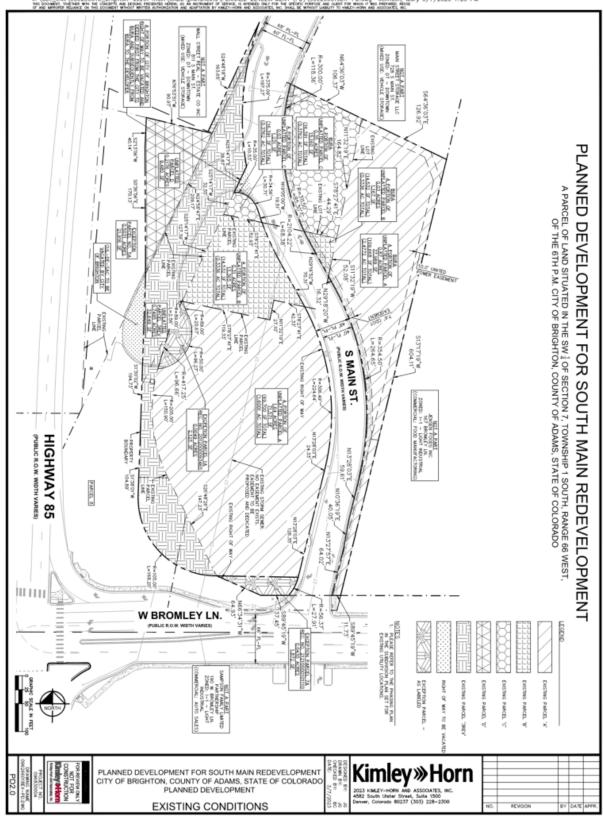
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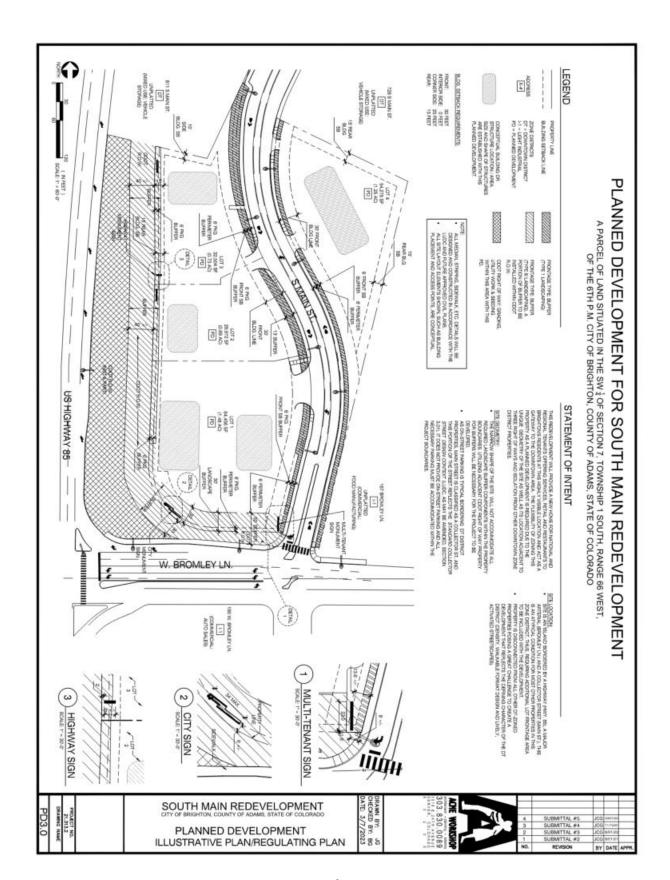
JUL ROSE PRON GROUE

