

BROMLEY PARK P.U.D. 32ND AMENDMENT (MAJOR)

BEING A PART OF SECTION 2, TOWNSHIP 1 SOUTH
RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN CITY OF BRIGHTON,
COUNTY OF ADAMS, STATE OF COLORADO

LEGAL DESCRIPTION OF PA6 SITE:

A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 1, BLOCK 19, BRIGHTON CROSSING FILING NO. 2, 3RD AMENDMENT, RECORDED NOVEMBER 10TH, 2015 AT RECEPTION NO. 2015000094404.

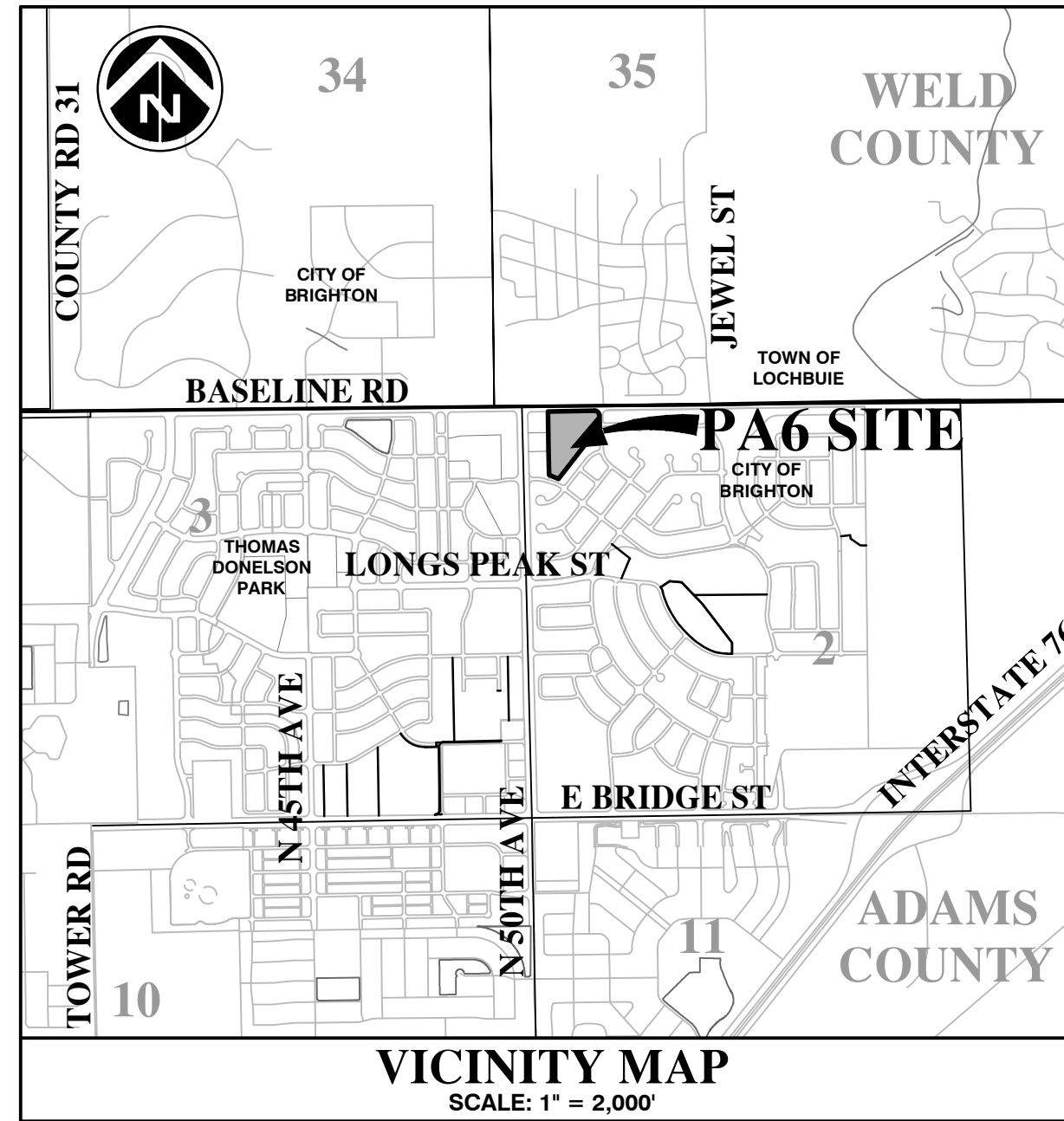
TRACT G, BRIGHTON CROSSING FILING NO. 2, 4TH AMENDMENT, RECORDED OCTOBER 13TH, 2017 AT RECEPTION NO. 2017000089857.

