

ORDINANCE NO: 2304
INTRODUCED BY: Johnston

AN ORDINANCE OF THE CITY OF BRIGHTON CITY COUNCIL, APPROVING THE SOUTHGATE BRIGHTON PUD, 3RD AMENDMENT OF AN APPROXIMATELY 15.45-ACRE AREA OF LAND GENERALLY LOCATED IN THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

WHEREAS, Arcus Southgate, LLC (the "Owner"), is the owner of land approximately 15.45 acres in size, generally located south of 120th Avenue and east of Southgate Boulevard, and more specifically described in EXHIBIT A and shown in EXHIBIT B, attached hereto and incorporated herein (the "Property"); and

WHEREAS, Karen Henry, Henry Design Group (the "Applicant"), on behalf of the Owner, has requested approval of the Southgate Brighton PUD (Planned Unit Development), 3rd Amendment ("PUD Amendment") specifically described in EXHIBIT B; and

WHEREAS, in accordance with the public notice requirements of the Land Use and Development Code, a Notice of Public Hearing was mailed to all property owners within 300 feet of the Property, a public notice was published in the *Brighton Standard Blade*, 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, on October 25, 2018, a neighborhood meeting was held; and

WHEREAS, the Property has a zoning designation of Southgate Brighton PUD, 1st Amendment; and

WHEREAS, the Applicant, on behalf of the Owner, has applied to amend the Southgate Brighton PUD, 1st Amendment to allow for the portion described in EXHIBIT A to be changed to allow for attached single family homes; and

WHEREAS, the proposed PUD Amendment is compatible with the land uses that exist in this area; and

WHEREAS, the proposed PUD Amendment generally complies with the principles and policies described in the Comprehensive Plan; and

WHEREAS, the Planning Commission conducted a public hearing on January 24, 2019, to review and consider the PUD Amendment pursuant to the applicable provisions and criteria set forth in the Land Use and Development Code; and

WHEREAS, the City Council conducted a public hearing on March 6, 2019, to review and consider the PUD Amendment pursuant to the applicable provisions and criteria set forth in the Land Use and Development Code; and

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

WHEREAS, the City Council finds and determines that the proposed zone change complies with the Comprehensive Plan and other master plans of the City; complies with the requirements of the Land Use and Development Code and the PUD zone district; provides consistency with the purpose and intent of the Land Use and Development Code; and provides compatibility with the surrounding areas, is harmonious with the character of the neighborhood, and is not detrimental to the immediate area, or future development of the area, or the health, safety, or welfare of the inhabitants of the City.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, AS FOLLOWS:

Section 1. The approximately 15.45-acre portion of the Southgate Brighton PUD, more particularly described in EXHIBIT A, attached hereto and incorporated herein by this reference, is hereby amended as the Southgate Brighton PUD, 3rd Amendment.

Section 2. The Zoning Map of the City of Brighton shall be amended to reflect said rezoning.


INTRODUCED, PASSED ON FIRST READING, AND ORDERED PUBLISHED, THIS 19TH DAY OF MARCH, 2019.

PASSED ON SECOND AND FINAL READING AND ORDERED PUBLISHED, BY TITLE ONLY, THIS 2ND DAY OF APRIL, 2019.

CITY OF BRIGHTON, COLORADO


KENNETH J. KREUTZER, Mayor

ATTEST:


NATALIE HOEL, City Clerk



Published in the *Denver Post*
First Publication: March 27, 2019

Published in the *Brighton Standard Blade*
Final Publication: April 10, 2019

APPROVED AS TO FORM:


JACK D. BAJOREK, City Attorney

EXHIBIT A

LEGAL DESCRIPTION

VILLAGE AT SOUTHGATE SUBDIVISION, LOT 1, BLOCK 3 AND LOT 1, BLOCK 4.

