

# PLANNING COMMISSION RESOLUTION

## BROMLEY PARK PUD 24<sup>TH</sup> AMENDMENT ZONE CHANGE

RESOLUTION NO. 19-13

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BRIGHTON, COLORADO, RECOMMENDING TO CITY COUNCIL APPROVAL OF THE BROMLEY PARK PUD 24<sup>TH</sup> AMENDMENT FOR AN APPROXIMATELY 63.62-ACRE PROPERTY AND 23 RESIDENTIAL LOTS.**

**WHEREAS**, Brookfield Residential (Colorado) LLC (the “Owner”) is the owner of land approximately 63.62-acres in size, located to the immediate northeast of the intersection of S. 40<sup>th</sup> Avenue and Southern Street and 23 residential lots generally located to the southeast of the intersection of S. 45<sup>th</sup> Avenue and Bridge Street, and with both more specifically described in **EXHIBIT A** and shown in **EXHIBITS B and C**, attached hereto and incorporated herein (the “Properties”); and

**WHEREAS**, Brookfield Residential (the “Applicant”), on behalf of the Owners, has requested approval of the Bromley Park PUD 24<sup>th</sup> Amendment (“PUD Amendment”) specifically described in **EXHIBIT B**, attached hereto and incorporated herein; and

**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**, 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 Properties, 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; 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 generally 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 Bromley Park PUD 24<sup>TH</sup> Amendment with the statement that the applicant will add language to the PUD amendment document that RDS, design, setback, and encroachment standards will follow the *Land Use and Development Code* standards in place at the time of project submittal (2019) and the language will be approved by City staff prior to the amendment document going before City Council.

**RESOLVED**, this 12<sup>th</sup> day of December, 2019.

**CITY OF BRIGHTON, COLORADO  
PLANNING COMMISSION**



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Chris Maslanik, Chairperson

**ATTEST:**



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Jason Bradford, Acting Secretary

## **EXHIBIT A**

### **LEGAL DESCRIPTIONS**

#### **LEGAL DESCRIPTION (PARCEL 1)**

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 10;  
THENCE SOUTH 89°42'48" WEST ALONG THE NORTHERLY LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 1722.12 FEET;  
THENCE SOUTH 00°17'14" EAST, A DISTANCE OF 759.01 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 00°25'32" EAST, A DISTANCE OF 517.17 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 23.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 36.13 FEET;

THENCE NORTH 89°34'28" EAST, A DISTANCE OF 268.04 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE HAVING A RADIUS OF 23.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 57°21'08", AN ARC LENGTH OF 23.02 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 53.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 114°42'16", AN ARC LENGTH OF 108.10 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 23.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 57°21'08", AN ARC LENGTH OF 23.02 FEET;  
THENCE NORTH 89°34'28" EAST, A DISTANCE OF 113.84 FEET;  
TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 232.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°56'33", AN ARC LENGTH OF 84.80 FEET;

THENCE NORTH 89°37'55" EAST, A DISTANCE OF 86.88 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 268.00 FEET;  
THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21°04'51", AN ARC LENGTH OF 98.81 FEET;  
THENCE NORTH 89°42'48" EAST, A DISTANCE OF 144.37 FEET;

THENCE SOUTH 00°17'19" EAST, A DISTANCE OF 36.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 23.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 00°17'14" EAST;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 36.13 FEET;

THENCE SOUTH 00°17'14" EAST, A DISTANCE OF 100.34 FEET;

THENCE SOUTH 89°43'03" WEST, A DISTANCE OF 138.28 FEET;

THENCE SOUTH 00°24'19" EAST, A DISTANCE OF 1,301.58 FEET;

THENCE SOUTH 89°43'40" WEST, A DISTANCE OF 1,629.39 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 55.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 45°19'21" WEST;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°50'46", AN ARC LENGTH OF 86.25 FEET;

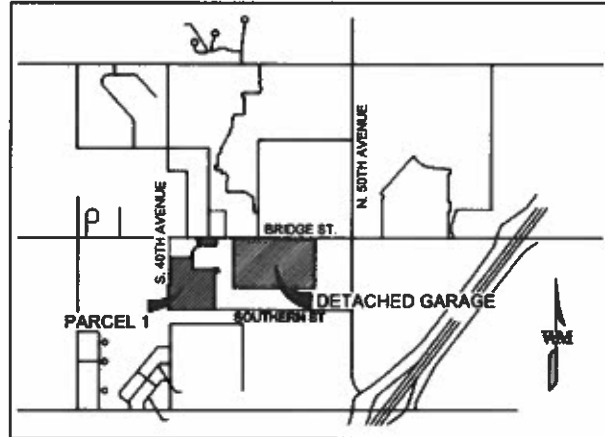
THENCE NORTH 00°25'47" WEST, A DISTANCE OF 1,787.50 FEET;

THENCE NORTH 89°34'28" EAST, A DISTANCE OF 862.38 FEET, TO THE POINT OF BEGINNING.