TRACT GG, BRIGHTON CROSSING FILING NO. 2, 4TH AMENDMENT, RECORDED OCTOBER 13TH, 2017 AT RECEPTION NO. 2017000089857.

CONTAINING AN AREA OF 8.552 ACRES (372,504 SQUARE FEET), MORE OR LESS.

PURPOSE AND INTENT:

THE PURPOSE OF THIS PUD AMENDMENT IS TO CHANGE THE LAND USE CLASSIFICATION FOR ONE PLANNING AREA AND CHANGE THE ZONING FOR TWO TRACTS WITHIN THIS PLANNING AREA. THIS WILL REDUCE THE ALLOWABLE DENSITY OF RESIDENTIAL UNITS WITHIN THE PLANNING AREA AND BETTER PROMOTE THE SUBURBAN COMMUNITY AESTHETIC CREATED WITH BRIGHTON CROSSINGS.



PURSUANT TO EXHIBIT G OF THE FIRST AMENDMENT TO THE BROMLEY PARK ANNEXATION AGREEMENT, DATED DECEMBER 16, 1986, AND RECORDED IN ADAMS COUNTY RECORDS IN BOOK 3301, COMMENCING AT PAGE 899, THIS AMENDMENT MEETS THE CRITERIA OF A MAJOR PUD AMENDMENT AS SET FORTH IN THE TRANSFER OF DENSITY AND AMENDMENT PROCESS SECTIONS OF THE BROMLEY LAND USE REGULATIONS.

STANDARDS OF THE BROMLEY PARK LAND USE REGULATIONS, ALL PREVIOUS P.U.D. AMENDMENTS, AND CITY OF BRIGHTON LAND USE AND DEVELOPMENT CODE DATED MAY 6, 2024, ARE APPLICABLE UNLESS AMENDED WITH THIS DOCUMENT.

Sheet List Table	
Sheet Number	Sheet Title
1	COVER SHEET
2	PUD PLAN & SECTIONS

OWNERSHIP CERTIFICATE

WE THE UNDERSIGNED, BEING THE OWNER(S) AND/OR DEVELOPER(S) 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: _____
SANDI THOMAS
SENIOR VICE-PRESIDENT

OWNER: BRIGHTON CROSSINGS OPERATIONS BOARD

BY: _____

NOTARIAL

STATE OF COLORADO) SS
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: _____
MAYOR

ATTEST

BY: _____
CITY CLERK

Dewberry
Dewberry Engineers Inc.
2011 Cherry Street, Suite 206
Louisville, CO 80027
720.975.0177
Contact: Suzanne O. Sibel, PE
Email: ssibel@Dewberry.com

