

ORDINANCE NO. 2488
INTRODUCED BY: Fiedler

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, APPROVING THE BROMLEY PARK PLANNED UNIT DEVELOPMENT 35TH AMENDMENT FOR AN APPROXIMATELY 7.712 ACRES OF PROPERTY, GENERALLY LOCATED TO THE NORTH OF EAST BRIDGE STREET, SOUTH OF THE FUTURE ROYAL PINE STREET, EAST OF THE GOLDEN EAGLE PARKWAY ALIGNMENT, AND WEST OF I-76, MORE PARTICULARLY LOCATED IN THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

WHEREAS, Brookfield Residential LLC (the "Owner") is the owner of approximately 7.712 acres of real property, more specifically described in EXHIBIT A, attached hereto and incorporated herein (the "Property"); and

WHEREAS, an authorized representative of the Owner (the "Applicant") has requested approval of the Bromley Park Planned Unit Development 35th Amendment, attached hereto as EXHIBIT B (the "PUD Amendment"); 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 Brighton *Land Use & Development Code* (the "LUDC") for the review and procedures related to this PUD; and

WHEREAS, the Planning Commission conducted a public hearing on September 25, 2025, to review and consider the zoning change pursuant to the applicable provisions and criteria set forth in the LUDC and provided a unanimous recommendation of approval to the City Council; and

WHEREAS, the City Council opened a public hearing on October 7, 2025, where it conducted its review and considered the PUD Amendment pursuant to the applicable provisions and criteria set forth in 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 1000 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 City Council public hearing; and

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

NOW THEREFORE, BE IT 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 zoning district; (b) does not increase development capacity or impact on adjacent infrastructure; (c) meets the standards of the *Land Use and Development Code* and/or aligns development standards with the existing surrounding subdivision; 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 OCTOBER 2025.

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

CITY OF BRIGHTON, COLORADO



GREGORY MILLS, Mayor

ATTEST:



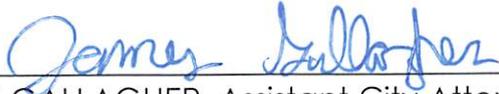
NATALIE HOEL, City Clerk

Published in the *Brighton Standard Blade*

First Publication: October 16, 2025

Final Publication: October 30, 2025

APPROVED AS TO FORM:



JAMES GALLAGHER, Assistant City Attorney

EXHIBIT A

LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 2 AND CONSIDERING THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 2 TO BEAR NORTH 89°19'55" EAST, A DISTANCE OF 2633.96 FEET, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERE TO;

THENCE SOUTH 37°22'27" EAST, A DISTANCE OF 5207.04 FEET TO THE WESTERLY TERMINUS OF THAT CERTAIN COURSE SHOWN AS HAVING A BEARING AND DISTANCE OF "SOUTH 89°21'16" WEST, 1005.88 FEET" ALONG THE SOUTHERLY BOUNDARY OF BRIGHTON CROSSING FILING NO. 2, 6TH AMENDMENT, PER PLAT RECORDED MAY 15, 2018, AT RECEPTION NO. 2018000039340, OF THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE AND THE POINT OF BEGINNING;

THENCE ALONG SAID SOUTHERLY BOUNDARY, NORTH 89°21'16" EAST, A DISTANCE OF 875.80 FEET;

THENCE DEPARTING SAID SOUTHERLY BOUNDARY, SOUTH 00°38'31" EAST, A DISTANCE OF 105.05 FEET;

THENCE SOUTH 89°42'44" WEST, A DISTANCE OF 97.56 FEET;

THENCE SOUTH 00°17'16" EAST, A DISTANCE OF 235.05 FEET;

THENCE SOUTH 89°42'44" WEST, A DISTANCE OF 121.00 FEET;

THENCE NORTH 84°34'38" WEST, A DISTANCE OF 100.50 FEET;

THENCE SOUTH 89°42'44" WEST, A DISTANCE OF 594.30 FEET TO THE EASTERLY RIGHT-OF-WAY OF NORTH GOLDEN EAGLE PARKWAY AS RECORDED AT RECEPTION NO. C1194143, OF SAID RECORDS;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY THE FOLLOWING FOUR (4) COURSES:

1. SOUTH 08°38'42" EAST, A DISTANCE OF 86.22 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 735.00 FEET;

2. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°54'28", AN ARC LENGTH OF 101.44 FEET;

