



**City of Brighton
Planning Commission
Agenda**

February 12, 2026

6:00 p.m.

**Located in the 1st Floor Council Chambers at City Hall
500 South 4th Avenue, Brighton, CO 80601**

Chair:	Mark Rawlings	Ward I
Vice Chair:	Blaine Nickeson	At Large
Commissioners:	Stephanie Ohm	Ward II
	Kylie Parks	Ward III
	Kathryn LeDonne	Ward IV
	Jolene Cohen-McCoy	Alternate
	Kevin Wieland	Alternate
	Alan Marraudino	Youth

ATTENTION TO ALL ATTENDING PUBLIC HEARING

Please leave all cell phones out of the Commission Chambers or make sure that they are turned off before entering. Thank you!

Por favor apague todos teléfonos de celular y aparatos de busca personas antes de entrar al concejo municipal.
Muchas gracias!

- I. Call to Order at 6:00 p.m.**
- II. Pledge of Allegiance**
- III. Roll Call**
- IV. Seating of Alternates**
- V. Minutes from the January 22, 2026, Planning Commission Meeting Presented for Approval**
- VI. Public Invited to be Heard on Items Not on the Agenda**
- VII. Agenda Items**
 1. Public Hearing: Grein Planned Development – Emma Lane Presenting
- VIII. Old Business**
- IX. New Business**
 1. Officer Elections
- X. Reports**
 1. Assistant Director of Community Development
 2. Next Meeting: February 26, 2026
- XI. Adjournment**

Notice of Non-Discrimination

It is the policy of the City of Brighton to provide equal services, programs and activities without regard to race, color, national origin, creed, religion, sex, sexual orientation, disability, or age and without regard to the exercise of rights guaranteed by state or federal law. The City of Brighton has a policy to provide language access services at no charge to persons with limited English proficiency (LEP) and persons with a disability who are served by the City.

For more information on non-discrimination or interpretation, please contact the City's Coordinator at ADACoordinator@brightonco.gov or 303-655-2096. The City will make reasonable accommodations for citizens in accordance with the Americans with Disabilities Act (ADA) or will arrange for an interpreter in accordance with Title VI of the Civil Rights Act. Any request for an interpreter must be made by 9:00 a.m. on the Thursday prior to the Planning Commission meeting.

Si desea traducción o acomodaciones de acuerdo con la Ley de Derechos de Discapacitados ("ADA" en inglés) o Título VI, por favor comuníquese por correo electrónico a ADACoordinator@brightonco.gov o 303-655-2096. Cualquier petición para un intérprete debe ser pedido antes de las 9 a.m. el jueves anterior de la sesión de la Comisión de Planificación.

CITY OF BRIGHTON PLANNING COMMISSION MINUTES

January 22, 2026

I. CALL TO ORDER

Chair Rawlings called the meeting to order at 6:01 PM

II. PLEDGE OF ALLEGIANCE

Commissioner Nickeson lead the Pledge of Allegiance.

III. ROLL CALL

Roll call was taken with the following Commissioners in attendance: Mark Rawlings, Blaine Nickeson, Kathryn LeDonne, and Stephanie Ohm were present; Jolene Cohen-McCoy was excused; Alan Marraudino, Kylie Parks, and Kevin Wieland were absent.

STAFF PRESENT

Yasmina Gibbons, Deputy City Attorney; Grey Shipman, Assistant Planner; Nick Di Mario, Principal Planner; and Amanda Besch, Interim Commission Secretary.

IV. SEATING OF ALTERNATES

No alternates were seated.

V. MINUTES FROM December 11, 2025, PLANNING COMMISSION MEETING PRESENTED FOR APPROVAL

Motion by Commissioner LeDonne to approve minutes from December 11, 2025, Planning Commission meeting.

Second by Commissioner Nickeson.

Voting Aye: All Present

VI. PUBLIC INVITED TO BE HEARD ON ITEMS NOT ON THE AGENDA

None presented.

VII. AGENDA ITEMS

- 1. Public Hearing: 18-20 North Main (The Prohibition District LLC) – Grey Shipman Presenting**

Chair Rawlings opened the Public Hearing at 6:03 PM

Assistant Planner Grey Shipman presented on the proposed Conditional Use Permit for the subject property as a Restaurant-Bar. Per the LUDC guidelines on the Downtown zoning district a CUP is required in order for the subject business to operate. G. Shipman also noted that for this case the Planning Commission is the deciding rather than recommending body and has final approval. Finding the request in accordance with the Comprehensive Plan and the Land Use and Development Code Section 2.07A, staff recommended approval of the proposal with conditions. Applicant representative Annamarie Alvarado also presented on the project.

Chair Rawlings called for questions from the Commission of Staff

One question was asked by the Commission. The question was answered by Staff.

Chair Rawlings called for questions from the Commission of Applicant

Two questions were asked by the Commission. The questions were answered by Applicant.

Chair called for any member of the public to comment about the item being presented, summarized:

No comments.

Chair called for comments from the Commission

No comments.

Chair closed the Public Hearing at 6:19 PM

Motion by Commissioner Nickeson to approve the resolution.

Second by Commissioner LeDonne.

Voting Aye: All Present

Motion Passes: 4-0

2. Study Session: Bylaws Amendment – Yasmina Gibbons and Nick Di

Mario Presenting

Deputy City Attorney Yasmina Gibbons reviewed proposed amendments to the Planning Commission bylaws. Commissioners addressed questions to Staff. Staff answered these questions. The

proposed updates will come before the Commission for approval at a future regular meeting.

VIII. OLD BUSINESS

No old business.

IX. NEW BUSINESS

Principal Planner Nick Di Mario briefly reviewed upcoming code updates regarding Colorado wildfire resiliency. A state mandate will be brought before the Planning Commission at a future meeting this spring in order to update the City of Brighton's building codes and Land Use and Development Code.

X. REPORTS

Chair Rawlings invited staff to present, summarized:

1. Principal Planner Nick Di Mario presented that City Council considered and approved amendments to change the allowed number of fuel pumps at gas stations (first reading), a zoning map amendment for the James Property to C-2 Restricted Retail and Services (first reading), and setbacks for Accessory Dwelling Units (first reading).
2. Next meeting: February 12, 2026

XI. ADJOURNMENT

Meeting adjourned by Chair Rawlings at 6:45 PM

Recorded by: Interim Commission Secretary Amanda Besch

Department of Community Development

Reference: Grein Property Planned Development

To: Chair Mark Rawlings and Members of the Planning Commission
Through: Shannon McDowell, Community Development Assistant Director
Prepared By: Emma Lane, AICP, Senior Planner – Historic Preservation
Date Prepared: January 20, 2026

PURPOSE

The Planned Development (“PD” or the “Application”) application before the Planning Commission is for an approximately 88.3-acre property (the “Property”), generally located to the north of the Longs Peak Street alignment, south of East Baseline Road, east of the Fulton Ditch and west of the North 27th Avenue alignment and the Brighton Lateral Ditch. Currently, the Property is zoned A-1 (Agriculture-1) within Adams County. Travis Frazier of Redland is the project contact working on behalf of the Property owners and applicants, Ivan E. Grein Living Trust and CC Realty, LLC (the “Applicants”). The Applicants are requesting a zoning map amendment to Planned Development (PD).

PROCESSES

A planned development is a type of zoning map amendment that establishes a detailed plan for development within a defined area. A planning development is processed according to the planned development review criteria set out in Section 2.04(C) of the *Land Use & Development Code* (LUDC). Rezoning is the second step in the land development process with the City (Annexation > Rezoning > Platting > Site Plan Review > Permits). Before any permits related to new development can be issued, a subdivision plan must be approved through a public process, a final plat must be approved administratively, and a site plan must be approved administratively, if applicable. All will be reviewed using the City’s LUDC to ensure a proposal’s compliance with City codes and policies.

City staff collects and analyzes application materials, and after a thorough review, presents their findings to the Planning Commission and, thereafter, City Council. Requests to rezone via planned development are brought before the Planning Commission for recommendation prior to review and final determination by the City Council. A planned development must be approved by ordinance, which requires two readings before the City Council.

CRITERIA BY WHICH PLANNING COMMISSION MUST CONSIDER THE ITEM

The LUDC states that the planned development process is intended for projects that require a higher degree of specific planning due to their scale, complexity, and relationship to the surrounding context, allowing for a more flexible application of standards to meet the code’s purpose and objectives. The LUDC further clarifies that a development plan must include sufficient area to implement planning concepts that deliver broader public benefits that can only be realized through the flexible application of the standards.

Section 2.04(C) (1) of the LUDC outlines the review criteria upon which the Planning Commission must consider the Application. Specifically, the Planning Commission must consider the following:

- a. The plan better implements the Comprehensive Plan, beyond what could be accomplished under application of general zoning districts and development standards.
- b. The benefits from any flexibility in the proposed plan promote the general public health, safety and welfare of the community, and in particular, that of the areas immediately near or within the proposed project, and the proposed flexibility is not strictly to benefit the applicant or a single project.
- c. The flexibility in the proposed plan allows the project to better meet or exceed the intent statements of the base zoning district(s).
- d. The proposed adjustments to the standards do not undermine the intent or design objectives of those standards when applied to the specific project or site.
- e. The plan reflects generally accepted and sound planning and urban design principles with respect to applying the goals and objectives of the Compressive Plan to the area.
- f. The plan meets all of the review criteria for a zoning map amendment.

BACKGROUND

The Property is currently in the process of annexing into the City. The Property is zoned Agriculture-1 within Adams County and is within the City’s growth boundary.

Surrounding Land Use(s):

<i>Surrounding Direction</i>	<i>Land Use(s)</i>	<i>Zoning</i>	<i>Annexation Status</i>
North	Residential	Weld County Agriculture	Unannexed
South	Open Space	PL	City of Brighton
East	Residential/Agricultural Vacant	Adams County A-1 Mountain View Estates PD	Unannexed City of Brighton
West	Residential Residential Open Space	Adams County A-1 R-1-B, R-2, R-3 PL	Unannexed City of Brighton City of Brighton

STAFF ANALYSIS OF THE APPLICATION

The purpose of the PD is to establish development standards tailored specifically to the Property, allowing for greater flexibility than what is required by the LUDC. Specifically, the PD proposes alternatives to standards set forth in Article 5. These deviations are essential for enabling a unique development pattern that moves away from traditional layouts. The summary below highlights, at a high level, the key deviations from the LUDC.

Zoning and Restrictions

The PD proposes an underlying zoning of R-1-B within Planning Area A, and an underlying zoning of R-2 within Planning Area B. As the LUDC does not specifically mention density, the PD proposes these denser zone districts with the caveat that the overall development will not exceed 5 dwelling units per acre (DU/AC). Individual Planning Areas may exceed this density but will be compensated for in another Planning Area, if needed. This allows a higher density product in

some areas but also results in the Property as a whole complying with the Future Land Use portion of the Comprehensive Plan.

Building Types

Within Planning Area A, the PD specifies building types that differ from the LUDC. The PD proposes all categories of detached houses be allowed in the R-1-B underlying zone district. This differs from the LUDC as the PD allows for Detached House – Rural and Detached House – Suburban, which are not currently allowed, and restricts Duplex/Multi-unit House and Row House, which are both allowed locationally per the LUDC.

Within Planning Area B, the PD also specifies building types that differ from the LUDC. The PD proposes to allow all types of detached houses, both types of duplexes, and row houses. This differs from the LUDC by allowing the Detached House – Rural, Detached House – Suburban, and prohibits all apartments, which are conditionally allowed in the R-2 district per the LUDC.

Development Standards

In both Planning Areas, a few development standards are proposed to be altered. Driveway spacing for local roads shall be 30 feet from the corner. This differs from the LUDC in that the LUDC requires a 50-foot distance from the corner. The current standard makes it difficult for narrow lots to have individual driveways. Additionally, driveway widths are proposed to vary from the LUDC requirements. The proposed PD allows driveway widths of 16 feet for a single car driveway and 24 feet for a double car driveway. The LUDC requires different widths for different building types, with the wider lots allowing wider driveways. This also makes it difficult for narrow lots to have individual driveways.

All other development standards in the LUDC shall be followed.

Preservation of Existing Site Character

As required per LUDC Section 10.03(F)(2), cultural resource surveys were completed for the existing homes on the site. Three separate sites were studied, and two of the sites, both along East Baseline Road, were deemed eligible for local designation.

The first site, known as 5AM.3728, has historical significance on the local level in the areas of agriculture and architecture. The farmstead as a whole is eligible for designation on the local level and on the state and national levels as well. The farmstead contributed to agricultural production and expansion of Brighton in the 20th century, and is also an example of the Bungalow farmhouse architectural style that was common in Brighton in the early 20th century. The residence maintains character defining features, such as the prominent porch, the side gabled roof, original wood siding, and many of the original windows.

There are several outbuildings that also retain character and integrity. These outbuildings supported agricultural operations once pertinent to the farmstead. Three outbuildings remain in good condition, while a fourth is considered ruins as it has collapsed in recent years.

The second site, known as 5AM.4300, is also considered eligible for designation at the local level. The home was built in the Craftsman style, with Craftsman features such as decorated knee braces, overhanging eaves, and a prominent front porch. The accessory structure on this site lacks integrity. The residence has historical significance in the areas of agriculture and architecture, but is not eligible for the National Register of Historic Places because the farm is no longer active onsite and because of some modern modifications to the structure. The residence

is still eligible for the local register because its character defining features, mentioned above, are still original to the home.

Rather than official designation of the structures, the PD proposes to preserve two homes and two accessory structures in perpetuity. This allows more flexibility for changes to the structures, but ensures the history and architecture remains. The homes will be integrated into the landscape buffer along East Baseline Road and will preserve the rural and agricultural character along this portion of East Baseline Road.

The additional historic home site was not deemed eligible for designation and can be demolished. Because of the site's involvement in the agricultural history of the area, interpretive signage will be incorporated within the neighborhood to educate the public and celebrate the agricultural heritage of the site.

Additionally, the PD proposes to preserve as many healthy, established trees on the Property as feasible. This will add to the historic character of East Baseline Road by preserving the tree canopy within the landscape buffer and provides shade from mature trees in open spaces that could be used by residents of the neighborhood.

A preservation and maintenance plan for both the structures and the trees will be submitted at time of subdivision plan review, once further investigation on location and condition of the trees has been completed through a tree survey. The future metropolitan district will be responsible for maintenance and repairs on both the structures and the trees.

Land Use & Development Code:

Below, Staff analyzes how the Application meets and/or exceeds the criteria set forth in Section 2.04(C) (1).

- a. The plan better implements the Comprehensive Plan, beyond what could be accomplished under application of general zoning districts and development standards.**

The future land use section of *Be Brighton*, the Comprehensive Plan, designates the Property as Low Density Residential. This designation is intended to provide single family neighborhoods that are built on a highly connected street pattern. The average density under this designation is between 0.5 DU/AC and 5 DU/AC. Per the Comprehensive Plan, R-1-B is a compliant zone district, but R-2 is not. By allowing the denser zone district but limiting the overall density, the project will meet this portion of the plan.

