

BRIGHTON CITY COUNCIL ORDINANCE

AN ORDINANCE, OF THE CITY OF BRIGHTON CITY COUNCIL, APPROVING THE REZONING OF AN APPROXIMATELY 1.12 ACRE AREA OF LAND GENERALLY LOCATED IN THE NORTH EAST ¼ OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO, FROM A ZONING DESIGNATION OF PL (PUBLIC LAND) TO A ZONING DESIGNATION OF PUD-R (PLANNED UNIT DEVELOPMENT-RESIDENTIAL) WITH AN UNDERLYING ZONE DESIGNATION OF R-3 (MULTIPLE-FAMILY RESIDENTIAL).

ORDINANCE NO.: 2254

INTRODUCED BY: Wallin

WHEREAS, the Brighton Housing Authority (the “Applicant”) is contracting to acquire a property approximately 1.12 acres in size, located at 575 Bush Street, and more specifically described in **EXHIBIT A**, attached hereto (the “Property”); and

WHEREAS, the Applicant, through James Miles-Lambert, Miles-Lambert Architecture, Inc., has requested approval of the Water Works Apartments PUD Zone Change (“the Zone Change”); and

WHEREAS, the proposed zoning designation of PUD-R (Planned Unit Development-Residential) for the Property is compatible with the land uses that exist in this area; and

WHEREAS, the proposed PUD (Planned Unit Development) zoning designation for the Property generally complies with the principles and policies described in the *Comprehensive Plan*; and

WHEREAS, pursuant to the City of Brighton *Land Use and Development Code*, Public Notice of the City Council public hearing was published in the *Brighton Standard Blade* on February 22, 2017, for not less than fifteen (15) days prior to the City Council public hearing; and

WHEREAS, pursuant to the City of Brighton *Land Use and Development Code*, Public Notice of the City Council public hearing was posted with a sign upon the subject property, on March 15, 2017, for not less than fifteen (15) days prior to the City Council public hearing; and

WHEREAS, pursuant to the City of Brighton *Land Use and Development Code*, Public Notice of the City Council public hearing was sent via regular U.S. mail to all property owners within 300’ of the proposed Rezoning, on February 17, 2017, for not less than fifteen (15) days prior to the City Council public hearing; and

WHEREAS, the Planning Commission conducted a public hearing on March 14, 2017 to review and consider the Zone Change pursuant to the applicable provisions and criteria set forth in the *Land Use and Development Code*, continued the hearing on March 28, 2017 to discuss the parking study, and recommended approval; and

WHEREAS, the City Council finds and determines that the proposed Zone Change complies with the *Comprehensive Plan* and other master plans of the City; and complies with the requirements of the *Land Use and Development Code* and the PUD-R (Planned Unit Development-Residential) zone district; and provides consistency with the purpose and intent of the *Land Use and Development Code*; and provides compatibility with the surrounding areas, is harmonious with the character of the neighborhood, and is not detrimental to the immediate area, or future development of the area, or the health, safety, or welfare of the inhabitants of the City.

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

Section 1. That the approximately 1.12 acre area more particularly described in **Exhibit A** attached hereto and incorporated herein by this reference, is hereby re-zoned to a zoning designation of Planned Unit Development-Residential (PUD-R), with an underlying zone designation of R-3 (Multiple Family Residential).

Section 2. That the Zoning Map of the City of Brighton shall be amended to reflect said re-zoning.

**INTRODUCED, PASSED ON FIRST READING, AND ORDERED PUBLISHED,
THIS 4TH DAY OF APRIL 2017.**

CITY OF BRIGHTON, COLORADO

Richard N. McLean, Mayor

ATTEST:

Natalie Hoel, City Clerk

Published in the *Brighton Standard Blade*
First Publication: April 12, 2017

APPROVED AS TO FORM:

Margaret Brubaker, Esq., City Attorney

**PASSED ON SECOND AND FINAL READING AND ORDERED PUBLISHED,
BY TITLE ONLY, THIS 18TH DAY OF APRIL, 2017.**

CITY OF BRIGHTON, COLORADO

Richard N. McLean, Mayor

ATTEST:

