

ORDINANCE NO: 2304  
INTRODUCED BY: Johnston

AN ORDINANCE OF THE CITY OF BRIGHTON CITY COUNCIL, APPROVING THE SOUTHGATE BRIGHTON PUD, 3<sup>RD</sup> AMENDMENT OF AN APPROXIMATELY 15.45-ACRE AREA OF LAND GENERALLY LOCATED IN 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

WHEREAS, Arcus Southgate, LLC (the “Owner”), is the owner of land approximately 15.45 acres in size, generally located south of 120<sup>th</sup> Avenue and east of Southgate Boulevard, and more specifically described in EXHIBIT A and shown in EXHIBIT B, attached hereto and incorporated herein (the “Property”); and

WHEREAS, Karen Henry, Henry Design Group (the “Applicant”), on behalf of the Owner, has requested approval of the Southgate Brighton PUD (Planned Unit Development), 3<sup>rd</sup> Amendment (“PUD Amendment”) specifically described in EXHIBIT B; and

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 City Council public hearing; and

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

WHEREAS, the Property has a zoning designation of Southgate Brighton PUD, 1<sup>st</sup> Amendment; and

WHEREAS, the Applicant, on behalf of the Owner, has applied to amend the Southgate Brighton PUD, 1<sup>st</sup> Amendment to allow for the portion described in EXHIBIT A to be changed to allow for attached single family homes; and

WHEREAS, the proposed PUD Amendment is compatible with the land uses that exist in this area; and

WHEREAS, the proposed PUD Amendment generally complies with the principles and policies described in the Comprehensive Plan; and

WHEREAS, the Planning Commission conducted a public hearing on January 24, 2019, to review and consider the PUD Amendment pursuant to the applicable provisions and criteria set forth in the Land Use and Development Code; and

WHEREAS, the City Council conducted a public hearing on March 6, 2019, to review and consider the PUD Amendment pursuant to the applicable provisions and criteria set forth in the Land Use and Development Code; and

WHEREAS, at the public hearing, the City Council received and considered all relevant evidence and testimony from City staff, the Applicant and Owner, and other interested parties, including the public at large; 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; complies with the requirements of the Land Use and Development Code and the PUD zone district; 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. The approximately 15.45-acre portion of the Southgate Brighton PUD, more particularly described in EXHIBIT A, attached hereto and incorporated herein by this reference, is hereby amended as the Southgate Brighton PUD, 3<sup>rd</sup> Amendment.

Section 2. The Zoning Map of the City of Brighton shall be amended to reflect said rezoning.

INTRODUCED, PASSED ON FIRST READING, AND ORDERED PUBLISHED, THIS 19<sup>TH</sup> DAY OF MARCH, 2019.

PASSED ON SECOND AND FINAL READING AND ORDERED PUBLISHED, BY TITLE ONLY, THIS 2<sup>ND</sup> DAY OF APRIL, 2019.

CITY OF BRIGHTON, COLORADO

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KENNETH J. KREUTZER, Mayor

ATTEST:

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NATALIE HOEL, City Clerk

Published in the *Denver Post*  
First Publication: March 27, 2019

Published in the *Brighton Standard Blade*  
Final Publication: April 10, 2019

APPROVED AS TO FORM:

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JACK D. BAJOREK, City Attorney

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

CONTAINS 15.45 ACRES OR LESS

EXHIBIT B

SOUTHGATE BRIGHTON PUD, 3<sup>RD</sup> 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 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

## **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 paired 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 Commercial development is located along the frontage of 120th Avenue north of the site. The proposed development consists of 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 promote 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 planned to ensure high quality development compatible 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 locations preferentially identified on the PUD plan. Final public land dedication requirements will be determined and finalized at the time of Final Platting.
4. No significant historic sites are located on the property.
5. Ownership and maintenance of all neighborhood parks, trails, 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**

OWNER: ARCS SOUTHGATE, LLC  
 4015 E. BASSELAND RD., #105  
 GILBERT, AZ 85234  
 720.346.2058

OWNER / APPLICANT  
 ARCS SOUTHGATE, LLC  
 4015 E. BASSELAND RD., #105  
 GILBERT, AZ 85234  
 720.346.2058

CIVIL ENGINEER  
 CIVILWORX  
 4025 AUTOMATION WAY, B-2  
 FORT COLLINS, CO 80525  
 970.698.8046

PLANNER / LANDSCAPE ARCHITECT  
 HENRY DESIGN GROUP  
 1501 W. 13TH ST., 1-C  
 DENVER, CO 80202  
 303.446.2366



**SHEET INDEX**

1	COVER SHEET
2	CONTEXT PLAN
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6	CONCEPTUAL LANDSCAPE PLAN
7	CONCEPTUAL FENCING PLAN
8	CONCEPTUAL UTILITY PLAN
9	CONCEPTUAL SHADING & DRAINAGE PLAN
10	CONCEPTUAL ARCHITECTURE 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 PERFORM UNDER THE TERMS NOTED HEREON.

OWNER: BY: \_\_\_\_\_  
 ARCS SOUTHGATE, LLC.

