

Second Amendment to the Brighton Crossing Filing No. 7 Subdivision Development Agreement

City Council – August 19, 2025

Applicant:

City Staff Representative:

Brookfield Residential LLC

Summer McCann, Senior Planner

Subject Property Location

- The property is generally located to the north of East Bridge Street, west of Mt. Bierstadt Street, east of Wooten Avenue and south of the intersection of Singletree Lane and Bowie Drive, situated within the Brighton Crossings Development.



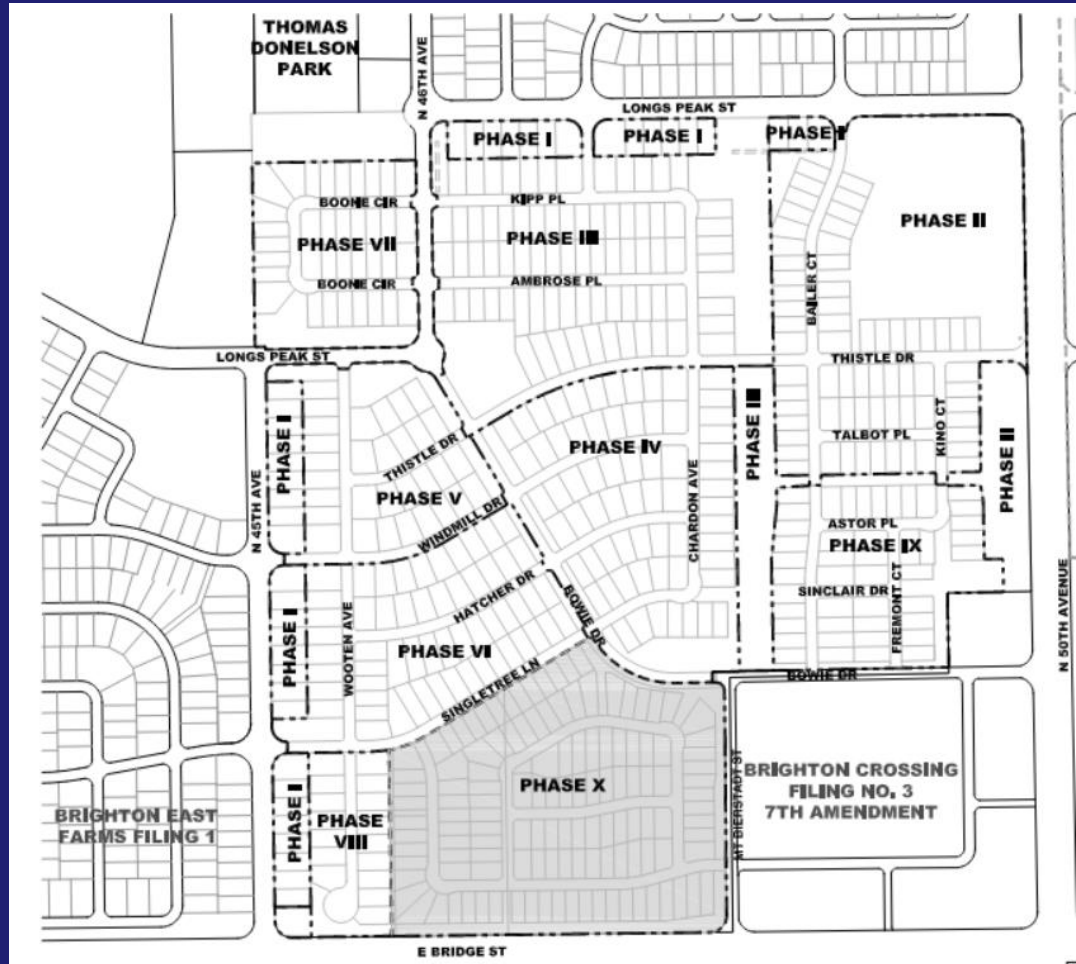
Aerial Map

Purpose

- As the original Agreement was approved by City Council, any amendments shall be reviewed by City Council with a resolution to approve or deny the request.
- The request is to amend the existing Brighton Crossing Filing No. 7 Development Agreement to accommodate additional public infrastructure that will be tied to a new phase of the overall development.

