

RESOLUTION NO. 26-04

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BRIGHTON, COLORADO, CONSIDERING A RECOMMENDATION TO THE CITY COUNCIL OF 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 Planning Commission 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 to review and consider the proposed zoning map amendment pursuant to the applicable provisions and criteria set forth in the LUDC; 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 Planning Commission public hearing; and

WHEREAS, at the public hearing, the Planning Commission 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 RESOLVED by the Planning Commission of the City of Brighton, Colorado, as follows:

Section 1. Findings. The Planning Commission 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. Recommendation. The Planning Commission hereby recommends to City Council the approval of the Bromley Park PUD 36th Amendment.

Section 3. This Resolution is effective as of the date of its adoption.

RESOLVED this 26th day of February 2026.

CITY OF BRIGHTON, COLORADO
PLANNING COMMISSION



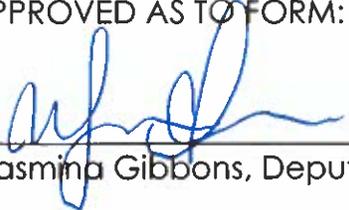
Blaine Nickeson, Vice Chairperson

ATTEST:



Jon Wainnes, Secretary

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

BROMLEY PARK PUD, 36TH AMENDMENT (MAJOR)

LOT 7B, BLOCK 2, BRIGHTON CROSSING FILING NO. 2, 11TH AMENDMENT

SW 1/4 SECTION 2, T 1S, R 66W OF THE 6TH PM

CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

OWNER / DEVELOPER:

CADENCE DEVELOPMENT LLC
6500 S. FIDDLERS GREEN CIRCLE
SUITE 1150
GREENWOOD VILLAGE, CO 80111
CONTACT: LUCY DINNEEN

CIVIL ENGINEER:

BRIGHTLIGHTER ENGINEERING, LLC
1 NORTH BROADWAY
SUITE A225
DENVER, CO 80203
CONTACT: CHARLES KEENER JR., P.E.
(720) 504-9295

ARCHITECT:

ADA ARCHITECTS, INC.
17710 DETROIT AVENUE
CLEVELAND, OH 44107
CONTACT: JULIE HINES-GABELE
(216) 521-1069

LANDSCAPE ARCHITECT:

OUTDOOR DESIGN GROUP, INC.
5690 WEBSTER STREET
ARVADA, CO 80002
CONTACT: MATT CORRION, PLA
(303) 993-4811 x1000

BASIC PROJECT INFORMATION

ADDRESS: 222 N. 50TH AVENUE
PARCEL ID: 0156902322056
NUMBER OF LOTS: 1
PROJECT TYPE: COMMERCIAL, DAY CARE CENTER
IMPERVIOUS AREA: 0.84 ACRES
SUBDIVISION: BRIGHTON CROSSINGS FILING NO. 2

ALLOWED USES

USES ALLOWED ON LOT 7B:

- DAY CARE CENTER
- ADDITIONAL USES ALLOWED ON LOT 7B AS DEFINED PER 'BROMLEY PARK PUD, 23RD AMENDMENT (MINOR)'

LEGAL DESCRIPTION

LOT 7B BRIGHTON CROSSINGS FILING NO. 2, 11TH AMENDMENT IN THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH P.M. CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