## **NOTARIAL**

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

BY: \_\_\_\_\_

MY COMMISSION EXPIRES ON: \_\_\_\_\_

NOTARY PUBLIC: \_\_\_\_\_

## **CLERK AND RECORDER**

THIS P.U.D. 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

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: \_\_\_\_\_  
 MAYOR

ATTEST

By: \_\_\_\_\_  
 CITY CLERK

NO	REVISION RECORD	DATE
1	1ST SUBMITTAL	10-2-2016
2	2ND SUBMITTAL	11-13-2018
3	3RD SUBMITTAL	1-4-2019
4		

LANDSCAPE ARCHITECT - PLANNER

**henry design group**

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**CivilWorx**

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 970.698.8046

APPLICANT

**ARCS SOUTHGATE, LLC**

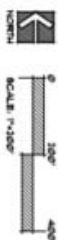
801 W. GILLESPIE  
 4015 E. BASSELAND RD., #105  
 GILBERT, AZ 85234  
 720.346.2058

**SOUTHGATE VILLAGE**  
 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

COVER  
 1 of 10

**SOUTHGATE BRIGHTON PUD - 3rd AMENDMENT**  
**LOT 1, BLOCK 3 AND LOT 1, BLOCK 4**

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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 Architecture • Planning • Sustainability

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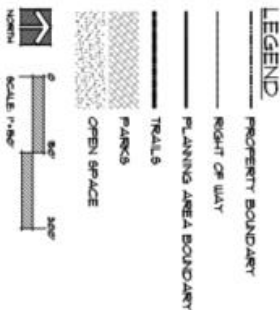
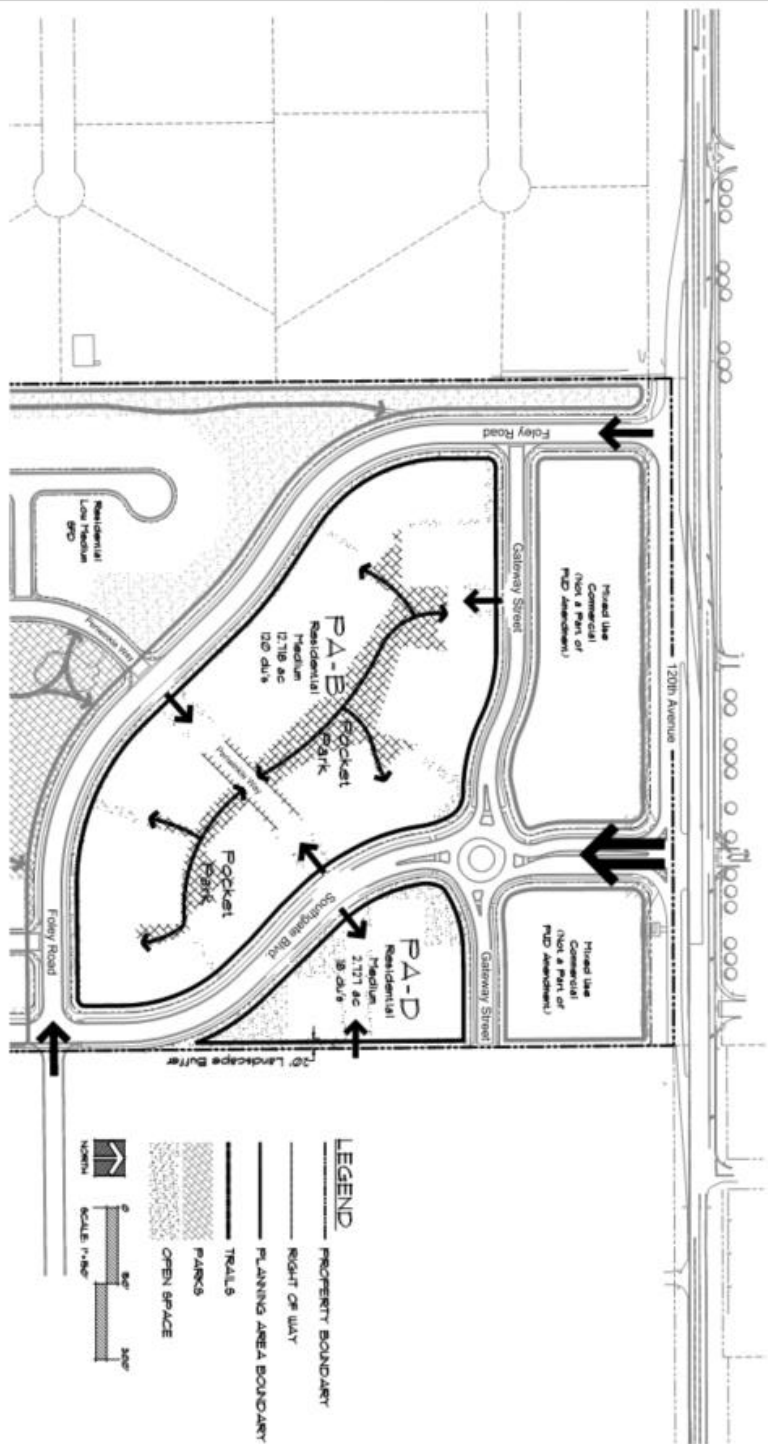
**MARCUS SOUTHGATE, LLC**  
 101 W. GILZELAND  
 4310 E. BASILINE RD., #105  
 GILBERT, AZ 85234  
 720.345.2000

**SOUTHGATE VILLAGE**  
SOUTHGATE BRIGHTON PUD - 3rd AMENDMENT

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

DATE  
PAGE

**SOUTHGATE VILLAGE**  
**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 87 WEST OF THE 6TH P.M.  
 CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO  
 P.U.D. PLAN



DEVELOPMENT SUMMARY			
PLANNING AREA	NAME	AREA /ACRES	USE
B	RESIDENTIAL MEDIUM	12.118	120 PAIRED HOMES
D	RESIDENTIAL MEDIUM	2.171	18 PAIRED HOMES
	TOTAL	14.289	

**NOTE**  
 The number of dwelling units constructed may be less than the low end of the range of dwelling units without an amendment to this P.U.D. However, the maximum number of units may not exceed the upper end of the range.

