

RESOLUTION NO.: 23-5

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BRIGHTON, COLORADO, RECOMMENDING APPROVAL OF 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, 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 Planning Commission public hearing, which meets and/or exceeds the minimal public notice requirements of the *Land Use & Development Code*; and

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

WHEREAS, at the public hearing, the Planning Commission received and considered all relevant evidence and testimony from City Staff, the Applicant, 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. The Planning Commission 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 Planning Commission hereby recommends to City Council the approval of the South Main Redevelopment PD.


RESOLVED this 8th day of June 2023.

CITY OF BRIGHTON, COLORADO
PLANNING COMMISSION

DocuSigned by:


FEFCE25443E3478...
Chris Maslanik, Chair

ATTEST:

DocuSigned by:


7FC0C618DA0C4EF...
Kate Lesser, Secretary

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 263.80 FEET;
 THENCE S 84°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 47°11'37" W, 64.37 FEET; N 26°29'13" W, 140.34 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 65°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°45'11" 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 483.32 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 90.00 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 120.79 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 120.10 FEET; THENCE N 11°47'00" E A DISTANCE OF 164.80 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 136.83 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 2015000019457 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 294.90 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.

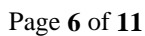
THE ABOVE LEGAL DESCRIPTION DESCRIBES ALL THAT LAND CONTAINED IN WARRANTY DEED RECORDED ON DECEMBER 19, 2016 AT RECEPTION NUMBER 20160001017195 IN ADAMS COUNTY, COLORADO.

PARCEL 3REV:

A TRACT OF LAND PARCEL 3REV OF THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO PROJECT NO. NH 0856-088 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:
 BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 7; THENCE N89°45'17"E, COINCIDENT 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 184.82 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 00533665, OF THE RECORDS OF ADAMS COUNTY, COLORADO;
 THENCE COINCIDENT 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 208.43 FEET;
 THENCE N07°53'04"W, A DISTANCE OF 6.13 FEET;
 THENCE COINCIDENT 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°12'32"W, A DISTANCE OF 199.15 FEET;
 THENCE ON THE ARC OF A CURVE TO THE LEFT, A RADIUS OF 88.00 FEET, A CENTRAL ANGLE OF 14°57'41", A DISTANCE OF 23.24 FEET, (A CHORD BEARING S19°40'47"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 140.28 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING,
 COUNTY OF ADAMS, STATE OF COLORADO.

EXHIBIT B
PLANNED DEVELOPMENT

[Plan begins on next page]



STATEMENT OF INTENT

[illegible]