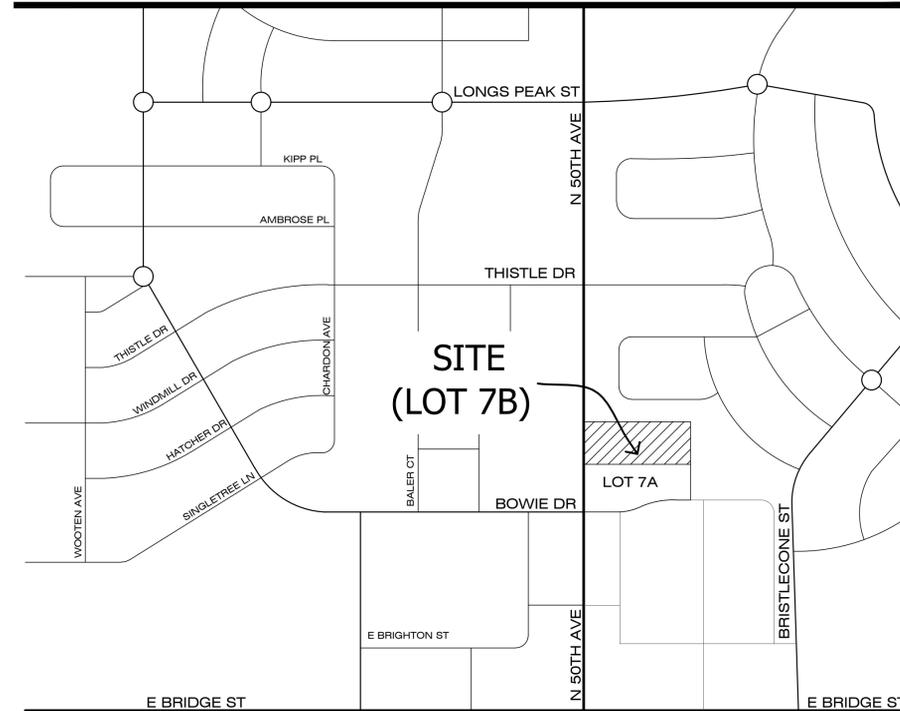
PROJECT BENCHMARK

ELEVATIONS ARE DERIVED VIA THE LEICA SPIDERNET GPS RTK NETWORK AND ARE BASED ON THE NAVD 88 DATUM.
ON-SITE BENCHMARK #1: CHISELED 'X' IN CENTER EDGE OF CONCRETE DRAIN INLET (ELEVATION = 5099.46)
ON-SITE BENCHMARK #2: CHISELED 'X' ON CORNER OF CONCRETE DRAIN INLET (ELEVATION = 5098.51)

BASIS OF BEARINGS STATEMENT

THE SOUTH LINE OF LOT 7B, BRIGHTON CROSSINGS FILING NO. 2, 11TH AMENDMENT AS BASIS OF BEARING; THE SOUTH LINE OF LOT 7B, BRIGHTON CROSSING FILING NO. 2 OF 369.33 FEET, MONUMENTED ON THE EAST BY A NO. 20200005783 IN THE ADAMS COUNTY CLERK AND RECORDERS OFFICE HAVING A BEARING OF S 89°36'00"W A DISTANCE OF 369.33 FEET, MONUMENTED ON THE EAST BY A NO. 5 REBAR OF UNKNOWN LENGTH WITH NO CAP AND MONUMENTED ON THE WEST BY A NO. 5 REBAR OF UNKNOWN LENGTH WITH NO CAP, WITH ALL OTHER BEARINGS REFERENCE THERETO.

LOCATION



SETBACKS

BUILDING SETBACKS (COMMERCIAL):

ADJACENT TO SOUTH 50TH	(115) TO ROW
ADJACENT TO NONRESIDENTIAL	(25)
ADJACENT TO RESIDENTIAL	(85) TO PROPERTY LINE

PARKING SETBACKS (COMMERCIAL):

- ADJACENT TO RESIDENTIAL IS 18'
- ALL OTHERS SAME AS BUILDING SETBACKS

SITE DESIGN REQUIREMENTS

PURPOSE AND INTENT:

IT IS PROPOSED TO CONSTRUCT A DAY CARE CENTER WITH ASSOCIATED LANDSCAPING AND PARKING. THE DEVELOPMENT STANDARDS INCLUDED HEREIN SHALL APPLY ONLY TO A DAY CARE USE AND SHALL SUPERSEDE THOSE STANDARDS CODIFIED IN THE BROMLEY PARK 23RD AND 30TH AMENDMENTS. IF A DAY CARE IS NOT CONSTRUCTED ON THE SITE, ALL OTHER PERMITTED USES SHALL COMPLY WITH THE STANDARDS OUTLINED IN THE AFOREMENTIONED AMENDMENTS. FOLLOWING BUILDING CONSTRUCTION, A CHANGE IN USE MAY REQUIRE ADDITIONAL SITE PLAN REVIEW, AS DETERMINED BY THE COMMUNITY DEVELOPMENT DIRECTOR, TO ADDRESS BUFFERING AND SCREENING.

