

Brighton Crossing Annexation Agreement

CITY COUNCIL – October 21, 2025

Property Owner:

Applicant/Project Contact:

City Staff Representative:

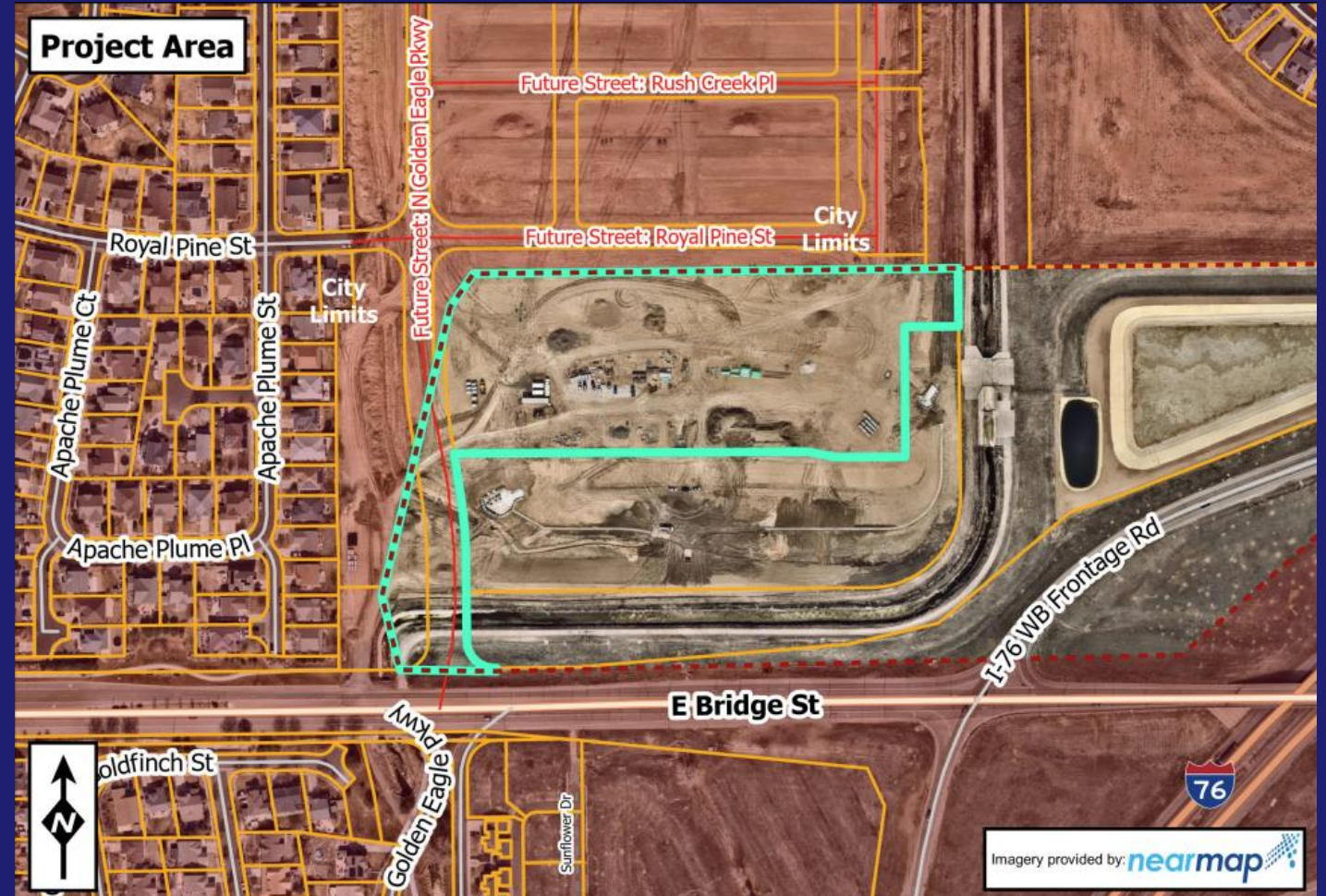
Brookfield Residential LLC

Sue Sibel, Dewberry

Stephanie Iiams, AICP Candidate, Associate Planner

Subject Property Location

The property is generally located to the north of East Bridge Street, south of the future Royal Pine Street, east of the future Golden Eagle Parkway alignment, and west of I-76.