A PORTION OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 2 SOUTH,
RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY
OF ADAMS, STATE OF COLORADO

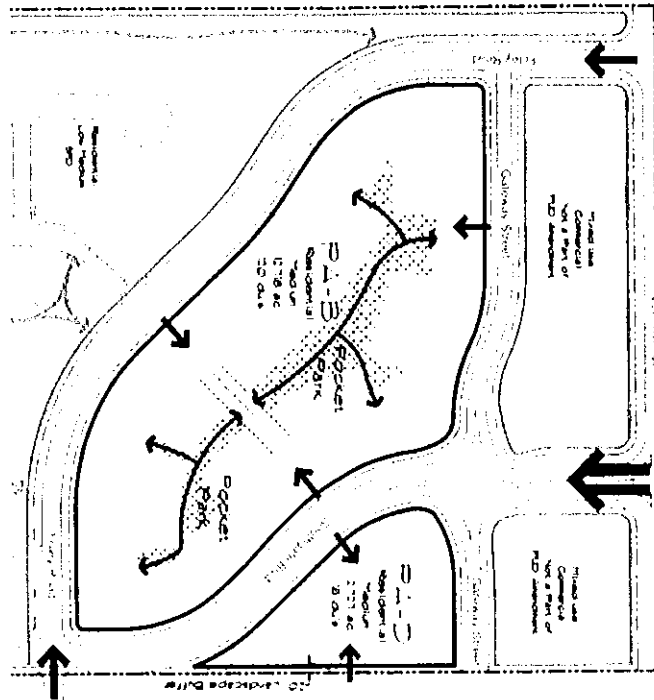
CONTAINS 15.45 ACRES OR LESS

EXHIBIT B

SOUTHGATE BRIGHTON PUD, 3RD AMENDMENT

(BEGINS ON NEXT PAGE)

SOUTHGATE VILLAGE
SOUTHGATE BRIGHTON PUD - 3rd AMENDMENT
 A PORTION OF THE NON-URBAN QUARTER SECTION 1,
 TOWNSHIP 2 SOUTH RANGE 4 WEST OF THE 10TH P.M.,
 CITY OF BRIGHTON, COUNTY OF SOARD, STATE OF COLORADO
 8127-10-001

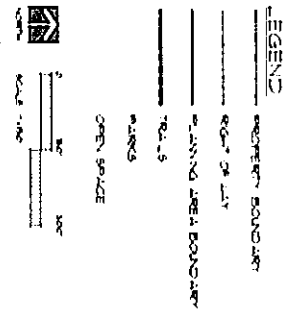


DEVELOPMENT SUMMARY

PLANNING AREA	NAME	AREA (ACRES)	NO. UNITS	USE
B	RESIDENTIAL	0.16	20	RESIDENTIAL
C	RESIDENTIAL	1.71	9	RESIDENTIAL
	TOTAL	0.445	29	

NOTES:
 1. THIS PLAN IS A PRELIMINARY DEVELOPMENT PLAN AND IS SUBJECT TO THE APPROVAL OF THE CITY OF BRIGHTON. THE CITY ENGINEER'S REVIEW AND THE RECORDING AGENCIES' REVIEW ARE REQUIRED PRIOR TO THE RECORDING OF THIS PLAN.

RESIDENTIAL STREET SECTION - 30 ROW
 NTS




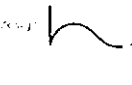
<p>SOUTHGATE VILLAGE SOUTHGATE BRIGHTON PUD - 3rd AMENDMENT</p>	<p>APPLICANT: SOUTHGATE BRIGHTON PUD PROJECT NO: 8127-10-001</p>			<p>DATE: 10/15/2024</p>
				<p>SCALE: AS SHOWN</p>

SOUTHGATE VILLAGE
SOUTHGATE BRIGHTON PUD - 3rd AMENDMENT
 LOT 1, BLOCK 3 AND LOT 1, BLOCK 2
 A PORTION OF THE NORTH-EAST QUARTER OF SECTION 1
 TOWNSHIP 2 SOUTH RANGE 87 WEST OF THE 7TH P1V
 CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO
 DESIGN STANDARD