PARCEL AREA CONTAINING 63.82 ACRES

#### **LEGAL DESCRIPTION (DETACHED CAR GARAGE)**

FILING 3 LOTS 1, 4, 39, 40, 49, 50, 55 AND 58, BLOCK 2; LOTS 34, 52, 56, 57 AND 62, BLOCK 4; LOTS 7, 12, 13 AND 20, BLOCK 7; LOTS 1, 8, 9 AND 13, BLOCK 11; LOTS 1 AND 5, BLOCK 12



VICINITY MAP

**BROMLEY PARK P.U.D. 24TH AMENDMENT (MAJOR)**  
BEING A PART OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 1 SOUTH,  
RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF  
ADAMS, STATE OF COLORADO

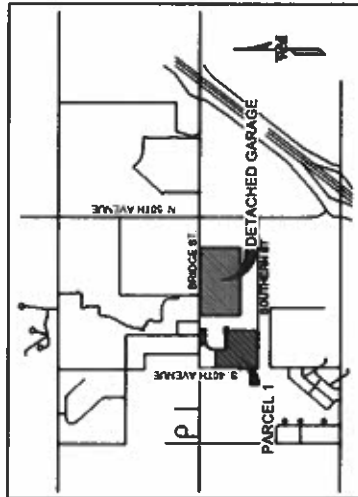
## LÉgal Description (DETACHED CAR GARAGE)

FILED 3 LOTS 1, 4, 36, 40, 49, 50, 55 AND 56, BLOCK 2; LOTS 34, 37, 38, 37 AND 62, BLOCK 4; LOTS 7, 12, 13 AND 20, BLOCK 7; LOTS 1, 8, 9 AND 11, BLOCK 11; LOTS 1 AND 3, BLOCK 12.

EXCEPT AS SET FORTH HEREIN, DEVELOPMENT STANDARDS SHALL BE IN ACCORDANCE WITH THE BROWLEY PARK PLAT RECORDED APRIL 11, 1987 IN BOOK 1391 AT PAGE 848 IN THE RECORDS OF THE ADAMS COUNTY COLORADO CLERK AND RECORDS OFFICE. DESIGN STANDARDS SHALL BE IN ACCORDANCE WITH THE BROWLEY RESIDENTIAL DESIGN STANDARDS, AS SAME MAY BE AMENDED FROM TIME TO TIME.

LOTS IDENTIFIED IN THE FOLLOWING LEGAL DESCRIPTION TO THE LEFT SHALL BE ALLOWED TO EXCEED THE 900 SF MAXIMUM DETACHED GARAGE REQUIREMENT SET FORTH IN THE PUD BUT SHALL NOT EXCEED 900 SF

PURSUANT TO EXHIBIT G OF THE FIRST AMENDMENT TO THE BROMLEY PARK ANNEXATION AGREEMENT, DATED DECEMBER 14, 1961, AND RECORDED IN ADAMS COUNTY RECORDS IN BOOK 1301, COMMENCING AT PAGE 692, THE AMENDMENT MEETS THE CRITERIA OF A MAJOR PUD AMENDMENT AS SET FORTH IN THE TRANSFER OF DENSITY AND AMENDMENT PROCLASS SECTIONS OF THE BROMLEY LAND USE REGULATIONS.



VICINITY MAP

APPROVAL BY THE CITY BRIGHTON CITY COUNCIL  
APPROVED BY THE CITY OF BRIGHTON CITY COUNCIL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_



**ADAMS COUNTY CLERK AND RECORDER'S CERTIFICATE**

THIS PUD ASSIGNMENT WAS FILED FOR RECORD IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER, IN THE STATE OF COLORADO AT \_\_\_\_\_ M. ON THIS DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