ANY ITEMS NOT SPECIFICALLY AMENDED BY THIS PUD, OR OTHERWISE GOVERNED BY THE BROMLEY PARK TOWN CENTER COMMERCIAL DEVELOPMENT STANDARDS AND GUIDELINES, IF NOT MODIFIED BY THIS PUD, SHALL BE GOVERNED BY THE CITY OF BRIGHTON'S LAND USE AND DEVELOPMENT CODE, AS MAY BE AMENDED FROM TIME TO TIME.

- ARCHITECTURAL ELEMENTS, COLOR AND MATERIAL STANDARDS:
 - ALL ARCHITECTURAL ELEMENTS, COLORS, AND MATERIALS SHALL COMPLY WITH THE CITY OF BRIGHTON'S LAND USE AND DEVELOPMENT CODE ARTICLE 6 - NON-RESIDENTIAL DESIGN STANDARDS.
 - FOR BUILDINGS WITH A SETBACK OVER 100 FEET (BUFFER FRONTAGE - LARGE), NON-ENTRY STREET-FACING FACADES MAY REDUCE TRANSPARENCY BETWEEN 2' AND 8' ABOVE GRADE FROM 40% TO 25% TO ACCOUNT FOR LARGE SETBACKS, SITE SCREENING, AND PRIVACY/ SECURITY NEEDS. FINAL TRANSPARENCY REQUIREMENTS MAY BE INCREASED AT THE PLANNING DIRECTOR'S DISCRETION.
- REQUIRED PARKING:
 - DAY CARE USE SHALL BE CALCULATED AT 1 PARKING SPACE PER 300 SF.

LANDSCAPE REQUIREMENTS

GENERAL LANDSCAPE

ALL PROPOSED PLANTINGS SHALL CONFORM TO CITY OF BRIGHTON'S RECOMMENDED TREE, SHRUB AND PERENNIAL LIST. ALL GROUND COVER SHALL COMPLY WITH THE CITY OF BRIGHTON LAND USE AND DEVELOPMENT CODE STANDARDS.

TO THE HIGHEST EXTENT POSSIBLE, THE LANDSCAPING SHALL BE SEAMLESS WITH THE EXISTING LANDSCAPING ON THE PROPERTY DIRECTLY TO THE SOUTH.

A TRASH RECEPTACLE, BENCH AND BIKE RACK(S) SHALL BE PROVIDED NEAR THE FRONT BUILDING ENTRANCE.

WHERE TREES CANNOT BE PLANTED DUE TO SITE RESTRICTIONS SUCH AS UTILITY AND DRAINAGE EASEMENTS, THE FOLLOWING SUBSTITUTIONS MAY BE ACCEPTED:

TWELVE (12) FIVE-GALLON SHRUBS MAY BE SUBSTITUTED FOR EACH LARGE TREE, TEN (10) FIVE-GALLON SHRUBS MAY BE SUBSTITUTED FOR EACH ORNAMENTAL TREE.

THREE (3) 1-GALLON ORNAMENTAL GRASSES OR PERENNIALS MAY BE SUBSTITUTED FOR EACH SHRUB FOR UP TO 50% OF EACH CATEGORY REQUIREMENT.

BUFFERS AND SCREENING

AT THE DIRECTOR'S DISCRETION, ADDITIONAL BUFFERS AND SCREENING LANDSCAPE MAY BE REQUIRED BEYOND THE FOLLOWING:

RESIDENTIAL (NORTH): 15' MIN WIDTH, WITH A 8HT MASONRY WALL, AS WELL AS 1 LARGE TREE PER 60' OF PROPERTY LINE BORDERING RESIDENTIAL PROPERTIES. IN AREAS WHERE EASEMENTS DO NOT ALLOW TREES, AN EQUIVALENT NUMBER OF SHRUBS, ORNAMENTAL GRASSES, AND PERENNIAL PLANTINGS WILL BE PROVIDED, AS SPECIFIED BY GENERAL LANDSCAPE REQUIREMENTS ABOVE. THE FRONTAGE OF THE BUILDING FACING THE RESIDENTIAL LOTS SHALL BE AESTHETICALLY PLEASING AND BE ENHANCED WITH PLANTINGS WHICH COMPLEMENT THE ARCHITECTURE AND ENTRYWAYS.

