

Brighton Crossing Annexation Substantial Compliance

CITY COUNCIL – September 2, 2025

Property Owner:

Applicant/Project Contact:

City Staff Representative:

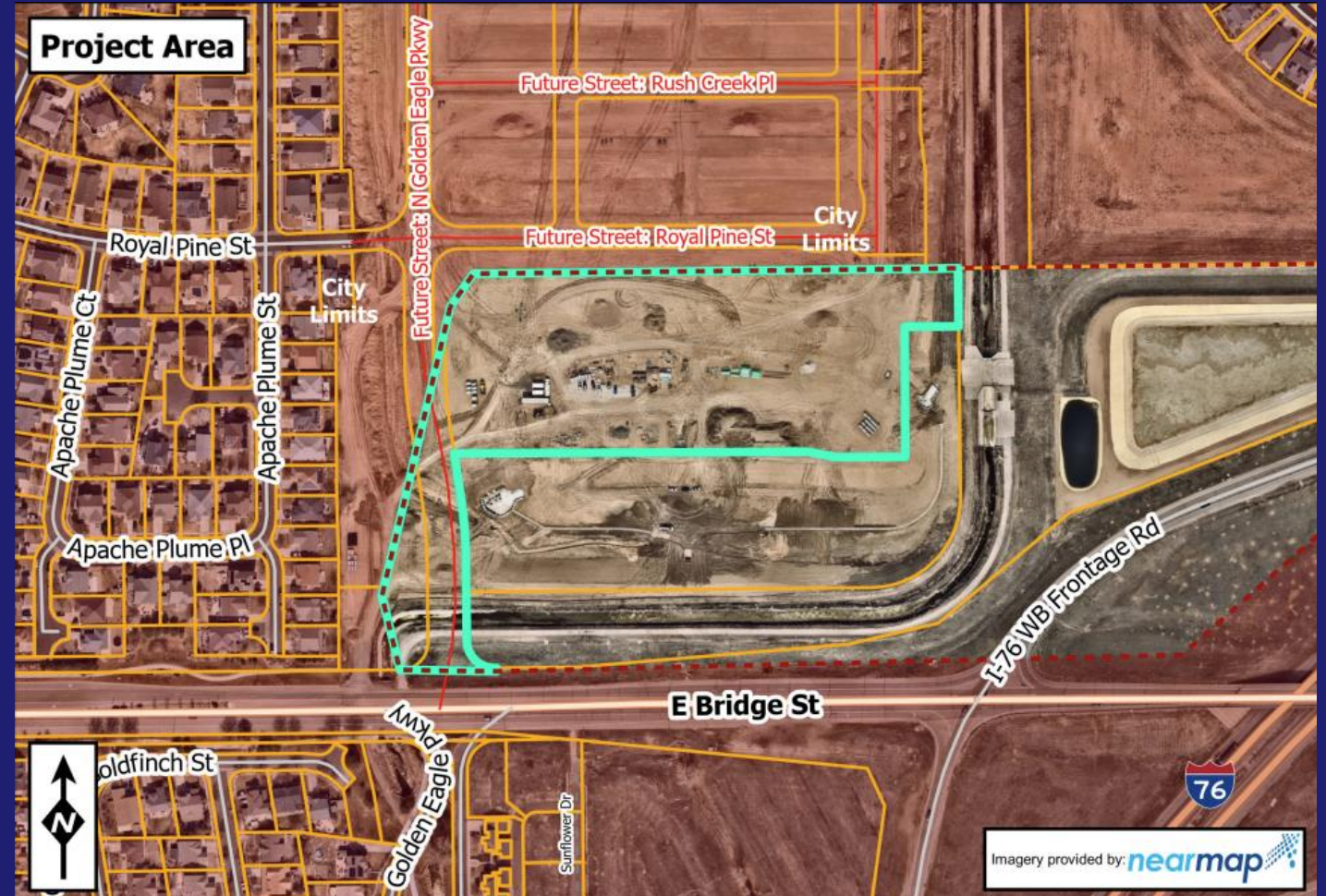
Brookfield Residential LLC

Sue Sibel, Dewberry

Stephanie Iiams, AICP Candidate, Associate Planner

Subject Property Location

The property is generally located to the north of East Bridge Street, south of the future Royal Pine Street, east of the future Golden Eagle Parkway alignment, and west of I-76.



