

ORDINANCE NO. \_\_\_\_\_  
INTRODUCED BY: Fiedler

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, APPROVING THE WATERTOWER PLACE ZONING MAP AMENDMENT FOR AN APPROXIMATELY 14.727 ACRE PROPERTY, GENERALLY LOCATED TO THE NORTHEAST OF THE BRIGHTON FIRE RESCUE DISTRICT STATION 52, SOUTH OF EAST BRIDGE STREET, WEST OF SOUTH 42ND AVENUE AND EAST OF SOUTH 40TH AVENUE, MORE PARTICULARLY LOCATED IN THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

WHEREAS, Columbo II LLC (the "Owner") is the owner of approximately 14.727 acres of real property located in the City of Brighton, more specifically described in EXHIBIT A, attached hereto and incorporated herein (the "Property"); and

WHEREAS, the Owner has requested approval of the Watertower Place Zoning Map Amendment, attached hereto as EXHIBIT B (the "Zoning Map Amendment"); and

WHEREAS, City Staff used the criteria for a Zoning Map Amendment as outlined in the *Land Use & Development Code* for its review and procedures related to the application; and

WHEREAS, the Planning Commission conducted a public hearing on February 13, 2025, to review and consider the application pursuant to the applicable provisions and criteria set forth in the *Land Use & Development Code*, and provided a recommendation of approval to the City Council; and

WHEREAS, the City Council opened a public hearing on March 18, 2025, where it conducted its review and considered the application pursuant to the criteria set forth in Section 2.03(B) of the *Land Use & Development Code*; and

WHEREAS, in accordance with the public notice requirements of the *Land Use & Development Code*, 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 Owners, and other interested parties, including the public at large; and

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, AS FOLLOWS:

Section 1. Findings. The City Council finds and determines that the Zoning Map Amendment: (1) is in accordance with the goals and objectives of the Comprehensive Plan; (2) will support development in character with existing or anticipated development in the area; (3) describes Property which is able to be served by the City and/or other

agencies; (4) will serve a community need, amenity, or development that is not possible under current zoning nor anticipated at the time of initial zoning of the Property; and (5) is being recommended for approval by the Development Review Committee.

Section 2. The Property is hereby rezoned C-2 and R-2, as more particularly set forth in EXHIBIT B, and supersedes any existing zoning on the Property.

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 1<sup>ST</sup> DAY OF APRIL 2025.

PASSED ON SECOND AND FINAL READING AND ORDERED PUBLISHED BY TITLE ONLY THIS 15<sup>TH</sup> DAY OF APRIL 2025.

CITY OF BRIGHTON, COLORADO

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GREGORY MILLS, Mayor

ATTEST:

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NATALIE HOEL, City Clerk

Published in the *Brighton Standard Blade*

First Publication: April 10, 2025

Final Publication: April 24, 2025

APPROVED AS TO FORM:

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YASMINA GIBBONS, Deputy City Attorney

## EXHIBIT A

### LEGAL DESCRIPTION

#### PLANNING AREA A

BEING PORTIONS OF PARCELS ONE-A AND ONE-B AS DESCRIBED AND CONVEYED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED DECEMBER 28, 2007 AT RECEPTION NO. 2007000118091 IN THE OFFICIAL RECORDS OF THE COUNTY OF ADAMS, STATE OF COLORADO, TOGETHER WITH CERTAIN PUBLIC RIGHTS-OF-WAY, LYING WITHIN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER (NW 1/4), FROM WHENCE THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER (NW 1/4) BEARS SOUTH 00°25'16" EAST A DISTANCE OF 2638.49 FEET, WITH ALL BEARINGS HEREIN RELATED THERETO; THENCE ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER (NW 1/4), NORTH 89°42'46" EAST, 455.98 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID NORTH LINE, CONTINUING NORTH 89°42'46" EAST, 693.50 FEET TO THE CENTERLINE OF SOUTH 42ND AVENUE;

THENCE LEAVING SAID NORTH LINE, ALONG SAID CENTERLINE THE FOLLOWING THREE (3) COURSES:

1. SOUTH 00°17'14" EAST, 173.93 FEET TO A TANGENT CURVE TO THE LEFT CONCAVE EASTERLY;
2. SOUTHERLY ALONG SAID CURVE, HAVING A RADIUS OF 250.00 FEET, AND WHOSE LONG CHORD BEARS SOUTH 10°27'52" EAST AND HAS A CHORD LENGTH OF 88.35 FEET, THROUGH A CENTRAL ANGLE OF 20°21'17", FOR AN ARC LENGTH OF 88.81 FEET TO A POINT OF TANGENCY;
3. SOUTH 20°38'31" EAST, 56.48 FEET TO THE CENTERLINE OF LAKE DILLON AVENUE;

THENCE ALONG SAID CENTERLINE THE FOLLOWING TWO (2) COURSES:

1. SOUTHWESTERLY ALONG A NON-TANGENT CURVE TO THE LEFT CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 363.00 FEET, AND WHOSE LONG CHORD BEARS SOUTH 38°18'32" WEST AND HAS A CHORD LENGTH OF 454.26 FEET, THROUGH A CENTRAL ANGLE OF 77°28'07", FOR AN ARC LENGTH OF 490.81 FEET TO A POINT OF TANGENCY;
2. SOUTH 00°25'32" EAST, 90.17 FEET TO A POINT;

THENCE LEAVING SAID CENTERLINE, SOUTH 89°34'28" WEST, 448.32 FEET TO THE SOUTHEAST CORNER OF LOT 1 OF BRIGHTON CROSSING FILING No. 5, LOT 1;

THENCE ALONG THE EAST LINE OF SAID LOT 1, NORTH 00°17'14" WEST, 327.42 FEET TO THE NORTHEAST CORNER OF SAID LOT 1;

THENCE NORTH 00°04'28" EAST, 432.72 FEET TO THE POINT OF BEGINNING.

CONTAINING 444,998 SQUARE FEET OR 10.216 ACRES OF LAND, MORE OR LESS.

**PLANNING AREA B**

BEING ALL OF TRACT A OF BRIGHTON CROSSING - FILING No. 5, LOT 1, TOGETHER WITH PORTIONS OF PARCELS ONE-A AND ONE-B AS DESCRIBED AND CONVEYED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED DECEMBER 28, 2007 AT RECEPTION NO. 2007000118091 IN THE OFFICIAL RECORDS OF THE COUNTY OF ADAMS, STATE OF COLORADO, ALSO TOGETHER WITH CERTAIN PUBLIC RIGHTS-OF-WAY, LYING WITHIN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER (NW 1/4), FROM WHENCE THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER (NW 1/4) BEARS SOUTH 00°25'16" EAST A DISTANCE OF 2638.49 FEET, WITH ALL BEARINGS HEREIN RELATED THERETO;

THENCE ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER (NW 1/4), NORTH 89°42'46" EAST, 455.98 FEET TO A POINT;

THENCE LEAVING SAID NORTH LINE, SOUTH 00°04'28" WEST, 432.72 FEET TO THE NORTHEAST CORNER OF LOT 1 OF BRIGHTON CROSSING - FILING No. 5, LOT 1;

THENCE ALONG THE NORTH LINE OF SAID LOT 1, SOUTH 89°42'46" WEST, 452.24 FEET TO THE WEST LINE OF SAID NORTHWEST QUARTER (NW 1/4);

THENCE ALONG SAID WEST LINE, NORTH 00°25'16" WEST, 432.71 FEET TO THE POINT OF BEGINNING.

CONTAINING 196,499 SQUARE FEET OR 4.511 ACRES OF LAND, MORE OR LESS.

**ZONING MAP AMENDMENT FOR WATERTOWER PLACE**  
 BEING A PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

**LEGAL DESCRIPTION**

**PLANNING AREA A**

BEING PORTIONS OF PARCELS ONE-A AND ONE-B AS DESCRIBED AND CONVEYED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED DECEMBER 28, 2007 AT RECEPTION NO. 2007001800 IN THE OFFICIAL RECORDS OF THE COUNTY OF ADAMS, STATE OF COLORADO, ALSO TOGETHER WITH CERTAIN PUBLIC RIGHTS-OF-WAY LYING WITHIN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO, BOUND AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER (NW 1/4); FROM WHENCE THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER (NW 1/4) BEARS S02°15'30"E 89.53 FEET; THENCE NORTH 90°00'00" WEST 425.98 FEET; THENCE ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER (NW 1/4), NORTH 89°42'46" EAST, 455.98 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID NORTH LINE, CONTAINING NORTH 89°42'46" EAST, 693.50 FEET TO THE CENTERLINE OF SOUTH 2ND AVENUE;