BETWEEN COMMERCIAL LOTS (SOUTH): 1 TREE IS REQUIRED FOR EVERY 200 LF OF PROPERTY LINE BETWEEN THE NEIGHBORING PROPERTIES.

DETENTION POND (EAST): ONE DECIDUOUS SHADE TREE OR DECIDUOUS ORNAMENTAL TREE IS REQUIRED FOR EVERY 60 LINEAR FEET (LF) OF PROPERTY LINE ADJACENT TO THE DETENTION POND, UNLESS TREES CANNOT BE PLACED DUE TO EASEMENT RESTRICTIONS.

N. 50TH AVE (WEST): SEE STREETSCAPE REQUIREMENTS.

SERVICE, LOADING, AND DUMPSTER AREAS: THESE ARE TO BE SCREENED FROM VIEW BY A COMBINATION OF LANDSCAPING AND WALLS.

STREETSCAPE

1 LARGE TREE AND 5 SHRUBS ARE REQUIRED PER 40' OF LOT FRONTAGE REGARDLESS OF BUILDING SETBACK DISTANCE.

BUILDING FOUNDATION LANDSCAPE

MINIMUM PLANTING: A MINIMUM OF ONE (1) ORNAMENTAL TREE AND EIGHT (8) SHRUBS SHALL BE PROVIDED FOR EVERY THIRTY (30) LINEAR FEET (LF) OF THE BUILDING'S PRIMARY FACADE.

PLANTING ZONE: ALL REQUIRED PLANTINGS SHALL BE LOCATED WITHIN A FOUNDATION PLANTING ZONE, WHICH SHALL EXTEND NO MORE THAN TWENTY (20) FEET FROM THE PRIMARY BUILDING FOOTPRINT.

PARKING LOT LANDSCAPE

1 LARGE TREE AND 8 SHRUBS SHALL BE PROVIDED FOR EVERY 60 LINEAR FEET OF PARKING PERIMETER. PLANTS SHALL BE LOCATED WITHIN 12' OF THE CURB LINE.

OPEN SPACE:

OPEN SPACES SHALL CONFORM TO THE CITY OF BRIGHTON'S LAND USE AND DEVELOPMENT CODE (PLAYGROUND AREAS SHALL COUNT TOWARDS REQUIRED ON SITE OPEN SPACE)

PLAYGROUND AREAS SHALL BE FULLY PROTECTED BY A FENCE, BOLLARDS, OR OTHER MEANS OF PREVENTING VEHICULAR ACCESS ONTO PLAY AREAS.

PLANT VARIETIES WITH THORNS, EXCESSIVE LITTER, BERRIES, OR FRUIT ARE PROHIBITED ADJACENT TO PLAYGROUNDS.

SIGNATURE BLOCKS

CERTIFICATE OF OWNERSHIP

WE THE UNDERSIGNED, BEING THE OWNER(S) AND OR DEVELOPERS OF THE LAND HEREIN DESCRIBED LOCATED IN THE CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO, HEREBY DO SUBMIT THIS PLAN AND AGREE TO PERFORM UNDER THE TERMS NOTED HERON.

CADENCE DEVELOPMENT, LLC

CITY COUNCIL CERTIFICATE

APPROVED BY THE CITY COUNCIL OF THE CITY OF BRIGHTON

THIS _____ DAY OF _____, 20____

BY: _____
MAYOR

ATTEST

BY: _____
CITY CLERK

BROMLEY PARK PUD
36TH AMENDMENT
LOT 7B, BLOCK 2, BRIGHTON CROSSING FILING NO. 2, 11TH AMENDMENT,
CITY OF BRIGHTON, COLORADO

REVISIONS

No.:	Date:	Notes:
0	07-08-2025	PUD Submittal
1	08-22-2025	PUD Submittal
2	10-01-2025	PUD Submittal
3	12-22-2025	PUD Submittal
4	01-27-2026	PUD Submittal

DESIGNED BY: MC
DRAWN BY: JO
CHECKED BY: MC

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