**BROMLEY PARK P.U.D.
32ND AMENDMENT
(MAJOR)**

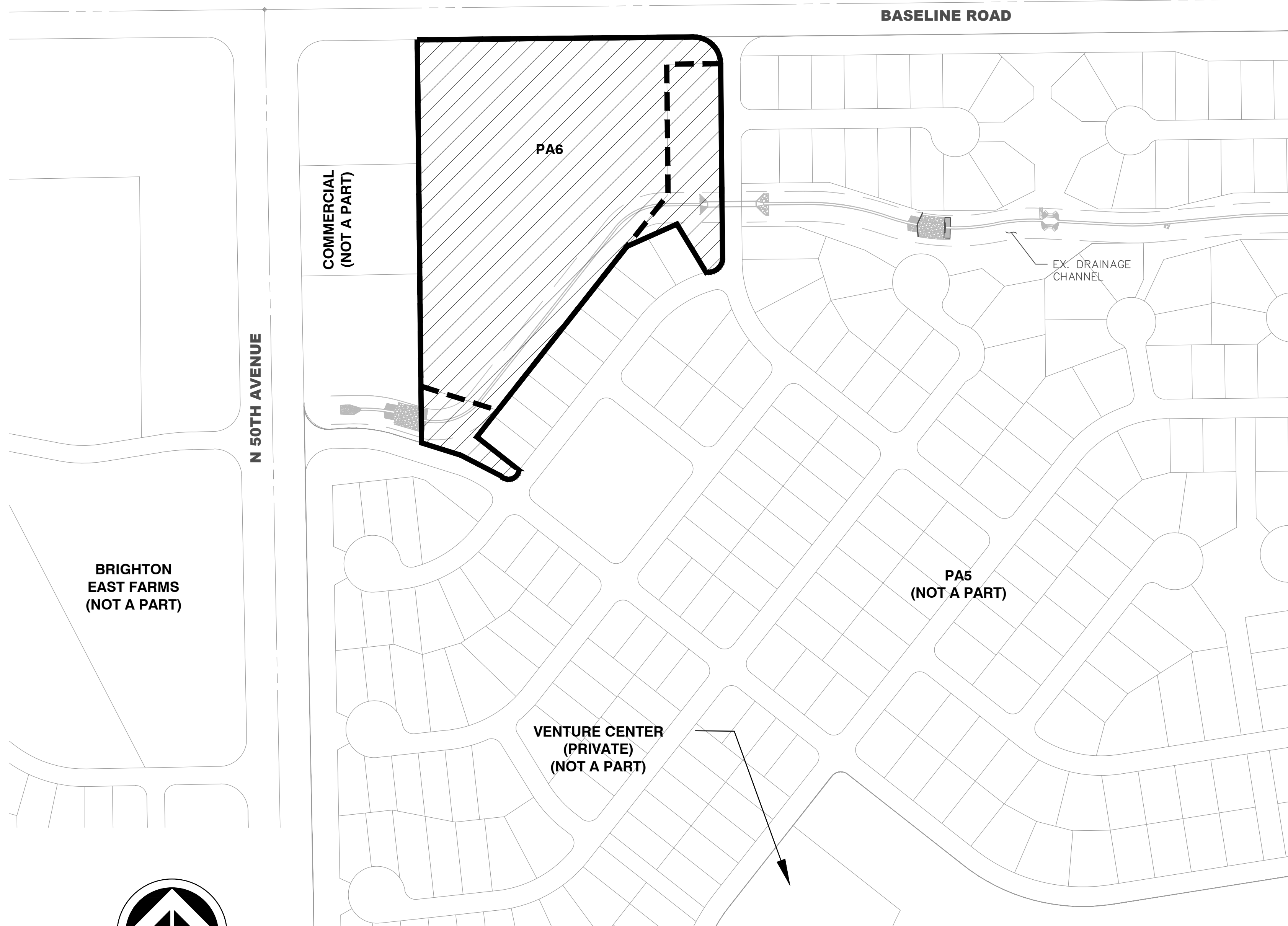
COVER SHEET

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

Project Number:	Designed By:	Drawn By:	No.	Date	Description
50169822	LTTN	LTTN	4	10/15/24	FOURTH SUBMITTAL
			3	8/20/24	THIRD SUBMITTAL
			2	6/25/24	SECOND SUBMITTAL
			1	2/27/24	FIRST SUBMITTAL
Sheet Number:	1				

BROMLEY PARK P.U.D. 32ND AMENDMENT (MAJOR)

BEING A PART OF SECTION 2, TOWNSHIP 1 SOUTH
RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN CITY OF BRIGHTON,
COUNTY OF ADAMS, STATE OF COLORADO



BRIGHTON
EAST FARMS
(NOT A PART)

COMMERCIAL
(NOT A PART)

N 50TH AVENUE

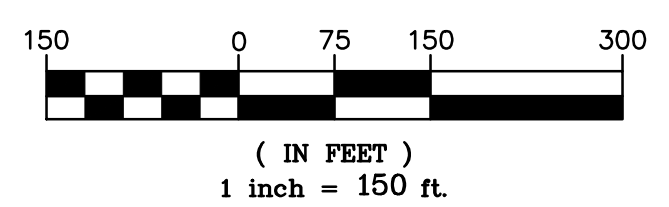
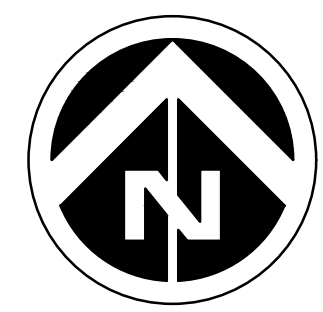
BASELINE ROAD

PA6

PA5
(NOT A PART)

VENTURE CENTER
(PRIVATE)
(NOT A PART)

EX. DRAINAGE
CHANNEL



LEGEND

- EXISTING PLANNING AREA BOUNDARY (7.11 AC)
- PROPOSED PLANNING AREA BOUNDARY (8.55 AC)
- SINGLE-FAMILY ATTACHED

DEVELOPMENT SUMMARY

PLANNING AREA	LAND USE/ PROPOSED PUD DESIGNATION	DENSITY	ACRES	MAXIMUM ALLOWED NUMBER OF UNITS
PA 6	SINGLE-FAMILY ATTACHED	13.2	8.552	113

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Email: ssibel@dewberry.com

**BROMLEY PARK P.U.D.
32ND AMENDMENT
(MAJOR)
PUD PLAN**

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

Project Number:	50169822
Designed By:	LTTN LTTN
Drawn By:	LTTN LTTN
Checked By:	SOS
Sheet Number:	2

