

PLANNING COMMISSION RESOLUTION

SOUTHGATE BRIGHTON PUD, 3RD AMENDMENT ZONE CHANGE

RESOLUTION NO. 19-01

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BRIGHTON, COLORADO, RECOMMENDING TO THE CITY COUNCIL APPROVAL OF THE SOUTHGATE BRIGHTON PUD, 3RD AMENDMENT FOR AN APPROXIMATELY 15.445 ACRE PROPERTY

WHEREAS, Arcus Southgate, LLC (the “Owner”) is the owner of land approximately 15.445 acres in size, located south of 120th Avenue and Southgate Boulevard, and more specifically described in **EXHIBIT A** and shown in **EXHIBIT B**, attached hereto and incorporated herein (the “Property”);

WHEREAS, Karen Henry, Henry Design Group (the “Applicant”), on behalf of the Owner, has requested approval of the Southgate Brighton PUD, 3rd Amendment (“PUD Amendment”) specifically described in **EXHIBIT B**, attached hereto and incorporated herein;

WHEREAS, in accordance with the public notice requirements of the *Land Use and Development Code*, a notice of public hearing was mailed to all property owners within 300 feet of the Property, a public notice was published in the *Brighton Standard Blade*, and a sign was posted on the Property, all for no less than fifteen (15) days prior to the Planning Commission public hearing;

WHEREAS, on October 25, 2018 a neighborhood meeting was held;

WHEREAS, the Planning Commission conducted a public hearing to review and consider the Zone Change pursuant to the applicable provisions and criteria set forth in the *Land Use and Development Code*; and

WHEREAS, at the public hearing, the Planning Commission received and considered all relevant evidence and testimony from City Staff, the Applicant or Owners, and other interested parties, including the public at large;

NOW THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Brighton, Colorado, as follows:


Section 1. Findings. The Planning Commission finds and determines that the proposed PUD Amendment is consistent with the *Comprehensive Plan* and other master plans of the City; complies with the requirements of the *Land Use and Development Code* and with the zone district; provides consistency with the purpose and intent of the *Land Use and Development Code*; provides compatibility with surrounding areas, is harmonious with the character of the neighborhood and is not detrimental to the immediate area, the future development of the area, or the health, safety, or

welfare of the inhabitants of the City; and is scheduled to be reviewed by the City Council in a timely manner.

Section 2. Recommendation. The Planning Commission hereby recommends to City Council the approval of the Southgate Brighton PUD, 3rd Amendment.

RESOLVED, this 24th day of January, 2019.

**CITY OF BRIGHTON, COLORADO
PLANNING COMMISSION**



Chris Maslanik, Chairperson

ATTEST:



Diane Phin, Secretary

EXHIBIT A
LEGAL DESCRIPTION

VILLAGE AT SOUTHGATE SUBDIVISION, LOT 1, BLOCK 3 AND LOT 1, BLOCK 4.

**A PORTION OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 2
SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF
BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO**

EXHIBIT B
SOUTHGATE BRIGHTON PUD, 3RD AMENDMENT

(BEGINS ON NEXT PAGE)

SOUTHGATE VILLAGE **SOUTHGATE BRIGHTON PUD - 3rd AMENDMENT** LOT 1, BLOCK 3 AND LOT 1, BLOCK 4 A PORTION OF THE NORTH-EAST QUARTER OF SECTION 1, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M. CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

STATEMENT OF PURPOSE & INTENT

Southgate Village is proposed as the third amendment to the Southgate Brighton Planned Unit Development (PUD). The 15.45-acre site is proposed as a distinctive planned home neighborhood and is planned as a combination of the Southgate Brighton mixed use neighborhood. Single family detached homes are located south of the site and Southgate Brighton future mixed use development is located to the north of the site. The single family detached homes and commercial areas are not subject to this amendment.

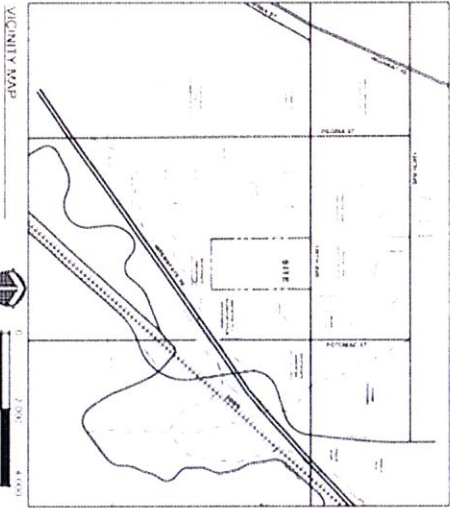
In compliance with the general intent of the City of Brighton Comprehensive Plan, the Southgate Village PUD provides the City with a complementary land use within the overall Southgate Brighton PUD. The PUD provides a coordinated and harmonious development which will best provide the health, safety, order, convenience, prosperity and general welfare of its residents. The PUD responds to the goals and policies of the City of Brighton Comprehensive Plan and is intended to be developed in a manner that is in harmony with the surrounding land uses and the natural environment.