THENCE ALONG THE NORTH LINE OF SAID SAID CENTERLINE THE FOLLOWING THEREIN COLLINS:

1. SOUTH 09°17'4" EAST, 175.93 FEET TO A TANGENT CURVE TO THE LEFT
2. SOUTHERLY ALONG SAID CURVE, HAVING A RADIUS OF 250.00 FEET, AND WHOSE LONG CHORD BEARS SOUTH 10°27'52" EAST AND HAS A CHORD LENGTH OF 88.33 FEET, THROUGH A CENTRAL ANGLE OF 20°21'17";
3. SOUTH 29°58'31" EAST, 56.48 FEET TO THE CENTERLINE OF LAKE DILLON AVENUE;

THENCE ALONG SAID CENTERLINE THE FOLLOWING TWO (2) COLLINS:

1. SOUTHWESTERLY ALONG A NON-TANGENT CURVE TO THE LEFT CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 563.00 FEET, AND WHOSE LONG CHORD THROUGH A CENTRAL ANGLE OF 07°28'59" FOR AN ARC LENGTH OF 490.81 FEET TO A POINT OF TANGENCY;
2. SOUTH 09°25'52" EAST, 90.17 FEET TO A POINT;

THENCE LEAVING SAID CENTERLINE, SOUTH 89°14'28" WEST, 448.32 FEET TO THE SOUTHWEST CORNER OF LOT 1 OF BRIGHTON CROSSING PLING NO. 5, LOT 1, THENCE ALONG THE EAST LINE OF SAID LOT 1, NORTH 10°17'14" WEST, 52.42 FEET TO THE CENTERLINE OF LAKE DILLON AVENUE; THENCE NORTH 00°04'28" EAST, 432.72 FEET TO THE POINT OF BEGINNING,

CONTAINING 44,999 SQUARE FEET OR 10.216 ACRES OF LAND, MORE OR LESS.

**PLANNING AREA B**

BEING ALL OF TRACT A OF BRIGHTON CROSSING - PLING NO. 5, LOT 1, TOGETHER WITH PORTIONS OF PARCELS ONE-A AND ONE-B AS DESCRIBED AND CONVEYED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED DECEMBER 28, 2007 AT RECEPTION NO. 2007001800 IN THE OFFICIAL RECORDS OF THE COUNTY OF ADAMS, STATE OF COLORADO, ALSO TOGETHER WITH CERTAIN PUBLIC RIGHTS-OF-WAY LYING WITHIN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO, BOUND AND DESCRIBED AS FOLLOWS:

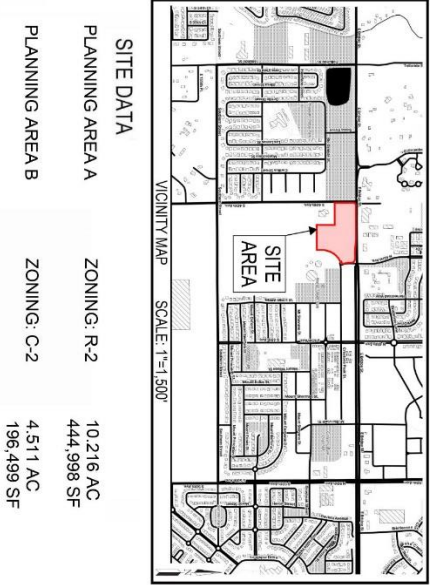
BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER (NW 1/4) BEARING SOUTH 02°21'06" EAST A DISTANCE OF 2638.40 FEET, WITH ALL BEARINGS HEREIN RELATED THERE TO:

THENCE ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER (NW 1/4), NORTH 89°42'46" EAST, 455.98 FEET TO A POINT;

THENCE LEAVING SAID NORTH LINE, SOUTH 00°04'32" WEST, 432.72 FEET TO THE NORTHWEST CORNER OF LOT 1 OF BRIGHTON CROSSING - PLING NO. 5, LOT 1, THENCE ALONG THE EAST LINE OF SAID LOT 1, NORTH 10°17'14" WEST, 52.42 FEET TO THE WEST LINE OF SAID NORTHWEST QUARTER (NW 1/4);

THENCE ALONG SAID WEST LINE, NORTH 00°25'16" WEST, 432.71 FEET TO THE POINT OF BEGINNING;

CONTAINING 106,499 SQUARE FEET OR 4.311 ACRES OF LAND, MORE OR LESS.