3. SOUTH 00°38'43" EAST, A DISTANCE OF 153.56 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 50.00 FEET;
4. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'03", AN ARC LENGTH OF 78.54 FEET;

THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY, NON-TANGENT TO SAID CURVE, SOUTH 89°21'13" WEST, A DISTANCE OF 171.65 FEET TO THE SOUTHEASTERLY CORNER OF TRACT Z, BRIGHTON CROSSING FILING NO. 2, RECORDED DECEMBER 31, 2002, AT RECEPTION NO. C1074039, IN SAID RECORDS;

THENCE ALONG THE EASTERLY BOUNDARY OF SAID TRACT Z, NORTH 13°33'59" WEST, A DISTANCE OF 137.31 FEET;

THENCE ALONG SAID EASTERLY BOUNDARY OF TRACT Z AND THE EASTERLY BOUNDARY AND THE EASTERLY BOUNDARY EXTENDED OF TRACT U, OF SAID PLAT OF BRIGHTON CROSSING FILING NO. 2, 6TH AMENDMENT, AND THE EASTERLY BOUNDARY OF SAID TRACT Y, NORTH 13°16'10" EAST, A DISTANCE OF 536.74 FEET;

THENCE CONTINUING ALONG THE EASTERLY BOUNDARY OF SAID TRACT Y, NORTH 34°53'38" EAST, A DISTANCE OF 73.28 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 7.712 ACRES, (335,949 SQUARE FEET), MORE OR LESS

EXHIBIT B

ZONING MAP

[Attached as a separate document]



BROMLEY PARK P.U.D. 35TH 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 SITE PA 8.3:

A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 2 AND CONSIDERING THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION BEARINGS CONTAINED HEREIN RELATIVE THERE TO:

TERMINUS OF THAT CERTAIN COURSE SHOWN AS HAVING A BEARING AND BOUNDARY OF BRIGHTON CROSSING FILING NO. 2, 6TH AMENDMENT, PER PLAT RECORDED MAY 15, 2018, AT RECEPTION NO. 2018000039340, OF THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE AND THE POINT OF BEGINNING.

OF 875.80 FEET;

DISTANCE OF 105.05 FEET;

RIGHT-OF-WAY OF NORTH GOLDEN EAGLE PARKWAY AS RECORDED AT RECEPTION NO. C1194143, OF SAID RECORDS;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY THE FOLLOWING FOUR (4) COURSES:

- TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 735.00 FEET;
- AN ARC LENGTH OF 101.44 FEET;
- TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 50.00 FEET;
- SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF _____

THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY, NON-TANGENT TO SAID SOUTHEASTERLY CORNER OF TRACT Z, BRIGHTON CROSSING FILING NO. 2, RECORDED DECEMBER 31, 2002, AT RECEPTION NO. C1074039, IN SAID RECORDS;

WEST, A DISTANCE OF 137.31 FEET;

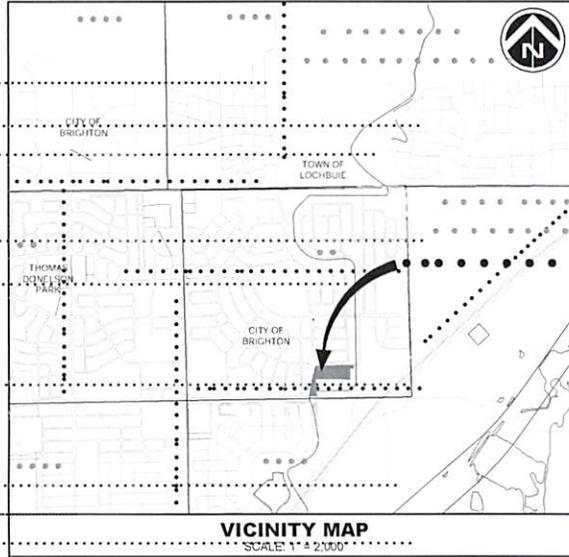
THENCE ALONG SAID EASTERLY BOUNDARY OF TRACT Z AND THE EASTERLY BOUNDARY AND THE EASTERLY BOUNDARY EXTENDED OF TRACT U, OF SAID PLAT OF BRIGHTON CROSSING FILING NO. 2, 6TH AMENDMENT, AND THE EASTERLY

THENCE CONTINUING ALONG THE EASTERLY BOUNDARY OF SAID TRACT Y,

CONTAINING AN AREA OF 7.712 ACRES, (335,949 SQUARE FEET), MORE OR LESS.