RESIDENTIAL STREET SECTION - 30' ROW

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

<b>SOUTHGATE VILLAGE</b> 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 87 WEST OF THE 6TH P.M. CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO	<b>ARCUS SOUTHGATE, LLC</b> 4015 E. BASSEL RD. #100 GILBERT, AZ 85234 720.346.2008	<b>CivilWorx</b> 4025 AUTOMATION WAY, S-2 FORT COLLINS, CO 80525 970.698.6340	<b>henry design group</b> Landscape Architecture & Planning • Environmental 1001 West Street Suite 110, Denver, Colorado 80202 303.446.2388 • hdesigngroup.com
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## SOUTHGATE VILLAGE

### 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

#### DESIGN STANDARDS

##### I. STATEMENT OF PURPOSE AND 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 paired home neighborhood. Single family detached homes are located south of the site and Southgate Brighton future commercial development is located along the frontage of 120th Avenue north of the site. The single family detached homes and commercial areas are not subject to this amendment.

The PUD is intended to regulate the use of the land, the bulk, maximum height, minimum lot area, minimum lot width, minimum setbacks, uses permitted, accessory uses and buildings. It will also provide design controls associated with the design, siting and landscaping of the proposed uses. These design controls are intended to complement the City of Brighton's Residential Design Standards.

In compliance with the general intent of the City of Brighton Comprehensive Plan, the Southgate Village PUD provides a complementary and coordinated and harmonious development which will best promote 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 planned to ensure high quality development compatible with the surrounding land uses and the natural environment.

Overall, the PUD will provide a pedestrian network throughout the neighborhood with trails and sidewalks connecting to the central open space/park and the nearby neighborhood park within the Southgate Brighton single family neighborhood. The PUD will also provide an alternate home type complementary to the single family neighborhood to broaden the market offering.

##### II. AUTHORITY AND DEFINITIONS

###### A. Approval of Plans

Upon approval of and adoption of this PUD by the City of Brighton City Council, this document shall become the governing zoning document for the development of all uses within Southgate Village PUD - Southgate Brighton 3rd Amendment area only. Items not covered by these stipulations shall be governed by the City of Brighton Land Use and Development Code, including the City of Brighton Residential Design Standards.

###### B. Conflicts

The provisions of this PUD shall prevail and govern the development Southgate Village PUD provided, however, where the provisions of the PUD do not clearly address a specific subject, the provisions of the City of Brighton Zoning Ordinance for the underlying Zone District shall apply, as determined by the Community Development Director.

###### C. Underlying Zone Districts

The underlying City of Brighton Zone Districts Residential - 2 (R-2).

**D. Definitions** (All terms as defined in the City of Brighton Land Use and Development Code, as amended shall apply to the terms herein unless otherwise defined below.)

- 1. Lot Width:** The horizontal distance between side lot lines as measured at the established front yard setback line.
- 2. Paired Home:** A dwelling with primary ground floor access to the outside which shares a common wall with one other unit without openings. Each paired home is located on a five sample lot.

- 3. Fee Simple:** Private ownership in real estate in which the owner has the right to control, use and transfer property at will.
- 4. Building Cladding Material:** Cladding is a material used to provide a decorative and protective skin on a building. It can be made of wood, masonry, stucco, composite materials or concrete, and although it doesn't support the structure, it does protect against elements like wind or rain. Cladding does not include any glazed surfaces or decorative trim.

##### III. GENERAL PUD STIPULATIONS AND DESIGN STANDARDS

- Pocket parks of less than three acres shall be owned and maintained by the HOA or Metro District.
  - The central open space/park will be designed and improved by the developer and its successors and assigned by the HOA or Metro District.
  - Open space corridors shall be owned and maintained by the HOA or Metro District.
  - All parks and open space dedications shall occur at the time of Final Plat. The HOA or Metro District shall be responsible for the maintenance of each Final Plat does not need to stand alone in meeting open space and park land dedication requirements.
  - A central open space corridor and pocket park is proposed with interconnecting trails within open space areas. The pocket park and open space areas will count toward any outstanding open space and park land dedication requirements.
  - Any overall dedications in park and open space dedication will be met through cash-in-lieu of land.
  - Open space and park land dedication shall be based on the overall Southgate Brighton PUD as amended. Southgate Village PUD - Southgate Brighton - 3rd Amendment is not required to meet all dedication requirements on site.
- IV. RESIDENTIAL-PAIRED HOMES (Planning Areas B and D)**
- A. Intent:** Residential-Medium is intended to accommodate single family detached and paired homes.
  - B. Gross Density:** 8.83 Dwelling Units Per Acre
  - C. Use by Right:**
    1. All uses allowed in the R-2 City of Brighton Zone District.
    2. Single family paired homes.
    3. Construction trailers and temporary construction storage yards, construction materials and offices are permitted during the construction/usable period only.
    4. Agricultural Uses: Crop production and grazing are permitted until the commencement of construction within the Planning Area where the Agricultural activity is occurring.
    5. Sales Facilities: Temporary sales trailers and model homes including sales centers are permitted in all residential Planning Areas.
  - D. Accessory, Temporary and Conditional Uses:** Shall be permitted as described in the Tabulation of Uses of the City of Brighton Zoning Code.