The homes directly to the west of the Property range in building type and density. Allowing a more diverse range of housing types while still meeting the 5 DU/AC will allow the proposed development to blend into the existing landscape and provide a more diverse neighborhood, while also meeting the expectations of density as mentioned in the Comprehensive Plan.

Within the Comprehensive Plan Chapter Four on 'Citywide Principles, Policies & Strategies', the PD advances a number of these goals:

Policy 6.1: Create and Maintain Inviting, Safe, Walkable and Bikeable Streetscapes

- By preserving existing structures within the landscape buffer along East Baseline Road, this creates a safe pedestrian route within a larger buffer than would be required typically. The space between the existing structures will act as a natural open space that easily

integrates into the streetscape and current landscape of this portion of East Baseline Road. The large landscape buffer creates connectivity through the neighborhood and along a major roadway but allows for safety of pedestrians and cyclists.

Policy 6.5: Encourage Projects that Enhance the Diversity of Housing Types and Costs, and Manage Affordability through Supply and Subsidy

- By allowing a more diverse array of building types for both Planning Areas within the Development, the project will aid in diversifying the existing housing supply. Additionally, updating the standards on driveway separation and driveway widths allows for smaller lots and can make it easier to build varied building types.

Policy 7.5: Design the Streets, Pedestrian Environments and Gateways of Brighton with Consideration to the Visual Character and Experience of Users and Adjacent Development

- The proposed PD's extended landscape buffer to accommodate the existing structures and trees ensures that the buildings and the streetscape design work in harmony and exceed the community's expectations. Preserving the rural and agricultural feel of this portion of East Baseline Road with the preservation of the existing structures and trees celebrates the history of the area as a whole but also leaves room for modern development.

Policy 10.1: Encourage and Support Historic Preservation and Reuse of Existing Structures

- Preserving the homes and trees along the East Baseline Road corridor maintains a visual representation of the past. Brighton's progress from a prairie to a farming-oriented community to a City has allowed the City to thrive, and remnants of historic sites and structures have become increasingly important resources. The history behind the farmhouses and associated outbuildings will be preserved, as well as the visual reminder of where Brighton started as a community. With the combination of the mature trees and the existing farmhouses, the farming community in Brighton will be celebrated, even though the farming use has become obsolete on this Property.

- b. The benefits from any flexibility in the proposed plan promote the general public health, safety and welfare of the community, and in particular, that of the areas immediately near or within the proposed project, and the proposed flexibility is not strictly to benefit the applicant or a single project.**

The surrounding properties, particularly on the west side of the Property along the Fulton Ditch, vary in terms of density and product type, ranging from single family homes to apartment complexes. Allowing a more diverse range of housing types than allowed by the LUDC while still meeting the 5 DU/AC will allow the proposed development to blend into the existing landscape and allow the property to integrate into the community.

- c. The flexibility in the proposed plan allows the project to better meet or exceed the intent statements of the base zoning district(s).**

Both underlying districts, R-1-B and R-2, focus on a range of small-scale residential building types and developing properties as compact and walkable neighborhoods, while the Comprehensive Plan suggests 5 DU/AC maximum density. Implementing more flexibility in the housing types and less flexibility in the DU/AC allows the project to meet and exceed the intent statements by

providing more diverse housing stock while simultaneously meeting the intent of the Comprehensive Plan.

d. The proposed adjustments to the standards do not undermine the intent or design objectives of those standards when applied to the specific project or site.

The proposed adjustments to the standards within the PD have been carefully considered and do not undermine the intent or design objectives of the LUDC. While the PD incorporates some deviations from the traditional standards, these modifications are intended to provide more variation in building type, and to allow smaller front-loaded lots within the proposed development.

e. The plan reflects generally accepted and sound planning and urban design principles with respect to applying the goals and objectives of the Comprehensive Plan to the area.

The proposed PD will allow the Property to develop in a manner that will support and advance a number of policies of the Comprehensive Plan. While the PD proposes alternatives to typical development standards and adds a density maximum which is not included in the LUDC, the overall design adheres to sound planning and urban design principles. Key elements, such as the deviations from the LUDC in terms of driveway spacing and width, allow lots to develop as narrower and more walkable areas within the neighborhood.

f. The plan meets all of the review criteria for a zoning map amendment.

The review criteria for a zoning map amendment is set forth in Section 2.03(B) and outlined below:

- 1.) *The proposal is in accordance with the goals and objectives of the Comprehensive Plan and any other plan, policy or guidance adopted pursuant to that plan.*

As stated above, the Property's rezoning to PD will help support policies of the Comprehensive Plan.

- 2.) *The proposal will support development in character with existing or anticipated development in the area, including the design of street, civic spaces and other open space; the pattern, scale and format of buildings and sites; and the integration, transitions and compatibility of other uses.*

The surrounding area, particularly development to the west of this Property, differs in density. The PD proposes a wider range of building types than what would be allowed per the LUDC. The higher intensity Planning Area with an underlying zoning of R-2 is proposed along the existing R-3 and R-2 properties, which integrates with the existing character and allows this development to blend in with existing development.

Additionally, the preservation of the existing structures and trees along East Baseline Road preserves the agricultural corridor which matches the existing character of the area to the north of East Baseline Road. This creates a cohesive street design and allows for a larger open space buffer along the south side of the road while still allowing the land to develop as a modern residential neighborhood.

- 3.) *The City or other agencies have the ability to provide services or facilities that may be necessary for anticipated uses in the proposed district.*

The Property can be adequately served, and any future site developer will pay applicable costs to connect to City infrastructure.

- 4.) *The change will serve a community need, amenity or development that is not possible under the current zoning or that was not anticipated at the time of the initial zoning of the property.*

The Property is in the process of being annexed. With the annexation, the Property must be assigned zoning. As the current agricultural zoning does not meet the City's current Comprehensive Plan designation of low-density residential, staff believes that the PD, along with the proposed underlying zoning of R-1-B and R-2 while staying under 5 DU/AC will allow the property to develop at a comparable density to the rest of the surrounding area, which would not be allowed with the current agricultural zoning.

- 5.) *The recommendations of any professional staff or advisory review bodies.*

City staff finds this site is appropriate for low-density residential uses given its specific location and based on the desires of the community as expressed in the Comprehensive Plan. Site development, including buffering and building design, will occur in accordance with the applicable zone district standards as outlined in the LUDC. Any site development on the Property will only be permitted with a design that ensures it fits in with the context and development patterns of the area.

DEVELOPMENT REVIEW COMMITTEE RECOMMENDATION

The Development Review Committee (DRC) reviewed the Application and recommends approval.

Note: A complete list of comments and the agencies who made them are available upon request.

SUMMARY OF FINDINGS AND STAFF RECOMMENDATION

Staff finds the Application is in general compliance with the criteria outlined in Section 2.04(C)(1) of the LUDC and, therefore, recommends approval. Staff has drafted a resolution for the recommendation of approval, if the Planning Commission agrees with this recommendation.

PUBLIC NOTICE AND INQUIRY

Mailings were sent to all property owners within 1,000 feet of the proposed zone change, as required by the LUDC. These mailings were sent on January 27, 2026, and included a letter describing the proposed rezoning, as well as the time and place for the public hearing. Also, included with the letter, was a map of the subject area. On the same day, notice was published on the City's website and City staff also posted public hearing information on Facebook and NextDoor in the days leading up to the meeting. Also on January 27, 2026, two signs were posted for the Planning Commission Public Hearing. As of the posting of this report, Planning staff has not received any formal comment regarding the project in anticipation of the public hearing.

On November 20, 2023, as required by Code prior to the submission of the Application to the City, the Applicant held a neighborhood meeting. The notification mailings, sent by the Applicant to property owners within the applicable mailing radius of the Property, included information on the meeting. The Applicant had multiple members of their team available to present their proposal,

field any questions, and take feedback from meeting participants. A copy of the neighborhood meeting minutes is attached to this report.

OPTIONS FOR COMMISSION CONSIDERATION

The Planning Commission has four options when reviewing the Application. The Planning Commission may:

- 1.) Recommend approval of the Planned Development;
- 2.) Recommend denial of the Planned Development;
- 3.) Recommend approval of the Planned Development with changes to the drafted resolution;
or
- 4.) Continue the item to be heard at a later, specified date if the Commission feels it needs additional information to ensure compliance with the approval criteria as set forth in the LUDC.

Note: The first three decisions would be a recommendation to the City Council, who will ultimately make the decision on the Application.

ATTACHMENTS

- Draft Planning Commission Resolution
- Aerial Map by City Staff
- Proposed Planned Development
- Property Owner Notification and Website Notice
- Buffer Map
- Neighborhood Meeting Minutes
- Affidavit of Sign Posting
- Website Posting Proof
- Draft Staff Presentation

RESOLUTION NO. _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BRIGHTON, COLORADO, CONSIDERING A RECOMMENDATION TO THE CITY COUNCIL REGARDING THE GREIN PROPERTY PLANNED DEVELOPMENT FOR AN APPROXIMATELY 88.3 ACRE PROPERTY, GENERALLY LOCATED TO THE NORTH OF THE LONGS PEAK STREET ALIGNMENT, SOUTH OF EAST BASELINE ROAD, EAST OF THE FULTON DITCH AND WEST OF THE NORTH 27TH AVENUE ALIGNMENT AND THE BRIGHTON LATERAL DITCH, MORE PARTICULARLY LOCATED IN THE NORTHEAST QUARTER OF SECTION 5 AND THE NORTHWEST CORNER OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

WHEREAS, Ivan E. Grein Living Trust and CC Realty, LLC (the "Owners") are the owners of approximately 88.303 acres of real property located in the City of Brighton, more particularly described in EXHIBIT A, attached hereto and incorporated herein (the "Property"); and

WHEREAS, the Owners have requested approval of the Grein Property Planned Development, attached hereto as EXHIBIT B (the "PD"); and

WHEREAS, the Planning Commission conducted a public hearing to review and consider the PD pursuant to the applicable provisions and criteria set forth in Section 2.04(C) of 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 a sign was posted on the Property, all for no less than fifteen (15) days prior to the Planning Commission public hearing; and

WHEREAS, at the public hearing, the Planning Commission received and considered all relevant evidence and testimony from City staff, the Owners, and other interested parties, including the public at large.

NOW THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Brighton, Colorado, as follows:

Section 1. Findings. The Planning Commission finds and determines that the PD: (1) better implements the Comprehensive Plan, beyond what could be accomplished under application of general zone districts; (2) promotes the general public health, safety and welfare of the community; (3) allows the project to better meet or exceed the intent statements of the base zoning districts; (4)

does not undermine the intent or design objectives of the Land Use & Development Code when applied to the specific project or site; (5) reflects generally accepted and sound planning and urban design principles with respect to applying the goals and objectives of the Comprehensive Plan; and (6) meets all of the criteria for a zoning map amendment.

Section 2. *Recommendation.* The Planning Commission hereby recommends to the City Council the approval of the Grein Property Planned Development.

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

RESOLVED this 12th day of February 2026.

CITY OF BRIGHTON, COLORADO
PLANNING COMMISSION

Mark Rawlings, Chairperson

ATTEST:

Jon Waines, Secretary

APPROVED AS TO FORM:

Yasmina Gibbons, Deputy City Attorney

EXHIBIT A
LEGAL DESCRIPTION

THAT CERTAIN PORTION OF THE NORTHEAST QUARTER OF SECTION 5 AND THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 66 WEST, SIXTH PRINCIPAL MERIDIAN, IN THE COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 5;

THENCE ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, NORTH 89°26'43" EAST, A DISTANCE OF 625.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID NORTH LINE, NORTH 89°26'43" EAST, A DISTANCE OF 1,360.00 FEET TO THE NORTHWEST CORNER OF GREIN SUBDIVISION - SECOND FILING AS SHOWN ON THE RECORDED PLAT THEREOF IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NUMBER C0627016;

THENCE DEPARTING SAID NORTH LINE AND ALONG THE WEST AND SOUTH LINES OF SAID SUBDIVISION THE FOLLOWING THREE (3) COURSES:

- 1) SOUTH 00°33'40" EAST, A DISTANCE OF 1,350.00 FEET;
- 2) NORTH 89°26'43" EAST, A DISTANCE OF 654.00 FEET;
- 3) NORTH 89°17'32" EAST, A DISTANCE OF 492.07 FEET TO THE CENTERLINE OF THE BRIGHTON LATERAL DITCH, SAID CENTERLINE BEING COINCIDENT WITH THE NORTHWESTERLY LINE OF MOUNTAIN VIEW ESTATES SUBDIVISION, FILING NO. 2 AS SHOWN IN SAID RECORDS AT RECEPTION NUMBER 2014000032471, BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 210.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 46°05'22" WEST;

THENCE ALONG SAID NORTHWESTERLY LINE THE FOLLOWING ELEVEN (11) COURSES:

- 1) SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°15'41", AN ARC LENGTH OF 30.28 FEET;
- 2) TANGENT WITH SAID CURVE, SOUTH 52°10'19" WEST, A DISTANCE OF 60.97 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 210.00 FEET;

3) SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $29^{\circ}35'52''$, AN ARC LENGTH OF 108.48 FEET;

4) TANGENT WITH SAID CURVE, SOUTH $22^{\circ}34'27''$ WEST, A DISTANCE OF 66.84 FEET;

5) SOUTH $24^{\circ}32'05''$ WEST, A DISTANCE OF 97.26 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 253.00 FEET;

6) SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $17^{\circ}59'13''$, AN ARC LENGTH OF 79.42 FEET;

7) TANGENT WITH SAID CURVE, SOUTH $42^{\circ}31'18''$ WEST, A DISTANCE OF 47.89 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 195.00 FEET;

8) SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $11^{\circ}40'21''$, AN ARC LENGTH OF 39.73 FEET;

9) TANGENT WITH SAID CURVE, SOUTH $30^{\circ}50'57''$ WEST, A DISTANCE OF 40.92 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 115.00 FEET;

10) SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $24^{\circ}44'13''$, AN ARC LENGTH OF 49.65 FEET;

11) TANGENT WITH SAID CURVE, SOUTH $06^{\circ}06'44''$ WEST, A DISTANCE OF 58.21 FEET TO THE SOUTHWEST CORNER OF SAID SUBDIVISION;

THENCE CONTINUING ALONG SAID DITCH CENTERLINE THE FOLLOWING EIGHT (8) COURSES:

1) SOUTH $06^{\circ}15'40''$ WEST, A DISTANCE OF 46.89 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 69.58 FEET;

2) SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $39^{\circ}53'35''$, AN ARC LENGTH OF 48.45 FEET;

