

ORDINANCE NO. _____
INTRODUCED BY: Padilla

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, APPROVING THE GREIN PROPERTY PLANNED DEVELOPMENT FOR AN APPROXIMATELY 88.303 ACRE PROPERTY, GENERALLY LOCATED TO THE NORTH OF THE LONGS PEAK STREET ALIGNMENT, SOUTH OF EAST BASELINE ROAD, EAST OF THE FULTON DITCH AND WEST OF THE NORTH 27TH AVENUE ALIGNMENT AND THE BRIGHTON LATERAL DITCH, MORE PARTICULARLY LOCATED IN THE NORTHEAST QUARTER OF SECTION 5 AND THE NORTHWEST CORNER OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

WHEREAS, Ivan E. Grein Living Trust and CC Realty, LLC (the "Owners") are the owners of approximately 88.303 acres of real property located in the City of Brighton, more particularly described in EXHIBIT A, attached hereto and incorporated herein (the "Property"); and

WHEREAS, the Owners have requested approval of the Grein Property Planned Development, attached hereto as EXHIBIT B (the "PD"); and

WHEREAS, the Planning Commission conducted a public hearing on February 12, 2026, to review and consider the PD pursuant to the applicable provisions and criteria set forth in Section 2.04(C)(1) of the *Land Use & Development Code* ("LUDC"), and provided a recommendation of approval to the City Council; and

WHEREAS, the City Council opened a public hearing on March 3, 2026, where it conducted its review and considered the application pursuant to the applicable provisions and criteria set forth in Section 2.04(C)(1) of the LUDC, and City Council members requested revisions to the PD to remove the two historic buildings from the PD; 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 Owners, and other interested parties, including the public at large; and

WHEREAS, the City Council after consideration desires to adopt on final reading the amended PD.

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 PD: (1) better implements the Comprehensive Plan, beyond what could be accomplished under application of general zone districts; (2) promotes the general public health, safety and welfare of the community; (3) allows the project to better meet or exceed the intent statements of the base zoning districts; (4) does not undermine the intent or design objectives of the LUDC when applied to the specific project or site; (5) reflects generally accepted and sound planning and urban design principles with respect to applying the goals and objectives of the Comprehensive Plan; and (6) meets all of the criteria for a zoning map amendment.

Section 2. The Property is hereby rezoned as more particularly set forth in the Amended PD and marked as 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.

INTRODUCED, PASSED ON FIRST READING, AND ORDERED PUBLISHED, THIS 3RD DAY OF MARCH 2026.

PASSED ON SECOND AND FINAL READING AND ORDERED PUBLISHED, THIS 21ST 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 12, 2026

Final Publication: April 30, 2026

APPROVED AS TO FORM:

ALICIA CALDERÓN, City Attorney

EXHIBIT A
LEGAL DESCRIPTION

THAT CERTAIN PORTION OF THE NORTHEAST QUARTER OF SECTION 5 AND THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 66 WEST, SIXTH PRINCIPAL MERIDIAN, IN THE COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 5;

THENCE ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, NORTH 89°26'43" EAST, A DISTANCE OF 625.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID NORTH LINE, NORTH 89°26'43" EAST, A DISTANCE OF 1,360.00 FEET TO THE NORTHWEST CORNER OF GREIN SUBDIVISION - SECOND FILING AS SHOWN ON THE RECORDED PLAT THEREOF IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NUMBER C0627016;

THENCE DEPARTING SAID NORTH LINE AND ALONG THE WEST AND SOUTH LINES OF SAID SUBDIVISION THE FOLLOWING THREE (3) COURSES:

- 1) SOUTH 00°33'40" EAST, A DISTANCE OF 1,350.00 FEET;
- 2) NORTH 89°26'43" EAST, A DISTANCE OF 654.00 FEET;
- 3) NORTH 89°17'32" EAST, A DISTANCE OF 492.07 FEET TO THE CENTERLINE OF THE BRIGHTON LATERAL DITCH, SAID CENTERLINE BEING COINCIDENT WITH THE NORTHWESTERLY LINE OF MOUNTAIN VIEW ESTATES SUBDIVISION, FILING NO. 2 AS SHOWN IN SAID RECORDS AT RECEPTION NUMBER 2014000032471, BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 210.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 46°05'22" WEST;

THENCE ALONG SAID NORTHWESTERLY LINE THE FOLLOWING ELEVEN (11) COURSES:

- 1) SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°15'41", AN ARC LENGTH OF 30.28 FEET;
- 2) TANGENT WITH SAID CURVE, SOUTH 52°10'19" WEST, A DISTANCE OF 60.97 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 210.00 FEET;

3) SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $29^{\circ}35'52''$, AN ARC LENGTH OF 108.48 FEET;

4) TANGENT WITH SAID CURVE, SOUTH $22^{\circ}34'27''$ WEST, A DISTANCE OF 66.84 FEET;

5) SOUTH $24^{\circ}32'05''$ WEST, A DISTANCE OF 97.26 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 253.00 FEET;

6) SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $17^{\circ}59'13''$, AN ARC LENGTH OF 79.42 FEET;