##### V. VARIATIONS TO THE SINGLE FAMILY DETACHED RESIDENTIAL DESIGN STANDARDS (RDS) SECTION 17.44-228, 230 - 2350

Model comparisons are subject to the section below.

###### SINGLE FAMILY PAIRED RESIDENTIAL DESIGN STANDARDS

- Each home/lot shall provide four (4) different floorplans for pairing. A mirrored floorplan shall not be counted as a separate plan.
- At least three (3) elevation options shall be provided for each building type, such as Farm House, Craftsman and Prairie.
- C. Monotony:**
  1. The same elevation style shall not be repeated next door or directly across the alley.
  2. The same building type shall not be repeated next door but can be built directly across the alley providing it has a different elevation.
  3. The same floorplans can be repeated next door or directly across the alley provided they are in a different building type.
- All buildings will have rear loaded garages off the alleyways, no garages will front public roads.
- D. Mix of roof colors:** Where asphalt shingles are used three (3) distinct roof colors will be required to be dispersed throughout the neighborhood.
- F. Paint Scheme:**
  1. A minimum of 4 colors will be included in each paint scheme: main body color, secondary body color, trim color, and accent color.
  2. A minimum of 6 paint schemes will be used throughout the neighborhood.
- G. Front Porch:** All units will have a porch with a minimum five-foot (5') in depth and eight-foot (8') in width inclusive of walk space to the front door.
- H. Each front elevation shall contain two (2) of the following design elements:**
  1. A front porch with a minimum six-foot (6') in depth and twelve-foot (12') in width inclusive of walk space to the front door
  2. Window grids
  3. Two (2) distinctive siding materials, wide lap siding, narrow lap siding, board & batten, shingles, masonry, etc.
  4. A 5:12 roof pitch on the primary roof on the front facade. Roof pitches less than 5:12 may be used on secondary roof forms as appropriate for the architectural style for the home. Flat roofs are permitted as appropriate for the architectural style of the home.
- An enhanced elevation shall be provided on corner side elevation adjacent to public street right-of-way. Each corner side shall contain at least two (2) of the following design elements:
  1. Wrap masonry cladding materials the same as the front elevation of a minimum of six (6) feet on the side
  2. Provide a minimum of three (3) windows
  3. Provide a covered side porch with minimum dimension of eight (8) feet in depth and twelve (12) feet in width inclusive of walk space to the front door
  4. Trim board
  5. Window grids
- J. For each unit a two-car alley loaded garage is required. Front loaded garages are prohibited.**
- VI. FENCING**
  - A.** A constant fence design is required throughout Southgate Village which is in conformance with and is complementary to the fencing within Southgate Brighton PUD.
  - B.** A 42-inch-high vinyl three rail fence is required on lot lines adjacent to parks, landscape tracts and open space.
  - C.** A six (6) foot high solid vinyl privacy fence is permitted as a front yard wing fence between the homes, on side lot lines and rear lot lines along the alley. Fencing design and a fence plan shall be provided at the time of FDP and Preliminary/Final Landscape Plan.

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**

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APPLICANT

**ARCUS SOUTHGATE, LLC**

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GILBERT, AZ 85234  
720.345.2686