HOPLANDS RANCH, CO 80

PHONEL 303,313,7417

CONTACT: AULO SANDREZ ENGNEESHIG SERVICE COMPANY, INC. 14100 EAST EVANS ANDREE AURORA, CO. BOOTA 303.337;593 CONTACT, CHARLES N. BECKSTROM, PLS EMERGERI-HAY 35 & BROMEY, LLC. 1877 SOUTH BELLARE STREET - SUITE DENNER, CO 80222 PHONE: 802.587.7171 CONTACT: ALEX GONZALEZ THE PROJECT OF MAY HAVE CONTRACTORY AND INCREMENT PARCEL LINE, AND WESTERLY BOART OF MAY LINE FOR MAIN SERVED AND CONTRACTORY OF MAY LINE FOR MAIN SERVED AND CONTRACTORY OF MAY LINE FOR MAIN SERVED, MAY AND CONTRACTORY OF MAIN SERVED AND CONTRACTORY OF MAIN SERVED AND CONTRACTORY OF MAIN SERVED AND MAIN SERVED AND CONTRACTORY OF MAIN SERVE THE ABOVE LEGAL DESCRIPTION DESCRIBES ALL THAT LAND CONTAINED RECEPTION HUMBER 2018000005951 IN ADAMS COUNTY, COLORADO. INCLOR CAND PARCE, WAY OF THE EXPANSABLE OF WARRENCE OF WARRENCE AND CANDAD PRICE, WAS NO COMMON THE CONTROL WAY OF COMMON PARCEL WAS NO COMMON TO CANDAD WARRENCE OF WARRENCE OF WARRENCE AND CANDAD WARRENCE OF NOTARY SOMATURE NOTARY NAME (PRINT) SHANG THE PILD, THE OWNER ACCHOMEDICES AND ACCEPTS ALL CUREDIDITS AND WIENT SET FORTH IN THIS PUD, WITHESS MY/OUR INC(S) SEAL(S) THES DAY OF 20 COUNCIL OF THE OTY OF (DTY SEAL) 25, 2018 AT Kimley» Horn
2023 KIMLEY-HORN AND ASSOCIATES, INC.
4582 South Utater Street, Suite 1550 PLANNED DEVELOPMENT FOR SOUTH MAIN REDEVELOPMENT CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO PLANNED DEVELOPMENT **COVER SHEET** REVISION





# PLANNED DEVELOPMENT FOR SOUTH MAIN REDEVELOPMENT

A PARCEL OF LAND SITUATED IN THE SW  $\frac{1}{2}$  OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 66 WEST, OF THE 6TH P.M. CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

# I. General Design Intent

# General Design Intent: These guidelines are into

The South Main Redevelopment is a proposed transitional commercial project at the aniesception of Highway 85 and Bromley Lane with the Downtown Zone District further north along South Main Street. This redevelopment project subsidies this property into three parcels west of South Main Street and one parcel seat of South Main Street and one and of South Main Street and one are sentimed that will take advantage of its high visibility location at the corner of Bromley Lane and South Main Street adjacent to Highway 85. The city has identified the side as a "gateway site" for the downtown area and as such, the visition for the development is to create a visually hammorious environment that expresses the vitrancy of the downtown area and as such, the visition for the development is to create a visually hammorious environment that expresses the vitrancy of the downtown district and small brom character of Brighton. The development usings areas for the CDOT right of-way along Highway 55 and Bromsky Lane to meet city buffer requirements and liprovide 55 and Bromsky Lane to meet city buffer requirements and will provide 55 and Bromsky Lane to meet city buffer requirements and will provide 55 and Bromsky Lane to meet city buffer requirements and will provide 55 and Bromsky Lane to meet city buffer requirements and and provided 55 and Bromsky Lane to meet city buffer requirements and some province and provided 55 and Bromsky Lane to meet city buffer requirements and and provided 55 and Bromsky Lane to meet city buffer requirements and the contraction was a supplication when the part of the contraction was a supplication when the contraction was a supplication which are contracting when the contraction was a supplication when the contraction was a supplication when the contraction was a s pedestrian walks

Governing Documents:

Except as explicitly stanted within the standards of the planned development established brevin, development shall follow requirement of the Commercial (C-3) Zoning District in the Brighton Land Use & Development Code (LUDC) as may be amended:

# Amendments:

standards

1. Minor Amendments

At the discretion of the Director of Community Development, minor ments to this Planned Development are allowed per the following

alterations to the Planned Development may occur without review the Planning Commission or City Council if the atterations do not exceed the below:

Any alteration in the design and development standards of this Planned Development by not nove than 10%. Any deviation of 10% or more shall require a major anisotration.
 Major Ameridments
 Major Ameridments shall mean any alterations to this Planned Develop-ment exceeding the limits established above or any change in the category of use and shall be reviewed by the Planning Commission and dhy Council according to the procedures of the LUDC, as and dhy Council according to the procedures of the LUDC, as

D. Allowed Uses:

 All permitted and conditional commercial uses in the Commercial Relatil and Services (C-S) zone district 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 imitations on fuel stations. Fuel stations shall be limited to no more than 6 double-sided pumps or 3 service islands and an accessory retail area of no more than 5.500 square feet.

- Accessory Uses:
   Drive-Through facilities shall be permitted on each lot under this
   Planned Development. No additional Conditional Use Permits or
   the Director's approval are required for accessory drive through
- screening and buffering will be provided through a combination of stone screen walls (gabion walls) to shield headlights, landscape berns and dense, clustered evergreen-type plantings to buffer uses.

  Where service areas/drive through windows cannot be located on the most remote wall possible, relative to streetscapes, enhanced
- An enhanced landscape buffer design shall be provided to screen drive through service areas and wardows for drive-through facilities Refer to site design standards for details on screening and buffers at drive through service areas.

# E. Prohibited Uses:

 The following uses shall be prohibited within the development: Check Cashing Business, Pawn Shop, Vehicle Service & Repair (major) and Sexually oriented but

Building Massing and Fagade design:
Building massing and fagade design:
Building massing and facade design standards apply to all facades that
lace stress and through access lanes or face open spaces, based upon
their selback from these spaces.

1. Forniemity Bacades docations that all other face South Main Street
or Bromley Jacobs of a building shall either face South Main Street
or Bromley Jacobs Entirance features shall follow requirements in the

Ground floor freatment/fransparency; and windows; Transparency; requirements shall follow the requirements in the LUC except where transparent glass cannot be accommodated on the building. Openings for transparent; include clear glading (dozon or windows), opaque glass (spandrel) of false abow windows (framed

C. Building Materials and Color Patette:

 General Material & Color Intent

# II. Building Design Standards

A. Building Design Intent:

A. Building Design Intent:
The design principles for all buildings (principal & accessory shuckures) of the South Main Redereologyment are centered on the following concepts: the South Main Redereologyment are centered on the following concepts: 1. Continuity of the built environment will be achieved through use of common elements, such as canopies, articidating a destinct base, body and top, and defined vertical measure articulating a destinct base, body and top.

2. Architectural styles and year, allowing individual expression of design and brand identity but all structures will be unified through the use of natural, durable materials and a mutato dool patietie.

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

4. Accessory buildings, such as trash enclosures, equipment storage for lote, propare dispenses or other similar structures designed to screen items from year, shall utilize the same high assimble design similar to the principal buildings on site. Equipment such as trash dumpsters, storage for the, proporter or other essential explament for buildings strains to represent the sesential explament for buildings that are normally located outdoors, shall be placed in such a manner that they are not visible to the right of way and pedestian traffic or are screened from view with walls, screens or other similar devices or screened with landscaping. These screen elements shall utilize high quality materials that will provide year-round screening.

Where two pitch roots are used, the height of the parapet shall screen all toof top equipment.

All high pitchnet/exposed roofs shall be surfaced with attractive, durable materials such as concrete, day or state ties or seamed/thibed scribiccular mestis.

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3. Glazing
4. Frame: Any color as approved through Site Plan application
Glass: clear vision or dark spandrel glass. False show windows
with framed artwork panets may also be utilized in the design.
4. Entire finishes

- Brick masterly units or stone: brick colors to be earth-lored.