**COUNTY CLERK AND RECORDER**

BY \_\_\_\_\_  
DEPUTY

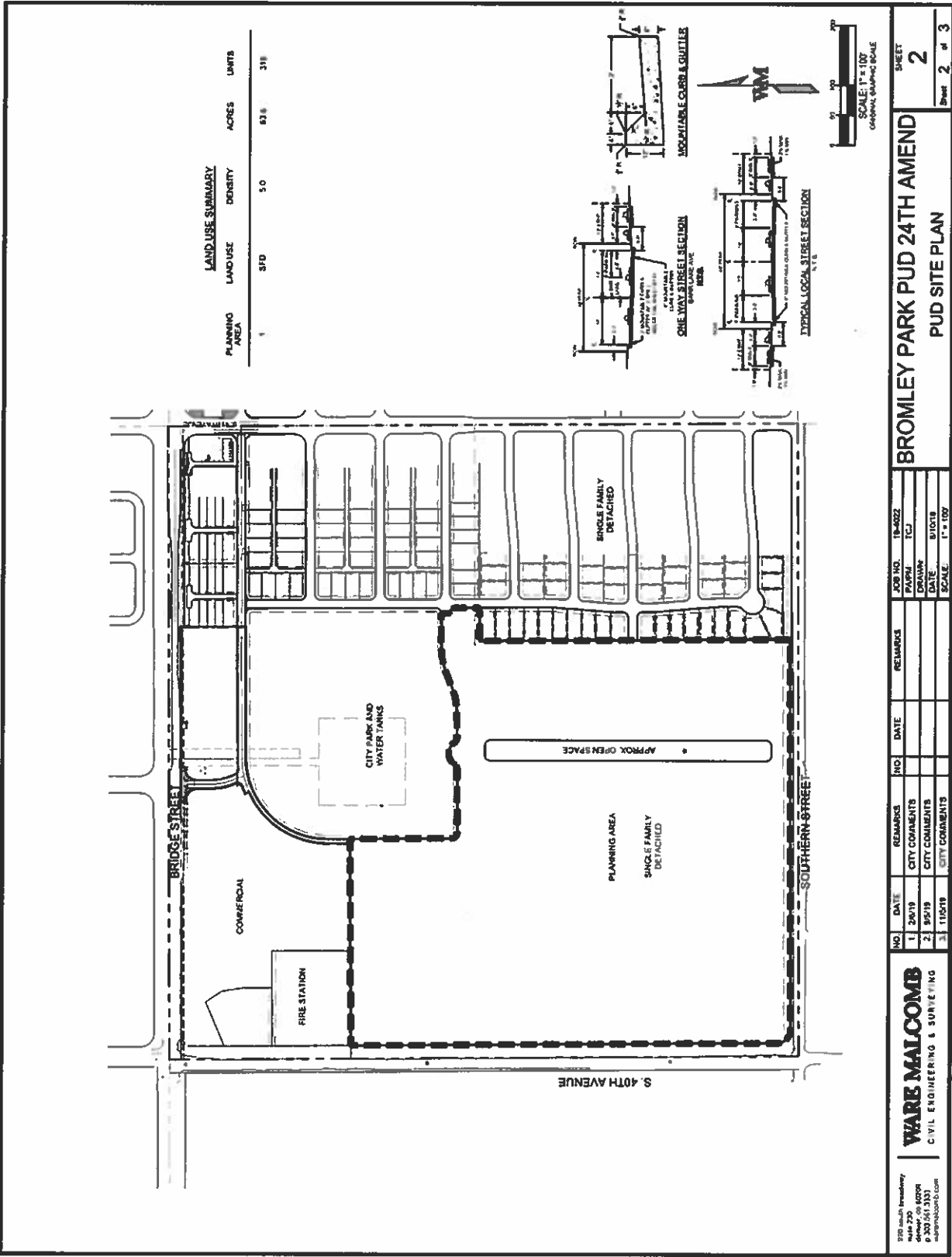
RECEPTION NO.

NO	DATE	REMARKS	INQ.	DATE	REMARKS	JOB NO.
1	26/19	CITY COMMENTS			PAPPU TCJ	18-0222
2	26/19	CITY COMMENTS			DRAWING	
3	11/07/19	CITY COMMENTS			DATE: 8/10/18	
					SIGLE: N/A	