NOTES

1. Stormwater management facilities shall conform with the City of Brighton's Requirements.
2. Village at Southgate Metropolitan District shall provide maintenance of detention, water quality and regional detention facilities.
3. Parks and Open Space shall be provided in accordance with the City of Brighton requirements set forth by City Ordinance in sections previously identified on the PUD plan. Final public land dedication requirements will be determined by the City of Brighton.
4. No significant historic sites are located on the property.
5. Ownership and maintenance of all neighborhood streets, etc., shall be addressed at the time of Final Plat and in the Development Agreement.
6. Southgate Brighton shall be patrolled in phases.

LEGAL DESCRIPTION

LOT 1, BLOCK 3 AND LOT 1, BLOCK 4
 A PORTION OF THE NORTH-EAST QUARTER OF SECTION 1,
 TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
 CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO



Owner: Arcus Southgate, LLC
 4015 E. Brighton Rd. #106
 Glendale, AZ 85304
 602.346.2038

City Engineer
 8025 Automation Way, B-2
 Fort Collins, CO 80526
 970.796.4647

Planner: Landscape Architect
 Henry Design Group
 1611 Walnut Street, 4th
 Denver, CO 80202
 303.440.7345

SHEET INDEX

1. COVER SHEET
2. CONTEXT PLAN
3. PUD PLAN
4. DESIGN STANDARDS
5. CONCEPTUAL LANDSCAPE PLAN
6. CONCEPTUAL FENCING PLAN
7. CONCEPTUAL UTILITY PLAN
8. CONCEPTUAL GRADING & DRAINAGE PLAN
9. CONCEPTUAL ARCHITECTURAL ELEVATIONS

CERTIFICATE OF OWNERSHIP

THE UNDERSIGNED, BEING THE OWNER (S) AND/OR DEVELOPER (S) OF THE LAND HEREIN DESCRIBED LOCATED IN THE CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO, HEREBY SUBMIT THIS PLAN AND AGREE TO RECORD UNDER THE TERMS NOTED HEREON.

OWNER BY _____
 ARCUS SOUTHGATE, LLC

NOTARIAL

THE FOLLOWSING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____

BY _____

MY COMMISSION EXPIRES ON _____

NOTARY PUBLIC _____

CLERK AND RECORDER

THIS PUD PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER IN THE STATE OF COLORADO ON THE _____ DAY OF _____

CLERK AND RECORDER _____

BY _____

PRINTED NAME _____

RECEPTION NUMBER _____

PLANNING COMMISSION APPROVAL

APPROVED BY THE CITY OF BRIGHTON PLANNING COMMISSION, THIS _____ DAY OF _____

BY _____

CHAIRPERSON _____

CITY OF BRIGHTON APPROVAL

APPROVED BY THE CITY OF BRIGHTON CITY COUNCIL, THIS _____ DAY OF _____

BY _____

MAJOR _____

ATTEND _____

CITY CLERK _____

NO	REVISION RECORD	DATE
1	1ST SUBMITTAL	10-2-2018
2	2ND SUBMITTAL	11-13-2018
3	3RD SUBMITTAL	1-4-2019
4		

LANDSCAPE ARCHITECT FIRM
henry design group
 1101 River Street, Suite 100, Denver, Colorado 80202
 303.440.7345 • www.henrydesigngroup.com