- Precast concrete: naturallearth tone colors which compliment also

or brick.

StuccolEIFS: all textures accepted. Colors to be earth-toned.

Stiling: ribbed metal siding, metal batten siding or cement board.



conceptual fuel canopy example

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SOUTH MAIN REDEVELOPMENT

Motinisti changes shall emphasize different elements of the building, in association with the instasing and modulation standards per this document and per the LUDC. Quality, durable building materials shall be provided at the ground foor level of all buildings. Each building shall incorporate brick, store or steel elements into the design in conformance with the material use percentages in accordance with the LUDC. Buildings will use high quality, low-reflective colors and natural ings, canopies and trelises are encouraged on all building ACHE WONISHOR

PLANNED DEVELOPMENT DESIGN STANDARDS- BUILDINGS

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# PLANNED DEVELOPMENT FOR SOUTH MAIN REDEVELOPMENT

A PARCEL OF LAND SITUATED IN THE SW \$ 0F 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 ease of use for both vehicular and The site is designed to provide ease of use for both vehicular and process, site is designed to provide paper, or the process. The redevelopment project sold ordivides the program to provide in an organized and logical fashion by placement of buildings, architectural conflustly, peaking and pediestrian areas, while providing beature, visual interest, sensitivity to the surrounding environment and human scale. The site will promote the ease of use from vehicular and pediestrian fereis attenting for virious landscape opportunities, podestrian areas, and encourage cross-site pediestran traffic. The landscape will be utilized to screen and miligable the visual, notice of other impacts of high-infancity areas of the site. Refer to these Community Design Standards for

Led Standards for the side shall follow the standards for "Small Commercial-Lot Intendeds for the side shall follow the standards for "Small Commercial-Pad Suo" building type sat forth within Article 6 of the Brighton Land Use 8. Development Code, as amended, except as noted below.

1. Lot area: "(2006-5000 equater feet)

1. Lot width: a 40 ft minimum lot width shall be permitted for commercial

- Building setbacks: front = 30 feet, interior side = 0 feet, corner side = 25 feet, rear = 15 feet.

# C. Access and Parking:

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

1. Shared parking between parcials is permisted in order to meet overell pasking requirements.

2. Lousing Areas: Dedicated to solding spaces are not required on each lot. Lousing and Deliverse to occur within parcets shared internal off-street parking-gridve areas chief off-peak hours.

3. Parking Jarkes:

4. Parking Jarkes:

5. Port (Main St): 6" Perimeter Buffer AND 6" Front Setback Buffer

• Sold (Bromely Ln.): 6" Perimeter Buffer

• Sold (Bromely Ln.): 6" Perimeter Buffer

• Sold (Bromely Cn.): 6" Perimeter Buffer

• Sold (Bro

- lot.
  Rear (US Hwy 85): 6' Perimeter Buffer an-etandard parking buffers:
- Front 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
- Front parking buffer on Lot 4 may include a 6 foot wide concrete
- c. Parking Islands: No more than two parking island per lot shall be permitted to measure less than 8 feet in any dimension and no smaller than 150 square feet. Non-standard slands may not be less than 5 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 fro

D. Site Open Space:
1. Open space shall be provided for small commercial pad sites at a
1. Open space shall be provided for small commercial pad sites at a
minimum of \$\frac{1}{2}\$ of building footgrint as patios or similar site amonthes.

Open space to include sealing, aff and other amenthies as a foodly port
for gathering spaces. Pado size shall be provided at a minimum of
300 square feet, measure any dimension in length and width and deall
be placed along the frontage of a building facing the street or parking

# Frontage Design "buffer" type: 1. Main Street: buffer, Type I

- Bromey Lanc. Duffer, Type III, located on Lot 1 and in right of way a approved by CDOT.
   Highway 85 (CDOT): Type III, located in adjacent right of way as approved by CDOT.
   See Landscape Design Standards for additional information and placeton estimates.