Aerial Map

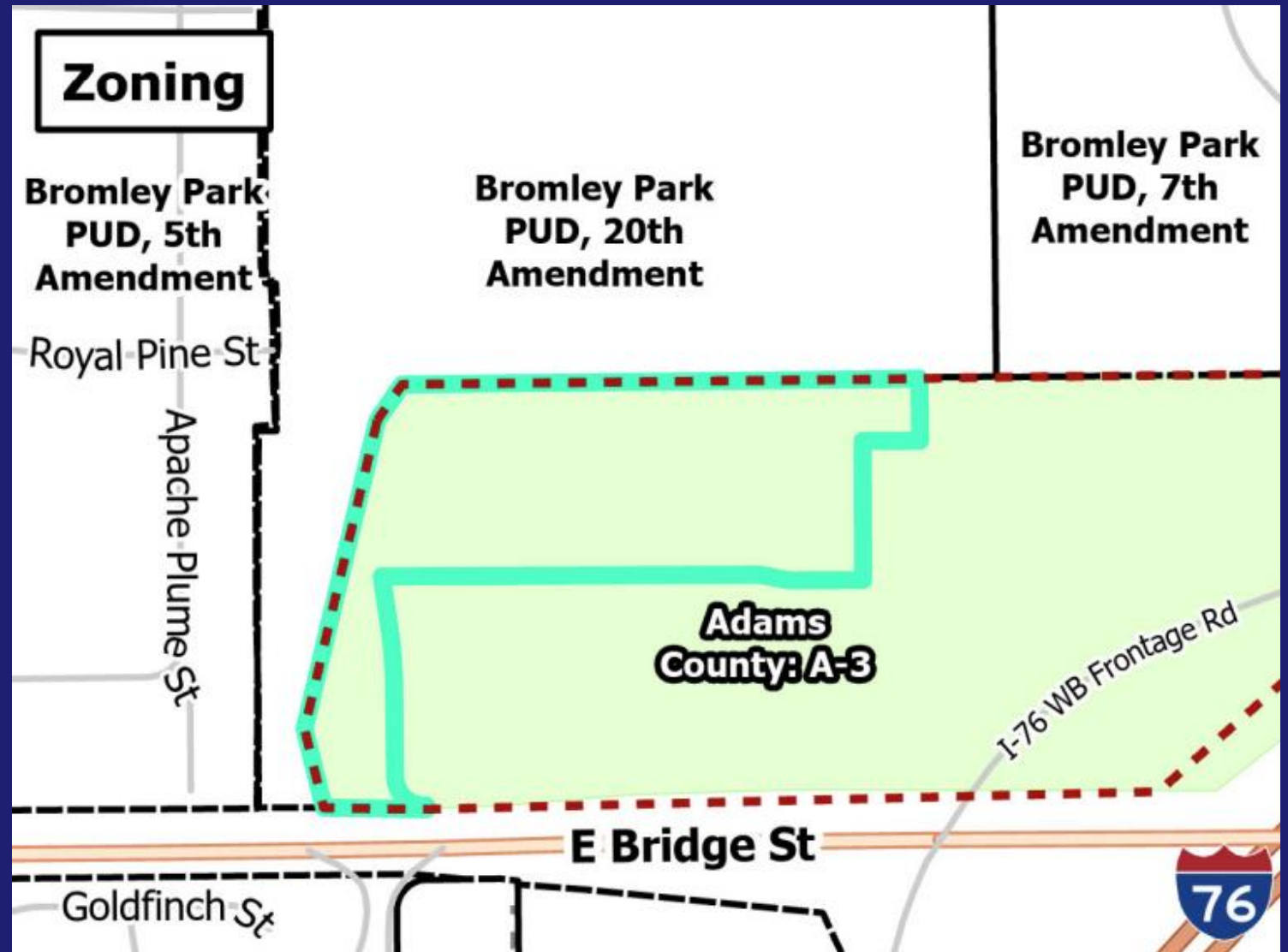
Purpose

- To proceed with the annexation of the Property, the City Council must find that the Annexation Petition is in compliance with relevant annexation statutes and consider a resolution to set a public hearing.

Background

The Property:

- Approximately 7.712 acres and is currently zoned Adams County A-3 (Agriculture -3).
- 48.30% contiguous with City limits.



Zoning Map

Annexation Petition Requirements

An annexation petition must include the following:

- Annexation petition filed with the City Clerk.
- An allegation that it is desirable and necessary that such area be annexed to the City.
- An allegation that the requirements of Sections 31-12-104 and 31-12-105 of the Act exist and/or have been met.
- An allegation that the signers of the Annexation Petition comprise the landowners of more than fifty percent of the territory included in the area proposed to be annexed, exclusive of streets and alleys owned by the City.
- A request that the City approve the annexation of the area proposed for annexation.
- The signatures of the landowners.
- The mailing address of each signer.
- The legal description of the land owned by each signer.

Annexation Petition

Requirements Continued

- The date of signing of each signature.
- An affidavit of each circulator of such annexation petition that each signature therein is the signature of the person whose name it purports to be.
- The following must be attached to the Annexation Petition:
 - A written legal description of the boundaries of the area proposed to be annexed.
 - A map showing the boundary of the area proposed to be annexed.
 - Within the annexation boundary map, a showing of the location of each ownership tract in unplatted land and, if part or all of the area is platted, the boundaries and the plat numbers of plots or of lots and blocks.
 - Next to the boundary of the area proposed for annexation, a drawing of the contiguous boundary of the City and the contiguous boundary of any municipality abutting the area proposed to be annexed.

C.R.S Section 31-12-104