ENGINEER
CivilWorx
 8025 AUTOMATION WAY, B-2
 FORT COLLINS, CO 80526
 970.592.8345

ARCHITECT
ARCUS SOUTHGATE, LLC
 1015 W. GILLESPIE
 4TH FLOOR, SUITE 400
 DENVER, CO 80202
 720.545.2038

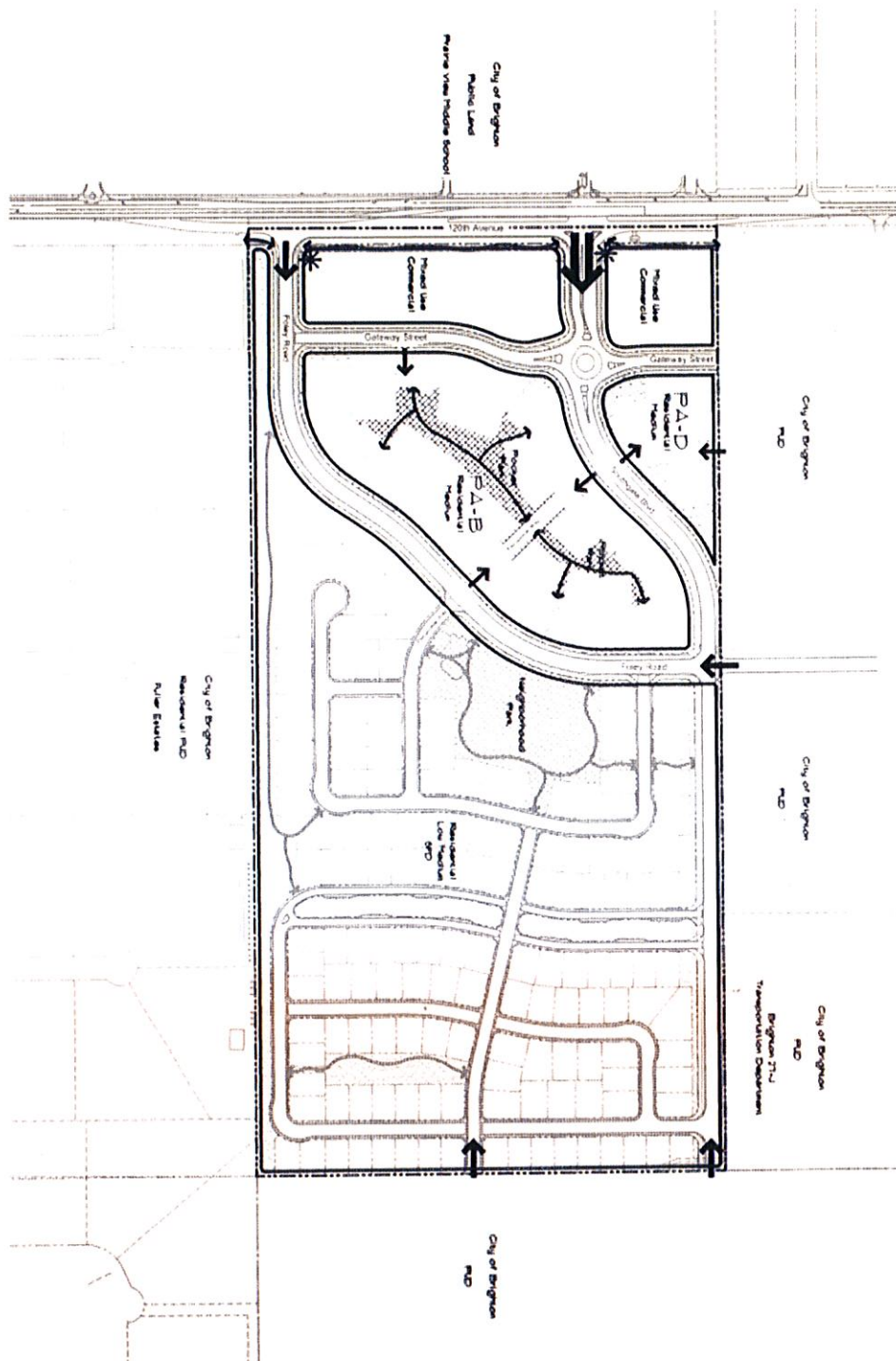
SOUTHGATE VILLAGE
 SOUTHGATE BRIGHTON PUD - 3rd AMENDMENT
 LOT 1, BLOCK 3 AND LOT 1, BLOCK 4
 A PORTION OF THE NORTH-EAST QUARTER OF SECTION 1
 TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
 CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

COVER
 1 of 10

SOUTHGATE BRIGHTON PUD - 3rd AMENDMENT

LOT 1, BLOCK 3 AND LOT 1, BLOCK 4,
A PORTION OF THE NORTHEAST QUARTER OF SECTION 1,
TOWNSHIP 2 SOUTH RANGE 67 WEST OF THE 6TH P.M.
CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

CONFLICT PLAN



NO	REVISION RECORD	DATE
1	1ST SUBMITTAL	10-2-2018
2	2ND SUBMITTAL	11-13-2018
3	3RD SUBMITTAL	1-4-2019
4		

LANDSCAPE ARCHITECT • PLANNER

henry design group

Landscape Architect • Planner • Designer
1007 Duane Street Suite 100, San Francisco, CA 94102
HENRY DESIGN GROUP | henrydesigngroup.com



CivilWorx
4025 AUTOMATION WAY, B-2
FORT COLLINS, CO 80525
970 698 8346

APR. CONT.

ARCUS SOUTHGATE, LLC
RIP W. GILLELAND
4315 E. BASELINE RD., #106
GILBERT, AZ 85234
720 348 2000

SOUTHGATE VILLAGE
SOUTHGATE BRIGHTON PUD - 3rd AMENDMENT

LOT 1, BLOCK 3 AND LOT 1, BLOCK 4
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