No.	Date	Description
4	10/15/24	FOURTH SUBMITTAL
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DOCUMENT AMENDMENTS

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EXCEPT AS SET FORTH HEREIN, DEVELOPMENT STANDARDS SHALL BE IN ACCORDANCE WITH THE BROMLEY PARK PUD RECORDED APRIL 13, 1987 IN BOOK 3301 AT PAGE 848 IN THE RECORDS OF THE ADAMS COUNTY, COLORADO, CLERK AND RECORDER'S OFFICE. DESIGN STANDARDS SHALL BE IN ACCORDANCE WITH THE CITY OF BRIGHTON LAND USE AND DEVELOPMENT CODE DATED MAY 6, 2024, AS AMENDED.

LAND USE DEVELOPMENT STANDARDS

RESIDENTIAL DESIGN STANDARDS

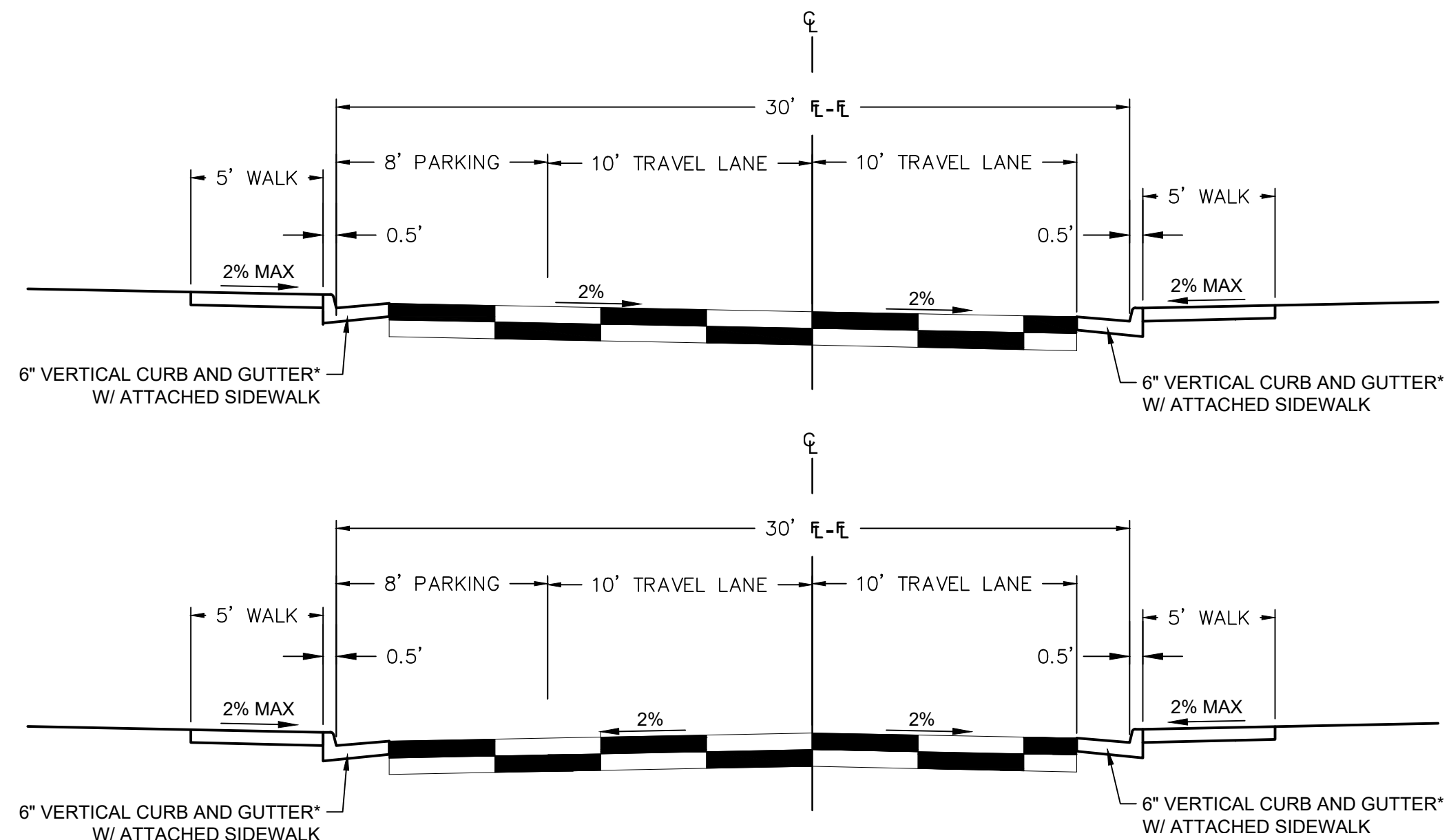
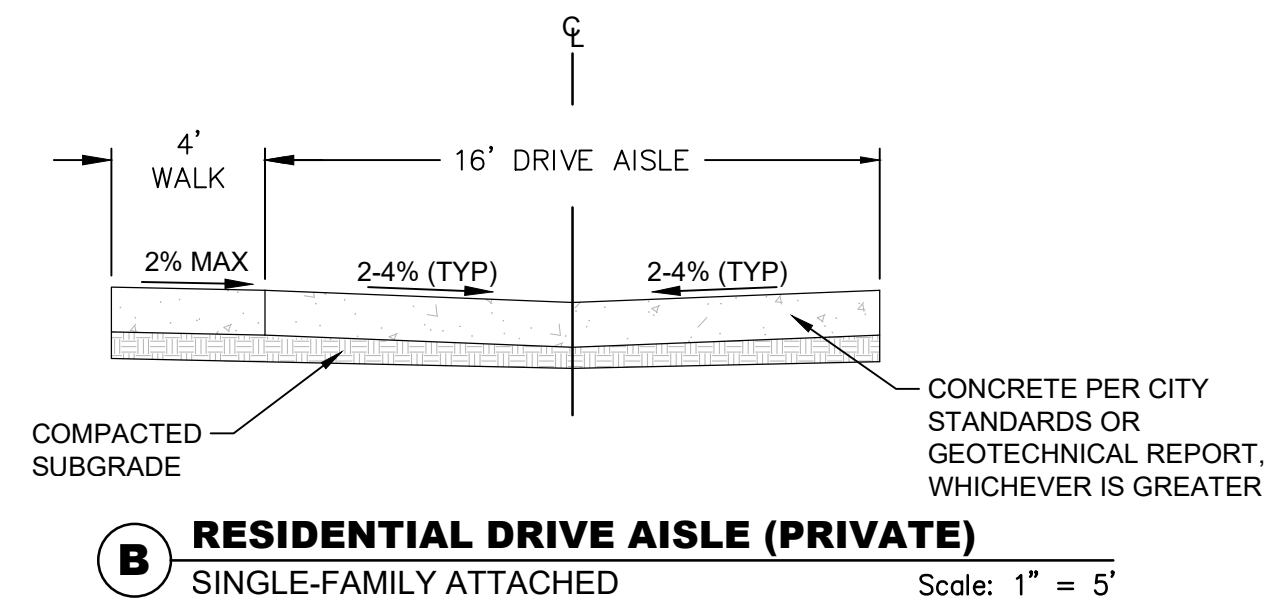
Residential Frontage Design Standards		
Frontage Element	Alley Frontage	Drive Aisle Frontage
Description / Design Objective	A small open area along an alley face within a common ownership pattern with consistent landscaped area that emphasizes the building relationship to the streetscape, creates a consistent rhythm of mass to voids from facades along the alley, and limits the car-orientation of the frontage and streetscape.	A shallow open area along a drive aisle face within a common ownership pattern that enhances the tighter relationship of townhome units by balancing hardscaping, landscaping and building architecture.
Front Building Line	15'+ [1]	6'+ [2]