3) NON-TANGENT TO SAID CURVE, SOUTH $46^{\circ}09'10''$ WEST, A DISTANCE OF 43.85 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 114.31 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH $43^{\circ}50'47''$ EAST;

4) SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $29^{\circ}42'06''$, AN ARC LENGTH OF 59.26 FEET;

5) NON-TANGENT TO SAID CURVE, SOUTH $16^{\circ}27'10''$ WEST, A DISTANCE OF 93.65 FEET;

6) SOUTH $17^{\circ}04'40''$ WEST, A DISTANCE OF 46.53 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 173.96 FEET;

7) SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $26^{\circ}07'00''$, AN ARC LENGTH OF 79.29 FEET;

8) TANGENT WITH SAID CURVE, SOUTH $09^{\circ}02'20''$ EAST, A DISTANCE OF 47.21 FEET TO THE SOUTH LINE OF SAID NORTHWEST QUARTER OF SECTION 4;

THENCE DEPARTING SAID CENTERLINE AND ALONG SAID SOUTH LINE AND THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 5, SOUTH $89^{\circ}21'25''$ WEST, A DISTANCE OF 1,840.78 FEET TO THE EASTERLY LINE OF OVERLAND PARK AS SHOWN IN SAID RECORDS AT RECEPTION NUMBER B586585;

THENCE ALONG SAID EASTERLY LINES OF SAID OVERLAND PARK, THE URBAN CHANNEL AS SHOWN ON THE ANNEXATION MAP IN SAID RECORDS AT RECEPTION NUMBER B497026, CHRISTINE PLACE SUBDIVISION AND SHOWN IN SAID RECORDS AT RECEPTION NUMBER 2017000047035, OVERLAND HILLS AS SHOWN IN SAID RECORDS AT RECEPTION NUMBER C0018528, AND OVERLAND HILLS NORTH AS SHOWN IN SAID RECORDS AT RECEPTION NUMBER C0281940 THE FOLLOWING TWELVE (12) COURSES:

1) NORTH $29^{\circ}23'17''$ WEST, A DISTANCE OF 125.49 FEET;

2) NORTH $16^{\circ}00'27''$ WEST, A DISTANCE OF 133.06 FEET;

3) NORTH $07^{\circ}22'17''$ WEST, A DISTANCE OF 146.56 FEET;

4) NORTH $16^{\circ}31'37''$ WEST, A DISTANCE OF 189.90 FEET;

5) NORTH $08^{\circ}39'33''$ EAST, A DISTANCE OF 95.07 FEET;

6) NORTH $27^{\circ}32'53''$ EAST, A DISTANCE OF 270.07 FEET;

7) NORTH $45^{\circ}51'26''$ WEST, A DISTANCE OF 191.14 FEET;

8) NORTH $10^{\circ}47'26''$ WEST, A DISTANCE OF 122.60 FEET;

9) NORTH 19°47'53" EAST, A DISTANCE OF 127.99 FEET;

10) NORTH 05°24'57" EAST, A DISTANCE OF 599.33 FEET;

11) NORTH 05°05'26" WEST, A DISTANCE OF 218.52 FEET;

12) NORTH 36°13'06" WEST, A DISTANCE OF 66.60 FEET TO THE NORTHEAST CORNER OF SAID OVERLAND HILLS NORTH, ALSO BEING A POINT ON THE CENTERLINE OF THE FULTON DITCH;

THENCE ALONG SAID CENTERLINE THE FOLLOWING THREE (3) COURSES:

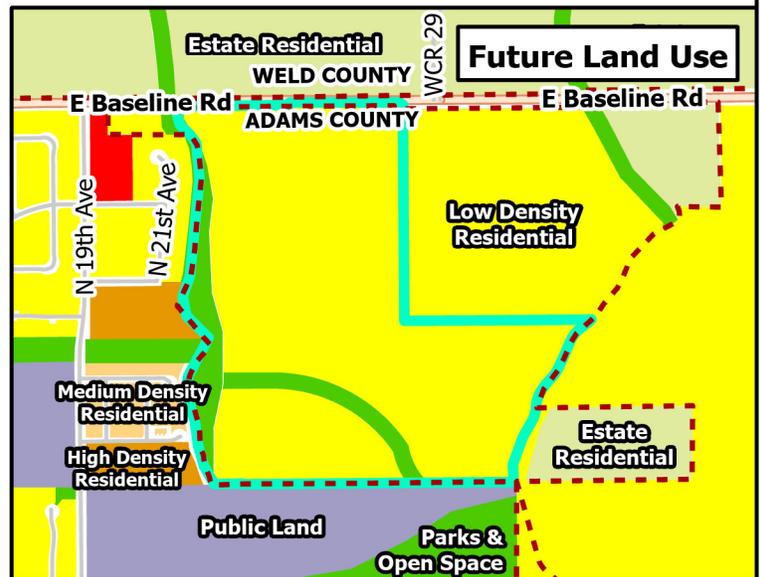
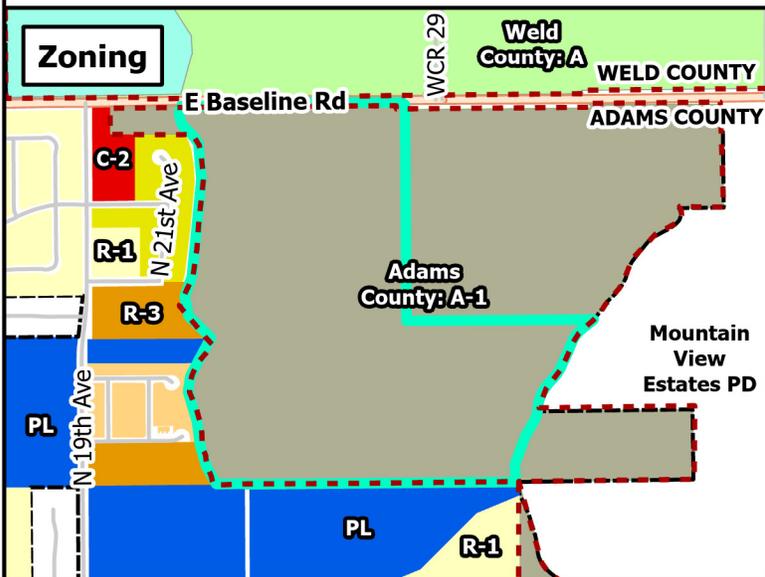
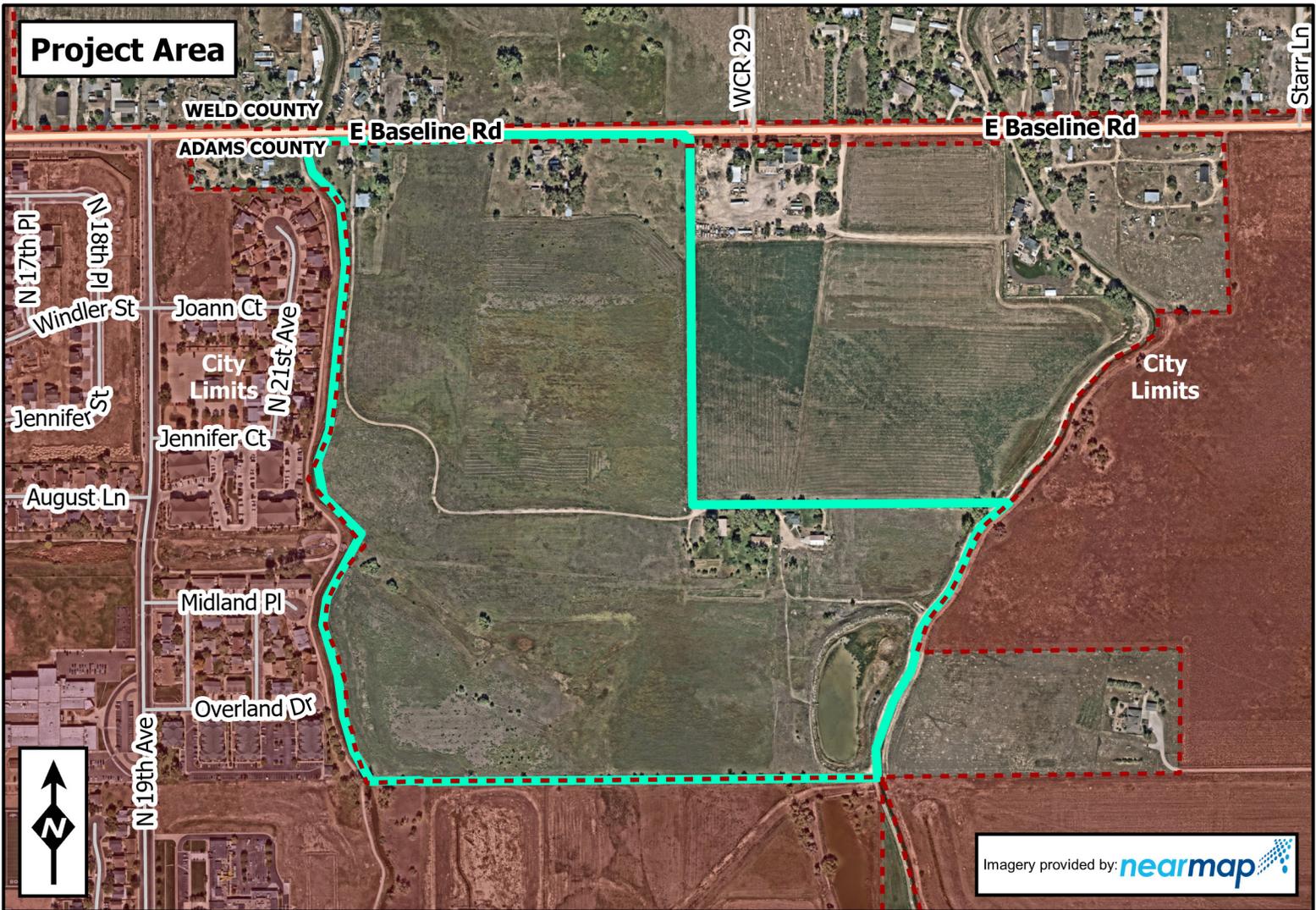
1) NORTH 44°58'48" WEST, A DISTANCE OF 84.63 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 119.47 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 56°21'49" EAST;

2) NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 63°22'37", AN ARC LENGTH OF 132.15 FEET;

3) NON-TANGENT TO SAID CURVE, NORTH 26°31'14" EAST, A DISTANCE OF 16.13 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 88.303 ACRES, (3,846,481 SQUARE FEET), MORE OR LESS.

EXHIBIT B
PLANNED DEVELOPMENT
[Attached as a separate document]



Grein Property Planned Development Zoning Map Amendment

Project Contact:
Redland

Property Owner:
CW-Blue Sky

City Staff Representative:
Emma Lane, AICP

Community Development
Department

- Subject Parcel
- Parcel Boundary
- City Boundary
- PUD Boundary
- Freeway/Highway
- Major Road
- Minor Road
- Ramp

The map or digital product created or displayed was compiled from a variety of city, county, state and federal maps, records, and surveys at various scales, accuracy, timeliness, and completeness. The City of Brighton has made every effort to insure the accuracy of the map or digital product; however, due to the matters beyond its control, the City does not guarantee the accuracy of the map or digital product and assumes no liability for use, reliance or misuse of the map or digital product. The City of Brighton shall not be held liable for any direct or indirect damage, loss, or liability as a result of using these maps or digital products. For more information about the digital map and GIS data please contact the City of Brighton's GIS Division.

PLANNED DEVELOPMENT FOR GREIN PROPERTY

A PARCEL LOCATED IN THE NORTHEAST QUARTER OF SECTION 5 AND THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO



**NOT FOR
CONSTRUCTION**

DATE	04/15/2024
DRAWN AS	AS
CHECKED	
APPROVED	
PROJECT NO.	23025
HORIZ. SCALE	
VERT. SCALE	

REVISION NO.	1	2
DATE	07-23-2024	08-22-2024
SUBMITTAL NO. 2		
SUBMITTAL NO. 3		

PLANNED DEVELOPMENT
GREIN PROPERTY
EXISTING CONDITIONS

COLORADO

CITY OF BRIGHTON

PLANNED DEVELOPMENT
GREIN PROPERTY
EXISTING CONDITIONS

CITY OF BRIGHTON

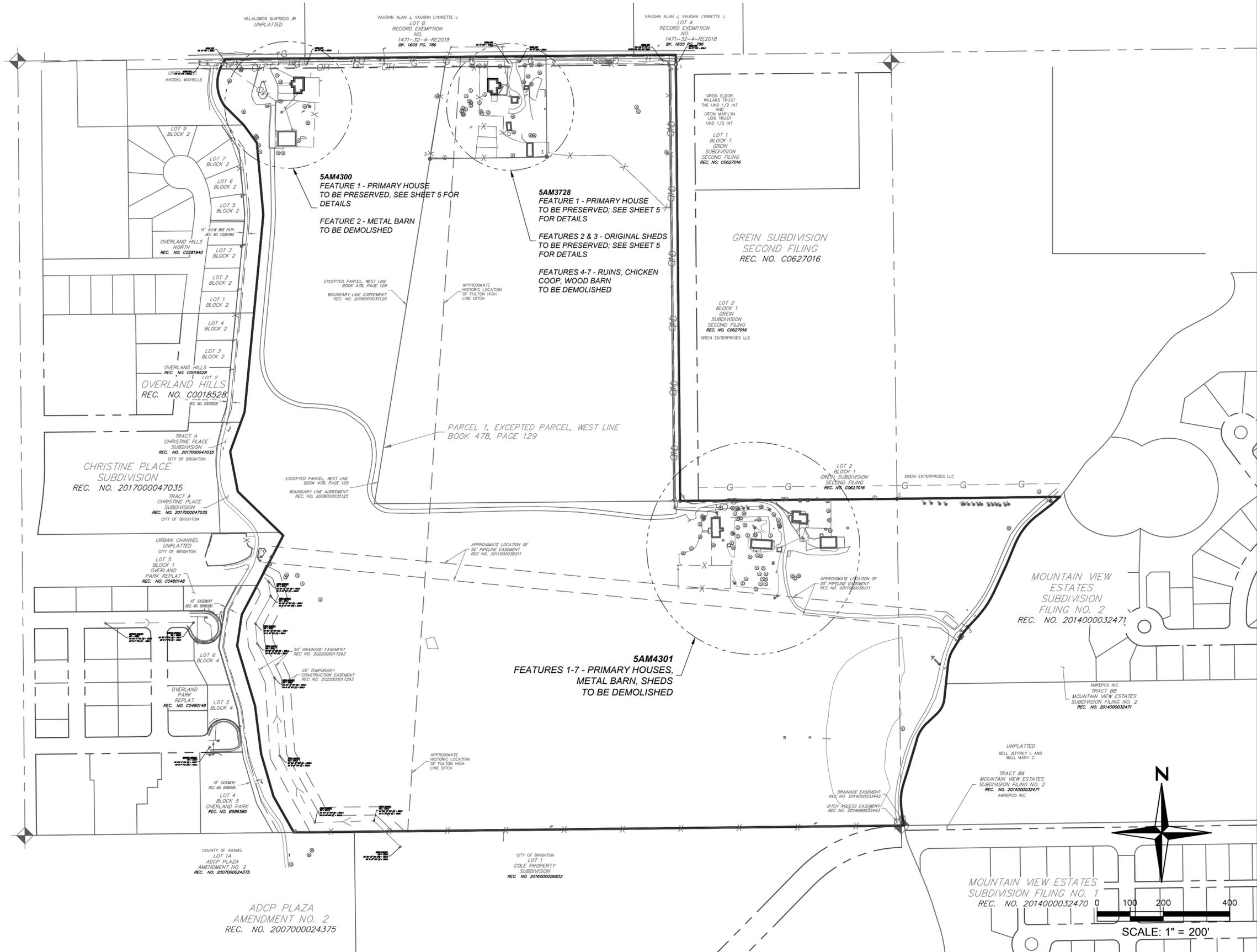
PLANNED DEVELOPMENT
GREIN PROPERTY
EXISTING CONDITIONS

CITY OF BRIGHTON

SHEET

02 of 06

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PLANNED DEVELOPMENT FOR GREIN PROPERTY