**SHEET INDEX**

ZMA 1.0 COVER SHEET

ZMA 2.0 ZONING MAP AMENDMENT FOR WATERTOWER PLACE

**PROJECT TEAM**

**OWNER:**  
 COLUMBO 11, LLC  
 A COLORADO LIMITED LIABILITY COMPANY  
 4300 CHERRY CREEK DR, SUITE 800  
 DENVER, CO 80236

**ARCHITECT / LAND PLANNING:**  
 KEFHART  
 2555 WALNUT ST  
 DENVER, CO 80205

**LAND SURVEYOR:**  
 POWER SURVEYING COMPANY  
 6911 BROADWAY  
 DENVER, CO 80221

**WATERTOWER PLACE**  
**ZONING MAP AMENDMENT**  
 CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

DATE	REVISION
10/30/2024	COVER SHEET
	ZMA 1.0
	SHEET 1 OF 2

Frank M. Zandinski, P.L.S.  
 For and on behalf of Power Surveying Company, Inc.  
 6911 Broadway  
 Denver, Colorado 80221  
 (303) 750-4417

*Frank M. Zandinski*  
 12-06-2024

# ZONING MAP AMENDMENT FOR WATERTOWER PLACE

BEING A PORTION OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

Parcel: 0156910208040  
 Owner: Brookfield Residential LLC  
 Zoning: P-1 (Light Industrial)

Zoning: Bromley Park PUD, 3rd Amendment

E BRIDGE STREET (Highway 7)

**PLANNING AREA B**  
 4.511 AC (196,499 S.F.)  
 PROPOSED ZONING:  
 C-2 RESTRICTED RETAIL & SERVICES

**PLANNING AREA A**  
 10.216 AC (444,998 S.F.)  
 PROPOSED ZONING:  
 R-2 MIXED-DENSITY RESIDENTIAL

Parcel: 0156910208040  
 Owner: Brookfield Residential LLC  
 Zoning: Bromley Park PUD, 31st Amendment

## WATERTOWER PLACE ZONING MAP AMENDMENT

CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

Zoning: Pheasant Ridge PUD

TOWER ROAD

110' Wide Public Right-of-Way (paved)

\*\*\* EXCEPTION TO TITLE COMMITMENT PARCEL 1 \*\*\*  
 (Lot 1 of Brighton Crossing - Filing No. 5, Lot 1)  
 Owner: Brighton Crossing  
 Zoning: Bromley Park PUD, 31st Amendment  
 NOT A PART

Tract D of Brighton Crossing Filing No. 6  
 Owner: Brookfield Residential LLC  
 Zoning: Bromley Park PUD, 31st Amendment  
 NOT A PART

- 7
- 8
- 9
- 10
- 11
- 12
- 13
- 14
- 15
- 16

Block 12 of Brighton Crossing Filing No. 6  
 Owner: Brookfield Residential LLC  
 Zoning: Bromley Park PUD, 31st Amendment  
 NOT A PART

Tract A of Brighton Crossing Filing No. 4  
 Owner: Brookfield Residential LLC  
 Zoning: Bromley Park PUD, 31st Amendment  
 NOT A PART

LAKE DILLON AVE.  
 15' Wide Public Right-of-Way  
 per Rec. #202000008984

SOUTH 42nd AVENUE  
 30' Wide Public Right-of-Way per  
 Rec. #202011300131000 (Paved)

ZONING BOUNDARY  
 RIGHT-OF-WAY  
 RIGHT-OF-WAY  
 CENTER LINE  
 PROPERTY LINE  
 ADJACENT  
 PROPERTY LINE

SCALE: 1" = 60'



LOG	YEAR	DATE

10/30/2024

ZONING MAP AMENDMENT FOR WATERTOWER PLACE

ZMA 2.0

SHEET 2 OF 2