PURPOSE AND INTENT:

THE PURPOSE OF THIS PUD AMENDMENT IS TO ASSIGN LAND USE CLASSIFICATIONS FOR THREE PARCELS ANNEXED INTO THE CITY OF BRIGHTON. THESE PARCELS WILL BECOME A SINGLE PLANNING AREA WITHIN BRIGHTON CROSSING IN COMPLIANCE WITH THE BROMLEY PARK LAND USE REGULATIONS.



PURSUANT TO EXHIBIT G OF THE FIRST AMENDMENT TO THE BROMLEY PARK ANNEXATION AGREEMENT, DATED DECEMBER 16, 1986, AND 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 PARK LAND USE REGULATIONS.

STANDARDS OF THE BROMLEY PARK LAND USE REGULATIONS AND THE CITY OF BRIGHTON LAND USE AND DEVELOPMENT CODE, AS AMENDED, ARE APPLICABLE UNLESS AMENDED WITH THIS DOCUMENT.

Sheet List Table

Sheet Number	Sheet Title
1	COVER SHEET
2	PUD PLAN

OWNERSHIP CERTIFICATE

WE THE UNDERSIGNED, BEING THE OWNER(S) AND/OR DEVELOPER(S) OF THE LAND HEREIN DESCRIBED LOCATED IN THE CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO, HEREBY SUBMIT THIS PLAN AND AGREE TO PERFORM UNDER THE TERMS NOTED HEREON.

OWNER: BRIGHTON CROSSING LLC

BY: _____
NAME: _____
TITLE: _____

OWNER: CITY OF BRIGHTON

BY: _____
NAME: _____
TITLE: _____

NOTARIAL

STATE OF COLORADO)
COUNTY OF _____) SS
CITY OF _____) SS

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

City of Brighton Development Review Committee	
ACCLPTED	
<small>The items attached and copies herein have been reviewed on behalf of the City of Brighton in accordance with the City of Brighton standards and specifications contained and other relevant documents. This acceptance shall not be deemed to release or waive the obligation of the applicant/developer to comply with all applicable laws, rules, regulations, and ordinances, nor shall it constitute a warranty of any kind. The City of Brighton shall not be held liable for any damages, including but not limited to, those caused by the applicant/developer or its agents, contractors, or subcontractors. This approval is valid for one year from the date of the City Council's approval.</small>	
Community Development Director:	<u>Shannon McDowell for Holly Prather</u> 08/28/2025
Planning:	<u>Stephanie Lewis</u> 08/15/2025 <u>Shannon McDowell</u> 08/28/2025
Utilities:	<u>Adam Spivey</u> 8/28/2025
Stormwater:	<u>Shahel Mehta</u> 08/14/2025
Public Works:	
Fire District:	<u>Chris Swanson</u> 08/16/2025
Parks:	<u>Ash Giammusso</u>

Dewberry
Dewberry Engineers Inc.
2011 Cherry Street, Suite 200
Fort Collins, CO 80527
720.975.0177
Contact: Suzanne O. Savel, PE
Email: sabbel@dewberry.com

BROMLEY PARK P.U.D.
35TH AMENDMENT
(MAJOR)
COVER SHEET

Brookfield Residential
6465 S. GREENWOOD PLAZA
SUITE 100
CENTENNIAL, CO 80111
Tel: (303) 790-6604
Contact: CHRIS BREANER

No.	Date	Description
4	08/12/2025	FOURTH SUBMITTAL
3	03/18/2025	THIRD SUBMITTAL
2	10/14/2025	SECOND SUBMITTAL
1	11/12/2024	FIRST SUBMITTAL

