

ORDINANCE NO. 2459
INTRODUCED BY: Green

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, APPROVING THE BROMLEY PARK PLANNED UNIT DEVELOPMENT 33RD AMENDMENT FOR AN APPROXIMATELY 20.719 ACRE PROPERTY, GENERALLY LOCATED TO THE NORTH OF EAST BRIDGE STREET, WEST OF MT. BIERSTADT STREET, EAST OF WOOTEN AVENUE AND SOUTH OF THE INTERSECTION OF SINGLETREE LANE AND BOWIE DRIVE, SITUATED WITHIN THE BRIGHTON CROSSINGS DEVELOPMENT, MORE PARTICULARLY LOCATED IN THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

WHEREAS, Brookfield Residential LLC (the "Owner") is the owner of an approximately 20.719 acre property more specifically described in EXHIBIT A and depicted in EXHIBIT B, attached hereto (the "Property"); and

WHEREAS, the Owner has requested approval of the Bromley Park Planned Unit Development 33rd Amendment, attached hereto as EXHIBIT B and incorporated herein (the "PUD"); and

WHEREAS, the Property is subject to the *Bromley Park Land Use Regulations*, and, as such, the City Council finds it appropriate to use the procedures and review criteria outlined in Section 2.04(C)(2) of the *Land Use & Development Code* (the "LUDC") in its consideration of this PUD; and

WHEREAS, the Planning Commission conducted a public hearing on October 10, 2024, 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 November 4, 2024, where it conducted its review and considered the application pursuant to the applicable provisions and criteria set forth in Section 2.04(C)(2) of the LUDC; 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 1000 feet of the Property, a public notice was published on the City's website, and signs were 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 ORDAINED BY THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, AS FOLLOWS:

Section 1. Findings. The City Council hereby finds and determines that the proposed PUD: (a) is consistent with the single family detached designation under the *Bromley Park Land Use Regulations*, which is the most closely applicable base zone district; (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 4TH DAY OF NOVEMBER 2024.

PASSED ON SECOND AND FINAL READING AND ORDERED PUBLISHED BY TITLE ONLY THIS 19TH DAY OF NOVEMBER 2024.

CITY OF BRIGHTON, COLORADO

GREGORY MILLS, Mayor

ATTEST:

NATALIE HOEL, City Clerk

Published in the *Brighton Standard Blade*

First Publication: November 14, 2024

Final Publication: November 28, 2024

APPROVED AS TO FORM:

YASMINA GIBBONS, Deputy City Attorney

EXHIBIT A

A PARCEL OF LAND, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 1, BLOCK 32 AND LOT 1, BLOCK 33, BRIGHTON CROSSING FILING NO. 7, RECORDED 10/09/2020 AT RECEPTION NO. 2020000103327, AND TRACT X, BRIGHTON CROSSING FILING NO. 7, 1ST AMENDMENT, RECORDED 12/08/2023 AT RECEPTION NO. 2023000068099, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO.

EXHIBIT B

B:\BROOKFIELD\BIC PA 13\PLAN SETS\PUD\PLD_CVR - 33RD AMEND.DWG 8/15/2024 1:14 AM NGUYEN, TUYET TRINH (LINDSEY)

BROMLEY PARK P.U.D. 33RD AMENDMENT (MAJOR)

BEING A PART OF SECTION 3, TOWNSHIP 1 SOUTH RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

LEGAL DESCRIPTION OF SITE:

A PORTION OF LAND CONTAINED IN THE EASTWEST QUARTER OF SECTION 3, TOWNSHIP 1 SOUTH RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BLOCK 32, LOT 1, AND BLOCK 33, LOT 1, BRIGHTON CROSSING PLANNING NO. 7, RECORDED OCTOBER 9TH, 2020 AT RECEPTION NO. 2020000103277.
CONTAINING AN AREA OF 207,719 SQUARE FEET, MORE OR LESS.

