

RESOLUTION NO. 2025-25

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, ACCEPTING ALL PUBLIC IMPROVEMENTS AND PUBLIC LANDS AND FACILITIES ASSOCIATED WITH THE BRIGHTON CROSSING FILING NO. 1, 2ND AMENDMENT SUBDIVISION PLAN FOR AN APPROXIMATELY 10.41 ACRE PROPERTY, GENERALLY LOCATED TO THE NORTH OF EAST BRIDGE STREET, WEST OF NORTH PRAIRIE FALCON PARKWAY, EAST OF BRISTLECONE STREET AND SOUTH OF POTENTILLA STREET, MORE SPECIFICALLY LOCATED IN THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

WHEREAS, Brookfield Residential LLC (the "Applicant") owns an approximately 10.41 acre property more specifically described in EXHIBIT A and depicted in EXHIBIT B, attached hereto (the "Property"); and

WHEREAS, the Applicant has requested acceptance of the Brighton Crossing Filing No. 1, 2nd Amendment Subdivision Plan (the "Subdivision"), attached hereto as EXHIBIT B; and

WHEREAS, the Planning Commission conducted a public hearing on April 10, 2025, and approved the Subdivision; and

WHEREAS, the City Council opened a public hearing on May 6, 2025, 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 Land Use & Development Code, 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 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 Applicant, and other interested parties, including the public at large.

NOW THEREFORE, BE IT RESOLVED, that the City Council of the City of Brighton, Colorado as follows:

Section 1. Findings. The City Council hereby finds and declares that the Subdivision Plan: (a) is in accordance with the Comprehensive Plan; (b) complies with the requirements of the Land Use and Development Code; (c) includes performance, construction, and maintenance assurances for the design, construction, and acceptance of public improvements by the City under the existing Development Agreement; (d) includes phasing which demonstrates a logical and coordinated approach to development; (e) mitigates any impacts with generally accepted and sound planning, engineering, and urban design solutions; (g) does not impede the construction of anticipated or future planned public infrastructure in the area; and (h) has been recommended for approval by the Development Review Committee.

Section 2. The City Council of the City of Brighton, Colorado, does hereby accept all public improvements and public lands and facilities associated with the Brighton Crossing Filing No. 1, 2nd Amendment Subdivision Plan, attached hereto as EXHIBIT B.

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

RESOLVED this 6th day of May 2025.

CITY OF BRIGHTON, COLORADO

GREGORY MILLS, Mayor

ATTEST:

NATALIE HOEL, City Clerk

APPROVED AS TO FORM:

YASMINA GIBBONS, Deputy City Attorney

EXHIBIT A
LEGAL DESCRIPTION

A PARCEL OF LAND, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT D, BRIGHTON CROSSING FILING NO. 1, RECORDED 12/20/2001 AT REC PETITION NO. 2001030302984, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO.

EXHIBIT B
MAJOR SUBDIVISION PLAN

[Plan begins on next page]