Natalie Hoel, City Clerk

Published in the *Brighton Standard Blade*

Last Publication: April 26, 2017

EXHIBIT A
LEGAL DESCRIPTION

PARCEL A:

A PIECE OF LAND SITUATE IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:
BEGINNING AT A POINT WHICH IS 223 1/2 FEET SOUTH AND 629 FEET 8 1/2 INCHES EAST OF THE QUARTER CORNER STONE AT THE NORTHWEST CORNER OF NORTHEAST 1/4 (NE 1/4) OF SAID SECTION SEVEN (7) IN THE ABOVE NAMED TOWNSHIP AND RANGE AND WHICH POINT IS IN THE EAST LINE OF AN ALLEY DEDICATED TO THE PUBLIC BY ROSWELL SKEEL, JR.; THENCE EAST PARALLEL WITH THE SOUTH LINE OF BRIDGE STREET 106 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF FIFTH STREET 311 1/2 FEET TO A POINT IN THE NORTH LINE OF BUSH STREET; THENCE WEST ALONG SAID NORTH LINE OF BUSH STREET 106 FEET; THENCE NORTH ALONG THE EAST LINE OF THE ALLEY ABOVE MENTIONED 311 1/2 FEET TO A POINT OF COMMENCEMENT.

PARCEL B:

THE SOUTH ONE HUNDRED AND FORTY (140) FEET OF LOT THIRTY-THREE (33), BLOCK TWENTY-SIX (26), WALNUT GROVE SECOND ADDITION TO BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL C:

THE SOUTH ONE HUNDRED FORTY SIX AND ONE HALF (146.5) FEET OF THE NORTH ONE HUNDRED SEVENTY ONE AND ONE HALF (171.5) FEET OF LOT THIRTY-THREE (33) IN BLOCK TWENTY-SIX (26), WALNUT GROVE SECOND ADDITION TO BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO.

PARCELS CONTAINS 1.12 ACRES

EXHIBIT B
WATERWORKS APARTMENTS PUD

[PUD begins on the next page.]

LEGAL DESCRIPTION

[illegible]

THE SOUTH ONE HUNDRED FORTY SIX AND ONE HALF (146.5) ACRES OF THE NORTH ONE HUNDRED FORTY ONE AND ONE HALF (141.5) ACRES OF LOT THIRTY-NINE (39) BLOCK TWENTY-SEVEN (27) WABASH GROVE SECOND ADDITION TO BENTON, COUNTY OF ADAMS, STATE OF COLORADO.

ZONING

PL - PUBLIC LAND
PUD / PUD - PUBLIC UTILITY DISTRICTS / MULTIPURPOSE PUBLIC UTILITIES DISTRICTS

SITE DATA

UNITED STATES AIR FORCE	2010
UNITED STATES AIR FORCE	2009
UNITED STATES AIR FORCE	2008
UNITED STATES AIR FORCE	2007
UNITED STATES AIR FORCE	2006
UNITED STATES AIR FORCE	2005
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UNITED STATES AIR	