Front Entry Feature	Required, Brighton Land Use & Development Code Section 5.04.C	Required, See Brighton Land Use & Development Code and table below regarding Front Entry Feature requirements
Driveway Width	Up to 20' maximum	Up to 20' maximum
Garage Limitations	No more than 40% of the front building elevation. At least even with or behind the front building line. Garages shall not front more than 10% of the entire project alley face.	No more than 40% of the front building elevation. At least even with or behind the front building line.
Landscape [3]	Allocation of space shall be: 70% to 90% landscape; and 10% to 30% hardscape where garages are not present on the building elevation. 30% minimum landscape area where garages are present on the building elevation.	30% minimum landscape area

[1] Measured from edge of alley to front building line.

[2] Measured from edge of drive aisle to front building line.

[3] Measured from back of common area hardscape (curb, sidewalk, drive aisle) to building elevation.

Front Entry Features			
Design Element	Width	Depth	Details & Ornamentation
Porch	At least 18'	8'-12'	Decorative railing or wall 2.5' to 4' high along at least 50% of the front of porch. Porch may be shared between a maximum of two townhome units.



* USE 6" MOUNTABLE CURB AND GUTTER (TYPE 2)
ALONG AREAS WITH GARAGE FRONTING STREET
AND MOTOR COURT ENTRIES.

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