

ORDINANCE NO. 2465
INTRODUCED BY: Padilla

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, APPROVING THE BROMLEY PARK PLANNED UNIT DEVELOPMENT 32ND AMENDMENT FOR AN APPROXIMATELY 8.552 ACRES OF PROPERTY, GENERALLY LOCATED TO THE NORTH OF CHERRY BLOSSOM DRIVE, SOUTH OF EAST BASELINE ROAD, EAST OF NORTH 50TH AVENUE, AND WEST OF SILVER MAPLE STREET, MORE PARTICULARLY LOCATED IN THE NORTHWEST 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 "Owner") is the owner of approximately 8.552 acres of real property located in the City of Brighton, more specifically described in EXHIBIT A, attached hereto and incorporated herein (the "Property"); and

WHEREAS, Brookfield Residential LLC (the "Applicant") has requested approval of the Bromley Park Planned Unit Development 32nd Amendment, attached hereto as EXHIBIT B (the "PUD"); and

WHEREAS, the City Council finds it appropriate to allow a Major PUD Amendment as outlined in the adopted *Bromley Park Land Use Regulations* in place for the Property and to use the criteria outlined for a Planned Development in the *Land Use & Development Code* ("LUDC") for its review and procedures related to this PUD; and

WHEREAS, the Planning Commission conducted a public hearing on December 12, 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 January 7, 2025, 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 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 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 attached 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 LUDC and/or aligns brings the project closer to the intent or design objectives of the LUDC than was otherwise anticipated; 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 7TH DAY OF JANUARY 2025.

PASSED ON SECOND AND FINAL READING AND ORDERED PUBLISHED BY TITLE ONLY THIS 21ST DAY OF JANUARY 2025.

CITY OF BRIGHTON, COLORADO

GREGORY MILLS, Mayor

ATTEST:

NATALIE HOEL, City Clerk

Published in the *Brighton Standard Blade*

First Publication: January 16, 2025

Final Publication: January 30, 2025

APPROVED AS TO FORM:

YASMINA GIBBONS, Deputy City Attorney

EXHIBIT A

LEGAL DESCRIPTION

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 SQAURE FEET), MORE OR LESS.

EXHIBIT B
ZONING MAP

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 PAS SITE:
A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 2,
TOWNSHIP 1 SOUTH, RANGE 66 WEST, 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. 2017000069857.
TRACT GG, BRIGHTON CROSSING FILING NO. 2, 4TH AMENDMENT, RECORDED
OCTOBER 13TH, 2017 AT RECEPTION NO. 2017000069857.
CONTAINING AN AREA OF 8.52 ACRES (372,504 SQUARE FEET), MORE OR
LESS.

PURPOSE AND INTENT:
THE PURPOSE OF THIS PUD AMENDMENT IS TO CHANGE THE LAND USE
CLASSIFICATION AND DENSITY ALLOWING 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
PUD AMENDMENT, THE BROMLEY PARK PUD AMENDMENT, AS 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
REVISIONS TO THE BROMLEY PARK LAND USE REGULATIONS AND
DEVELOPMENT CODE DATED MAY 9, 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 FOREGOING INSTRUMENT, BEING THE CITY OF BRIGHTON, COUNTY OF
ADAMS, STATE OF COLORADO, HEREBY SUBMIT THIS PLAN AND AGREE TO PERFORM UNDER THE TERMS NOTED HEREON.

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

BY: SAND 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 _____

Dowderty
Dowderty Engineers Inc.
2011 Cherry Street, Suite 205
Littleton, CO 80120
720.975.4177
Contact: Stephen C. Smith PE
Email: ssmith@dowderty.com

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

Brookfield Residential
6465 S. GREENWOOD PLAZA
SUITE 200
CENTENNIAL, CO 80111
Tel: (303) 706-9451
Contact: CHRIS BENNER

No.	Date	Description
1	02/02/24	FIRST SUBMITTAL
2	02/02/24	SECOND SUBMITTAL
3	02/02/24	THIRD SUBMITTAL
4	02/02/24	FOURTH SUBMITTAL

Project Number: 50169822
Designed By: LTTN LTTN
Checked By: SOS
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



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

LEGEND

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

Dowberry
Dowberry Engineers Inc.
2011 Cherry Street, Suite 208
Louisville, CO 80027
781.507.7177
Contact: Douglas O. Reid, PE
Email: roid@dowberry.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 BREWER

DOCUMENT AMENDMENTS	
NO.	DESCRIPTION
1	FIRST SUBMITTAL
2	SECOND SUBMITTAL
3	THIRD SUBMITTAL
4	FOURTH SUBMITTAL

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

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

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 COUNTY OF COLORADO, THE AMENDMENT RECORDS, 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

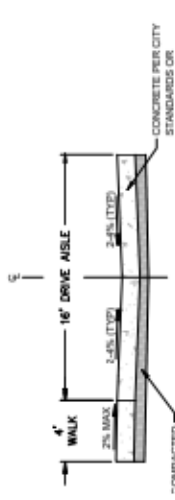
Residential Frontage Design Standards	
Frontage Element	Drive Aisle Frontage
Description / Design Objective	A small open area along an alley face within a common ownership pattern with consistent landscaped area that allows open area along a drive aisle face within a common ownership pattern that enters the right-of-way boundary of the lot. The area is to be landscaped with a variety of trees to provide shade along the alley and for the car orientation of landscaping and building architecture.
Front Building Line	8'-12'
Front Entry Feature	Required. Brighton Land Use & Development Code Section 5.04.C
Driveway Width	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.
Landscaping [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.

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

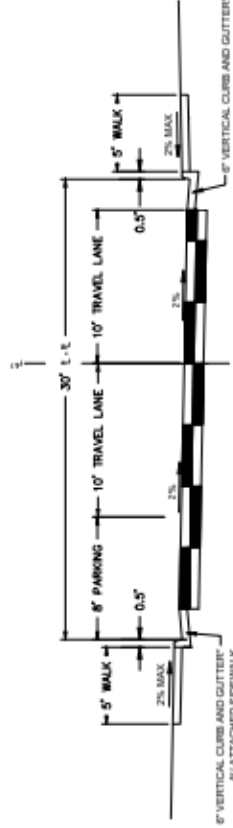
[2] Measured from back of common area hardscape (porch, sidewalk, drive aisle) to building elevation.

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

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



B RESIDENTIAL DRIVE AISLE (PRIVATE)
SINGLE-FAMILY ATTACHED
Scale 1" = 5"



A RESIDENTIAL ALLEY (PRIVATE)
SINGLE-FAMILY ATTACHED
Scale 1" = 5"

* USE 4" MOUNTABLE CURB AND GUTTER (TYPE 2) ALONG AREAS WITH GARAGE FRONTING STREET AND MOTOR COURT ENTRIES.

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

Brookfield Residential
6465 S. GREGGWOOD PLAZA, SUITE 700
CENTRAL, CO 80111
TEL: (303) 706-9461
Contact: CHRIS BRENNER

DOCUMENT AMENDMENTS	
3	REVISED
2	REVISED
1	REVISED
0	REVISED
0	REVISED
0	REVISED
0	REVISED
0	REVISED
0	REVISED
0	REVISED

Project Number: 50169822
Drawn By: LTTN
Checked By: LTTN
SOS
Sheet Number: 3