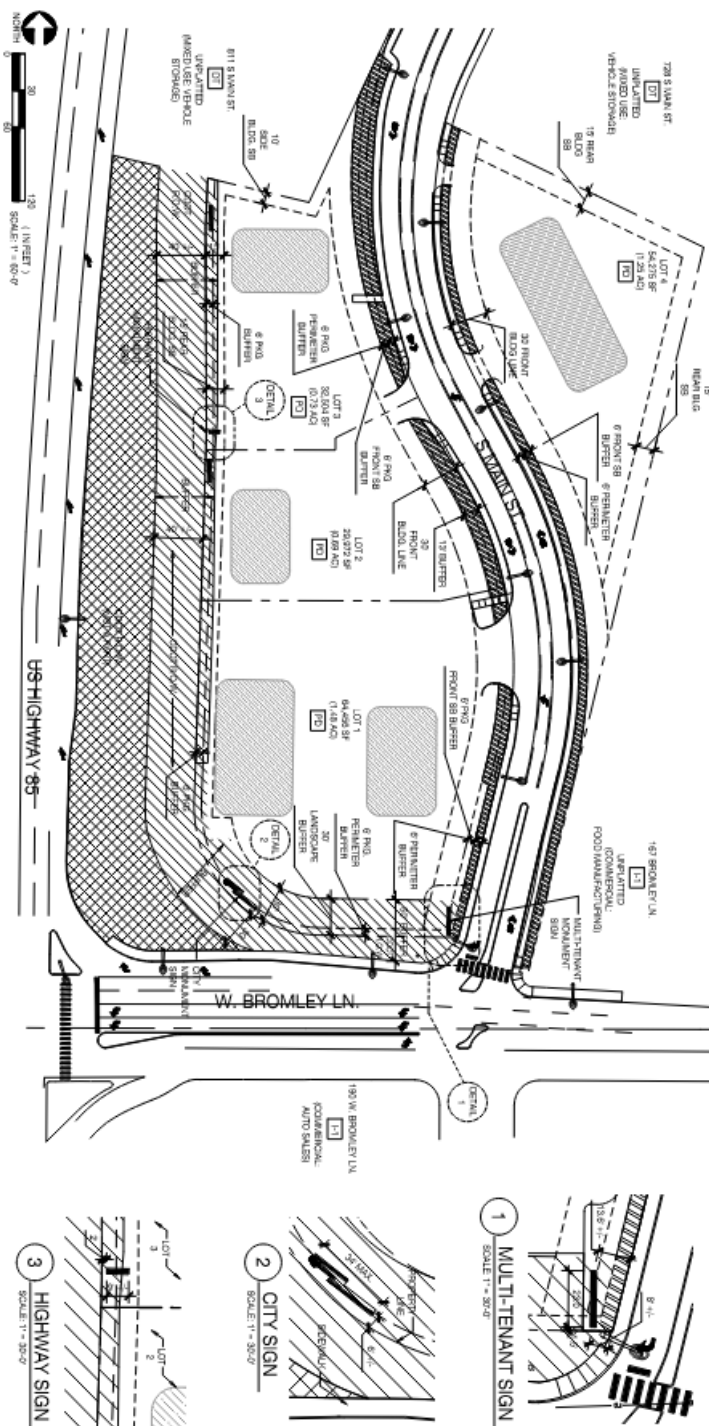
BLOOD, SETBACK REQUIREMENTS

FRONT:	30 FEET
INTERIOR SIDE:	0 FEET
CONCRETE SIDE:	25 FEET
REAR:	15 FEET

- ALL MEDIAN, STRIPING, SIDEWALK, ETC. DETAILS WILL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE LUDG AND FUTURE APPROVED CIVIL PLANS.
- ALL SITE LAYOUT ELEMENTS SHOWN, SUCH AS BUILDING PLACEMENT AND ACCESS POINTS, ARE CONCEPTUAL.

[illegible]

511 LOCATION
 SITE IS ON ISLAND BORDERED BY A HIGHWAY (HWY. 86), A MAJOR ARTERIAL (BROOKLYN LN.) AND A COLLECTOR STREET (MAIN ST.). THIS IS AN ATYPICAL CONDITION FOR MOST OTHER INTERSECTIONS IN THIS ZONE DISTRICT. THIS REQUIRES ADDITIONAL LOT FRONTAGE DATA TO BE INCLUDED WITH THE DEVELOPMENT.
 • PHENOMY IS DISCONNECTED FROM ALL OTHER OT ZONED PHENOMY AREAS, A GREAT CHALLENGE TO CREATE A DEVELOPMENT THAT REFLECTS THE DEFINING CHARACTER OF THE DISTRICT (DENSITY, WALKABLE FORMAN DESIGN AND LIVELY ACTIVATED STREETS/SCENES).



4	SUBMITTAL #5	JCC	03/01/03	
3	SUBMITTAL #4	JCC	11/15/02	
2	SUBMITTAL #3	JCC	06/01/02	
1	SUBMITTAL #2	JCC	02/21/01	
NO.	REVISION	BY	DATE	APPR.

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

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

PLANNED DEVELOPMENT
ILLUSTRATIVE PLAN/REGULATING PLAN

PROJECT NO.	21.313.2
DRAWING NAME	PD3.0

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

I. General Design Intent

A. General Design Intent:

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

The South Main Redevelopment is a proposed transitional commercial project at the intersection of Highway 65 and Broadway Lane with the Downtown Zone District further north along South Main Street. This redevelopment project subdivides the property into three 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 Broadway Lane and South Main Street adjacent to Highway 65. The city has identified the site as a gateway site for the downtown area and as such, the vision for the development is to create a vibrant, pedestrian-oriented environment. The development of the downtown district and small town character of Brighton. The development utilizes areas of the CDOT right-of-way along Highway 65 and Broadway Lane to meet city buffer requirements and will provide inter-connectivity between the parcels and between existing streets and pedestrian walks.

B. Governing Documents:

Excepts as explicitly stated within the standards of the Planned Development, the development shall conform to the following elements 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:

- Minor Amendments
 - At the discretion of the Director of Community Development, minor amendments may be made to the standards of this Planned Development 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.
- Major Amendments
 - Major amendments shall mean any alterations to this Planned Development exceeding the initial established scope of any change in the design and development standards of this Planned Development and shall be subject 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 district as outlined in the City of Brighton LUDC, as amended, are allowed within the development.
2. The following points shall be as noted in Section E and include the following: First, access shall be provided to more than 6 double-sided ramps on 3 service islands and an accessory retail area of no more than 5,500 square feet.

2. 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 uses.