**SOUTHGATE VILLAGE**  
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

DESIGN STANDARDS  
4 of 10

**SOUTHGATE VILLAGE**  
**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  
 DESIGN STANDARDS

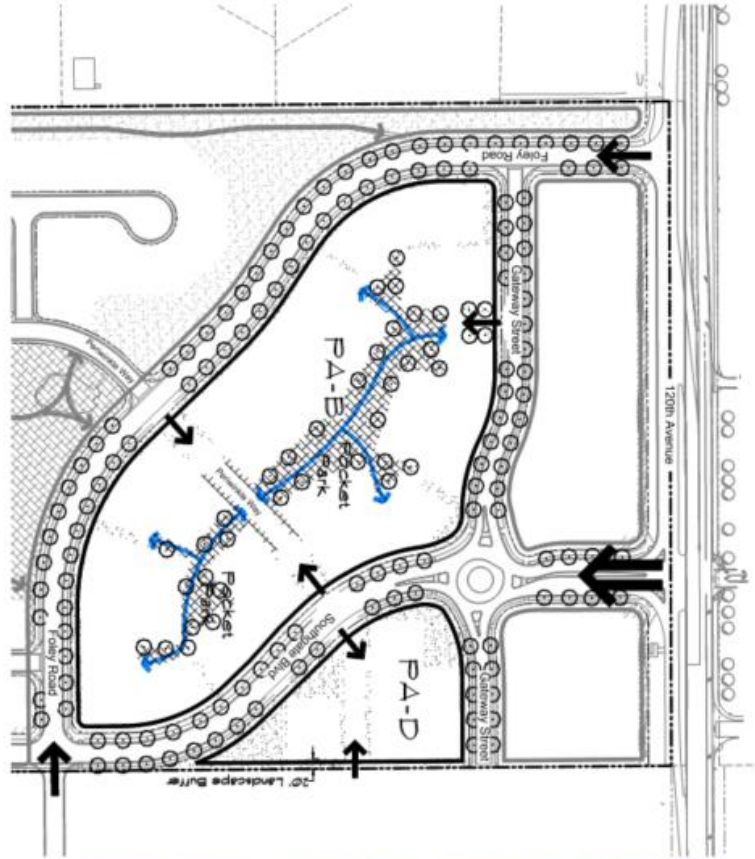
USE	MINIMUM LOT SIZE	MINIMUM LOT WIDTH	MAXIMUM LOT COVERAGE	MAXIMUM BUILDING HEIGHT	FRONT YARD SETBACK (Porch or Structure)	SIDE YARD SETBACK	REAR YARD SETBACK	REAR YARD SETBACK TO GARAGE DOOR FACE FOR ALLEY LOADED GARAGES
Residential Medium Paired Homes (Individual Lots)		(See Note 1)		(See Note 2)				
Rear Loaded Garage	1750 SF	22 FT	80%	35 FT	10 FT	5 FT Exterior Wall 0 FT Common Wall	5 FT	5 FT

- NOTES**
1. As measured at the front building setback line.
  2. Measurement per Brighton Municipal Code.
  3. Accessory structures are not permitted.
  4. Permitted encroachments into building setbacks:
    - a. Architectural features including but not limited to eaves, bay windows, chimneys, entertainment centers, brick loggias, cantilevers, cornices, porches, carports, wing walls and the architecture features may encroach into the required setbacks a maximum of 24 inches.
    - b. Window walls may encroach into required setbacks a maximum of 24 inches.
    - c. Unenclosed or uncovered patios less than 30 inches above grade may encroach into building setbacks to within five (5) feet of a lot line.
    - d. Encroachments may not extend into easements without written approval from the easement holder.

<p>DESIGN STANDARDS</p> <p>5 of 10</p>	<p><b>SOUTHGATE VILLAGE</b>  <b>SOUTHGATE BRIGHTON PUD - 3rd AMENDMENT</b></p> <p>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</p>	<p>APPLICANT:</p> <p><b>ARCUS SOUTHGATE, LLC</b>              839 W. GILLESPIE              4815 E. BASELINE RD., #105              GILBERT, AZ 85234              720.345.2088</p>	<p>ENGINEER:</p> <p>  <b>CivilWorx</b>              4025 AUTOMATION WAY, S-2              FORT COLLINS, CO 80525              970.698.6565</p>	<p>LANDSCAPE ARCHITECT / PLANNER:</p> <p>  <b>henry design group</b>              Landscape Architecture • Planning • Interiors              1801 River Street Suite 110, Denver, Colorado 80202              303.446.2244 • hdesigngroup.com</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>NO.</th><th>REVISION RECORD</th><th>DATE</th></tr> <tr> <td>1</td><td>1ST SUBMITTAL</td><td>10-2-2018</td></tr> <tr> <td>2</td><td>2ND SUBMITTAL</td><td>11-13-2018</td></tr> <tr> <td>3</td><td>3RD SUBMITTAL</td><td>1-4-2019</td></tr> <tr> <td>4</td><td></td><td></td></tr> <tr> <td></td><td></td><td></td></tr> <tr> <td></td><td></td><td></td></tr> <tr> <td></td><td></td><td></td></tr> </table>	NO.	REVISION RECORD	DATE	1	1ST SUBMITTAL	10-2-2018	2	2ND SUBMITTAL	11-13-2018	3	3RD SUBMITTAL	1-4-2019	4											
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 LOT 1, BLOCK 3 AND LOT 1, BLOCK 4  
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 CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO  
 CONCEPTUAL LANDSCAPE PLAN



**RECOMMENDED PLANTING**

All proposed areas for planting shall use landscape plantings provided by hydrologists for adjacent water uses. The plantings shall be installed by the developer and are intended to use low water requiring turf and drought tolerant trees. High visibility areas such as the perimeter buffers and driveways shall incorporate landscape plantings. Small areas of specialty plantings, requiring moderate water usage are permitted to highlight landscape features. These plantings shall provide seasonal interest and shall be provided by hydrologists for water efficiency.

**PLANTING REQUIREMENTS PER LOT TYPE**

1. Street trees along public right-of-way: One (1) tree per forty (40) linear feet on average. Trees to be planted based on utility services and driveway locations.
2. Perimeter Trees: One (1) tree and two (2) landscape shrubs.

**PARKS & OPEN SPACE**

(in accordance with Section 17-26.060 of the City of Brighton Land Use Code)

- Public Park land to be dedicated to the City at a rate of 3 acres per 1,000 population for local neighborhood parks.
- Public Park land to be dedicated to the City at a rate of 3 acres per 1,000 population for community parks.
- Open spaces shall be provided at a rate of 15 acres per 1,000 population.
- Parks and open spaces dedication will be based on the total number of dwelling units at the time of Final Plat.
- Any exchange in park and open spaces dedication will be met through cash-in-lieu of land.