A PARCEL LOCATED IN THE NORTHEAST QUARTER OF SECTION 5 AND THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO



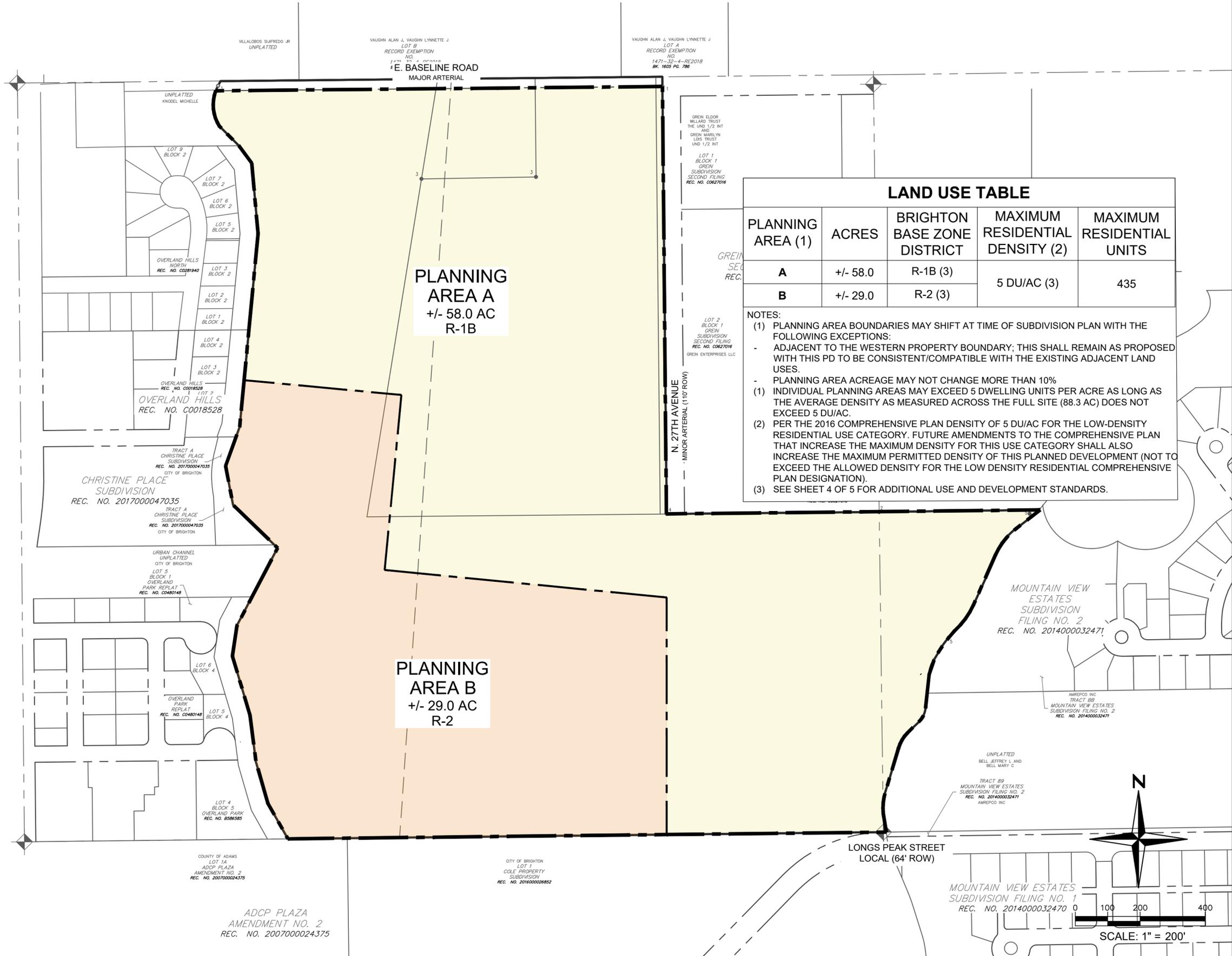
NOT FOR CONSTRUCTION

DATE	04/15/2024
DRAWN AS	AS
CHECKED	
APPROVED	
PROJECT NO.	23025
HORIZ. SCALE	
VERT. SCALE	
NO.	REVISION
1	SUBMITTAL NO. 2
2	SUBMITTAL NO. 3
DATE	
07-23-2024	
08-22-2024	

PLANNED DEVELOPMENT
GREIN PROPERTY
 REGULATING PLAN / ZONING MAP
 CITY OF BRIGHTON
 COLORADO

SHEET
03 of 06

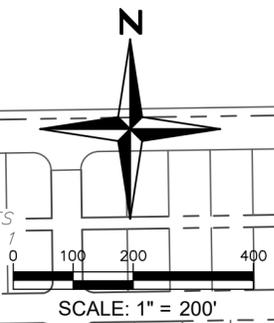
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PLANNING AREA (1)	ACRES	BRIGHTON BASE ZONE	MAXIMUM RESIDENTIAL DENSITY (2)	MAXIMUM RESIDENTIAL UNITS
A	+/- 58.0	R-1B (3)	5 DU/AC (3)	435
B	+/- 29.0	R-2 (3)		

NOTES:

- (1) PLANNING AREA BOUNDARIES MAY SHIFT AT TIME OF SUBDIVISION PLAN WITH THE FOLLOWING EXCEPTIONS:
 - ADJACENT TO THE WESTERN PROPERTY BOUNDARY; THIS SHALL REMAIN AS PROPOSED WITH THIS PD TO BE CONSISTENT/COMPATIBLE WITH THE EXISTING ADJACENT LAND USES.
 - PLANNING AREA ACREAGE MAY NOT CHANGE MORE THAN 10%
- (2) INDIVIDUAL PLANNING AREAS MAY EXCEED 5 DWELLING UNITS PER ACRE AS LONG AS THE AVERAGE DENSITY AS MEASURED ACROSS THE FULL SITE (88.3 AC) DOES NOT EXCEED 5 DU/AC.
- (3) PER THE 2016 COMPREHENSIVE PLAN DENSITY OF 5 DU/AC FOR THE LOW-DENSITY RESIDENTIAL USE CATEGORY. FUTURE AMENDMENTS TO THE COMPREHENSIVE PLAN THAT INCREASE THE MAXIMUM DENSITY FOR THIS USE CATEGORY SHALL ALSO INCREASE THE MAXIMUM PERMITTED DENSITY OF THIS PLANNED DEVELOPMENT (NOT TO EXCEED THE ALLOWED DENSITY FOR THE LOW DENSITY RESIDENTIAL COMPREHENSIVE PLAN DESIGNATION).
- (4) SEE SHEET 4 OF 5 FOR ADDITIONAL USE AND DEVELOPMENT STANDARDS.



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PROJECT INTENT

THE GREIN PROPERTY IS COMPRISED OF 88.3 ACRES LOCATED GENERALLY SOUTHWEST OF E. 168TH AVENUE (BASELINE) AND N. 27TH AVENUE WITHIN THE CITY OF BRIGHTON. THE SITE IS BORDERED BY FULTON DITCH TO THE WEST AND BRIGHTON LATERAL DITCH TO THE EAST.

THE GREIN PROPERTY IS ENVISIONED TO BE A VIBRANT, THOUGHTFULLY DESIGNED NEIGHBORHOOD THAT PROVIDES A VARIETY OF HOUSING TYPES. THE COMMUNITY WILL FEATURE A NETWORK OF TRAILS CONNECTING INTO WIDER REGIONAL TRAIL CORRIDORS, NEIGHBORHOOD PARKS AND CONNECTION NODES.

THE SUBJECT PROPERTY IS ZONED PLANNED DEVELOPMENT (PD); THE PURPOSE OF THIS PD IS: TO LIMIT THE OVERALL RESIDENTIAL TO 5 DWELLING UNITS PER ACRE, TO LIMIT THE PERMITTED BUILDING TYPES TO ENSURE COMPATIBILITY WITH ADJACENT EXISTING LAND USES, AND TO AMEND CERTAIN CITY OF BRIGHTON DEVELOPMENT STANDARDS TO ALLOW FOR EFFECTIVE IMPLEMENTATION OF FUTURE RESIDENTIAL HOUSING PRODUCT.

THE PROJECT WILL BENEFIT THE CITY OF BRIGHTON BY PROVIDING PARKS AND OPEN SPACE IN ACCORDANCE WITH LUDC SECTION 3.02, PRESERVING EXISTING TREES (WHERE FEASIBLE BASED ON SPECIES, HEALTH & SAFETY, AND FUTURE GRADING), AND BY PRESERVING SEVERAL OF THE EXISTING SITE STRUCTURES. THE STRUCTURES WILL BE INTEGRATED INTO THE LANDSCAPE ZONE BETWEEN BASELINE ROAD AND THE FUTURE COMMUNITY AND WILL INCLUDE INTERPRETIVE SIGNAGE RELATING TO THE HISTORY OF THE AREA.

AUTHORITY

UPON APPROVAL AND ADOPTION OF THIS PLANNED DEVELOPMENT BY CITY COUNCIL THIS DOCUMENT SHALL GOVERN ALL DEVELOPMENT WITHIN THE PROJECT BOUNDARY. FUTURE RESIDENTIAL DEVELOPMENT SHALL COMPLY WITH THE STANDARDS SET FORTH BY THE CITY OF BRIGHTON LAND USE CODE (AS AMENDED) UNLESS OTHERWISE STATED HEREIN.

AMENDMENTS

AMENDMENTS TO THIS PLANNED DEVELOPMENT ARE ALLOWED PER THE FOLLOWING STANDARDS:

1. MINOR AMENDMENTS

AT THE DISCRETION OF THE DIRECTOR OF COMMUNITY DEVELOPMENT, MINOR ALTERATIONS TO THE PLANNED DEVELOPMENT MAY OCCUR WITHOUT REVIEW BY THE PLANNING COMMISSION OR CITY COUNCIL IF THE ALTERATIONS DO NOT EXCEED THE BELOW:

- ANY ALTERATION IN THE DESIGN AND AND DEVELOPMENT STANDARDS OF THIS PLANNED DEVELOPMENT BY NOT MORE THAN 10%. ANY DEVIATION OF 10% OR MORE SHALL REQUIRE A MAJOR AMENDMENT.

2. MAJOR AMENDMENTS

MAJOR AMENDMENTS SHALL MEAN ANY ALTERATIONS TO THIS PLANNED DEVELOPMENT EXCEEDING THE LIMITS ESTABLISHED ABOVE OR ANY CHANGE IN THE CATEGORY OF USE AND SHALL BE REVIEWED BY THE PLANNING COMMISSION AND CITY COUNCIL ACCORDING TO THE PROCEDURES OF THE LUDC, AS AMENDED.

PHASING

CONSTRUCTION PHASING AND TIMING SHALL BE DETERMINED AT TIME OF FUTURE SUBDIVISION PLAN.

PLANNED DEVELOPMENT FOR GREIN PROPERTY

A PARCEL LOCATED IN THE NORTHEAST QUARTER OF SECTION 5 AND THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

PD USE STANDARDS

PLANNING AREA A

- PERMITTED/PROHIBITED USES:
•• ALL USES PER THE CITY OF BRIGHTON R-1B ZONE DISTRICT
••• MAXIMUM RESIDENTIAL DENSITY: 5 DU/AC

NOTE: INDIVIDUAL PLANNING AREAS MAY EXCEED 5 DWELLING UNITS PER ACRE AS LONG AS THE AVERAGE DENSITY AS MEASURED ACROSS THE FULL SITE (88.3 AC) DOES NOT EXCEED 5 DU/AC.

• PERMITTED/PROHIBITED BUILDING TYPES:

- PERMITTED BUILDING TYPES:
••• DETACHED HOUSE (RURAL, SUBURBAN, NEIGHBORHOOD, CITY LOT, & COMPACT)
•• PROHIBITED BUILDING TYPES:
••• DUPLEX/MULTI-UNIT HOUSE (SUBURBAN, MULTI-UNIT)
••• ROW HOUSE
••• APARTMENT (SMALL, MEDIUM, LARGE, & GARDEN)
••• SENIOR LIVING
••• CIVIC
••• LIVE/WORK

PLANNING AREA B

- PERMITTED/PROHIBITED USES:
•• ALL USES PER THE CITY OF BRIGHTON R-2 ZONE DISTRICT
••• MAXIMUM RESIDENTIAL DENSITY: 5 DU/AC

NOTE: INDIVIDUAL PLANNING AREAS MAY EXCEED 5 DWELLING UNITS PER ACRE AS LONG AS THE AVERAGE DENSITY AS MEASURED ACROSS THE FULL SITE (88.3 AC) DOES NOT EXCEED 5 DU/AC.