Project Number: 50124895
Designed By: SDC
Checked By: WZ
Sheet Number: 1

BROMLEY PARK P.U.D. 35TH 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

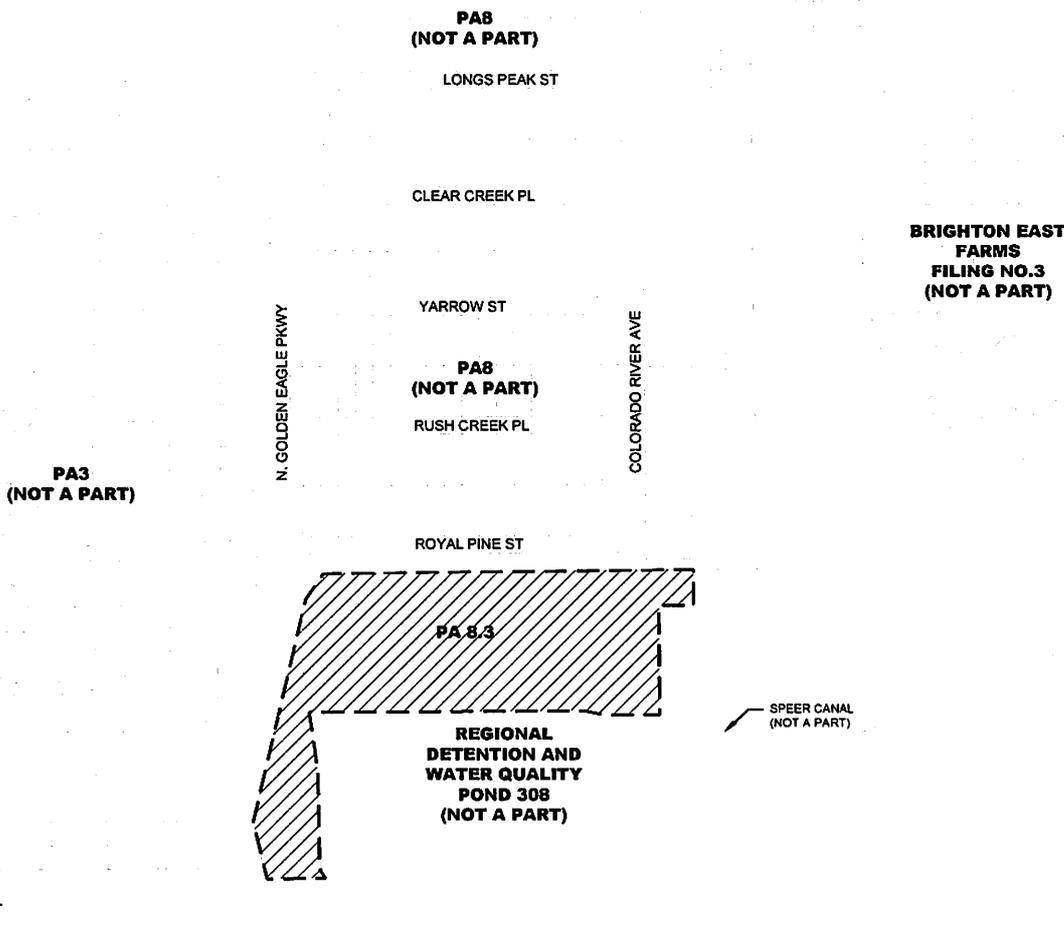


DEVELOPMENT SUMMARY

PLANNING AREA	LAND USE/ PROPOSED PUD DESIGNATION	DENSITY	ACRES	MAX UNITS
PA8.3	SINGLE-FAMILY DETACHED	6.75	7.71	52

LEGEND

- PLANNING AREA BOUNDARY
- SINGLE-FAMILY DETACHED



Dewberry
 Dewberry Engineers Inc.
 2011 Cherry Street, Suite 206
 Boulder, CO 80502
 Phone: 303.440.1100
 Contact: Suzanne O. Sisk, PE
 Email: salsob@dewberry.com

BROMLEY PARK P.U.D.
 35TH AMENDMENT
 (MAJOR)
 PUD PLAN

Brookfield Residential
 6465 S. GREENWOOD PLAZA
 SUITE 700
 CENTENNIAL, CO 80111
 Tel: (303) 790-6604
 Contact: CHRIS BREMINER

No	Date	Description
4	08/12/2025	FOURTH SUBMITTAL
3	03/18/2025	THIRD SUBMITTAL
2	01/14/2025	SECOND SUBMITTAL
1	11/17/2024	FIRST SUBMITTAL

Project Number: **50124895**
 Designed By: **SDC**
 Drawn By: **KND**
 Checked By: **WZ**
 Sheet Number: **2**