- Where service areas/drive-through windows cannot be located on the lot, drive-through windows shall be located on the adjacent street corner and building will be provided through a distribution of stone screen walls, partition walls to avoid headlight, landscape berms and dense, clustered evergreen-type plantings to buffer these areas.
- An enhanced landscape buffer design shall be provided to screen drive-through service areas and windows for drive-through facilities. Refer to site design standards for details on screening and buffers at drive-through service areas.

E. Prohibited Uses:

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

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:

- Continuity of the built environment will be achieved through use of common elements, such as: compact, articulated entrance features, architectural styles may vary allowing a gradual expression of design and brand identity but all structures will be unified through the use of natural, durable materials and a muted color palette.
- Design elements specific to corporate branding shall be permitted when the prototype built to 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.
- Accessories, such as trash enclosures, equipment storage for ice, propane dispensers or other similar structures designed to screen items from view, shall utilize the same high aesthetic design similar to the principal buildings on site. Equipment such as trash dumpsters, storage for ice, propane or other essential equipment for businesses that are normally located outdoors, shall be placed in such a manner that they are not visible to the right of way and pedestrian 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 and be designed to match the building design or landscape materials that will provide year-round screening.

B. Building Massing and Facade design:

Building massing 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:

- Front/rear facade location:
 - Front/rear facade of a building shall either face South Main Street or be screened from view with walls, screens or other similar devices or materials that will provide year-round screening.

2. Ground floor transparency/transparency and windows:

Transparency requirements shall follow the requirements in the LUDC except where transparent glass cannot be accommodated on the building. Openings for transparency include clear glazing (doors or windows), opaque glass (partitions) or false show windows (framed artwork panels).

C. Building Materials and Color Palette:

- General Material & Color Intent
 - Material changes shall emphasize different elements of the building, in association with the massing and modulation standards per this document and per the LUDC.
 - Quality, durable building materials shall be provided at the ground floor level of all buildings.
 - Average, castpex and travertine are encouraged on all building facades.
 - Buildings will use high quality, low-reflective colors and natural earth tones.
 - Each building shall incorporate brick, stone or steel elements into the design in conformance with the material use percentages in accordance with the LUDC.

2. Roofs

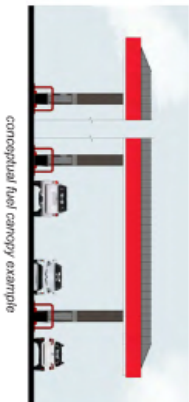
- Where low pitch roofs are used, the height of the parapet shall screen all roof top equipment.
 - All gable roofs shall be surfaced with either a durable material such as concrete, clay or slate tiles or seamless architectural metals.
3. Glazing
- Frame: Any color as approved through Site Plan application
 - Glass: clear vision or dark spandrel glass. False show windows with framed artwork panels may also be utilized in the design.
 - Exterior finishes
 - Brick masonry units or stone, brick colors to be earth-toned.
 - Precast concrete, natural stone or stone colors which complement stone
 - Stucco/EIFS: all textures accepted. Colors to be earth-toned.
 - Sliding: ribbed metal siding, metal button siding or cement board siding.



Notes: Renderings are intended to demonstrate architectural design intent, including building mass, wall articulation, and materiality. They are conceptual in nature and subject to change within the parameters of the design standards.



conceptual convenience store example



conceptual fuel canopy example

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



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

NO.	REVISION	BY	DATE	APPR.
1	SUBMITTAL #2	JG	03/07/2023	
2	SUBMITTAL #3	JG	03/07/2023	
3	SUBMITTAL #4	JG	03/07/2023	
4	SUBMITTAL #5	JG	03/07/2023	

PROJECT NO.:
23-012
DRAWING NAME:
PD-0

PLANNED DEVELOPMENT FOR SOUTH MAIN REDEVELOPMENT

III. Site Design Standards

A. Site Design Intent:

[illegible]

B. Lot Standards:

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

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.

2. Loading Areas: Designated loading spaces are not required on each lot.
3. Loading and Deliveries to occur within parcels shared internal off-street parking/drive areas during off-peak hours.
3. Parking Area Landscaping
 - a. Parking Buffers
 - Front, Main St. 6' Perimeter Buffer AND 6' Front Setback Buffer
 - Side (Rearway) 4' to 6' Perimeter Buffer
 - Side (Internal) parking 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.

b. Non-standard 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 vehicles.