Images are for illustrative purposes only to convey design intent and are not intended to establish regulations for this P.U.D.

**LEGEND**

- PROPERTY BOUNDARY
- 8' TRAIL
- TREES
- PARKS
- OPEN SPACE



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 Architecture • Planning • Environment

1001 West River Street 150, Denver, Colorado 80202

303.446.2044 • hdesigngroup.com

**ENGINEER**

**CivilWorx**

4625 AUTOMATION WAY, B-2  
 FORT COLLINS, CO 80525  
 970.698.6540

**APPLICANT**

**ARCUS SOUTHGATE, LLC**

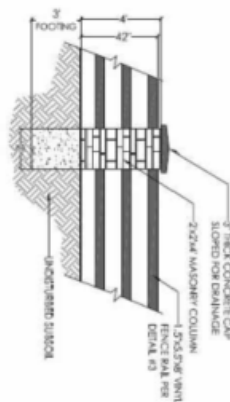
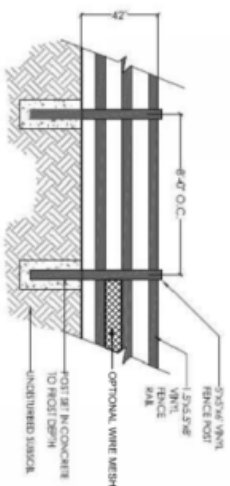
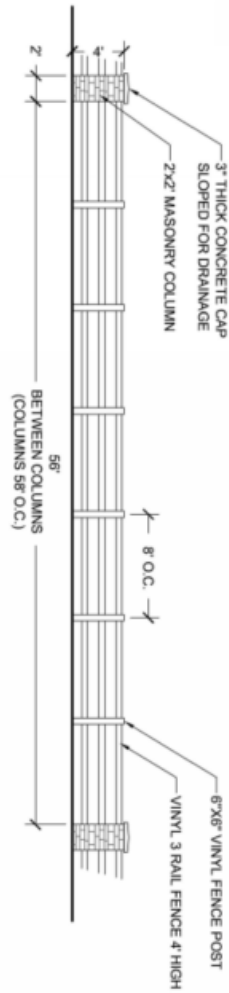
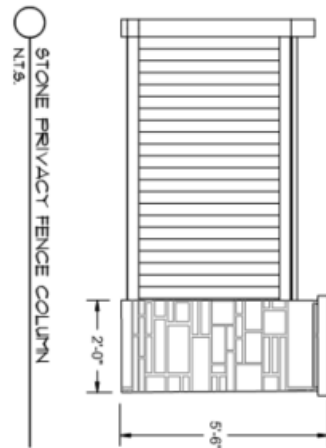
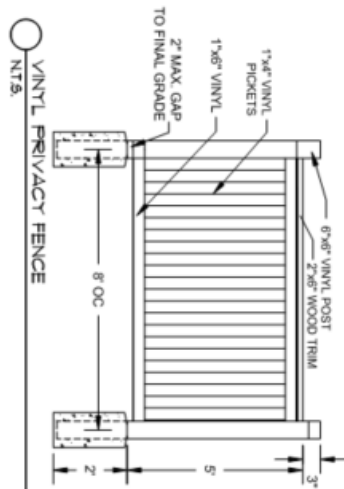
800 W. GILLESPIE  
 4801 E. BASSETT RD., #100  
 GLENVIEW, AZ 85234  
 720.341.2088