• PERMITTED/PROHIBITED BUILDING TYPES:

- PERMITTED BUILDING TYPES:
••• DETACHED HOUSE (RURAL, SUBURBAN, NEIGHBORHOOD, CITY LOT, & COMPACT)
••• DUPLEX/MULTI-UNIT HOUSE (SUBURBAN, MULTI-UNIT)
••• ROW HOUSE
•• PROHIBITED BUILDING TYPES:
••• APARTMENT (SMALL, MEDIUM, LARGE, & GARDEN)
••• SENIOR LIVING
••• CIVIC
••• LIVE/WORK

PD DEVELOPMENT STANDARDS

DEVELOPMENT STANDARDS:

PLANNING AREA A

- ALL DEVELOPMENT STANDARDS PER THE CITY OF BRIGHTON R-2 ZONE DISTRICT EXCEPT AS MODIFIED BELOW:

- SECTION 3.01 STREETS - DRIVEWAY SPACING:
••• FOR LOCAL STREETS, MINIMUM DRIVEWAY SPACING DISTANCE FROM CORNER SHALL BE 30 FEET.
•• SECTION 5.02 - TABLE 5-5 DRIVEWAY WIDTH:
••• ALL ALLOWED BUILDING TYPES SHALL PERMIT A MAXIMUM DRIVEWAY WIDTH OF 16 FEET FOR A SINGLE CAR DRIVEWAY AND 24 FEET FOR A DOUBLE CAR DRIVEWAY.

PLANNING AREA B

- ALL DEVELOPMENT STANDARDS PER THE CITY OF BRIGHTON R-2 ZONE DISTRICT EXCEPT AS MODIFIED BELOW:

- SECTION 3.01 STREETS - DRIVEWAY SPACING:
••• FOR LOCAL STREETS, MINIMUM DRIVEWAY SPACING DISTANCE FROM CORNER SHALL BE 30 FEET.
•• SECTION 5.02 - TABLE 5-5 DRIVEWAY WIDTH:
••• ALL ALLOWED BUILDING TYPES SHALL PERMIT A MAXIMUM DRIVEWAY WIDTH OF 16 FEET FOR A SINGLE CAR DRIVEWAY AND 24 FEET FOR A DOUBLE CAR DRIVEWAY.

DETAIL PLAN

A DETAIL PLAN FOR THE FOLLOWING ITEMS SHALL BE REVIEWED AND APPROVED AT TIME OF SUBDIVISION PLAN:

- 1. BUILDING DESIGN
2. SITE DESIGN
3. PUBLIC REALM DESIGN



NOT FOR CONSTRUCTION

Table with columns: DATE, DRAWN, CHECKED, APPROVED, PROJECT NO., HORZ. SCALE, VERT. SCALE. Values include 04/15/2024, AS, 23025.

Table with columns: DATE, NO., REVISION. Values include 07-23-2024, 1, SUBMITTAL NO. 2; 08-22-2024, 2, SUBMITTAL NO. 3.

PLANNED DEVELOPMENT
GREIN PROPERTY
DETAIL PLAN
CITY OF BRIGHTON
COLORADO

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PLANNED DEVELOPMENT FOR GREIN PROPERTY

A PARCEL LOCATED IN THE NORTHEAST QUARTER OF SECTION 5 AND THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

PRESERVATION OF EXISTING SITE CHARACTER

THE SUBJECT PROPERTY INCLUDES A VARIETY OF EXISTING STRUCTURES ON SITE; A CULTURAL RESOURCE SURVEY WAS CONDUCTED ON FEBRUARY 8, 2024 TO EVALUATE ELIGIBILITY OF THE STRUCTURES FOR PRESERVATION.

THE STRUCTURES ARE NOT REQUIRED TO BE DESIGNATED AS HISTORIC STRUCTURES ON THE FEDERAL, STATE, OR LOCAL REGISTER HOWEVER CERTAIN ELEMENTS SHALL BE PRESERVED AS PART OF THIS PLANNED DEVELOPMENT (SEE SHEET 2). PRESERVATION OF THESE FEATURES SHALL FOCUS ON THE MAINTENANCE AND REPAIR OF HISTORIC MATERIALS AND RETENTION OF THE PROPERTY'S FORM AS IT HAS EVOLVED OVER TIME.

THE GOAL IS TO PRESERVE THE HISTORIC CHARACTER ALONG BASELINE ROAD TO FUNCTION AS A TRANSITION FROM THE EXISTING RURAL CHARACTER OF THE SURROUNDING AREA TO THE NORTH AND THE NEW PROPOSED NEIGHBORHOOD TO THE SOUTH.

THE PRESERVED STRUCTURES SHALL BE PASSIVE LANDSCAPE ELEMENTS WITHIN THE REQUIRED MINOR ARTERIAL LANDSCAPE BUFFER AREA. THESE AREAS WILL CONTAIN PRIMARILY NATIVE PLANTS AND GRASSES, WITH AREAS OF ENHANCED LANDSCAPE AT KEY ENTRY POINTS, PEDESTRIAN NODES, ETC. (TO BE DETERMINED AT TIME OF SUBDIVISION PLAN).

IN ADDITION TO THE EXISTING STRUCTURES, EXISTING MATURE TREES SHALL REMAIN IF FEASIBLE. SEE ADDITIONAL DETAILS HEREIN.

INTERPRETIVE SIGNAGE PERTAINING TO THE HISTORY OF SITE 5AM4301 AREA SHALL BE INTEGRATED INTO THE FUTURE NEIGHBORHOOD DESIGN.

EXISTING STRUCTURES TO BE PRESERVED

THE FOLLOWING STRUCTURES (AS IDENTIFIED IN THE CULTURAL RESOURCE SURVEY) SHALL BE PRESERVED ON THE SITE:

- 5AM4300 - FEATURE 1, PRIMARY HOUSE
DESCRIPTION: SINGLE-FAMILY WINDOWED STRUCTURE WITH COVERED WEST FACING FRONT PORCH, STONE VENEER OVER CONCRETE FOUNDATION WITH CONCRETE STEPS, HORIZONTAL VINYL LAP SIDING, ASPHALT SHINGLE ROOF, BRICK CHIMNEY, DECORATIVE KNEE BRACKETS.

- 5AM3728 - FEATURE 1, PRIMARY HOUSE
DESCRIPTION: SINGLE-FAMILY WINDOWED STRUCTURE WITH COVERED EAST FACING FRONT PORCH, CONCRETE FOUNDATION AND ENTRY STEPS, HORIZONTAL WOOD LAP SIDING INCLUDING ORIGINAL SCALLOPED SIDING (ON UPPER 1/3 OF FACADE ONLY), WINDOW DORMER, ASPHALT SHINGLE ROOF, DECORATIVE KNEE BRACKETS)

- FEATURE 2, ORIGINAL SHED
DESCRIPTION: WINDOWED SHED STRUCTURE WITH VERTICAL WHITE-WASHED BOARD AND BATTEN SIDING, NO FOUNDATION, AND ASPHALT SHINGLE ROOF.

- FEATURE 3, ORIGINAL SHED
DESCRIPTION: SMALLER WINDOWED SHED STRUCTURE WITH HORIZONTAL BOARD AND BATTEN PLANK SIDING, CONCRETE FOUNDATION, AND ASPHALT SHINGLE ROOF.

EXISTING TREE PRESERVATION

IN ADDITION TO THE EXISTING STRUCTURES, EXISTING MATURE TREES THAT ARE HEALTHY AND OF A DESIRABLE SPECIES SHALL REMAIN ON THE SITE

AT TIME OF SUBDIVISION PLAN, A TREE SURVEY SHALL BE CONDUCTED TO EVALUATE THE HEALTH, SPECIES, AND IMPACT OF FUTURE DEVELOPMENT TO EXISTING TREES ON SITE. THE TREE SURVEY SHALL BE COMPLETED BY A PROFESSIONAL ARBORIST (CERTIFIED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE - ISA AND/OR REGISTERED AS A CONSULTING ARBORIST WITH THE AMERICAN SOCIETY OF CONSULTING ARBORISTS - ASCA) AND SUBMITTED FOR REVIEW/APPROVAL BY THE CITY OF BRIGHTON.

EXISTING TREES THAT ARE PROPOSED TO BE REMOVED (TO BE DETERMINED AT TIME OF SUBDIVISION PLAN) SHALL BE REPLACED ACCORDING TO THE CITY OF BRIGHTON LUDC STANDARDS.

FUTURE MAINTENANCE AND ALTERATIONS

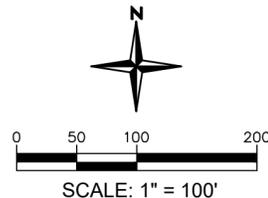
GENERAL MAINTENANCE OF THE PRESERVED STRUCTURES AND TREES SHALL BE REQUIRED TO INCREASE THE LIFECYCLE OF THE EXISTING FEATURES. THE STRUCTURES SHALL BE KEPT IN GOOD CONDITION WITH THE FUTURE METROPOLITAN DISTRICT RESPONSIBLE FOR REQUIRED MAINTENANCE.

A MAINTENANCE PLAN FOR THE PRESERVED STRUCTURES AND EXISTING TREES TO REMAIN SHALL BE ESTABLISHED AT TIME OF SUBDIVISION PLAN AND PROVIDED TO THE CITY OF BRIGHTON FOR REVIEW AND APPROVAL. THE MAINTENANCE PLAN SHALL INCLUDE DETAILS REGARDING INITIAL ASSESSMENT, PERIODIC INSPECTIONS, AND MAINTENANCE SCHEDULE FOR THE FOLLOWING CATEGORIES:

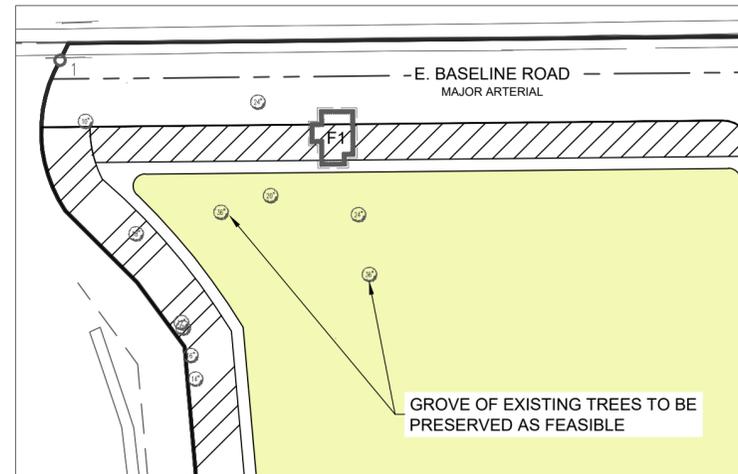
- SITE CONDITIONS (LANDSCAPING, DRAINAGE, ACCESS DRIVES, ETC.)
- FOUNDATION/STRUCTURAL SYSTEMS
- EXTERIOR CLADDING/MATERIALS
- ROOFING/WATERPROOFING
- GLAZING ELEMENTS

THE FOLLOWING EXTERIOR CHANGES MUST GO THROUGH THE CERTIFICATE OF APPROPRIATENESS PROCESS AS STATED IN LUDC SECTION 10.03 D. ALL OTHER CHANGES TO THE STRUCTURE MAY BE EXEMPT FROM THIS PROCESS.

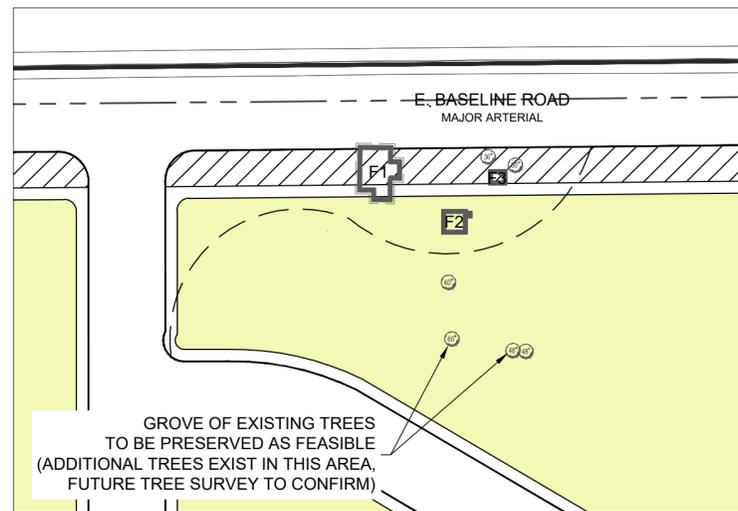
- WINDOW REPLACEMENT
- ADDITIONS TO THE STRUCTURE
- DEMOLITION OF ANY PORTION OF THE STRUCTURE FOR REPAIR OR MAINTENANCE PURPOSES
- ALTERATION TO ANY ARCHITECTURAL DETAILS



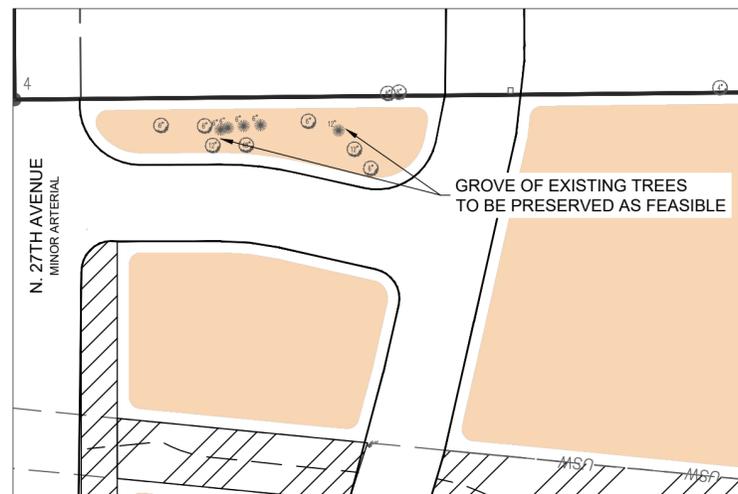
SITE #1 5AM4300: POTENTIAL/PROPOSED CONDITION



SITE #2 5AM3728: POTENTIAL/PROPOSED CONDITION



SITE #3 5AM4301 POTENTIAL/PROPOSED CONDITION



**NOT FOR
CONSTRUCTION**

DATE	NO.	REVISION	DATE	NO.	REVISION
04/15/2024	1	DATE	07-23-2024	1	DATE
AS	1	DRAWN	08-22-2024	2	DATE
		CHECKED			NO.
		APPROVED			REVISION
		PROJECT NO.			NO.
		HORZ. SCALE			NO.
		VERT. SCALE			NO.