- General Screening and Buffers:

  1. Service areas and drive-through windows adjacent to public streets

  1. Service areas and drive-through windows adjacent to public streets

  1. Service areas and direction of the service of the serv
- approved by CDOT)

  2. Screen Walls and Fences

   Patio Fence: 3'-4' Open metal, Color; to compliment building

development. Soditurf is prohibited within the development.

ter conservation in design: Xeriscape principles will be applied throughout the entire

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

G. Lighting Design:
 LED outs shall be permitted:
 LED outs shall be permitted:
 Building Mounted Existron Lights:
 Light intures attached to buildings or within the building sidewalks.
 Light intures attached to buildings or within the building sidewalks, personalized in order to meet the design intent and character of the space.

3. Parking I or Pole Lights:
She lighting shall be dark bronze color. Pedes at general parking she lighting shall be dark bronze color. Pedes at general parking and internal drives shall be 20' in height attrough pole heights near buildings may be adjusted as needed to achieve lighting levels required at these locations. Pedes in parking areas to be installed on elevated concrete beases. Light heads shall have a flat, stim-line appearance similar to those shown below and shall provide lamping between 11,500-12,000 lumens.

# General Landscape Design:

Landscape Design Intent.
 Except as explicitly stated in these Community Design Standards, tenderage, semicards set forth within Article 8 of the City of Brighton LUDC, as amended, shall apply to all areas within this proposed development. Certain variations noise below stipulate a more defined design approach, with specific registeriements that will develop a cohesive thems, improve the aesthetic appeal, promote water preservation and enhance this gateway location to downtown Brighton.
 General Standards:

- Streetscape and Frortage:

   Itemps tene per 40 If of lot frortage or 2 large trees per 40 feet if building sed back is more than 40 Set.
   Trees or South Main St. shall have consistent spacing between each tree but may be offset from each other to coordinate with the drainage design-plattens within this landscape building or Victadions.
   Where easierments into the relatibilation of upwaitities or locations noted above, install number of trees as allowed to avoid conflict with easternaries.

- Stone (Gabion) Screen Walls: gabion (stone basket) screen walls, approximately 4 feet in height, shall be used to screen headight glare at three through locations and be placed in landscaped areas.

  Trash recorpaises shall be screened with enclosures and screened from public view.



- General Standards:

  <u>Buffer\_Type-1</u> is to be a low level screen of understory plantings and strubs used for aesthetic purposes and low-level screening of site Minimum buffer width = 6 feet
- Planting requirement:
   1 large tree per 40 lineal feet of frontage
   1 ornamental tree per 30 lineal feet of frontage
- Where easements limit the installation of quantities noted above, install quantity of trees as allowed to avoid conflict with
- Buffor Type. III is to be a densely planted area intended to mitigate noise and create a visual buffer between the commercial uses and Highway 85 to the west and Bromley Lane to the south of the project
- \*\*\*

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  \*\*Parting requirement width = 30-50 feet (located in R.O.W. as permitted)

  \*\*Planting requirement width properly boundaries:

   1 large tree per 60 it. of frontage

   1 Chramental tree per 40 it. of frontage

   1 Evergreen tree per 40 it. of frontage

PROJECT NO. 21.313.2 DRAWING NAME

# Buffer Design: Design Intent. Design Intent. Design Intent. Buffer Light applies to the entire frontage on South Main Street. The Buffer Light applies to an intent conduct and provide primary objective will be to enhance the street conduct and provide continuous curil appeal throughout he entire street frontage. This goal will be accomplished with a concentration of medium height screen walks at drive through areas, complemented by strategically placed plant material. In addition to providing a strong assitedic appeal, this approach will provide an effective buffer separating the buffering and parting-drives trong polessition and vehicular manaportation comdons. A series of stormwater sweller, utilizing green infrastructure techniques are located within the buffer. Furthermore, it am effortive and attractive design in this area, narrow patris of dry stream beds will be incorporated of the foreign control of the well-thandlesiple screen. The result will be a pedestrian friendly, and corridor enhancing design scheme. SOUTH MAIN REDEVELOPMENT