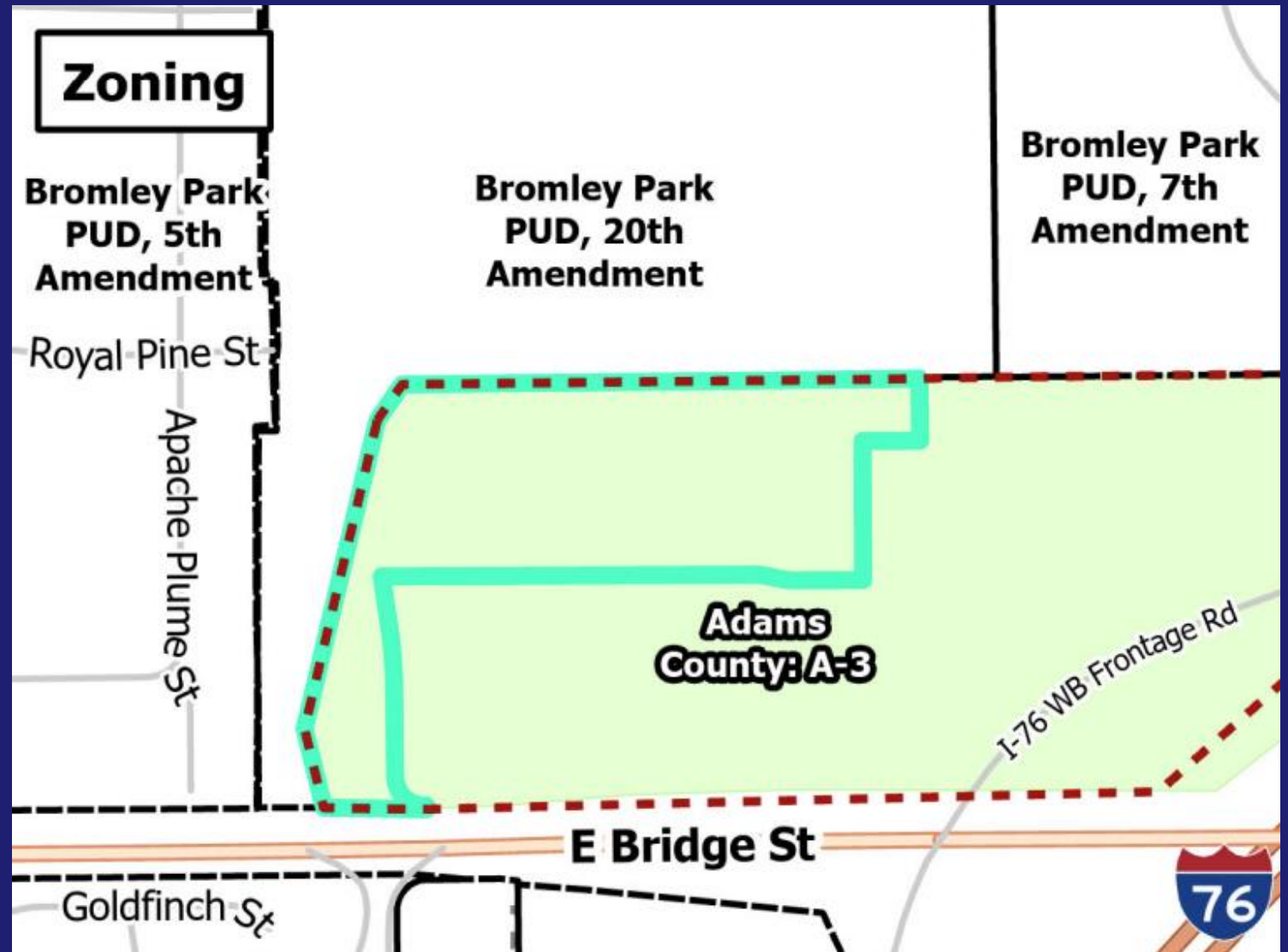


Aerial Map

Background

The Property:

- Approximately 7.712 acres and is currently zoned Adams County A-3 (Agriculture -3).
- 46.8% contiguous with City limits.
- Within the City's Growth Boundary.