PROJECT TEAM



SIGNATURE AND PRINTED NAME

SIGNATURE _____

E AND F

PRINTED

NAME _____

DRAWING INDEX

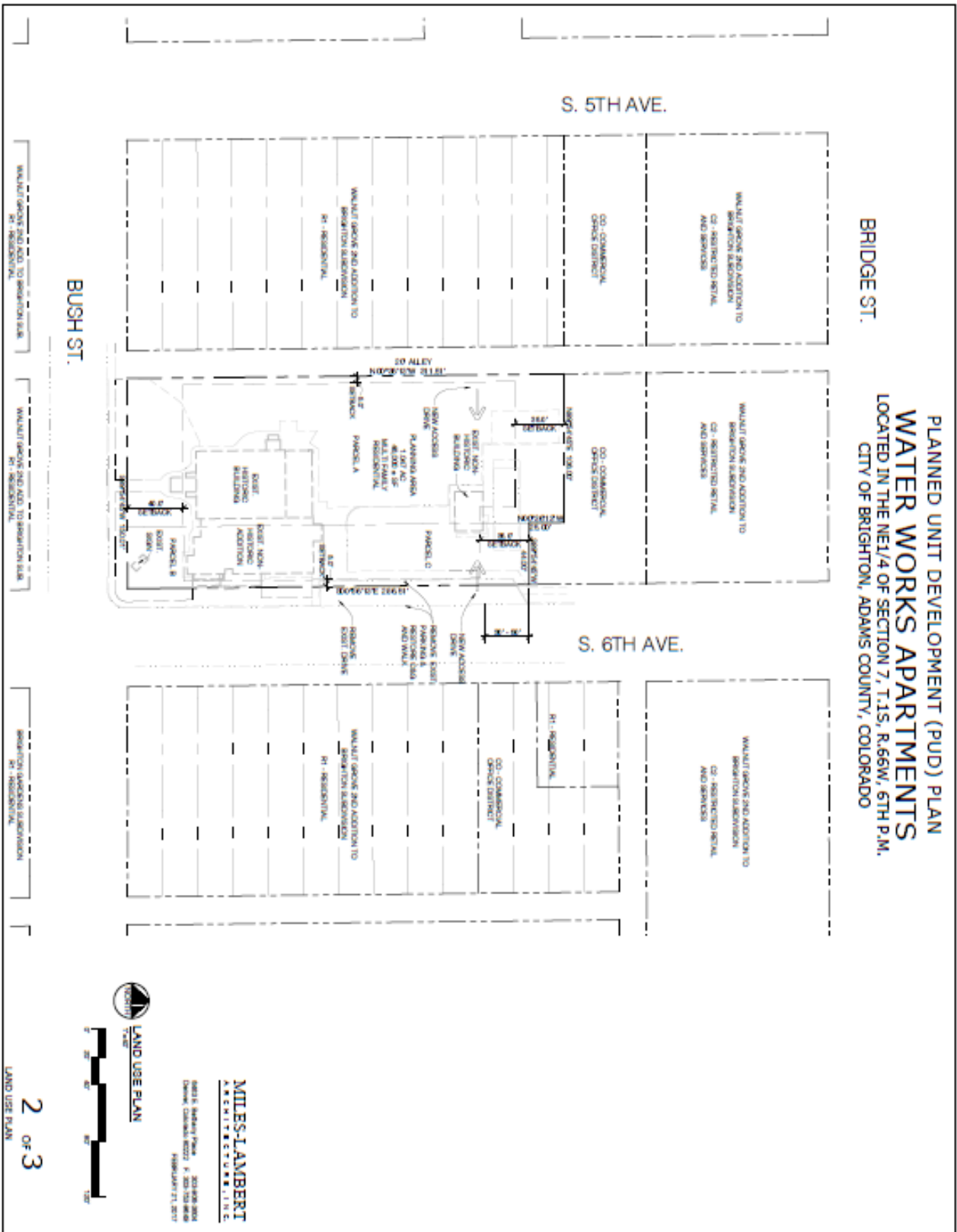
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MILES-LAMBERT
ARCHITECTURE, INC.

8400 N. Broadway Plaza 303-696-0823
Denver, Colorado 80220 8. 303-733-9646
FEBRUARY 27, 2017

1 of 3

PLANNED UNIT DEVELOPMENT (PUD) PLAN
WATER WORKS APARTMENTS
LOCATED IN THE NE1/4 OF SECTION 7, T.1S, R.66W, 6TH P.M.,
CITY OF BRIGHTON, ADAMS COUNTY, COLORADO



PLANNED UNIT DEVELOPMENT (PUD) PLAN
WATER WORKS APARTMENTS
LOCATED IN THE NE 1/4 OF SECTION 7, T.1S, R.66W, 6TH P.M.,
CITY OF BRIGHTON, ADAMS COUNTY, COLORADO

STATEMENT OF INTENT

ATTEMPTED TO PROVIDE AN ORIGINAL OR REPRODUCED SOURCE OF INFORMATION TO THE NEWS-TRIBUNE AND REPORT TO THE EDITORIAL HERCULES BUILDING. THE CIVIL SERVANT SHALL HAVE THE RECENTLY ALIGNED OR RECORD OF THE LAND USE DEVELOPMENT CODE ANALYZED IN THE CITY DESIGN STANDARDS. THEY SHALL ASSIST THE CITY OF BERKELEY IN PROVIDING DIRECTION FOR A QUALITY DEVELOPMENT DEVELOPMENT WITHIN THE NEWS-TRIBUNE.