Contiguity

- That not less than one-sixth of the perimeter of the area proposed to be annexed is contiguous with the annexing municipality.

Community of Interest

- A community of interest exists between the area proposed to be annexed and the annexing municipality; that said area is urban or will be urbanized in the near future; and that said area is integrated with or is capable of being integrated with the annexing municipality.

Comprehensive Plan

The Subject Property is designated as Mixed Use Commercial and Open Space.



Future Land Use Map

Process

- The City Council must determine whether the Annexation Petition complies with Section 31-12-107(1), of the C.R.S. If the City Council determines that the Petition is in substantial compliance with the statutory provisions, the following procedure applies:
 1. City Council passes a Resolution finding substantial compliance and setting a public hearing (thirty to sixty days after the effective date of the Resolution) to decide if the proposed annexation meets the statutory requirements.
 2. Staff prepares and publishes a Notice of Public Hearing.
 3. City Council holds public hearing.

Summary of Findings & Staff Recommendation

- ✓ City staff finds that the submitted Annexation Petition meets the requirements outlined in Section 31-12-107(1) of the Colorado Revised Statutes, as amended, for substantial compliance and that October 7, 2025, is an appropriate date for the public hearing on the Annexation Petition.
- ✓ Additionally, this proposed annexation complies with the *Be Brighton Comprehensive Plan* as the Property is within the City's growth boundary and there is adequate infrastructure to serve the Property.
- ✓ Publication and notification of the future public hearing, should it be deemed appropriate by the City Council, will be provided to all applicable entities as required by C.R.S. Section 31-12-108.

Options for City Council

- ❑ Approve via Resolution the Petition for Annexation and set the date for the public hearing; or
- ❑ Deny the Petition for Annexation with specific findings to justify the denial.