**SOUTHGATE VILLAGE**  
 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

**CONCEPTUAL LANDSCAPE PLAN**  
 6 of 10

**SOUTHGATE VILLAGE**  
**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  
**CONCEPTUAL FENCE DETAILS**



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

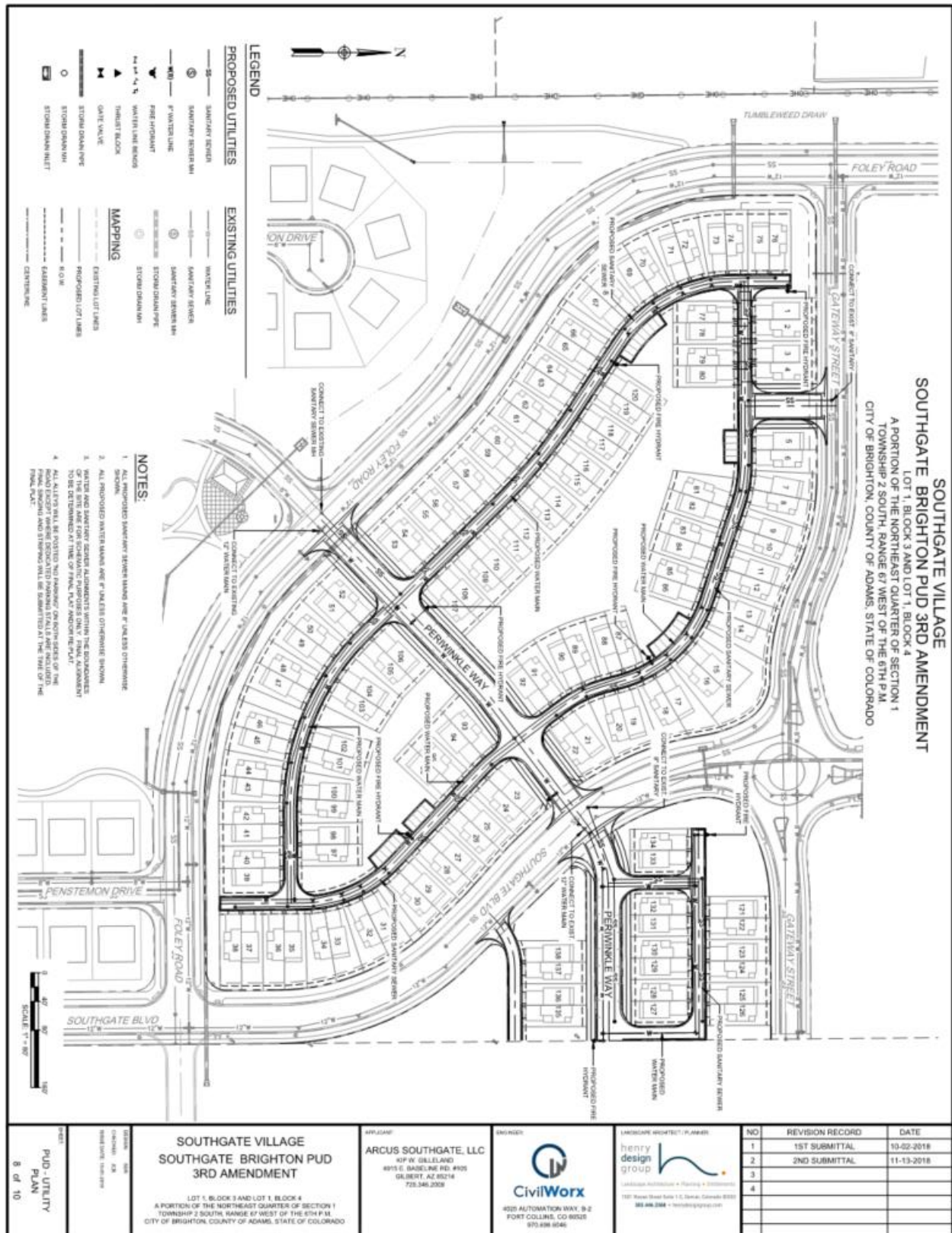
**LANDSCAPE ARCHITECT - PLANNER**  
**henry design group**  
 Landscape Architecture • Planning • Interiors  
 1001 West Street Suite 110, Denver, Colorado 80202  
 303.446.2558 • hdesigngroup.com

**ENGINEER**  
**CivilWorx**  
 4025 AUTUMN WAY, S-2  
 FORT COLLINS, CO 80525  
 970.698.6345

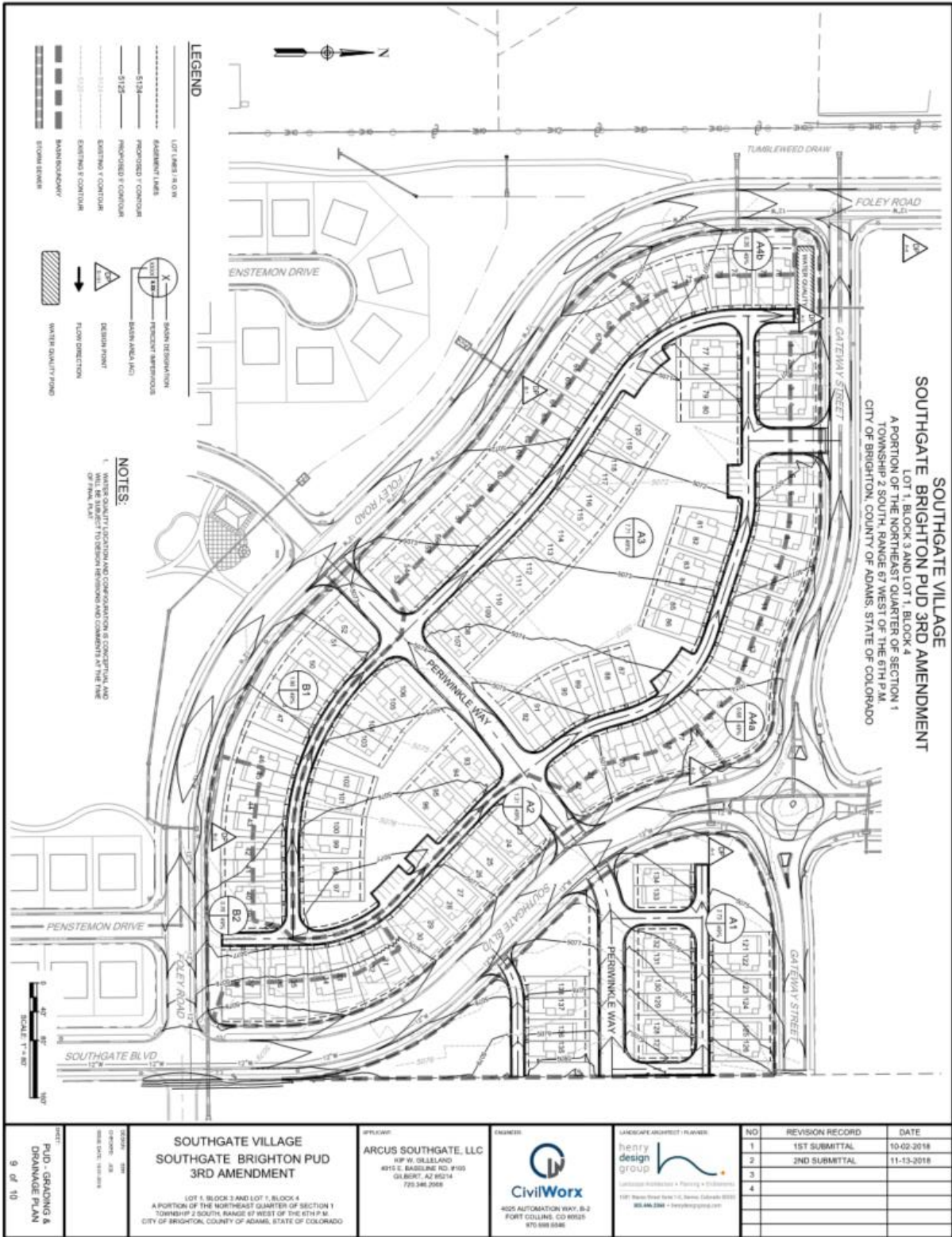
**APPLICANT**  
**ARCUS SOUTHGATE, LLC**  
 107 W. GILLESPIE  
 4315 E. BASILINE RD., #105  
 GILBERT, AZ 85234  
 720.345.2555