of this agreement, CDOT has stipulated that trees of any type or increasing rock material are prohibited within Highway 56 night of way Shouba are permitted within CDOT right of way. Frees shall be planted within those areas of the tuffer located within private properly lines. design they have let encroach into the Highway 85 right-of-way as an approach to provide tandscape bullering in addition to the minimum requirements stated in this Planned Development. However, as part <u>Buffer Type III</u> is located along the west and south of the property. Colorado Department of Transportation (CDOT) will review the buffer

Irrigation:

All landscaping within the development shall be maintained and irrigated with an automatic, underground irrigation system by each

To comply with the City of Brighton LUDC, as amended, except noted specifically for the buffer design standards noted in these Community Design Standards.

necessary to screen the inward view from adjacent properties or roadways and to soften its appearance. Landscaping of interior parking lot islands mitigates heat gain and breaks up large

SUBMITTAL #5 SUBMITTAL #4 SUBMITTAL #3 SUBMITTAL #2 REVISION

vanses of hard surface.

1 large tree per 50 lf. of parking perimeter.

individual lot.

All off site perineteribuffer landscaping adjacent to each iot shall be maintained and irrigated by each individual lot with the completion of phase 2. All lots within Phase 1 will have irrigation infrastructure.

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PLANNED DEVELOPMENT DESIGN STANDARDS- SITE

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

	proposed planting bads. Boulders may not be used in CDOT right-of-way localisions. Boulders to be located on private property.  • Red cestar wood mulch to provide protection and insulation to the base of plants.	<ul> <li>the Main Street R.O.W.</li> <li>Granite accent boulders to enhance the appearance of</li> </ul>	<ul> <li>White wash river cobble to serve as accent and provide continuity with landscape treatment that will be implemented on</li> </ul>	<ul> <li>b. Materials:</li> <li>All plant material to meet the American Standards for Nursery</li> </ul>	beds are to receive natural wood mulch. No boulders or rock mulch will be accepted.	Highway 85 and Bromley Lane. All disturbed areas will be re- seeded with native low-grow non-imgated grasses and planting	6-7 feet tall, that will buffer views of the development from	large groupings of ornamental grasses and colorful strubs. The	meandering berms within the right of way will be allowed, as well as shrub and grass massing. Berms will be planted with	<ul> <li>As part of the landscape buffer along Highway 85 and Bromley Lane ROW, 3-4 ft, tall and 20 to 30 foot wide undulating and</li> </ul>	iandscape, wii produce a natural looking out effective retention and water saving approach.	water quality/retention that when blended with the surrounding	bets, butter wit consist or a containation of their rock or varying sizes and is complemented with planting pockets of colorful and drought tolerant plant material. Dry-stream beds will act as	Buffer Design     South Main Street buffer (Type 1) shall mimic dry-stream river     South Main Street buffer (Type 1) shall mimic dry-stream river     buffer Inter will consist of a constitution of draw more of vaccing	Development Design Approach:	A PARCEL OF LAND SITUATED IN THE SW ‡ OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 66 WEST, OF THE 6TH P.M. CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO	BI ANNIED DEVELO