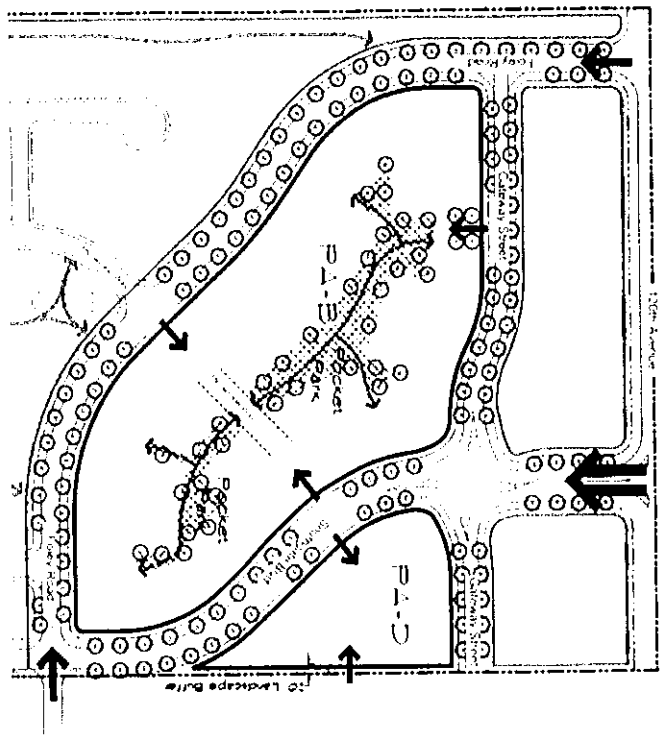
USE	MINIMUM LOT SIZE	MINIMUM LOT WIDTH	MAXIMUM LOT COVERAGE	MAXIMUM BUILDING HEIGHT	FRONT YARD SETBACK (porch or Structure)	SIDE YARD SETBACK	REAR YARD SETBACK	REAR YARD SETBACK TO GARAGE DOOR FACE FOR ALLEY LOADED GARAGES
Residential Medium Paired Homes (Individual Lots)	1750 SF	22 FT	80%	35 FT*	10 FT	5 FT - Exterior Wall 0 FT Common Wall	5 FT	5 FT
Rear Loaded Garage								

NOTES

- * As measured from the front building setback line.
- As measured from the front building setback line.
- As measured from the front building setback line.
- As measured from the front building setback line.
- As measured from the front building setback line.
- As measured from the front building setback line.
- As measured from the front building setback line.
- As measured from the front building setback line.
- As measured from the front building setback line.
- As measured from the front building setback line.

 <p>CITY OF BRIGHTON PLANNING DEPARTMENT</p>	 <p>CivilWorx PLANNING & DESIGN</p>	<p>APPLICANT: SOUTHGATE VILLAGE PROJECT: SOUTHGATE BRIGHTON PUD - 3rd AMENDMENT SHEET: 1 OF 1</p>	<p>SOUTHGATE VILLAGE SOUTHGATE BRIGHTON PUD - 3rd AMENDMENT</p>	<p>DESIGN STANDARD</p>
---	---	---	---	------------------------

SOUTHGATE VILLAGE
SOUTHGATE BRIGHTON PUD - 3rd AMENDMENT
 PORTION OF BLOCK 3 AND LOT 1, BLOCK 2
 A PORTION OF THE NORTH-EAST QUARTER OF SECTION 1
 TOWNSHIP 2 SOUTH RANGE 57 WEST OF THE 6TH P.M.
 CITY OF BRIGHTON, COUNTY OF ADAMS STATE OF COLORADO
 (CONCEPTUAL LANDSCAPE PLAN)



LEGEND

- PROPERTY BOUNDARY
- TREES
- PARKING
- OPEN SPACE
- PATH
- UTILITY



RECOMMENDED PLANTING
 The following table lists the recommended plantings for the project. The table includes columns for Plant Name, Quantity, and Notes.