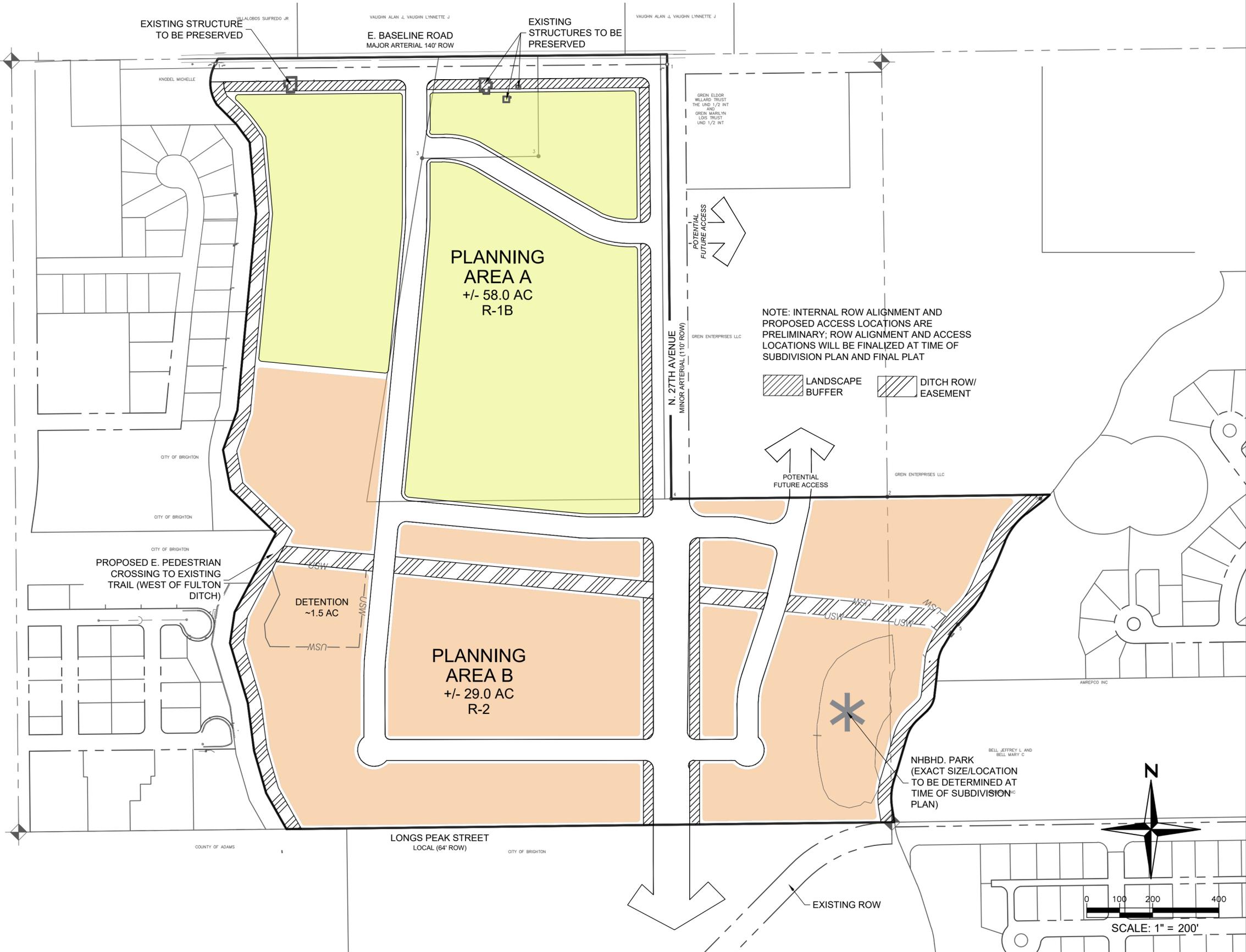
**PLANNED DEVELOPMENT
GREIN PROPERTY
DETAIL PLAN**

COLORADO
CITY OF BRIGHTON

I:\2023\23025 - Grein Property\CADD\Sheet Sets\Grein Property_Planned Development (PD)\2024-07-14_Grein Property_Planned Development.bak.dwg tab: CONCEPTUAL DEVELOPMENT PLAN Aug 27, 2024 - 9:51am astavish

PLANNED DEVELOPMENT FOR GREIN PROPERTY

A PARCEL LOCATED IN THE NORTHEAST QUARTER OF SECTION 5 AND THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO



NOTE: INTERNAL ROW ALIGNMENT AND PROPOSED ACCESS LOCATIONS ARE PRELIMINARY; ROW ALIGNMENT AND ACCESS LOCATIONS WILL BE FINALIZED AT TIME OF SUBDIVISION PLAN AND FINAL PLAT

LANDSCAPE BUFFER DITCH ROW/EASEMENT



**NOT FOR
CONSTRUCTION**

DATE	04/15/2024
DRAWN	AS
CHECKED	
APPROVED	
PROJECT NO.	23025
HORZ. SCALE	
VERT. SCALE	

DATE	NO.	REVISION
07-23-2024	1	SUBMITTAL NO. 2
08-22-2024	2	SUBMITTAL NO. 3

PLANNED DEVELOPMENT
GREIN PROPERTY
CONCEPTUAL DEVELOPMENT PLAN
CITY OF BRIGHTON
COLORADO



Community Development

500 South 4th Avenue
Brighton, CO 80601
303-655-2072
www.brightonco.gov

January 27, 2026

Dear Interested Party:

I am writing this letter to inform you of upcoming public hearings, which you may be inclined to attend. The hearings provide an opportunity for interested parties to voice their opinion on the proposed project to the Planning Commission and City Council. The input and opinions of residents and neighboring property owners provides valuable feedback to the Planning Commission, City Council, City staff, and the applicant. The following is some basic information that pertains to the project.

Application Type: **Planned Development (PD):** A Planned Development, known as a PD, is a type of zoning map amendment that establishes a detailed plan for development within a defined area. The goal of a PD is to provide greater flexibility in land use, layout, and design, compared to traditional zoning regulations.

Summary: The request is to change the zoning of approximately 88.303 acres of property from the current Agriculture-1 (A-1) zoning under Adams County to the Grein Property Planned Development.

Location/Site Plan: The property is generally located to the north of the Longs Peak Street alignment, south of East Baseline Road, east of the Fulton Ditch and west of the North 27th Avenue alignment and the Brighton Lateral Ditch.

The abbreviated legal description is as follows: A parcel located in the northeast quarter of Section 5 and the northwest quarter of Section 4, Township 1 South, Range 66 West of the Sixth Principal Meridian, City of Brighton. **See the reverse side for a vicinity map.**

Reviewing Bodies: The Planning Commission makes a recommendation, and the City Council decides on the proposed PD after a Public Hearing (details below) has been held.

Public Hearings: **Planning Commission**
Thursday, February 12, 2026 at 6:00 p.m.

City Council
Tuesday, March 3, 2026 at 6:00 p.m.

Both hearings are held in the Council Chambers on the first floor of City Hall
Located at 500 S 4th Avenue, Brighton, CO 80601

Official Notice
Publication: January 27, 2026 posted on the City's Website.

Information continues on the reverse side.

City Staff Project Manager:

Emma Lane, AICP
Senior Planner – Historic Preservation
(303) 655-2051
elane@brightonco.gov

Property Owner:

Ivan E. Grein Living Trust
CC Realty, LLC

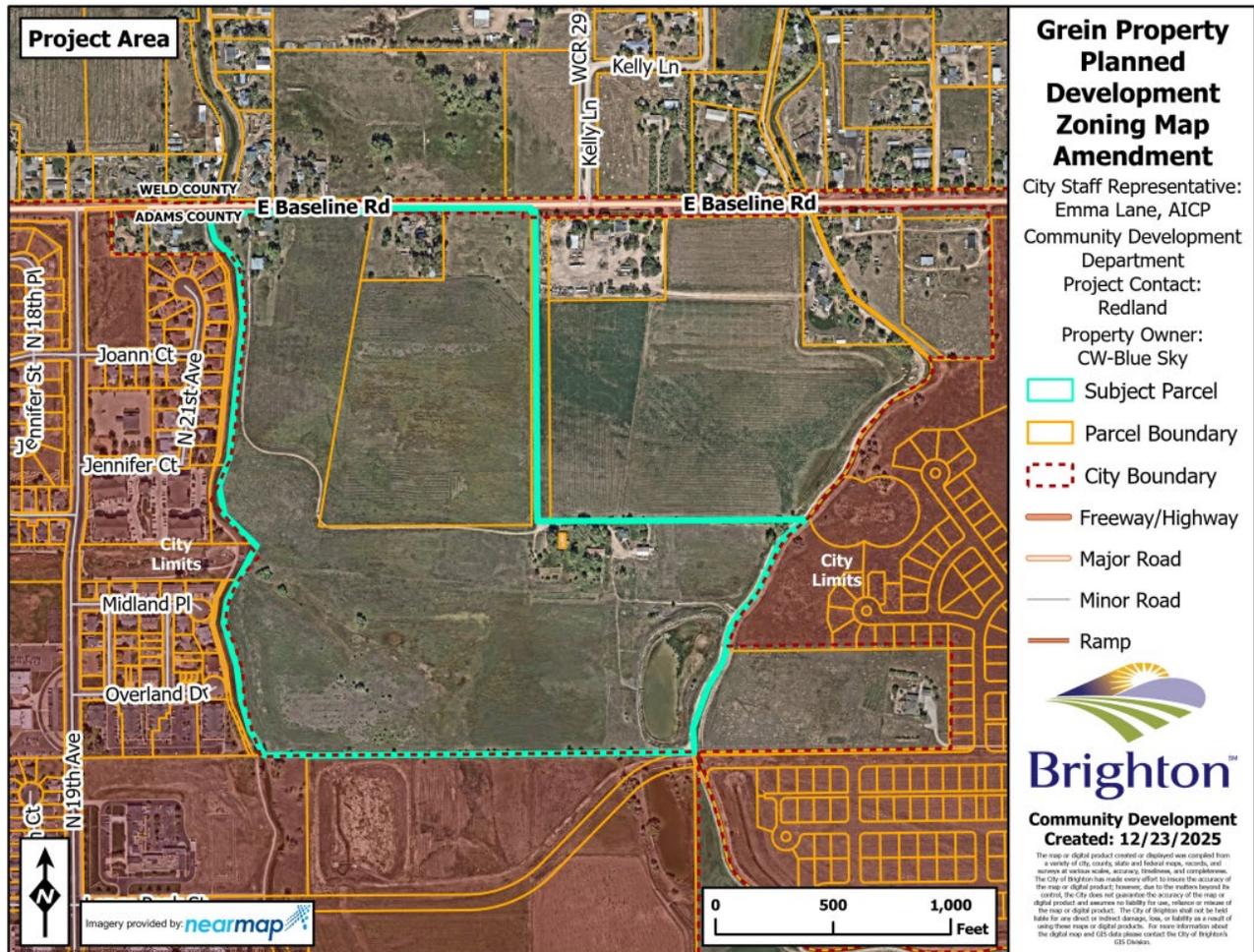
Additional Info:

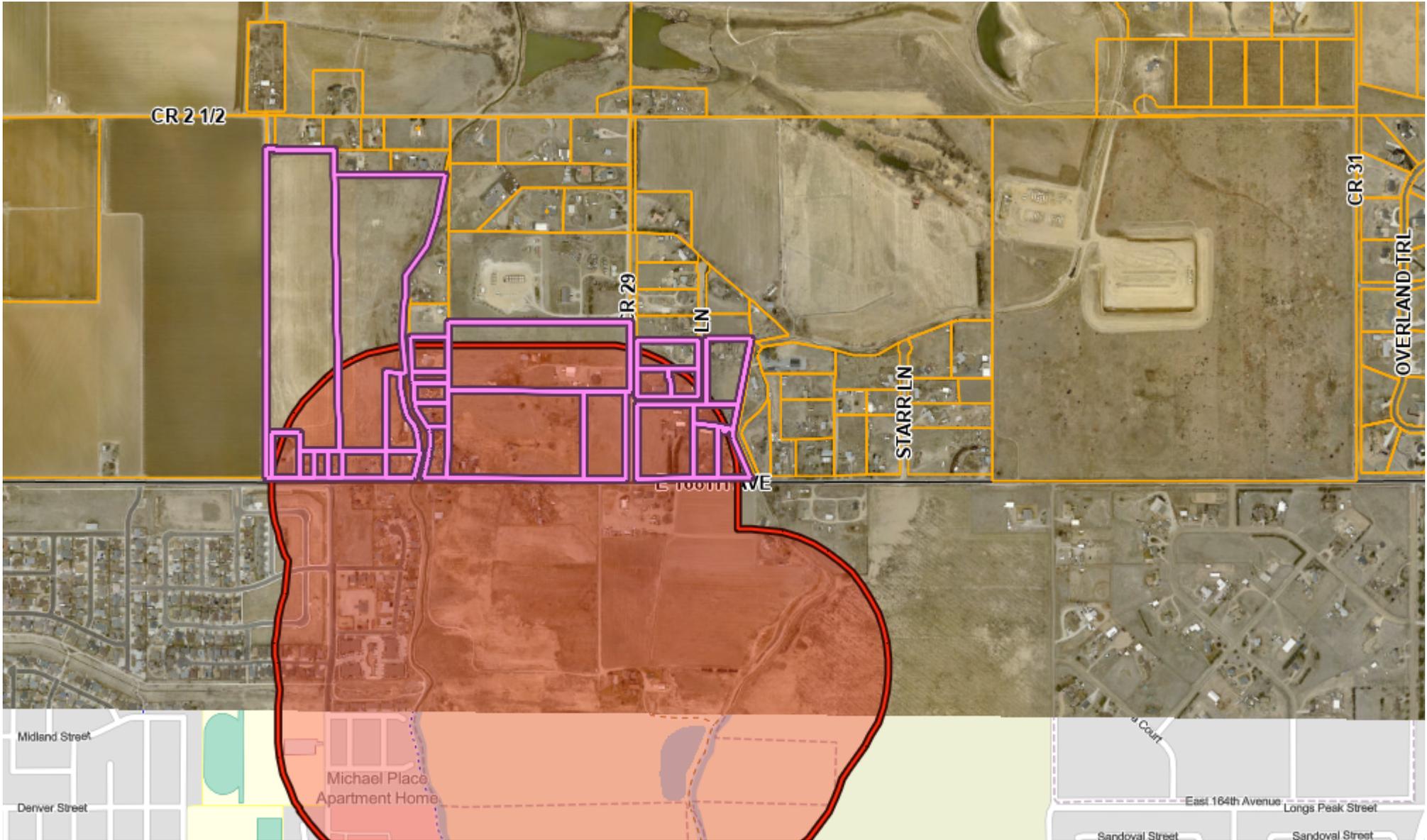
The review process allows the Planning Commission and the City Council to determine the completeness of the application and its adherence to City Codes and policies. The Planning Commission will provide a recommendation to City Council, who will ultimately make the final decision on the application.

Please do not hesitate to contact me if you have any questions on this project or if you are unable to attend the hearing but would like to submit a comment into the record. **Public comments must be received at least 24 hours prior to the meeting time.** Thank you for your time.

Best regards,

Emma Lane, AICP
Senior Planner – Historic Preservation





Scale: 1:11721

Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.