PURPOSE AND INTENT:

THE PURPOSE OF THIS PUD AMENDMENT IS TO CHANGE THE LAND USE CLASSIFICATIONS FOR ONE PLANNING AREA WITHIN BRIGHTON CROSSING IN COMPLIANCE WITH THE BROMLEY PARK LAND USE REGULATIONS. THESE CHANGES WILL BE APPLIED TO THE PROPOSED PLANNING AREA WITHIN THE BROMLEY PARK AREA. THE PROPOSED LAND USE TYPES WITHIN THIS PUD AMENDMENT ARE MORE COMPATIBLE WITH THE SURROUNDING HERBERGES, WHICH MAINTAINS THE SUBURBAN COMMUNITY AESTHETIC CREATED WITH BRIGHTON CROSSING.



PERMIT TO EXHIBIT G OF THE FIRST AMENDMENT TO THE BROMLEY PARK PUD AMENDMENT IS BEING SUBMITTED TO THE ADAMS COUNTY RECORDS IN BOOK 3301, COMMENCING AT PAGE 690. THIS AMENDMENT MEETS THE CRITERIA OF A MAJOR PUD AMENDMENT AS SET FORTH IN THE AMENDMENT PROCESS SECTION OF THE BROMLEY PARK LAND USE REGULATIONS. STANDARDS OF THE BROMLEY PARK LAND USE REGULATIONS AND ALL PREVIOUS AMENDMENTS ARE STILL APPLICABLE UNLESS AMENDED WITH THIS DOCUMENT.

OWNERSHIP CERTIFICATE

THE UNDERSIGNED, THE SIGNERS, AND/OR REPRESENTATIVE OF THE LAND HEREIN DESCRIBED LOCATED IN THE CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO, HEREBY SUBMIT THIS PLAN AND AGREE TO PERFORM UNDER THE TERMS NOTED HEREON.

OWNER: BROOKFIELD RESIDENTIAL (COLORADO) LLC, A NEVADA CORPORATION

BY: GARDINER TRENDS
SERVING VICE-PRESIDENT

NOTARIAL

STATE OF COLORADO)
COUNTY OF ADAMS) SS
CITY OF BRIGHTON)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____ 20____ BY _____

WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC (SEAL)

CITY COUNCIL CERTIFICATE

APPROVED BY THE CITY COUNCIL OF THE CITY OF BRIGHTON
THIS ____ DAY OF _____ 20____

BY: _____

MAJOR

ATTEST

BY: _____

CITY CLERK

Sheet List Table	
Sheet Number	Sheet Title
1	COVER SHEET
2	PLD PLAN

Project Number:	50182332	
Designed By:	SDC	
Drawn By:	LTTN	
Checked By:	WZ	
Sheet Number:	1	
No.	Date	Description
3	08/20/2024	THIRD SUBMITTAL
2	07/30/2024	SECOND SUBMITTAL
1	06/25/2024	FIRST SUBMITTAL
DOCUMENT AMENDMENTS		

Brookfield Residential
6465 S. GREENWOOD PLAZA
SUITE 700
CENTENNIAL, CO 80111
Tel: (303) 706-9451
Contact: MATT HALEY

BROMLEY PARK P.U.D.
33RD AMENDMENT
(MAJOR)
COVER SHEET

Dewberry
Dewberry Engineers Inc.
2011 Cherry Street, Suite 208
Louisville, CO 80027
720.375.0177
Contact: Suzanne C. Sibul, PE
Email: ssibul@dewberry.com



BROMLEY PARK P.U.D. 33RD AMENDMENT (MAJOR)

BEING A PART OF SECTION 3, TOWNSHIP 1 SOUTH RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

DEVELOPMENT SUMMARY

PLANNING AREA	LAND USE/PROPOSED PUD DESIGNATION	DENSITY	ACRES	MAX UNITS
PA 12C	SINGLE-FAMILY DETACHED	6.3	20,719	130
TOTALS			20,719	130

LEGEND

- EXISTING PLANNING AREA BOUNDARY
- - - PLANNING AREA BOUNDARY
- ▨ SINGLE-FAMILY DETACHED

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Drawn By:	LTTN
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Sheet Number:	2

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Tel: (303) 706-9451
Contact: MATT HALEY

BROMLEY PARK P.U.D.
33RD AMENDMENT
(MAJOR)
PUD PLAN

Dewberry
Dewberry Engineers Inc.
2011 Cherry Street, Suite 200
Louisville, CO 80027
720.975.6177
Contact: Suzanne O. Sibley, PE
Email: ssibley@dewberry.com