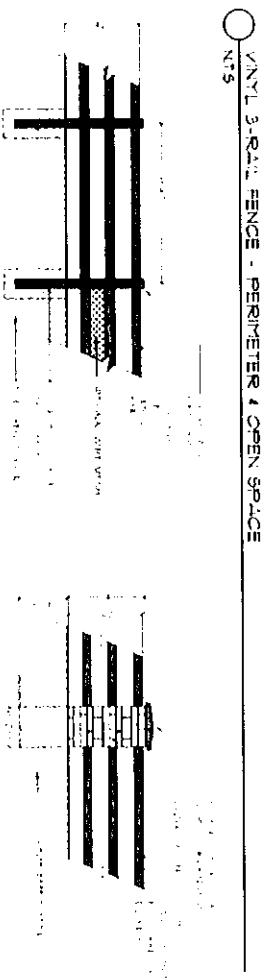
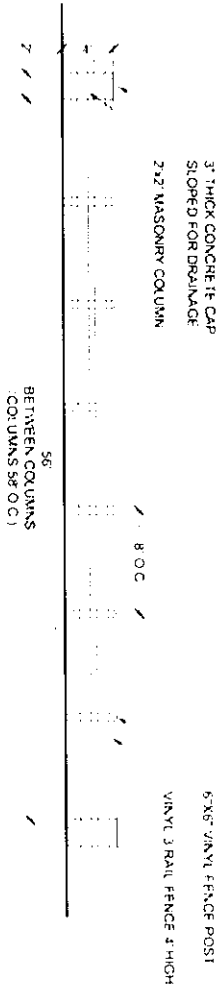
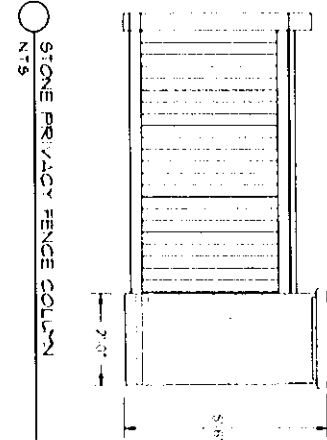
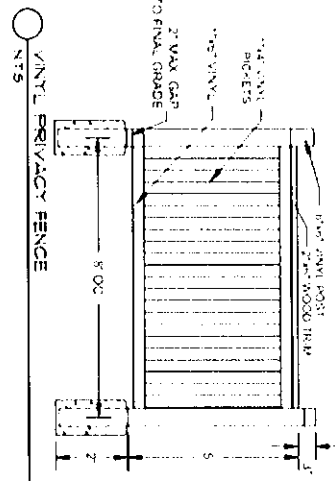
Plant Name	Quantity	Notes
...
...

PARKS & OPEN SPACE
 The following table lists the recommended parks and open space for the project. The table includes columns for Area Name, Area Type, and Notes.

Area Name	Area Type	Notes
...
...

CONCEPTUAL LANDSCAPE PLAN DATE: 10/15/2014	SOUTHGATE VILLAGE SOUTHGATE BRIGHTON PUD - 3rd AMENDMENT	ARCADIA SPACIOTECH, LLC 10000 E. 10TH AVENUE, SUITE 100 BRIGHTON, CO 80602	 CivilWorx 10000 E. 10TH AVENUE, SUITE 100 BRIGHTON, CO 80602		PREPARED BY: ARCADIA SPACIOTECH, LLC	DATE: 10/15/2014
					CHECKED BY: ARCADIA SPACIOTECH, LLC	DATE: 10/15/2014

SOUTHGATE VILLAGE
SOUTHGATE BRIGHTON PUD - 3rd AMENDMENT
 LOT 1, BLOCK J AND LOT 1, BLOCK K
 A PORTION OF THE NORTH-EAST QUARTER OF SECTION 1
 TOWNSHIP 72 SOUTH RANGE 67 WEST OF THE 5TH P.V.
 CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO
 CONCEPTUAL FENCE DETAILS