Triese-leaf Sumaci. Yellow Flowering Currant Apine Currant Apine Currant Apine Currant Apine Currant Four-wing Stilbush Oregon Grape Holly Nindbark Spocies Western Suncticery Spriese Species Manzantal Spocies Manzantal Spocies Manzantal Spocies Manzantal Spocies Manzantal Spocies Manzantal Spocies Comproy Sumaci Rocky Mourtain Jumper Crieses Jumiper Spo Ceteging Jumiper styp Gellath Maufon Grass Feather Reed Grass Dwarf Fountain Grass Compact Madden Grass Eijah Blue Fescue	Radiant Carbappie Truurderchid Crabappie Consiburst Crabappie Chantibleer Pear 4. Shrubs and Grassees: New Markin Privat	Tatarian Maple Amelanchier Alnifolia	Russian Hawthorne Thorniess Cockspur Hawthorn	Engelmann Spruce	Bristlecone Pine Blue Spruce	Limber Pine	2. Evergreen Trees:	Golden Raintree	Imperial Honeylocust Shademaster Honeylocust	Chinkapin Oak Accolade Elm	Greenspire Linden	Western Hackberry	English Oak English Oak	Shade Trees:     Podless Kentucky Coffeetree     Run Oak	K. Landscape Planting Palette:	A PARCEL OF LAND SITUATED IN THE SW \$ OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 66 WEST, OF THE 6TH P.M. CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO	DOMENT FOR ST
Ribes Sanguinea Yang Edward VI' Ribes Alipium Ribes Sanguinea Yang Edward VI' Ribes Alipium Adripas Camadensis Mahonia Aquifolium Physiocarpus opulifolius Physiocarpus opulifolius Physiocarpus opulifolius Physiocarpus opulifolius Physiocarpus opulifolius Physiocarpus opulifolius Adripas Caloradensis Bertheris spp Caryopheris x Coloradensis Bertheris spp Caryopheris X Coloradensis Polantilla Frutiocar Rhus Tricios Tive grow Junipenus Chionesis Aunipenus Chionesis Spp Miscanthrus Sinensis Vadiah' Saccharun rayennae Calamegrosis Aoulifora Yari Forester Varinstatun Abpercuroldes Hameln' Miscanthrus Sinensis Adagajo Festuca Glauca Elijan Blue'		Acer Tataricum Saskatoon Serviceberry	Crataegus Ambigua Crataegus Crus-galli Inermis	Picea Engelmannii	Pinus Aristata Picea Pungens	Pinus Flexilis		Koelreuteria Paniculata	Gleditsia Triacanthos 'imperial' Gleditsia Triacanthos 'shade master'	Quercus Muehlenbergi Ulmus Accolade	Tilia Cordata 'greenspire'	Celtis Occidentalis	Quercus macrocarpa Quercus Bicolor Ouercus robur	Gymnocladus Dioicus "Expresso"		TOWNSHIP 1 SOUTH	
*	6tt. 6tt. 6tt.	6ft. 6ft. Multi-stem	6ft. Multi-stem	60.	6ft.		1-		2.5	2" 5"	N, N	2.5	25	n N		, RANGE 66 W OLORADO	
			Plains astor Blackeyed Susan	Sulphur-flower buckwheet	Sidecats grama Outs	Little bluestern	Buffaiograss	Blue grama	Allali sacaton	Slender wheatgrass	Sand Dropseed	Western wheatgrass	COMMON NAME		5. CDOT Seed Mix	EST,	
		TOTAL	Machaeranthera bigolovii var. bigolovii Rudbeckia hina	Eriogonum umbellatum	Bodelous curipendula  Avera sativa	Schloandryrium scoparium	Bouletoua dactyloides	Bouteloua gradits	Sporobolus airoides	Elymus trachycaulus ssp. Trachycaulus "First Strike"	Sporeboks cryplandrus	Pascopyrum virgatum 'Dacothati'	SCIENTIFIC NAME		n		
		16.25	0.2		ω	_	3	0.5	0.25	4	0.1	2	ACRE ACRE	9			
SOUTH MAIN REDEVELOPMENT CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORAD  PLANNED DEVELOPMENT DESIGN STANDARDS- SITE	DATE: 3/7/2023	DRAWN BY: JG			F1.0	3	ACHE WORKHOP				3	4 3 2 1 NO.	S S	UBMITT UBMITT UBMITT UBMITT REVIS	AL #4 AL #3 AL #2	JOG contras JOG contras JOG contras JOG contras JOG contras JOG contras	

# PLANNED DEVELOPMENT FOR SOUTH MAIN REDEVELOPMENT

A PARCEL OF LAND SITUATED IN THE SW  $\frac{1}{2}$  OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 66 WEST, OF THE 6TH P.M. CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

# Signage Design Standards

s within the South Main Redevelopment shall be in accordance the City of Brighton Land Use & Development Code, Article 9 Sign idands, except as specifically modified here.