Zoning Map

Purpose



Annexation is regulated by the Colorado Revised Statutes (C.R.S.) and is a four-step process with the steps as follows:

1. Petition Accepted by the City Council via a Substantial Compliance Resolution 2025-56 *(Completed on September 2, 2025)*
2. Findings of Fact via an Annexation Eligibility Resolution
3. 1st Reading of an Annexation Ordinance with a Public Hearing
4. 2nd Reading of an Annexation Ordinance
 - An Annexation Agreement may be approved via a Resolution at this time

Review Criteria

- The purpose of an Annexation Agreement is to generally identify the terms and adopted City Codes, Ordinances, and Master Plans that will apply to the development of the Property.
- Applicable Focus Areas:
 - Transportation
 - Parks and Open Space
 - Utility Service and Stormwater
 - Zoning
 - Inclusion into the Brighton Crossing Metropolitan District No. 7 and South Beebe Draw Metropolitan District
 - Withdrawal of Annexation
 - General Obligations

Staff Analysis – Exhibit D: Special Provisions

Transportation

The Annexor:

- North Golden Eagle Parkway:
 - Shall cause the annexation of the roadway and comply with the applicable standards set forth in the associated development agreement with the Brighton Crossing Filing No. 2, 8th Amendment subdivision.
- East Bridge Street:
 - Shall design and construct the median on East Bridge Street, specifically its eastward extension toward the I-76 Frontage Road, currently designated as a Minor Arterial street.
- Shall complete all required adjacent improvements and/or any other improvements which may be triggered at the time of development.
- Dependent on a traffic impact study completed for the development, shall complete intersection improvements or traffic signal contributions that may be required.