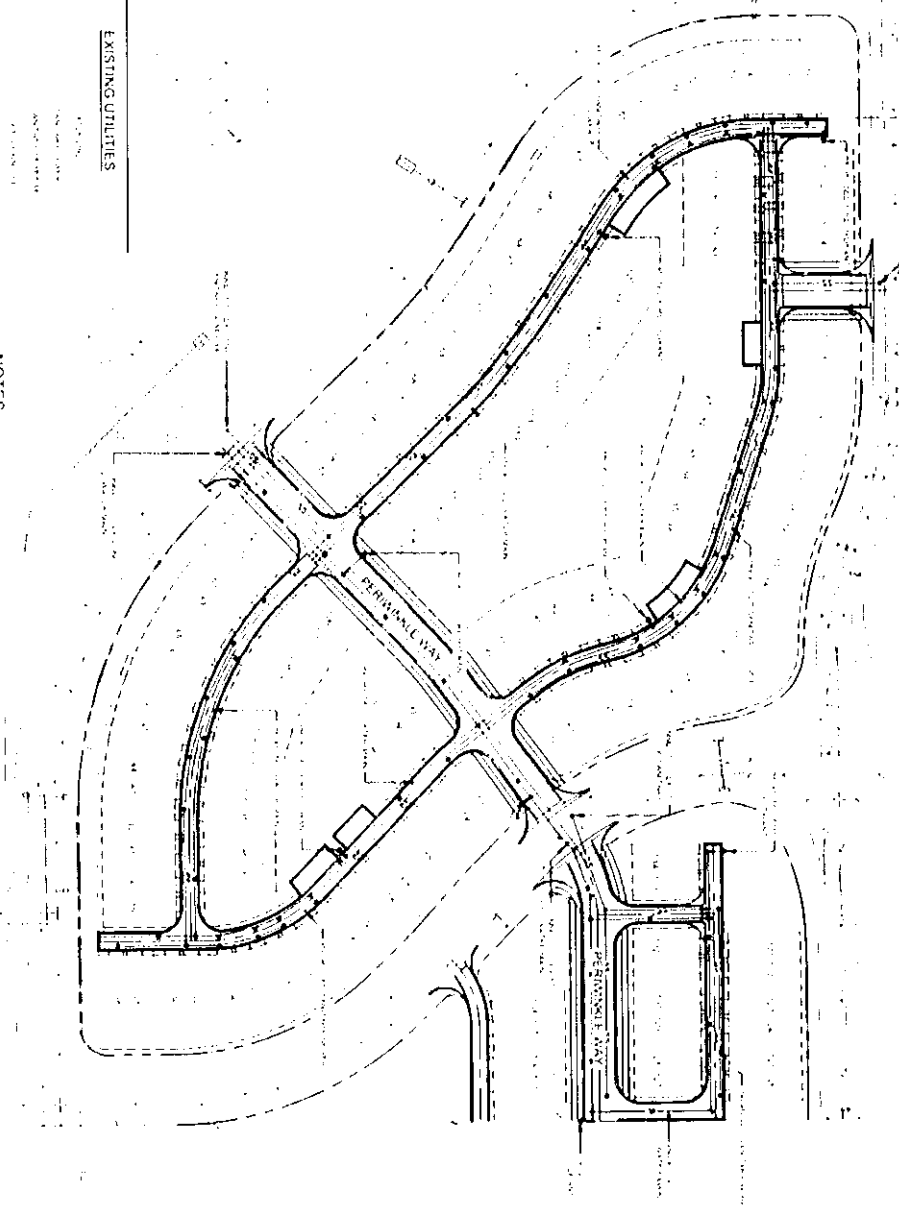


○ VINYL 3-RAIL FENCE
NTS

○ STONE 3-RAIL COLUMN
NTS

<p>SOUTHGATE VILLAGE SOUTHGATE BRIGHTON PUD - 3rd AMENDMENT</p>	<p>APRIL 2007 (SHEET 10 OF 10) 10' X 10' SCALE 10' X 10' SCALE</p>			DATE: 04/20/07	DRAWN BY: J. H.	CHECKED BY: J. H.
				DATE: 04/20/07	DRAWN BY: J. H.	CHECKED BY: J. H.