Good natal culting the types of signs that will be permitted within the Man Redevelopment and from that will be prohibited and the in which sign pareas and dimensions will be reasoured, and their is, it is further the injent of this section to encourage the installation that is the contraction of the contraction of the tradition of the contraction and integrated with the building architectural with the subject of popelty, that will preserve and exhaus within the community, and that will provide for the public values within the community.

Prohibited Signs:

C. Total Sign Allowance

for each lot. ned Development shall not exceed the following:

1 square foot of sign per 1 foot of street frontage

Monument signage shall not be included in the total sign alloware

signs displayed on a lot in this ed the following:

ent signs shall be allowed.

City Monument Sign

a City of Buylliaton tops and name shall be incorporated into the sign

b City of Buylliaton tops and name shall be incorporated into the sign

b City of Buylliaton tops and name shall be incorporated in an area of no

less than 35 square feet

ness than 35 square feet

ness than 35 square feet

ness than 35 square feet

appropried at the discretion of the Community Development

appropried at the discretion of the Community Development

d. Cay of Brighton logo and name, as well as tenant signage, shall be illuminated according to the sign lighting standards and the properties of the signal printing standards and explaintons of the Cay of Brighton LIDC, as amended, repulsations of the Cay of Brighton LIDC, as amended, explaintons of the September as such a manner to not locked or coroset the app and shall be placed in such a manner to not locked or coroset the Cay of Brighton logo and name mentions of the September and the Cay of Brighton hope and name arminimal. Side sepasition from the Cay of Brighton hope and name arminimal follows explained and the september and the set back from the property line a minimum of 4 feet. The maximum height of the sign from adjacent guide shall not be considered to guide shall not be supplied to the signal and september and the set back from the property line a minimum of 4 feet. The maximum height of the sign hand signal and the set back from the property line a minimum of 4 feet. The maximum height of the signal hand signal and the signal and the set of the signal and the set of the signal and the set of the signal and the sig

No signs shall be permitted within a dedicated essement and shall comply with sight triangle and sight distance standards of the LUDC

Nutli-Teart Mourant Sign
 A maximum of 14 treats signs and 1 sub-terant sign may be included within the mourand sign.
 Ill immersated, signs is spage, signipring fixel type and cost may be included within the morrument sign.

ing fuel type and cost may

City Monument Sign-

 a. Properly owner and for established maintenance entity shall be required to maintain and repair, if need be, the monument signage and associated landscaping. associated landscaping.

City of Brighton logo and name may not be removed or modified in any manner, without written consent from the Community Development

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

ing fuel type and cost may

c. Signi shall be set back from the west properly line a minimum of 2 feet. d. The maximum highly of the sign from adjacent grade shall not acceed 20 feet an height. If feet in height and 3 feet fe width. e. Teant's sign panies shall be located within the proscribed sense; shown in the flustrations in these standards.

4. Signaph Malerian and production and included and the services of the servic

SOUTH MAIN REDEVELOPMENT

PLANNED DEVELOPMENT DESIGN STANDARDS- SIGNAGE

s shall only be permitted with drive through uses only, of 2 menu boards shall be allowed with any one drive

impough saide.

Infraugh clarifies the screened from public right-of-way via tandscaping or decorative gabilion walls.

I the location of menu boards shall be altuated away from the public right-ord-way to the maximum extent possible.

F. Directional and informational Signage

F. Directional signage shall be allowed set it envirus to establish the safe to find the shall be allowed set in the same informational signage, and developed set developed set in the same and set of the

Multi-Tenant -Comer of S. Main St. & Bromley Ln.

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

City Monument Sign Plan View

Highway Multi-ten -US Highway

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