Notes:

DISCLAIMER: This product has been developed solely for internal use only by Weld County. The GIS database, applications, and data in the product is subject to constant change and the accuracy and completeness cannot be and is not guaranteed. The designation of lots or parcels or land uses in the database does not imply that the lots or parcels were legally created or that the land uses comply with applicable State or Local law. UNDER NO CIRCUMSTANCE SHALL ANY PART THE PRODUCT BE USED FOR FINAL DESIGN PURPOSES. WELD COUNTY MAKES NO WARRANTIES OR GUARANTEES, EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS, ACCURACY, OR CORRECTNESS OF SUCH PRODUCT, NOR ACCEPTS ANY LIABILITY, ARISING FROM ANY INCORRECT, INCOMPLETE OR MISLEADING INFORMATION CONTAINED THEREIN.

MEMORANDUM

To: Stephanie Iiams - City of Brighton

Prepared By: Susan Wade - Redland

Date: November 21, 2023

RE: Grein Tri-B Property Annexation & Zone Neighborhood Meeting

On Monday, November 20, 2023, we held a virtual neighborhood meeting for the Annexation and Zone application to the City of Brighton.

Attendees:

Applicant Team:

Eric Eckberg - JE Homes
Susan Wade - Redland Land Planner
Travis Frazier - Redland Civil Engineer
Jordan Fraser - Redland Land Planner

Residents:

Michelle Knodel
Kevin Grein

Presentation:

The applicant team presented the site location, current zoning in Adams County, the City of Brighton Future Land Use Map, the proposed zone request of R-2 and the City Annexation Criteria.

Question and Answers:

- 1) Michelle Knodel asked if her property at 16220 E 168th Ave was part of the annexation request into the City of Brighton. Response: No, her property at 16220 E 168th Ave is not a part of the Annexation request.
There were no other questions for the applicant.

Exhibit A



SIGN 1



SIGN 2

Legal Notices

SPECIAL MEETING NOTICES

PUBLIC HEARINGS

City Council Public Hearing 3/3/2026: [Grein Property Planned Development](#)

Historic Planning Commission Public Hearing 2/19/2026: [COA for 575 Bush Street](#)

Planning Commission Public Hearing 2/12/2026: [Grein Property Planned Development](#)

Planning Commission Public Hearing 1/22/2026: [Conditional Use Permit](#)

City Council Public Hearing 1/20/2026: [ADU Rear Setback Code Amendment](#)

City Council Public Hearing 1/20/2026: [LUDC Amendment - Gas Stations](#)

City Council Public Hearing 1/20/2026: [James Property Zoning Map Amendment](#)

Grein Property Planned Development

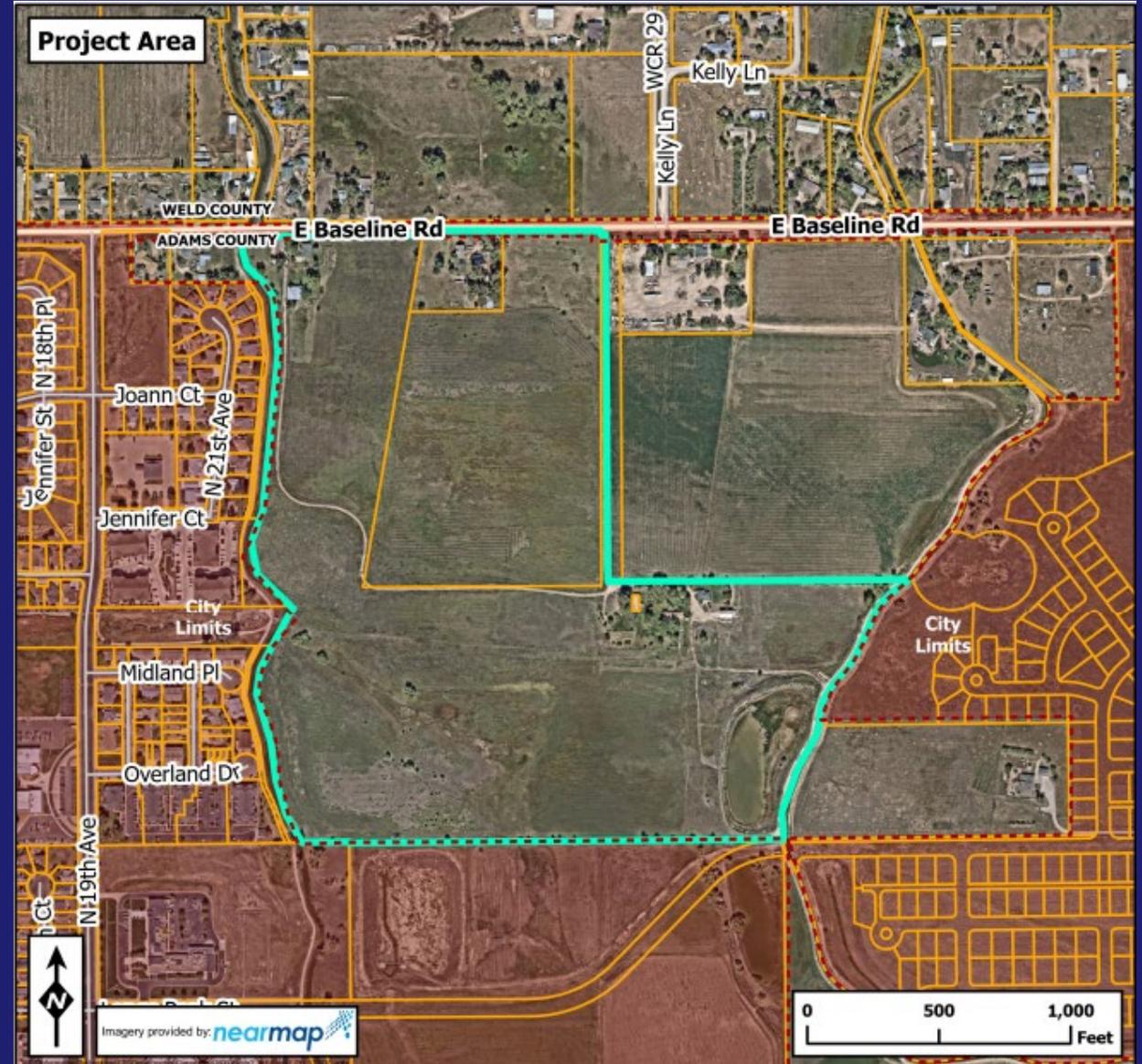
Planning Commission – February 12, 2026

Applicant/Property Owner:
Project Contact:
City Staff Representative:
City Department:

Ivan E. Grein Living Trust and CC Realty LLC
Travis Frazier of Redland
Emma Lane, AICP, Senior Planner – Historic Preservation
Community Development

Subject Location

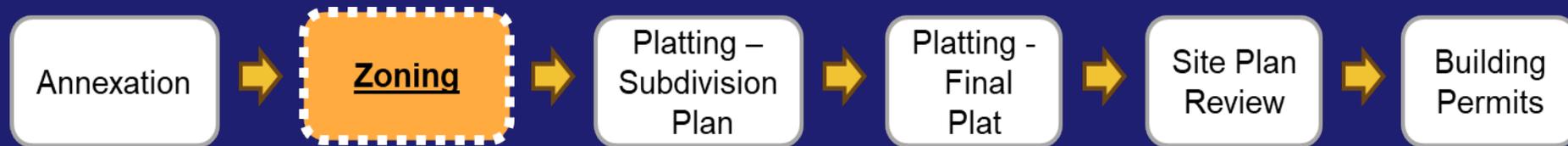
The property is generally located to the north of the Longs Peak Street alignment, south of East Baseline Road, east of the Fulton Ditch and west of the North 27th Avenue alignment and the Brighton Lateral Ditch.



Aerial Map

Purpose

- The request is to rezone the Property from the current Adams County Agriculture-1 (A-1) zoning to Planned Development (PD).

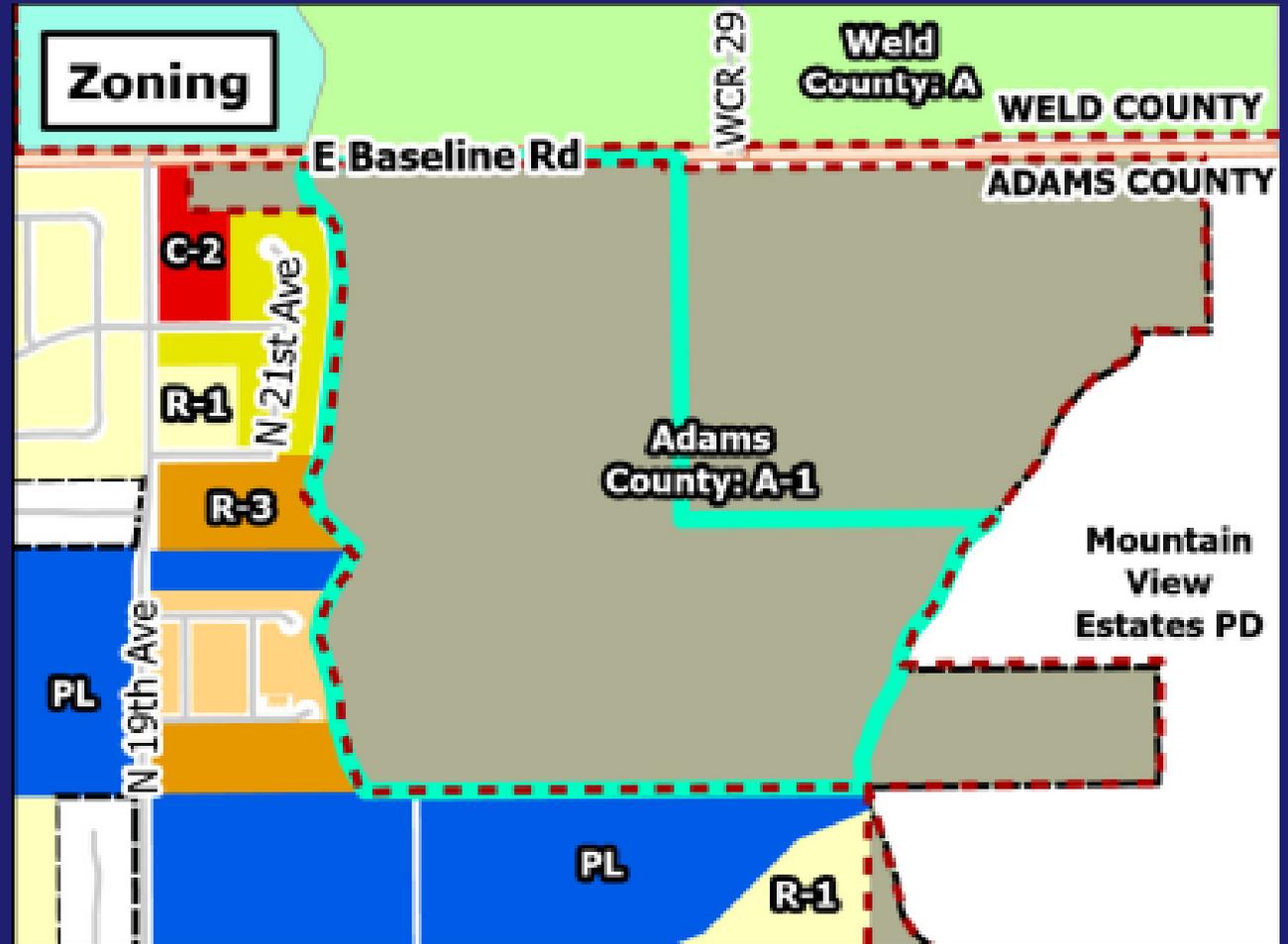


Process

- Zoning is the second step in the land development process.
- Staff used the New Planned Development criteria from the Land Use & Development Code to review the proposal.

Background

- The Property is zoned Agriculture-1 (A-1) within Adams County.
- The Property is within the City's growth boundary.
- The Property is in the process of Annexation with the City.



