

ORDINANCE NO. 2502
INTRODUCED BY: Green

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, APPROVING THE BROMLEY PARK PLANNED UNIT DEVELOPMENT 36TH AMENDMENT FOR AN APPROXIMATELY 1.650 ACRE PROPERTY, GENERALLY LOCATED TO THE NORTHEAST OF THE INTERSECTION OF BOWIE DRIVE AND NORTH 50TH AVENUE, SOUTH OF CHICORY CIRCLE, AND WEST OF PURPLE MUSTARD COURT, MORE PARTICULARLY LOCATED IN THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

WHEREAS, BLAIN LLC (the "Owner") is the owner of an approximately 1.650 acre property, attached hereto as Exhibit A (the "Property"); and

WHEREAS, an authorized representative of the Owner has requested approval of the Bromley Park Planned Unit Development 36th Amendment, attached hereto as EXHIBIT B (the "PUD Amendment"); and

WHEREAS, the City Council finds it appropriate to review the PUD Amendment as a Major PUD Amendment, as outlined in the adopted *Bromley Park Land Use Regulations*, and to use the criteria outlined for the amendment of a Planned Development in the Brighton *Land Use & Development Code* (the "LUDC") in considering the PUD Amendment; and

WHEREAS, the Planning Commission conducted a public hearing on February 26, 2026, to review and consider the application pursuant to the applicable provisions and criteria set forth in 2.04(C)(2) of the LUDC, and provided a unanimous recommendation of approval to the City Council; and

WHEREAS, the City Council opened a public hearing on March 17, 2026, where it conducted its review and considered the application pursuant to the applicable provisions and criteria set forth in the *Land Use & Development Code*; and

WHEREAS, in accordance with the public notice requirements of the LUDC, a notice of public hearing was mailed to all property owners within 300 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 Applicant, and other interested parties, including the public at large.

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 proposed PUD Amendment: (a) is consistent with the commercial designation under the Bromley Park Land Use Regulations; (b) does not increase development capacity or impact on adjacent infrastructure; (c) meets the standards of the Land Use and Development Code and/or aligns development standards with the existing surrounding subdivision; and (d) meets all of the review criteria for a zoning map amendment.

Section 2. The Property is hereby rezoned as more particularly set forth in EXHIBIT B.

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 17TH DAY OF MARCH 2026.

PASSED ON SECOND AND FINAL READING AND ORDERED PUBLISHED
BY TITLE ONLY THIS 7TH DAY OF APRIL 2026.

CITY OF BRIGHTON, COLORADO

GREGORY MILLS, Mayor

ATTEST:

NATALIE HOEL, City Clerk

Published in the *Brighton Standard Blade*

First Publication: March 26, 2026

Final Publication: April 16, 2026

APPROVED AS TO FORM:

YASMINA GIBBONS, Deputy City Attorney

EXHIBIT A

Legal Description of the Property

Lot 7B, Brighton Crossing Filing No. 2, 11th Amendment, as recorded January 10th, 2020, at Reception No. 2020000003381, re-recorded on January 17, 2020, at Reception No. 2020000005783, County of Adams, State of Colorado.

EXHIBIT B

PUD Amendment