



# Land Use Code Amendments

---

City Council - November 19<sup>th</sup> , 2024

City Staff Representative:

Summer McCann, Senior Planner



# Land Use & Development Code Amendments

Article 4 – Zoning Districts and Uses

Article 5 – Neighborhood Design Standards

Article 11 – Definitions & Terms



## Article 4 – Zoning Districts and Uses

- Public Lands District (PL) and Open Space District (O)
  - Revise development standards and permitted uses
- Add uses that already exist within the City
  - Water and/or Wastewater Treatment Plant
  - Marijuana Store
- Clarify clubhouse/leasing office as an accessory use for residential development

Uses	C-2	C-3	BP	I-1	I-2	PL	O
Assembly - Small, Neighborhood, Community						P	
Public Safety / Services							P
Library / Museum							P
Water and/or Wastewater Treatment Plant			P	P	P	P	
Retail – Micro (under 1.5K)						P	
Office - General, Large, Complex/Campus						P	
Recreation and Entertainment – Indoor, Limited, General & Large						P	
Service – Small, General, Large						P	
Vehicle – Gas Station, Small, General						P	
Vehicle – Service & Repair, Limited, General						P	
<i>Marijuana Store</i>	P	P		P			
Asphalt Concrete Mixing Plant						G	
Storage and Warehousing – Outdoor, Minor & Major						G	
Storage of Gasses or Liquefied Petroleum						G	
Railroad / Freight Yard						G	
Farming – Small/Limited & General						P	



## Article 5 – Neighborhood Design Standards

- Modify Duplex/Multi-unit house definition
- Remove language now referenced in Article 4 on accessory uses

## Article 11 – Definitions & Terms

- Clarify definitions for:
  - Assembly
  - Public Safety/Services
- Add definitions for:
  - Marijuana Store
  - Wastewater Treatment Plant
  - Water Treatment Plant



# Land Use & Development Code

*(Sec. 2.10 B.) Review Criteria. A code amendment shall be reviewed according to the following criteria:*

- 1. The amendment furthers the purposes of these regulations in Section 1.01.C.*
- 2. The amendment is in accordance with the Comprehensive Plan and has been considered for both its long-range affects as well as immediate impacts.*



# Staff Analysis – Comprehensive Plan:

## Chapter Four: Citywide Principles, Policies & Strategies

- *Policy 1.2 - New Municipal Investments in Infrastructure and Public Facilities Should Strategically Further The Plan's Broader Vision and Principles*
- *Policy 2.1 - Brighton Will Continue to Develop in a Self-Sufficient and Sustainable Manner (Live, Learn, Work, Shop and Play) with an Appropriate Balance between Residential and Non-Residential Uses*
- *Policy 6.4 - Encourage the Enhancement of and Reinvestment in Existing Neighborhoods*
- *Policy 6.5 - Encourage Projects that Enhance the Diversity of Housing Types and Costs, and Manage Affordability through Supply and Subsidy*
- *Policy 8.1 - Encourage Redevelopment of Strategic Areas and Promote Infill Development*



# Land Use & Development Code

*Sec. 2.10 B.) Review Criteria. A code amendment shall be reviewed according to the following criteria:*

- 3. The amendment promotes the public safety, health and general welfare of the community in the City of Brighton.*
- 4. The amendment improves the effectiveness and efficiency of administering the Land Development Code.*





# Public Notice and Comment

- Public Notice was provided in accordance with the *Land Use & Development Code*.
- On October 31<sup>st</sup>
  - ✓ Notice was published on the City's Website.
- Planning staff has not received any formal comments 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 the code amendments and recommends approval.
- ✓ The Planning Commission heard the request on October 24, 2024 and recommended approval.
- ✓ Staff finds the code amendments are in general compliance with the requirements as outlined in the *Land Use & Development Code*.

# City Staff Recommendation

- ✓ Staff recommends approval of the *Land Use & Development Code* amendments.



# Options for City Council

- ❑ Approve the code amendments as presented via ordinance as drafted;
- ❑ Approve the code amendments with changes to the drafted ordinance;
- ❑ Deny the code amendments with specific findings to justify the denial, or;
- ❑ Continue the item to be heard at a later, specified date if the City Council feels it needs additional information to ensure compliance with the approval criteria as set forth in the *Land Use & Development Code*.