Zoning Map

Grein Property PD

Zoning Restrictions

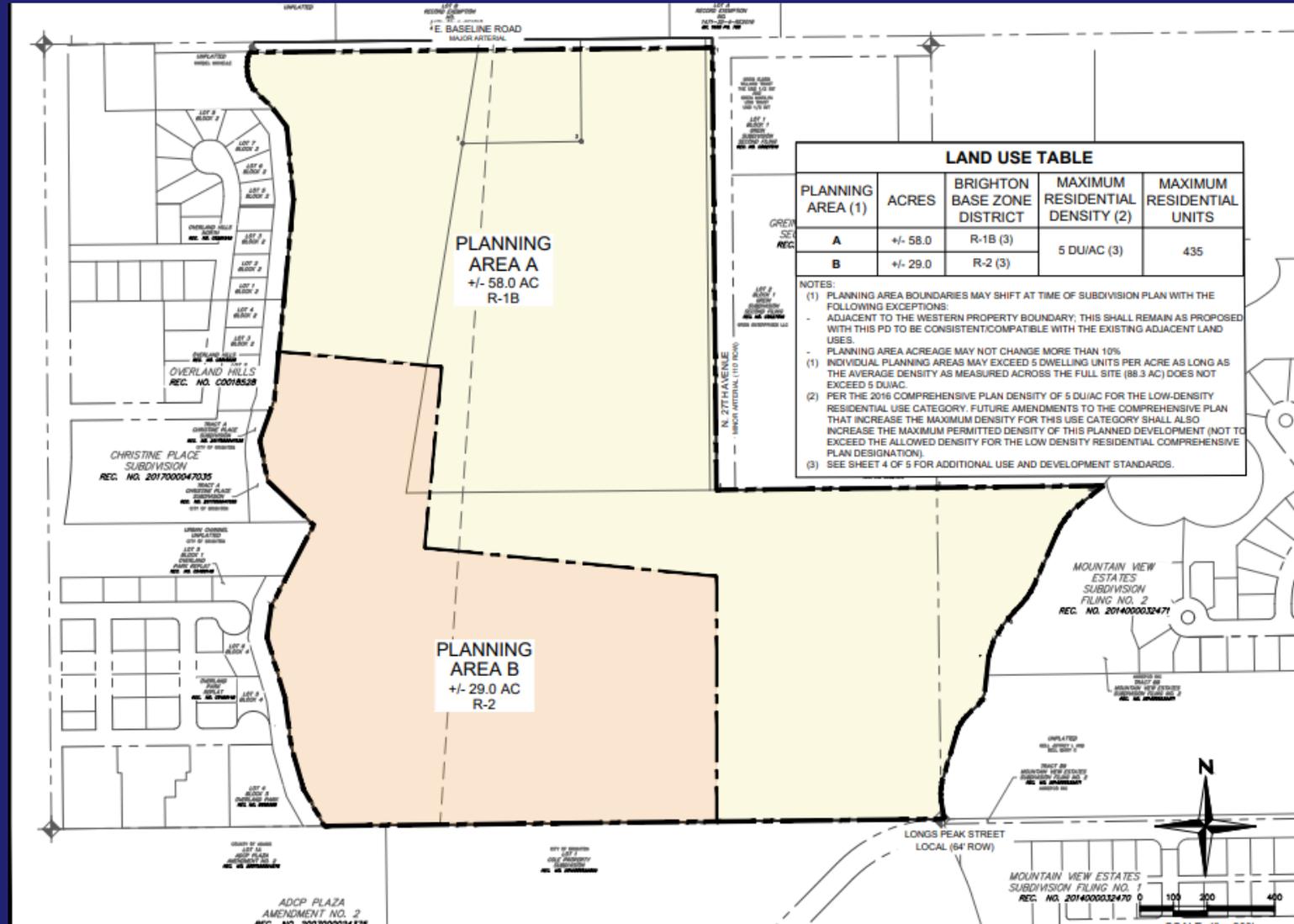
Planning Area A

- Underlying Zoning: R-1-B

Planning Area B

- Underlying Zoning: R-2

Overall Density: No more than 5 DU/AC



PD Document

Grein Property PD

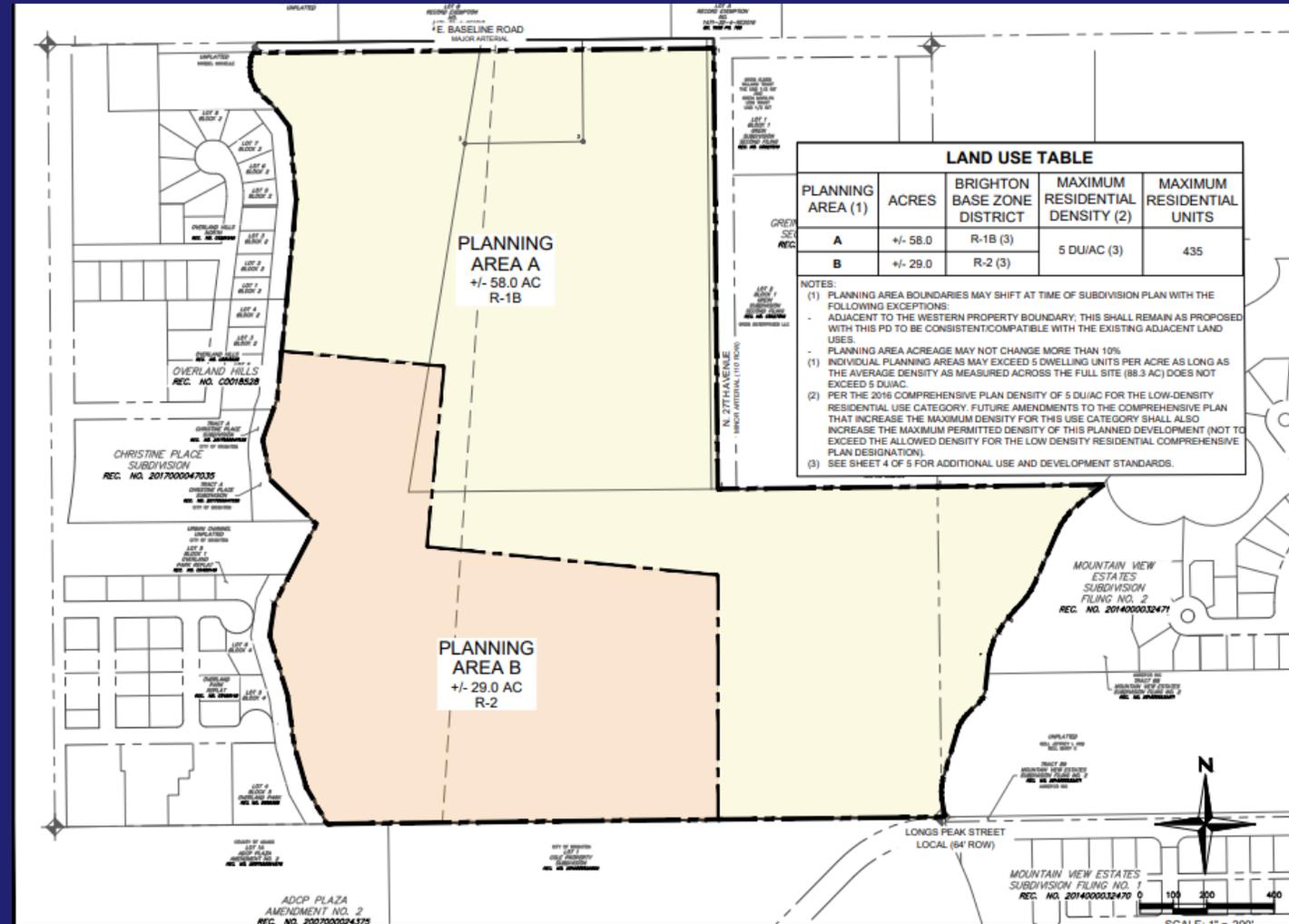
Building Types

Planning Area A

- Allowed Building Types:
 - Detached House – Rural
 - Detached House – Suburban
 - Detached House – Neighborhood
 - Detached House – City Lot
 - Detached House – Compact

Planning Area B

- Allowed Building Types:
 - All detached house types (above)
 - Duplex – Suburban
 - Duplex – Multi-unit House
 - Row House



PD Document

Grein Property PD

Development Standards

Driveway Spacing – LUDC Section 3.01

- PD proposes that driveways must be 30 feet from a corner on a local road
- LUDC requires 50 feet from a corner

Driveway Width – LUDC Section 5.02

- PD proposes that all building types will be allowed a driveway width of 16 feet for a single car driveway and 24 feet for a double car driveway
- LUDC requires varied driveway widths per building type

DEVELOPMENT STANDARDS:

PLANNING AREA A

- ALL DEVELOPMENT STANDARDS PER THE CITY OF BRIGHTON R-2 ZONE DISTRICT EXCEPT AS MODIFIED BELOW:
 - SECTION 3.01 STREETS - DRIVEWAY SPACING:
 - **FOR LOCAL STREETS, MINIMUM DRIVEWAY SPACING DISTANCE FROM CORNER SHALL BE 30 FEET.**
 - SECTION 5.02 - TABLE 5-5 DRIVEWAY WIDTH:
 - **ALL ALLOWED BUILDING TYPES SHALL PERMIT A MAXIMUM DRIVEWAY WIDTH OF 16 FEET FOR A SINGLE CAR DRIVEWAY AND 24 FEET FOR A DOUBLE CAR DRIVEWAY.**

PLANNING AREA B

- ALL DEVELOPMENT STANDARDS PER THE CITY OF BRIGHTON R-2 ZONE DISTRICT EXCEPT AS MODIFIED BELOW:
 - SECTION 3.01 STREETS - DRIVEWAY SPACING:
 - **FOR LOCAL STREETS, MINIMUM DRIVEWAY SPACING DISTANCE FROM CORNER SHALL BE 30 FEET.**
 - SECTION 5.02 - TABLE 5-5 DRIVEWAY WIDTH:
 - **ALL ALLOWED BUILDING TYPES SHALL PERMIT A MAXIMUM DRIVEWAY WIDTH OF 16 FEET FOR A SINGLE CAR DRIVEWAY AND 24 FEET FOR A DOUBLE CAR DRIVEWAY.**

Proposed
Development Standards

Grein Property PD

Preservation of Existing Site Character

5AM4300 (16300 East 168th Avenue) - above

- Feature 1 – Primary House
- Grove of existing trees



5AM3728 (16440 East 168th Avenue) - below

- Feature 1 – Primary House
- Feature 2 – Original Shed
- Feature 3 – Original Shed
- Grove of existing trees



5AM4301 (16614 East 168th Avenue)

- Grove of existing trees

Structures and Trees to
be preserved

Review Criteria

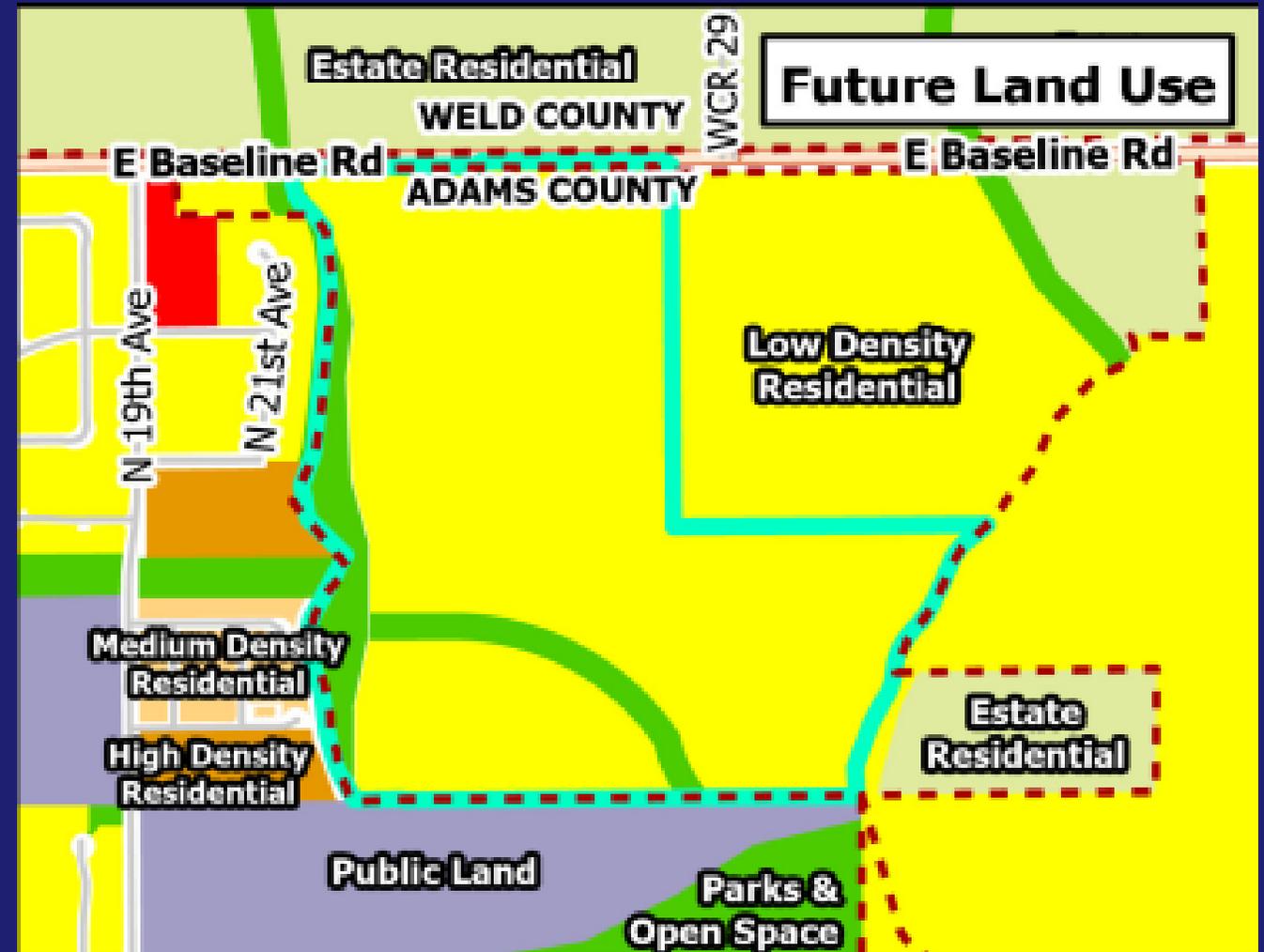
Land Use & Development Code

- The Planning Commission in making its recommendation shall use the following criteria 2.04 C. 1.
 - a. The plan better implements the Comprehensive Plan, beyond what could be accomplished under application of general zoning districts and development standards.*

Review Criteria – Comprehensive Plan

Future Land Use Designation

- The Subject Property is designated as Low Density Residential.



Future Land Use Map

Review Criteria – Comprehensive Plan

Chapter Four: Citywide Principles, Policies & Strategies

- *Policy 6.2 – Create and Maintain Inviting, Safe, Walkable and Bikeable Streetscapes*
- *Policy 6.5 – Encourage Projects that Enhance the Diversity of Housing Types and Costs, and Manage*
- *Policy 7.5 – Design the Streets, Pedestrian Environments and Gateways of Brighton with Consideration to the Visual Character and Experience of Users and Adjacent Development*
- *Policy 10.1 – Encourage and Support Historic Preservation and Reuse of Existing Structures*

Review Criteria

Land Use & Development Code (Planned Development)

- b. The benefits from any flexibility in the proposed plan promote the general public health, safety and welfare of the community, and in particular, that of the areas immediately near or within the proposed project, and the proposed flexibility is not strictly to benefit the applicant or a single project.*
- c. The flexibility in the proposed plan allows the project to better meet or exceed the intent statements of the base zoning district(s).*
- d. The proposed adjustments to the standards do not undermine the intent or design objectives of those standards when applied to the specific project or site.*
- e. The plan reflects generally accepted and sound planning and urban design principles with respect to applying the goals and objectives of the Comprehensive Plan to the area.*

Review Criteria

Land Use & Development Code (Zoning Map Amendment)

- f. *The plan meets all of the review criteria for a zoning map amendment. (Sec. 2.03 B.)*
 - 1. *The proposal is in accordance with the goals and objectives of the Comprehensive Plan and any other plan, policy or guidance adopted pursuant to that plan.*
 - 2. *The proposal will support development in character with existing or anticipated development in the area, including the design of street, civic spaces and other open spaces; the pattern, scale and format of buildings and sites; and the integration, transitions and compatibility of other uses.*
 - 3. *The City or other agencies have the ability to provide services or facilities that may be necessary for anticipated uses in the proposed district.*
 - 4. *The change will serve a community need, amenity or development that is not possible under the current zoning or that was not anticipated at the time of the initial zoning of the property.*
 - 5. *The recommendations of any professional staff or advisory review bodies.*

Public Notice and Comment

- Public Notice was provided in accordance with the *Land Use & Development Code*.
- On January 27th:
 - ✓ Notice was published on the City's Website.
 - ✓ Two signs were posted on the subject property.
 - ✓ Written notice was mailed to all property owners within 1,000 feet of the Subject Property.
- Planning staff has not received any formal comment in advance of this hearing.
- City staff posted information for the public hearing on various social media sites.

Summary of Findings

- ✓ The Development Review Committee has reviewed this project and recommends approval.
- ✓ Staff finds the Planned Development is in general compliance with the requirements as outlined in the *Land Use & Development Code*.

City Staff Recommendation

- ✓ Staff recommends approval of the Grein Property Planned Development.

Options for Planning Commission

- ❑ Recommend approval of the Planned Development;
- ❑ Recommend denial of the Planned Development;
- ❑ Recommend approval of the Planned Development with changes to the drafted resolution; or
- ❑ Continue the item to be heard at a later, specified date if the Commission feels it needs additional information to ensure compliance with the approval criteria as set forth in the Land Use & Development Code.