ALLOWED USERS

- NO - ON-LINE
 YES - MAIL V ATTACHED - RUSHLY (30 YEARS OLD OR OVER)
 NO - ON-LINE
 SPECIAL LISTED FACILITY, INDEPENDENT

PROHIBITED USES

1. ALLUDES NOT SPECIFICALLY ALLOWED IN NO ZONE DISTRICT
2. NO DOWNGRADE
3. MANUFACTURING AND HOME MULTIPLE FAMILY
4. SPECIAL HOME ATTACHED
5. NO GROUPS/INSTITUTIONS
6. GROUP HOME
7. RECREATION, PROTECTIVE
8. RECREATION, MANUFACTURING
9. SPECIAL LIMITED FACILITY, ASSISTED
10. SPECIAL LIMITED FACILITY, INDEPENDENT

SITE DESIGN STANDARDS

MULTI-MET: THE LIVED AND DEVELOPMENT CODE, A STANDARDS AND INCIDENTUAL, CROSS-STRANDERS AT THE TIME OF THE APPROVED RECORD, UNLESS LISTED BELOW AS DIFFERENT OR PROHIBITED

- | | | |
|---|--|----|
| 1 | SPERMATOPHYTES BRANCHES: ACCORDING TO THE CLUSTERS FORMED? | |
| | FROM 8 TO 4000 | 8° |
| | FROM 4000 | 8° |
| | FROM 4000 TO 10000 | 8° |
| 2 | FROM 10000 TO 15000 | 8° |
| | FROM 15000 TO 20000 | 8° |
| | FROM 20000 TO 25000 | 8° |
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| | FROM 50000 TO 55000 | 8° |
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| | FROM 65000 TO 70000 | 8° |
| | FROM 70000 TO 75000 | 8° |
| | FROM 75000 TO 80000 | 8° |
| | FROM 80000 TO 85000 | 8° |
| | FROM 85000 TO 90000 | 8° |
| | FROM 90000 TO 95000 | 8° |
| | FROM 95000 TO 100000 | 8° |
| | FROM 100000 TO 105000 | 8° |
| | FROM 105000 TO 110000 | 8° |
| | FROM 110000 TO 115000 | 8° |
| | FROM 115000 TO 120000 | 8° |
| | FROM 120000 TO 125000 | 8° |
| | FROM 125000 TO 130000 | 8° |
| | FROM 130000 TO 135000 | 8° |
| | FROM 135000 TO 140000 | 8° |
| | FROM 140000 TO 145000 | 8° |
| | FROM 145000 TO 150000 | 8° |
| | FROM 150000 TO 155000 | 8° |
| | FROM 155000 TO 160000 | 8° |
| | FROM 160000 TO 165000 | 8° |
| | FROM 165000 TO 170000 | 8° |
| | FROM 170000 TO 175000 | 8° |
| | FROM 175000 TO 180000 | 8° |
| | FROM 180000 TO 185000 | 8° |
| | FROM 185000 TO 190000 | 8° |
| | FROM 190000 TO 195000 | 8° |
| | FROM 195000 TO 200000 | 8° |
| | FROM 200000 TO 205000 | 8° |
| | FROM 205000 TO 210000 | 8° |
| | FROM 210000 TO 215000 | 8° |
| | FROM 215000 TO 220000 | 8° |
| | FROM 220000 TO 225000 | 8° |
| | FROM 225000 TO 230000 | 8° |
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| | FROM 275000 TO 280000 | 8° |
| | FROM 280000 TO 285000 | 8° |
| | FROM 285000 TO 290000 | 8° |
| | FROM 290000 TO 295000 | 8° |
| | FROM 295000 TO 300000 | 8° |
| | FROM 300000 TO 305000 | 8° |
| | FROM 305000 TO 310000 | 8° |
| | FROM 310000 TO 315000 | 8° |
| | FROM 315000 TO 320000 | 8° |
| | FROM 320000 TO 325000 | 8° |
| | FROM 325000 TO 330000 | 8° |
| | FROM 330000 TO 335000 | 8° |
| | FROM 335000 TO 340000 | 8° |
| | FROM 340000 TO 345000 | 8° |
| | FROM 345000 TO 350000 | 8° |
| | FROM 350000 TO 355000 | 8° |
| | FROM 355000 TO 360000 | 8° |
| | FROM 360000 TO 365000 | 8° |
| | FROM 365000 TO 370000 | 8° |
| | FROM 370000 TO 375000 | 8° |
| | FROM 375000 TO 380000 | 8° |
| | FROM 380000 TO 385000 | 8° |
| | FROM 385000 TO 390000 | 8° |
| | FROM 390000 TO 395000 | 8° |
| | FROM 395000 TO 400000 | 8° |
| | FROM 400000 TO 405000 | 8° |
| | FROM 405000 TO 410000 | 8° |
| | FROM 410000 TO 415000 | 8° |
| | FROM 415000 TO 420000 | 8° |
| | FROM 420000 TO 425000 | 8° |
| | FROM 425000 TO 430000 | 8° |
| | FROM 430000 TO 435000 | 8° |
| | FROM 435000 TO 440000 | 8° |
| | FROM 440000 TO 445000 | 8° |
| | FROM 445000 TO 450000 | 8° |
| | FROM 450000 TO 455000 | 8° |
| | FROM 455000 TO 460000 | 8° |
| | FROM 460000 TO 465000 | 8° |
| | FROM 465000 TO 470000 | 8° |
| | FROM 470000 TO 475000 | 8° |
| | FROM 475000 TO 480000 | 8° |
| | FROM 480000 TO 4850 | |