Staff Analysis – Exhibit D: Special Provisions

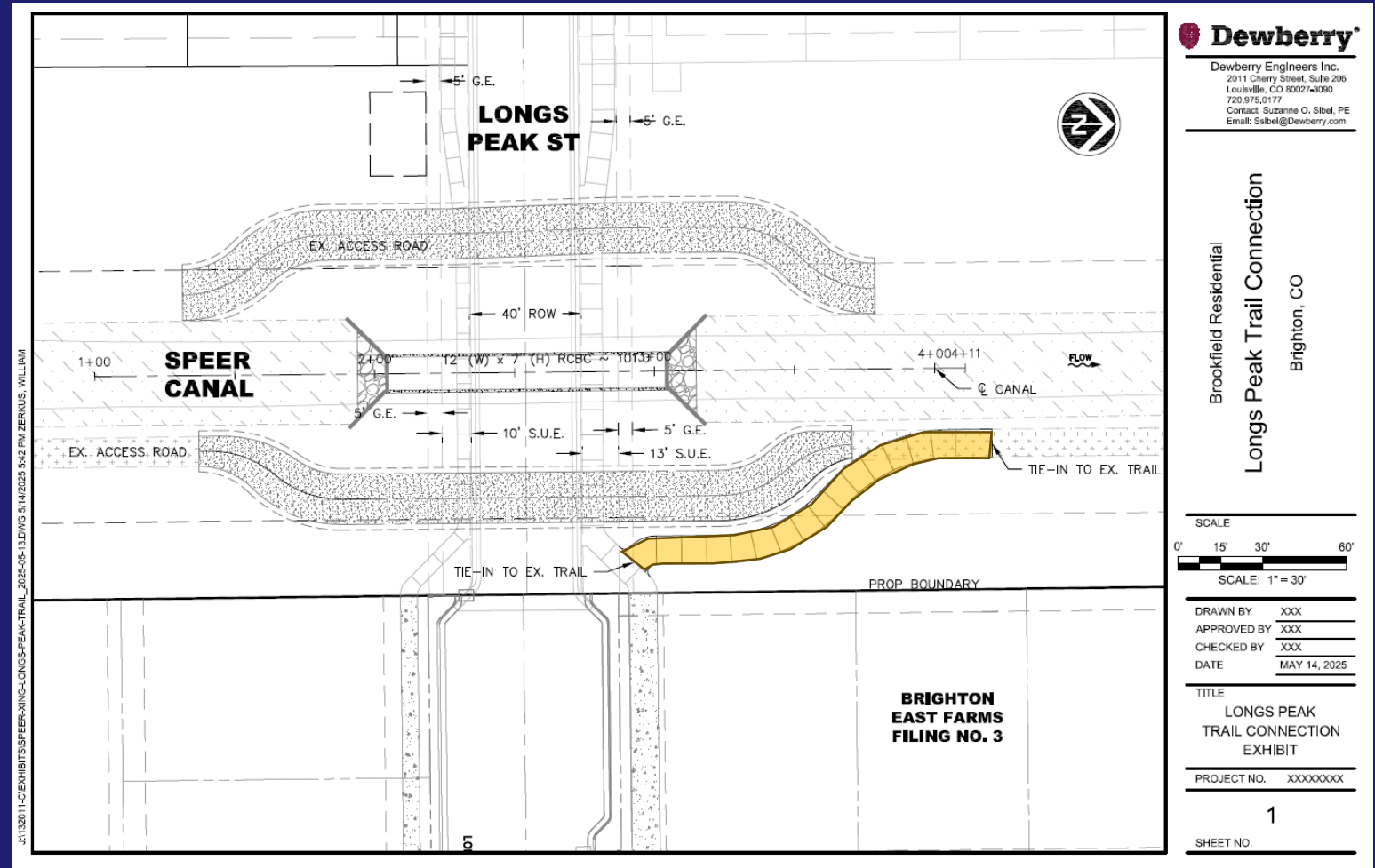
Utility Service and Stormwater

The Annexor shall:

- Underground adjacent overhead utility lines at the time of development;
- Install adjacent street lighting at the time of development;
- Design and construct and/or upgrade additional water, sanitary and stormwater facilities to serve the Property;
- Satisfy the water dedication requirement for the Property by dedicating to the City at the time of final plat, or at such other time as may be required by Section 13-4-10 of the *Municipal Code*, as amended from time to time, and as a condition precedent to approval of development, a sufficient number of acre-feet of water that is acceptable to the City.

Staff Analysis – Exhibit D: Special Provisions Parks and Open Space

- The Annexor shall design and construct a trail connection, highlighted in yellow, approximately 100 feet in length, located north of Longs Peak Street and east of the Speer Canal.



Staff Analysis – Exhibit D: Special Provisions

Zoning

- The City agrees to consider the proposal for “Single Family Detached” under the *Bromley Park Land Use Regulations*.

Inclusion into the Brighton Crossing Metropolitan District No. 7 and the South Beebe Draw Metropolitan District

- The Property shall be formally annexed and accepted into both metropolitan districts before development can occur.

Staff Analysis – Exhibit D: Special Provisions

Withdrawal of Annexation

The Annexor shall have a right to withdraw the Annexation Petition if either of the following occurs:

- The City Council does not approve the zoning application.
- The City Council does not consent to the Property's inclusion into the Brighton Crossing Metropolitan District No. 7.

General Obligations

The Annexation Agreement includes several key provisions concerning the Annexor, including but not limited to:

- A requirement to complete subsequent land development applications.
- A requirement to enter into a Development Agreement with the City at the time of final plat.
- Community benefit incentives.
- Addressing requirements.

City Staff Recommendation

- City staff finds that the Annexation Agreement is consistent with City codes, plans, and policies, and therefore recommends approval via Resolution.

Options for City Council

- ❑ Approve the Annexation Agreement via Resolution as drafted;
- ❑ Approve a modified Annexation Agreement via Resolution;
- ❑ Deny the Annexation Agreement via Resolution with specific findings to justify the denial; or
- ❑ Continue the Annexation Agreement to be heard at a later, specified date if the City Council feels it needs additional information to ensure compliance with state statutes.