7) TANGENT WITH SAID CURVE, SOUTH $42^{\circ}31'18''$ WEST, A DISTANCE OF 47.89 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 195.00 FEET;

8) SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $11^{\circ}40'21''$, AN ARC LENGTH OF 39.73 FEET;

9) TANGENT WITH SAID CURVE, SOUTH $30^{\circ}50'57''$ WEST, A DISTANCE OF 40.92 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 115.00 FEET;

10) SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $24^{\circ}44'13''$, AN ARC LENGTH OF 49.65 FEET;

11) TANGENT WITH SAID CURVE, SOUTH $06^{\circ}06'44''$ WEST, A DISTANCE OF 58.21 FEET TO THE SOUTHWEST CORNER OF SAID SUBDIVISION;

THENCE CONTINUING ALONG SAID DITCH CENTERLINE THE FOLLOWING EIGHT (8) COURSES:

1) SOUTH $06^{\circ}15'40''$ WEST, A DISTANCE OF 46.89 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 69.58 FEET;

2) SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $39^{\circ}53'35''$, AN ARC LENGTH OF 48.45 FEET;

3) NON-TANGENT TO SAID CURVE, SOUTH $46^{\circ}09'10''$ WEST, A DISTANCE OF 43.85 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 114.31 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH $43^{\circ}50'47''$ EAST;

4) SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $29^{\circ}42'06''$, AN ARC LENGTH OF 59.26 FEET;

5) NON-TANGENT TO SAID CURVE, SOUTH $16^{\circ}27'10''$ WEST, A DISTANCE OF 93.65 FEET;

6) SOUTH $17^{\circ}04'40''$ WEST, A DISTANCE OF 46.53 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 173.96 FEET;

7) SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $26^{\circ}07'00''$, AN ARC LENGTH OF 79.29 FEET;

8) TANGENT WITH SAID CURVE, SOUTH $09^{\circ}02'20''$ EAST, A DISTANCE OF 47.21 FEET TO THE SOUTH LINE OF SAID NORTHWEST QUARTER OF SECTION 4;

THENCE DEPARTING SAID CENTERLINE AND ALONG SAID SOUTH LINE AND THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 5, SOUTH $89^{\circ}21'25''$ WEST, A DISTANCE OF 1,840.78 FEET TO THE EASTERLY LINE OF OVERLAND PARK AS SHOWN IN SAID RECORDS AT RECEPTION NUMBER B586585;

THENCE ALONG SAID EASTERLY LINES OF SAID OVERLAND PARK, THE URBAN CHANNEL AS SHOWN ON THE ANNEXATION MAP IN SAID RECORDS AT RECEPTION NUMBER B497026, CHRISTINE PLACE SUBDIVISION AND SHOWN IN SAID RECORDS AT RECEPTION NUMBER 2017000047035, OVERLAND HILLS AS SHOWN IN SAID RECORDS AT RECEPTION NUMBER C0018528, AND OVERLAND HILLS NORTH AS SHOWN IN SAID RECORDS AT RECEPTION NUMBER C0281940 THE FOLLOWING TWELVE (12) COURSES:

1) NORTH $29^{\circ}23'17''$ WEST, A DISTANCE OF 125.49 FEET;

2) NORTH $16^{\circ}00'27''$ WEST, A DISTANCE OF 133.06 FEET;

3) NORTH $07^{\circ}22'17''$ WEST, A DISTANCE OF 146.56 FEET;

4) NORTH $16^{\circ}31'37''$ WEST, A DISTANCE OF 189.90 FEET;

5) NORTH $08^{\circ}39'33''$ EAST, A DISTANCE OF 95.07 FEET;

6) NORTH $27^{\circ}32'53''$ EAST, A DISTANCE OF 270.07 FEET;

7) NORTH $45^{\circ}51'26''$ WEST, A DISTANCE OF 191.14 FEET;

8) NORTH $10^{\circ}47'26''$ WEST, A DISTANCE OF 122.60 FEET;

9) NORTH $19^{\circ}47'53''$ EAST, A DISTANCE OF 127.99 FEET;

10) NORTH $05^{\circ}24'57''$ EAST, A DISTANCE OF 599.33 FEET;

11) NORTH $05^{\circ}05'26''$ WEST, A DISTANCE OF 218.52 FEET;

12) NORTH $36^{\circ}13'06''$ WEST, A DISTANCE OF 66.60 FEET TO THE NORTHEAST CORNER OF SAID OVERLAND HILLS NORTH, ALSO BEING A POINT ON THE CENTERLINE OF THE FULTON DITCH;

THENCE ALONG SAID CENTERLINE THE FOLLOWING THREE (3) COURSES:

1) NORTH $44^{\circ}58'48''$ WEST, A DISTANCE OF 84.63 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 119.47 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH $56^{\circ}21'49''$ EAST;

2) NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $63^{\circ}22'37''$, AN ARC LENGTH OF 132.15 FEET;

3) NON-TANGENT TO SAID CURVE, NORTH $26^{\circ}31'14''$ EAST, A DISTANCE OF 16.13 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 88.303 ACRES, (3,846,481 SQUARE FEET), MORE OR LESS.

EXHIBIT B
PLANNED DEVELOPMENT
[Attached as a separate document]