SITE LIGHTING STANDARDS

ALL SITE LIGHTING WILL MEET THE COMMERCIAL DESIGN REQUIREMENTS, SECTION 11-48-902.

ARCHITECTURAL STANDARDS

WOLFE WAS THE CITY OF BRISTOL'S LARGEST AND MOST PROMINENT COAL AND THE WOODLAND DIVISION OF ANDOVER, UNLIKE LITTLE BRISTOL AND DEERFIELD OR PEABODIE.

1. **RELATIONSHIP** – What is the relationship between the two variables? (e.g. a positive, negative, or no relationship) – How can we tell? (e.g. scatter plot, correlation coefficient, regression line)
2. **APPROXIMATE, AVERAGE RELATIONSHIP** – What is the approximate, average relationship between the two variables? (e.g. scatter plot, correlation coefficient, regression line)
3. **CAUSATION** – What is the cause of the relationship? (e.g. scatter plot, correlation coefficient, regression line)

LANDSCAPE STANDARDS

MULTI-WORK: THE CITY OF BRISTOL ON LAND USE AND DEVELOPMENT CODE, UNLESS LISTED BELOW AS EXEMPT OR ARCHIVED

1. THE NATIONAL OPEN-UP OPEN SPACE / LANDSCAPE CONSERVATION WILL BE IN THE OPEN-UP OPEN SPACE.
2. RESIDENT COMMUNITIAL SPACES LOCATED IN THE RESIDENT HISTORIC BUILDING WILL BE CONSIDERED AS ACTIVE RECREATION SPACES AND COUNTED AS OPEN SPACE / LANDSCAPE CONSERVATION AS WELL AS BUILDING CONSERVATION FOR THE DEVELOPMENT.

CIVIL ENGINEERING STANDARDS

Must state the City or location of the project and specific location, unless the project is different or repeated.

HISTORIC BUILDING STANDARDS

DIFFICULTIES OF APPROPRIATE INFLUENCE FOR ANY DIFFERENTIAL, AUTISMATIC, OR ADDITIONAL.

2. PRESENT COMMUNITARIAN SPACES LOCATED IN THE HISTORIC CORE AND DATA WILL BE CONSIDERED AN ACTIVE RECREATION SPACE AND COUNTED AS OPEN SPACE (LANDSCAPE CONSERVATION) AS WELL AS BUILDING CONSERVATION FOR THE DISTRICT.