

ORDINANCE NO. _____
INTRODUCED BY: _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, APPROVING A ZONING MAP AMENDMENT FROM CASE FARMS PUD TO THE FOLLOWING: R-2 – MIXED-DENSITY RESIDENTIAL, R-3 – MULTIPLE FAMILY RESIDENTIAL, C-3 – GENERAL RETAIL AND SERVICES, AND O – OPEN SPACE AND PARKS, COMPRISING APPROXIMATELY 232.1883 ACRES, GENERALLY LOCATED SOUTH OF BROMLEY LANE, WEST OF SOUTH 27TH AVENUE, NORTH OF EAST 144TH AVENUE AND EAST OF THE SOUTH 19TH AVENUE ALIGNMENT, MORE PARTICULARLY LOCATED IN THE EAST HALF OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

WHEREAS, CLARKE D CARLSON is the owner of approximately 2.2159 acres of real property located in the City of Brighton, more specifically described in EXHIBIT A; and

WHEREAS, CASE 238 LLC AND BROMLEY AND BUCKLEY LLC (together with Clarke D. Carlson, collectively, the "Owners") are the owners of approximately 229.9724 acres of real property located in the City of Brighton, more specifically described in EXHIBIT B (together with EXHIBIT A, the "Property"); and

WHEREAS, Owners have requested approval of the Case Farms Zoning Map Amendment, attached hereto as EXHIBIT C (the "Zoning Map Amendment"); and

WHEREAS, City staff reviewed the Zoning Map Amendment using the criteria outlined in Section 2.03(B) of the *Land Use & Development Code* (the "LUDC"); and

WHEREAS, the Planning Commission conducted a public hearing to review and consider the Zoning Map Amendment pursuant to the applicable provisions and criteria set forth in the LUDC and provided a recommendation of approval to the City Council; and

WHEREAS, the City Council opened a public hearing on August 18, 2026, where it conducted its review and considered the Zoning Map Amendment pursuant to the applicable provisions and criteria set forth in Section 2.03(B) of the LUDC; and

WHEREAS, in accordance with the public notice requirements of the LUDC, 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's website, 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, at the public hearing, the City Council received and considered all relevant evidence and testimony from City staff, the Owner, and other interested parties, including the public at large.

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

Section 1. The City Council hereby finds and determines that the proposed Zoning Map Amendment: (a) is in accordance with the goals and objectives of the Comprehensive Plan and any other plan, policy or guidance adopted pursuant to that plan; (b) supports development in character with existing or anticipated development in the area; (c) can be serviced by the City or other applicable agencies; (d) will serve a community need, amenity or development that is not possible under the current zoning or that was not anticipated at the time of the initial zoning of the Property; (e) has been recommended for approval by staff and advisory review bodies.

Section 2. The Property is hereby rezoned R-2, R-3, C-3, and O, as more particularly set forth in EXHIBIT C, and any existing zoning is hereby superseded by the foregoing.

Section 3. The City Zoning Map shall be amended to reflect the changes set forth in this Ordinance.

Section 4. As provided in City Charter Section 5.9(A), this Ordinance either as presented or as amended, shall be published in full as it was adopted prior to taking final action. This Ordinance shall be in full force and effect five days after its final publication, as provided in City Charter Section 5.8, except as set forth herein.

INTRODUCED, PASSED ON FIRST READING, AND ORDERED PUBLISHED, THIS 18TH DAY OF AUGUST 2026.

PASSED ON SECOND AND FINAL READING AND ORDERED PUBLISHED BY TITLE ONLY THIS 1ST DAY OF SEPTEMBER 2026.

CITY OF BRIGHTON, COLORADO

GREGORY MILLS, Mayor

ATTEST:

NATALIE HOEL, City Clerk

Published in the *Brighton Standard Blade*

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Final Publication: September 10, 2026

APPROVED AS TO FORM:

YASMINA GIBBONS, Deputy City Attorney

EXHIBIT A

LEGAL DESCRIPTION

A PORTION OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH,
RANGE 66 WEST OF THE 6TH
PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 17;

THENCE ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 17,
S00°19'34"E A DISTANCE OF
75.00 FEET, TO THE POINT OF BEGINNING;

THENCE N89°21'22"E A DISTANCE OF 165.00 FEET, TO A POINT ON THE WESTERLY LINE
THAT PROPERTY
RECORDED UNDER RECEPTION NO. 2008000029857 IN THE RECORDS OF THE
ADAMS COUNTY CLERK AND
RECORDER;

THENCE ON THE BOUNDARY OF SAID PROPERTY, THE FOLLOWING TWO (2)
COURSES:

1. S00°19'34"E A DISTANCE OF 585.00 FEET;

2. S89°21'22"W A DISTANCE OF 165.00 FEET, TO A POINT ON THE EASTERLY LINE OF
LOT 1, BLOCK 1,
BROMLEY FARMS PLAT AMENDMENT NO. 1 RECORDED UNDER RECEPTION NO.
2010000087801;

THENCE ON SAID EASTERLY LINE, N00°19'34"W A DISTANCE OF 585.00 FEET, TO THE
POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 96,523 SQUARE FEET OR 2.2159 ACRES
MORE OR LESS.