SOUTHGATE VILLAGE
SOUTHGATE BRIGHTON PUD 3RD AMENDMENT
 LOT 1, BLOCK 3 AND LOT 1, BLOCK 4
 A PORTION OF THE NORTHEAST QUARTER OF SECTION 1,
 TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 4TH P.M.
 CITY OF BRIGHTON, COUNTY OF ADAMS STATE OF COLORADO



LEGEND

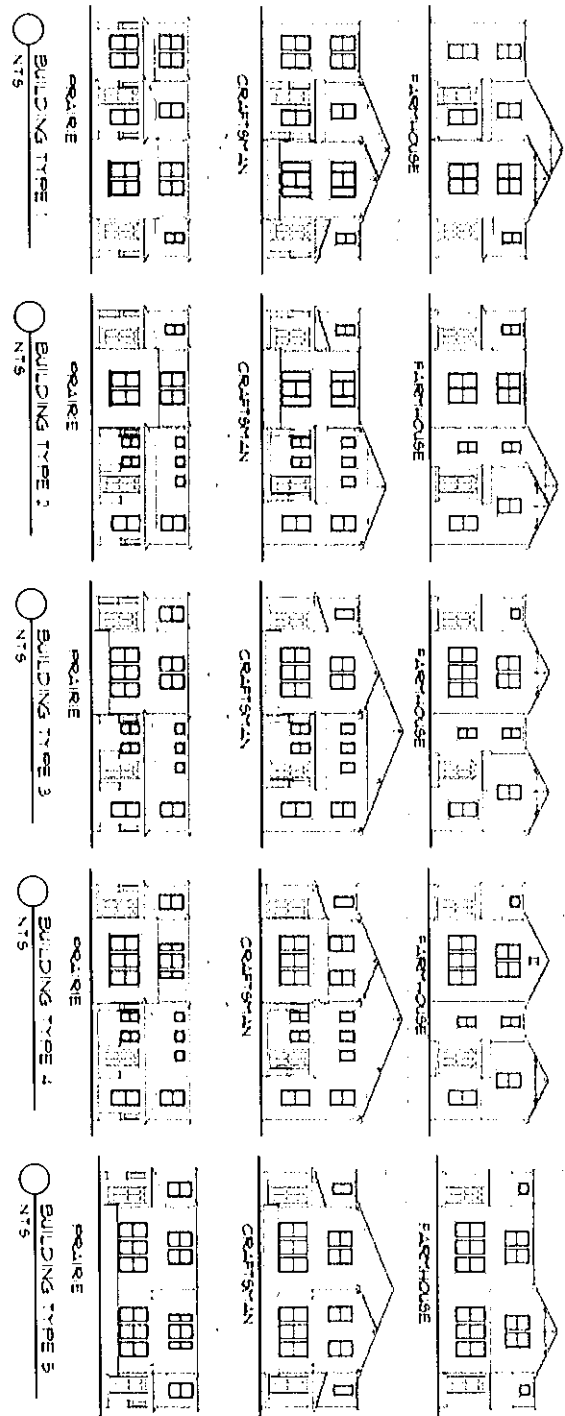
PROPOSED UTILITIES		EXISTING UTILITIES	
(Symbol)	PROPOSED WATER	(Symbol)	EXISTING WATER
(Symbol)	PROPOSED SEWER	(Symbol)	EXISTING SEWER
(Symbol)	PROPOSED GAS	(Symbol)	EXISTING GAS
(Symbol)	PROPOSED TELEPHONE	(Symbol)	EXISTING TELEPHONE
(Symbol)	PROPOSED FIBER OPTIC	(Symbol)	EXISTING FIBER OPTIC
(Symbol)	PROPOSED ELEC. SERVICE	(Symbol)	EXISTING ELEC. SERVICE
(Symbol)	PROPOSED ELEC. MEDIUM VOLTAGE	(Symbol)	EXISTING ELEC. MEDIUM VOLTAGE
(Symbol)	PROPOSED ELEC. HIGH VOLTAGE	(Symbol)	EXISTING ELEC. HIGH VOLTAGE
(Symbol)	PROPOSED ELEC. OVERHEAD	(Symbol)	EXISTING ELEC. OVERHEAD
(Symbol)	PROPOSED ELEC. UNDERGROUND	(Symbol)	EXISTING ELEC. UNDERGROUND
(Symbol)	PROPOSED ELEC. UNDERGROUND MEDIUM VOLTAGE	(Symbol)	EXISTING ELEC. UNDERGROUND MEDIUM VOLTAGE
(Symbol)	PROPOSED ELEC. UNDERGROUND HIGH VOLTAGE	(Symbol)	EXISTING ELEC. UNDERGROUND HIGH VOLTAGE
(Symbol)	PROPOSED ELEC. OVERHEAD MEDIUM VOLTAGE	(Symbol)	EXISTING ELEC. OVERHEAD MEDIUM VOLTAGE
(Symbol)	PROPOSED ELEC. OVERHEAD HIGH VOLTAGE	(Symbol)	EXISTING ELEC. OVERHEAD HIGH VOLTAGE
(Symbol)	PROPOSED ELEC. UNDERGROUND MEDIUM VOLTAGE	(Symbol)	EXISTING ELEC. UNDERGROUND MEDIUM VOLTAGE
(Symbol)	PROPOSED ELEC. UNDERGROUND HIGH VOLTAGE	(Symbol)	EXISTING ELEC. UNDERGROUND HIGH VOLTAGE
(Symbol)	PROPOSED ELEC. OVERHEAD MEDIUM VOLTAGE	(Symbol)	EXISTING ELEC. OVERHEAD MEDIUM VOLTAGE
(Symbol)	PROPOSED ELEC. OVERHEAD HIGH VOLTAGE	(Symbol)	EXISTING ELEC. OVERHEAD HIGH VOLTAGE