**SOUTHGATE VILLAGE**  
**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

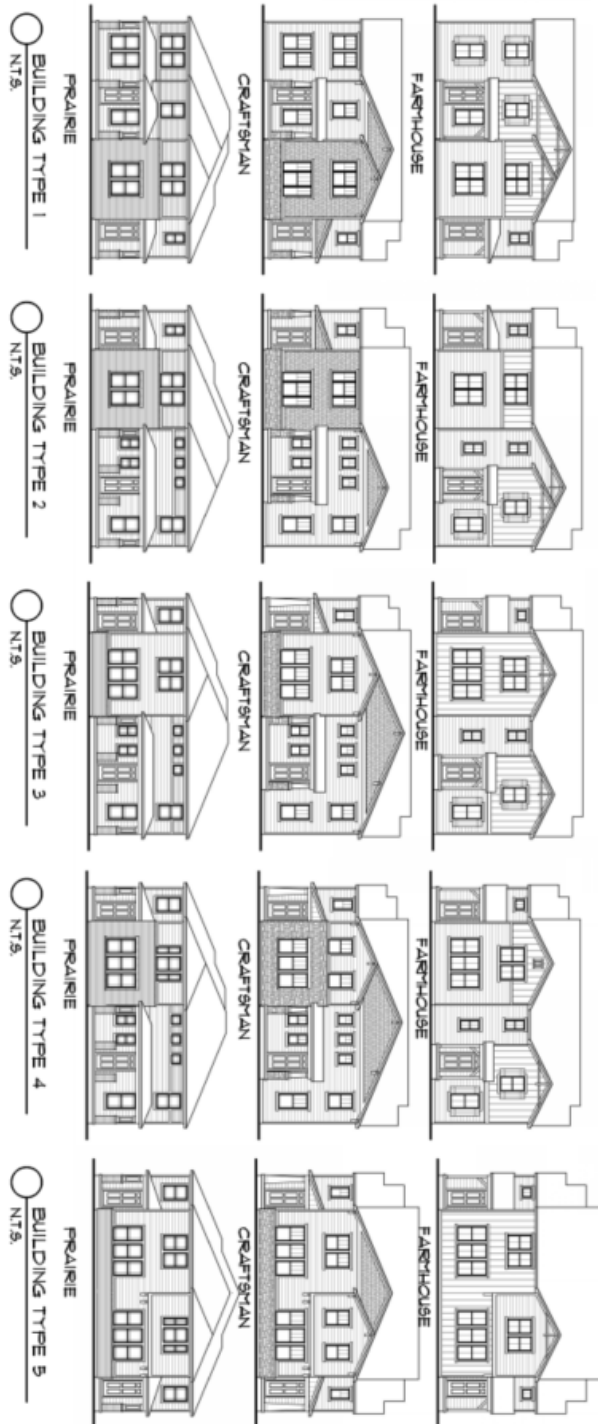
**CONCEPT FENCE DETAILS**  
 7 of 10







**SOUTHGATE VILLAGE**  
**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  
 CONCEPTUAL ARCHITECTURE ELEVATIONS



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

<b>SOUTHGATE VILLAGE</b> 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	APPLICANT <b>ARCUS SOUTHGATE, LLC</b> 4915 E. BASILENE RD., #100 GILBERT, AZ 85234 720.348.2699	ENGINEER  <b>CivilWorx</b> 4025 AUTUMN WAY, S-2 FORT COLLINS, CO 80525 970.698.6340	LANDSCAPE ARCHITECT (PLANNER)  <b>henry design group</b> Landscape Architecture • Planning • Sustainability 1901 Waver Street Suite 110, Denver, Colorado 80202 303.446.2385 • hdesign@hdesigngroup.com
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SHEET CONCEPTUAL ARCHITECTURE ELEVATIONS 10 of 10	DRAWN BY CHECKED BY DATE 11-13-2018
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