Background

- The Brighton Crossing Filing No. 7 Final Plat and associated development agreement were approved in 2020.
- The Property was part of the original agreement but not included in the phasing plan.
- In 2023, City Council approved the First Amendment to the Brighton Crossing Filing No. 7 Development Agreement to add phases VIII and IX.

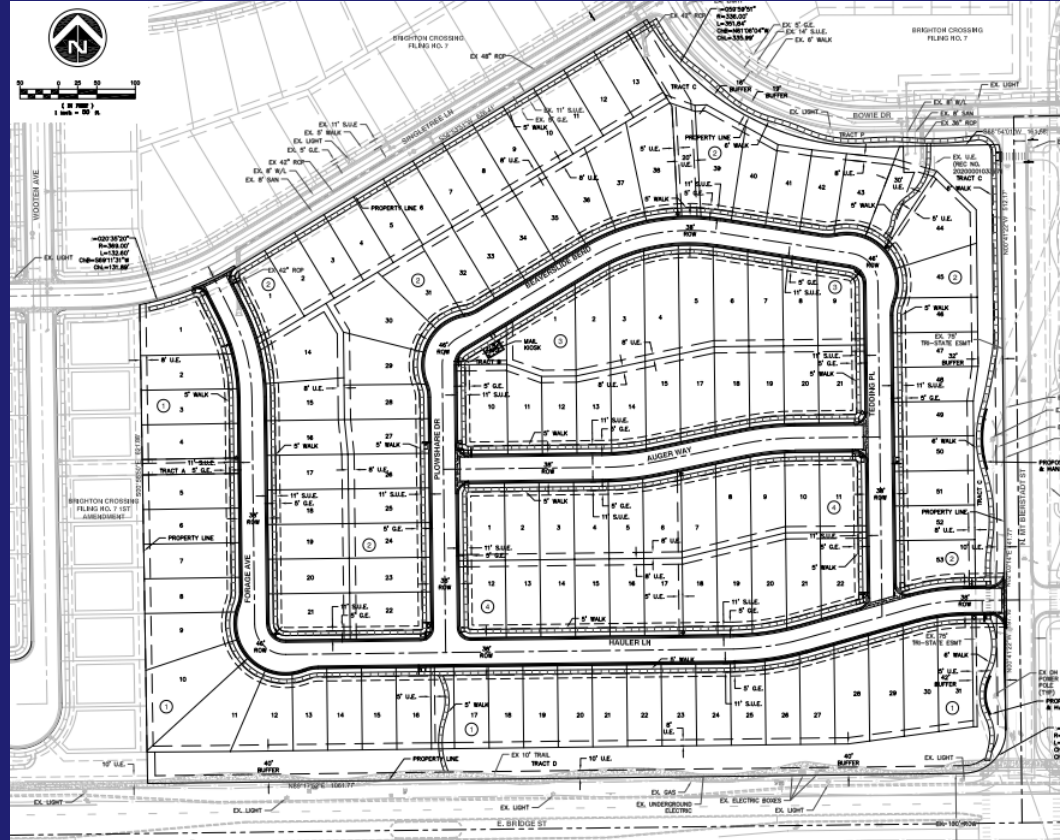


Brighton Crossing Filing No. 7, Second Amendment Subdivision Plan:

- Approved by Planning Commission on February 13, 2025
- Accepted by City Council on March 4, 2025