NOTES

1. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY.
2. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF BRIGHTON UTILITIES DEPARTMENT SPECIFICATIONS.
3. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF BRIGHTON UTILITIES DEPARTMENT SPECIFICATIONS.
4. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF BRIGHTON UTILITIES DEPARTMENT SPECIFICATIONS.
5. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF BRIGHTON UTILITIES DEPARTMENT SPECIFICATIONS.

SOUTHGATE VILLAGE SOUTHGATE BRIGHTON PUD 3RD AMENDMENT	ARBUS SOUTHGATE, LLC 1000 SOUTH GATEWAY BRIGHTON, CO 80601	 CivilWorx 1000 SOUTH GATEWAY BRIGHTON, CO 80601	 NORTH	1. PREPARED BY	1. J. J. J.
				2. CHECKED BY	2. J. J. J.
				3. APPROVED BY	3. J. J. J.
				4. DATE	4. 1/1/20

SOUTHGATE VILLAGE
SOUTHGATE BRIGHTON PUD - 3rd AMENDMENT
 LOT 1, BLOCK 3 AND LOT 1, BLOCK 4
 A PORTION OF THE NORTH-EAST QUARTER OF SECTION 1
 TOWNSHIP 2 SOUTH RANGE 67 WEST OF THE 5TH P.M.
 CITY OF BRANTON COUNTY OF ADAMS STATE OF COLORADO
 SUBMITTED AS AN AMENDMENT TO THE PLAT



BUILDING TYPE 1
NTS

BUILDING TYPE 2
NTS

BUILDING TYPE 3
NTS

BUILDING TYPE 4
NTS

BUILDING TYPE 5
NTS

PREPARED BY: CIVILWORX	DATE: 10/15/2014	PROJECT NO.: 14-001	SHEET NO.: 1 OF 1
SOUTHGATE VILLAGE SOUTHGATE BRIGHTON PUD - 3rd AMENDMENT			
CONCEPTUAL ARCHITECTURAL ELEVATIONS			