EXHIBIT B

LEGAL DESCRIPTION

A PORTION OF THE NORTHEAST QUARTER OF SECTION 17, AND THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 17;

THENCE ON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 17, S00°22'47"E A DISTANCE OF 30.00 FEET, TO THE POINT OF BEGINNING;

THENCE CONTINUING ON SAID EAST LINE, S00°22'47"E A DISTANCE OF 1,199.24 FEET, TO THE NORTHEASTERLY CORNER OF THE LDS CHURCH AT CASE FARMS SUBDIVISION, RECORDED UNDER RECEPTION NO. 2014000022047 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER;

THENCE ON THE BOUNDARY OF THE LDS CHURCH AT CASE FARMS SUBDIVISION, THE FOLLOWING FOURTEEN (14) COURSES:

1. S89°37'13"W A DISTANCE OF 65.00 FEET, TO A POINT OF NON-TANGENT CURVE;
2. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S89°37'13"W, HAVING A RADIUS OF 14.50 FEET, A CENTRAL ANGLE OF 90°00'00" AND AN ARC LENGTH OF 22.78 FEET, TO A POINT OF TANGENT;
3. S89°37'13"W A DISTANCE OF 510.50 FEET;
4. S00°22'47"E A DISTANCE OF 271.77 FEET;
5. S89°37'13"W A DISTANCE OF 50.00 FEET;
6. S00°22'47"E A DISTANCE OF 193.73 FEET, TO A POINT OF CURVE;

7. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF $90^{\circ}00'00''$ AND AN ARC LENGTH OF 31.42 FEET, TO A POINT OF NON-TANGENT;

8. $S00^{\circ}22'47''E$ A DISTANCE OF 50.00 FEET, TO A POINT OF NON-TANGENT CURVE;

9. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS $S00^{\circ}22'47''E$, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF $90^{\circ}00'00''$ AND AN ARC LENGTH OF 31.42 FEET, TO A POINT OF NON-TANGENT;

10. $N89^{\circ}37'13''E$ A DISTANCE OF 50.00 FEET, TO A POINT OF NON-TANGENT CURVE;

11. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS $N89^{\circ}37'13''E$, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF $90^{\circ}00'00''$ AND AN ARC LENGTH OF 31.42 FEET, TO A POINT OF TANGENT;

12. $N89^{\circ}37'13''E$ A DISTANCE OF 470.00 FEET, TO A POINT OF CURVE;

13. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF $90^{\circ}00'00''$ AND AN ARC LENGTH OF 54.98 FEET, TO A POINT OF NON-TANGENT;

14. $N89^{\circ}37'13''E$ A DISTANCE OF 65.00 FEET, TO A POINT ON SAID EAST LINE;

THENCE ON SAID EAST LINE, $S00^{\circ}22'47''E$ A DISTANCE OF 825.78 FEET, TO THE EAST QUARTER CORNER OF SAID SECTION 17;

THENCE ON THE EAST LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 17, $S00^{\circ}21'07''E$ A DISTANCE OF 1,320.63 FEET;

THENCE ON THE SOUTH LINE OF THE EAST HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 17, $S89^{\circ}26'38''W$ A DISTANCE OF 1,333.04 FEET;

THENCE ON THE SOUTH LINE OF THE WEST HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 17, $S89^{\circ}25'54''W$ A DISTANCE OF 1,329.75 FEET;

THENCE ON THE WEST LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 17,

N00°19'52"W A DISTANCE OF 1,320.71 FEET, TO THE CENTER QUARTER CORNER OF SAID SECTION 17;

THENCE ON THE WEST LINE OF THE NORTHEAST QUARTER, N00°19'34"W A DISTANCE OF 1,976.16 FEET;

THENCE DEPARTING SAID WEST LINE, THE FOLLOWING TWO (2) COURSES:

1. N89°21'22"E A DISTANCE OF 165.00 FEET;

2. N00°19'34"W A DISTANCE OF 630.00 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF EAST BROMLEY LANE;

THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE, BEING 30.00 FEET SOUTHERLY OF AND PARALLEL WITH THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 17, N89°21'22"E A DISTANCE OF 2,494.89 FEET, TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 10,017,596 SQUARE FEET OR 229.9724 ACRES MORE OR LESS.

EXHIBIT C

ZONING MAP AMENDMENT

Attached as separate document