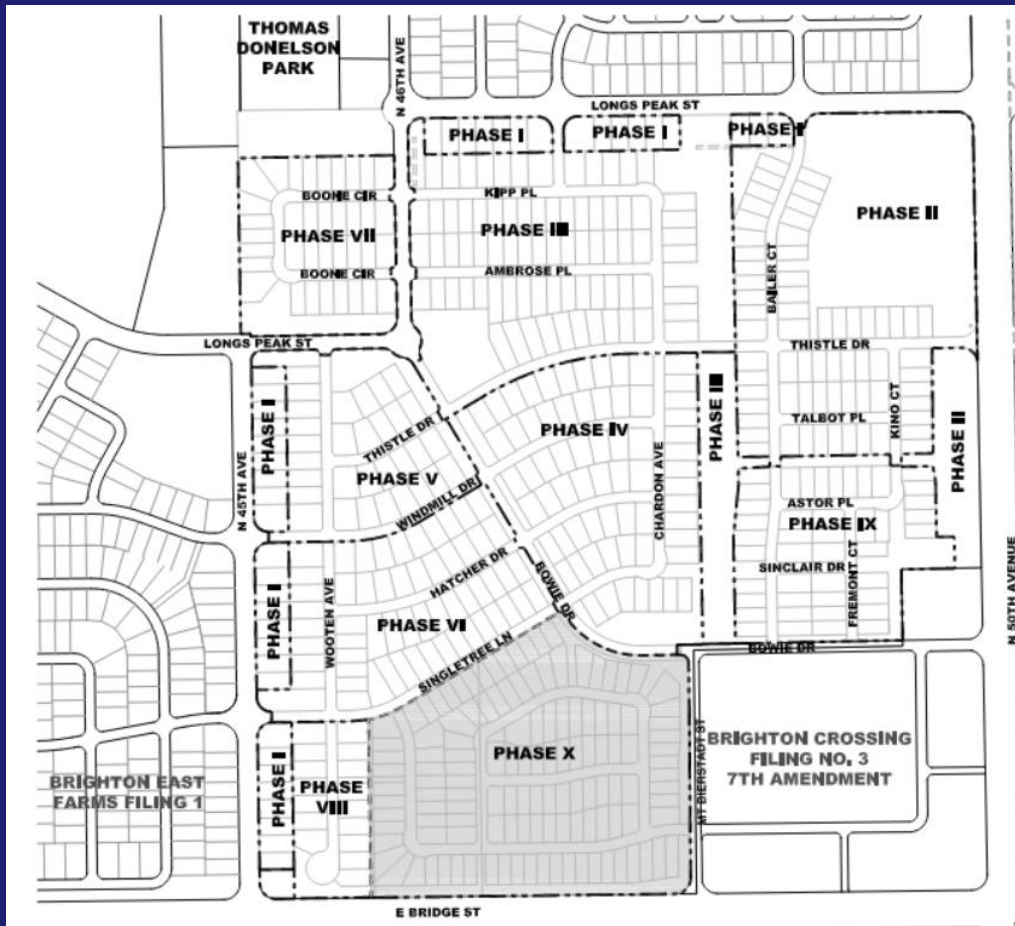
SITE DATA CHART

TOTAL ACREAGE	20.90 AC
NUMBER OF LOTS	126
PROPOSED USAGE	SINGLE FAMILY DETACHED
LOT SIZES	MIN: 4500 SQ FT
	MAX: 9251 SQ FT
	AVG: 5299 SQ FT



Amendment Provisions

- One additional phase of development to be known as phase X.
- Dedication of right-of-way and additional public improvements associated with the approved Subdivision Plan.



Public Notice and Comment

- On July 25th:
 - ✓ *Notification was published on the City's Website.*
 - ✓ *City staff posted information for the agenda item information on Facebook and Next Door.*
- Planning staff has not received any formal comment in advance of this hearing.

Summary of Findings

- ✓ The Development Review Committee has reviewed this proposal and recommends approval.

City Staff Recommendation

- ✓ Staff recommends approval of the Second Amendment to the Brighton Crossing Filing No. 7 Development Agreement.

Options for City Council

- ☐ Approve the Development Agreement Amendment as presented via resolution;
- ☐ Deny the Development Agreement Amendment; or
- ☐ Provide further direction to staff.