- **Planting Islands:** No more than two planting island per lot shall be permitted to measure less than 8 ft in any dimension and no smaller than 150 square feet. Non-standard islands may not be 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 standards shall measure a foot 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 spaces to include seating, art and other amenities as a focal 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:

2. Bromley Large, buffer, Type III, located on Lot 1 and in right of way as approved by CDOT.
3. Highway 85 (CDOT) Type III, located in adjacent right of way as approved by CDOT
4. See Landscape Design Standards for additional information and planting standards.

F. General Screening and Buffers:

- Service areas and drive-through windows adjacent to public streets shall be screened with enhanced perimeter landscape buffer design.
- Main Street and Bromley Lane: Additional screening will be provided with a combination of stone screen walls, free form landscape forms, and/or dense clustered plantings.

- [illegible]

G. Lighting Design:

- 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.

Site lighting shall be designed to provide adequate lighting for the site and internal drives shall

Side 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 these locations. Poles in parking areas to be installed on elevated concrete bases. Light heads shall have a flat, simple appearance similar to those shown below and shall provide lighting between 11,500-12,000 lumens.

H. General Landscape Design

2. **Landscaping Design Assistant**
Except as explicitly stated in these Community Design Standards, the City of Brighton does not intend to rely on the LUDs as amended, shall apply to all areas within the proposed development. Certain standards shall below stipulate a more defined design approach, use specific requirements that will develop a cohesive theme, improve the aesthetic appeal, promote water preservation and enhance the gateway location to downtown Brighton.
- General Standards:**
- a. **Streetcuescape:**
 - 1. Large tree per 40 ft of sidewalk or 2 large trees per 40 feet of sidewalk.
 - 2. Trees shall have a trunk with consistent spacing between each tree but may be offset from each other to coordinate with the drainage design/requirements within this landscape buffer.
 - 3. Where assessments limit the installation of quantities or location noted above, minimal number of trees as allowed to avoid conflicts with assessments.



b. Parking: These are

These stressors consist of the parking perimeter where it becomes 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 expanses of hard surface.

- 1 size tree per 50 ft. of parking perimeter
 - c. **Buffers.**
 - To comply with the City of Brighton LUDC, as amended, except as noted specifically for the buffer design standards noted in these Community Design Standards.
- Irrigation:**
- All landscaping within the development shall be maintained and irrigated with an automatic, underground irrigation system by each owner.
 - All soft surface/paved/driveway landscaping adjacent to each lot shall be maintained and irrigated by each individual lot with the completion of phase 2. All lots within Phase 1 will have irrigation infrastructure installed.
 - 4. **Water conservation in design:**
 - Xeriscape principles will be applied throughout the entire development.
 - Sod/lawn is prohibited within the development.

I. Buffer Design:

- [illegible]

2. General Standards:

- Public Use:** It is to be used to provide access to outstanding plantings as well as to provide a place for people to sit and enjoy the view of the services used for aesthetic purposes and the visual screening of site elements.
- a. Minimum buffer width = 6 feet.
- b. Planting requirement:
- 1. 1 large tree per 40 linear feet of footage.
 - 2. 1 ornamental tree per 30 linear feet of footage.
- c. Where assessments limit the installation of quantities noted above, initial quantity of trees as allowed to avoid conflict with assessments.
- Public Use:** It is to be densely planted near identified to mitigate noise and create a visual buffer between the commercial uses and Highway 95 to the west and Broadway Lane to the south of the project site.
- a. Minimum buffer width = 30-50 feet (located in R.O.W. as permitted by the City of San Diego).
- b. Planting requirement (within property boundaries):
- 1. 1 large tree per 60 L.F. of footage.
 - 2. 1 Ornamental tree per 40 L.F. of footage.
 - 3. 1 Evergreen tree per 40 L.F. of footage.

4	SUBMITTAL #5	JCS	03/08/2020		
3	SUBMITTAL #4	JCS	11/17/2019		
2	SUBMITTAL #3	JCS	06/01/2019		
1	SUBMITTAL #2	JCS	02/21/2019		
NO.	REVISION	BY	DATE	APPR.	



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

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

IV. Signage Design Standards

A. Signage Design Intent

Signs within the South Main Redevelopment shall be in accordance with the City of Brighton Land Use and Development Code, Article 3 Sign Standards, except as specifically modified here.

This section shall outline the type of signs that will be permitted within the South Main Redevelopment and those that will be prohibited and the manner in which sign areas and dimensions will be measured, and their locations. It is further the intent of this section to encourage the installation of signs that are attractive and integrated with the building architecture 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. Tree signs.
- b. All other prohibited signs as mentioned in the LUDC, as amended.