**WARE MALCOMB**  
CIVIL ENGINEERING & SURVEYING

2120 Santa Fe Parkway  
Suite 730  
Denver, CO 80208  
p 303 641 3131  
www.magnus6.com

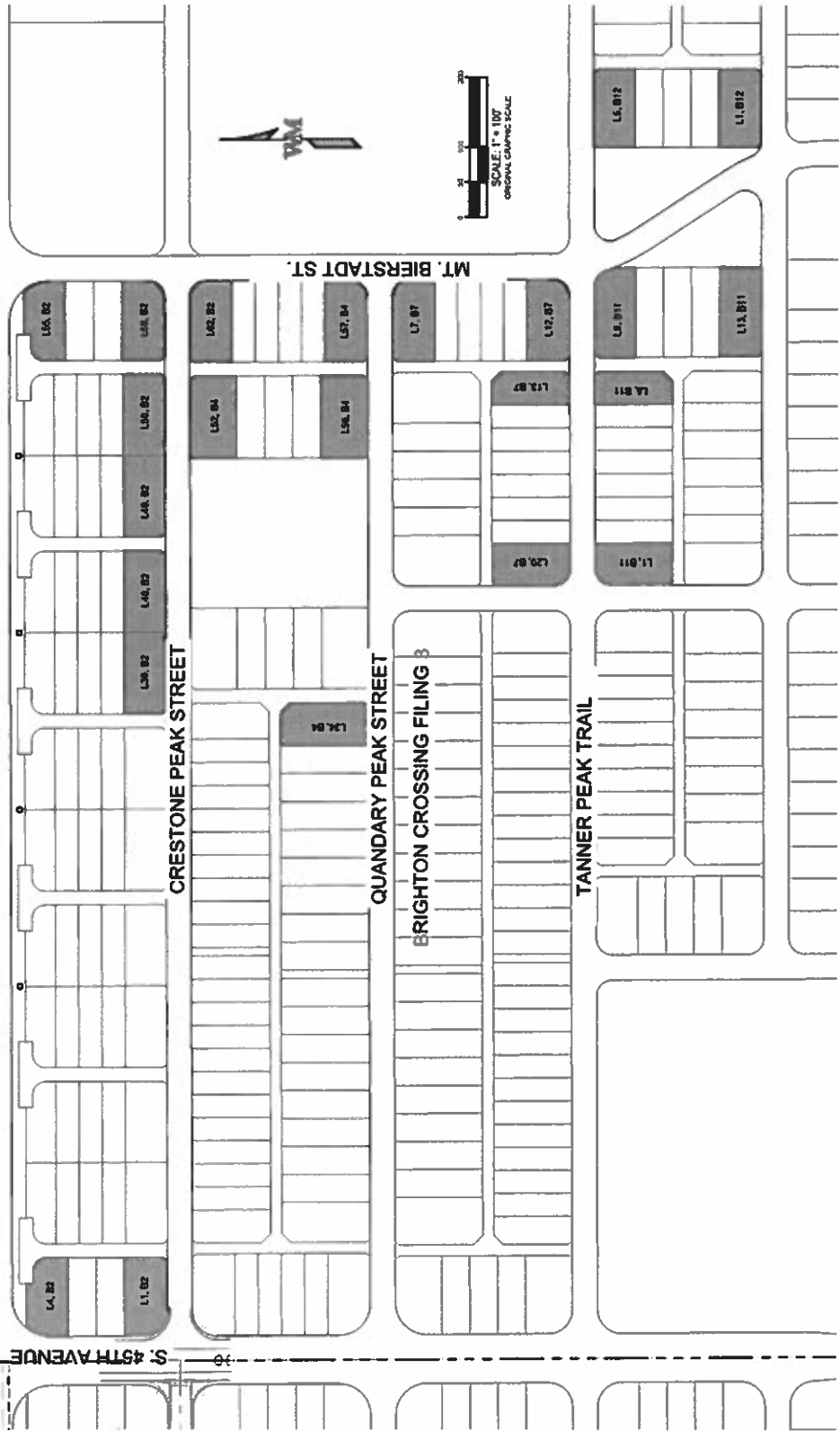
**BROMLEY PARK PUD 24TH AMEND  
COVER SHEET**



WARE MALCOMB				BROMLEY PARK PUD 24TH AMEND				SHEET	
CIVIL ENGINEERING & SURVEYING				PUD SITE PLAN				2	
JOB NO. 18-0022				DATE 8/10/18				Sheet 2 of 3	
NO. 1				DATE 2/10/19					
NO. 2				DATE 8/10/18					
NO. 3				DATE 11/05/18					
REMARKS				REMARKS					
CITY COMMENTS				CITY COMMENTS					
CITY COMMENTS				CITY COMMENTS					

# **BROMLEY PARK P.U.D. 24TH AMENDMENT (MAJOR)** BEING A PART OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

DETACHED GARAGE LOTS



<b>WARE MALCOMB</b> CIVIL ENGINEERING & SURVEYING 30354 333 waresurveys.com				<b>BROMLEY PARK PUD 24TH AMEND</b> PUD SITE PLAN				SHEET <b>3</b> of 3	
NO.	DATE	REMARKS	NO.	DATE	REMARKS	JOB NO.	18-0022		
1	2/2/19	CITY COMMENTS				PAPER	TCL		
2	9/5/19	CITY COMMENTS				DRAWN			
3	11/5/19	CITY COMMENTS				DATE	8/10/18		
						SCALE	1" = 100'		

**EXHIBIT C**  
**VICINITY MAP**