C. Total Sign Allowance:

- The aggregate area of all permanent signs displayed on a lot in the Planned Development shall not exceed the following:
 - a. 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 minimum 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 12 feet high, 14 feet wide and 6 feet deep
- 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 banner signage, shall be furnished according to the sign lighting standards and regulations of the City of Brighton LUDC, as amended
- e. A maximum of 4 banner 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. Banner 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 sign from adjacent grade shall not exceed 12 feet high, 14 feet wide and 6 feet deep
- h. Individual banner 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. Bannered, digital signage displaying full type and color may be included within the monument sign

City Monument Sign- Elevation



Note: Redesigns are intended to discourage basic sign design intent. They are necessary to ensure new designs to comply with the design standards.

3. Highway Multi-Tenant Monument Sign

- a. A maximum of 4 banner signs and 1 sub-tenant sign may be included within the monument sign.
- b. Bannered, digital signage displaying full type and color may be included within the monument sign.
- c. Sign shall be set back from the west property line a minimum of 2 feet.
- d. The maximum height of the sign from adjacent grade shall not exceed 20 feet in height, 11 feet in width and 3 feet in depth.
- e. Tenant sign panels shall be located within the proposed area shown on the illustrations in these standards.

4. Signage Standards

- a. Signs for signs shall be high quality, durable materials that meet the building on site. All signs shall be constructed using a combination of carbon steel, aluminum and steel sheetpiles, perforated metal mesh and marine aluminum plate.
- b. All monument signage shall utilize the same color and material palette to create a cohesive, unified look on the site.
- c. Landscaping shall be incorporated with the signage and at a minimum shall include shrubs and boulders located at the base of the signs and within the immediate surroundings. All landscaping to be low water use evergreen shrubs and grasses.
- d. Landscaping for the City monument sign shall include a minimum of 75 shrubs only plants in any combination and no more than 10 shrubs only plants in any combination. The shrubs shall be placed in a minimum of 4 ornamental pots in any combination of evergreen and deciduous varieties. Trees shall not be included in any portion of the City logo or signage.
- e. Landscaping for all other monument signs shall include a minimum of 40 shrubs and grasses in any combination and a minimum of 1 natural shaped accent boulders of varying sizes. Signs are double-sided and shall not be obscured by trees.

5. Monument Signage Landscaping

- a. Landscaping shall be incorporated with the signage and at a minimum shall include shrubs and boulders 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 only plants in any combination and no more than 10 shrubs only plants in any combination. The shrubs shall be placed in a minimum of 4 ornamental pots in any combination of evergreen and deciduous varieties. Trees shall not be included in any portion of the City logo or signage.
- c. Landscaping for all other monument signs shall include a minimum of 40 shrubs and grasses in any combination and a minimum of 1 natural shaped accent boulders of varying sizes. Signs are double-sided and shall not be obscured by trees.

6. Location Criteria

- a. No signs shall be permitted within a dedicated easement and shall comply with sight triangles and sight distance standards of the LUDC, as amended.
- b. Multi-Tenant signs shall be reviewed and approved by the Community Development Director.
- c. City of Brighton logo and name shall 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. Banner signage within the monument sign shall have a minimum 5 foot separation from the City of Brighton logo and name.

7. Maintenance

- a. Signs shall be reviewed and approved by the Community Development Director.
- b. City of Brighton logo and name shall 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. Banner signage within the monument sign shall have a minimum 5 foot separation from the City of Brighton logo and name.

E. Menu Boards

- 1. Menu boards shall only be permitted with drive through lanes only.
- 2. A maximum of 2 menu boards shall be allowed with any one drive through lane.
- 3. Menu boards shall be screened from public right-of-way via landscaping or decorative pattern 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 directional signs, shall be allowed as they serve to alert vehicles entering a drive through of the clear height of building elements encroaching into the drive through lane.
- 2. Directional signs may be a maximum of 4.5 square feet and shall be included in total sign area allowance established in these standards. Directional signs shall be located 4 feet from the informational sign height not to exceed 11 feet.
- 3. Location: Directional signs shall be placed on raised sidewalks to be protected from traffic and used at junctions and areas without a clear traffic flow. Informational signage shall be placed in a raised island at the entrance of a drive through lane.

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



City Monument Sign-
Plan View

NO.	REVISION	BY	DATE	APP.
1	SUBMITTAL #2	JCO	06/14/20	
2	SUBMITTAL #3	JCO	06/14/20	
3	SUBMITTAL #4	JCO	06/14/20	
4	SUBMITTAL #5	JCO	06/14/20	

DRAWN BY: JCO
CHECKED BY: BMS
DATE: 3/7/2023

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

PROJECT NO.
202002
DRAWING NAME
PDS-0