

COMMUNITY DEVELOPMENT
Planning Division

Brighton

Brighton Ridge Zoning Map Amendment

City Council – June 28, 2022

Applicant: Travis Frazier of Redland
Property Owner: Walk Off LLC
City Staff Representative: Emma Lane, Senior Planner – Historic Preservation

1

COMMUNITY DEVELOPMENT
Planning Division

Brighton

Purpose

- The request is to rezone the approximately 103.57 acre Property from the Fuller Estates East PUD to MU-CC (Mixed Use Community Center), C-2 (Restricted Retail and Services), R-2 (Mixed-Density Residential), and R-3 (Multiple Family Residential).

Annexation → Zoning → Platting → Site Plan Review → Permits

- This is the second step in the land development process.

Process

- The *Land Use & Development Code* allows for the adoption of a Zoning Map Amendment.
- Staff used the Zoning Map Amendment criteria from the *Land Use & Development Code* to review the proposal.

4

COMMUNITY DEVELOPMENT
Planning Division

Brighton

Strategic Focus Area

- Recognizable and Well-Planned Community



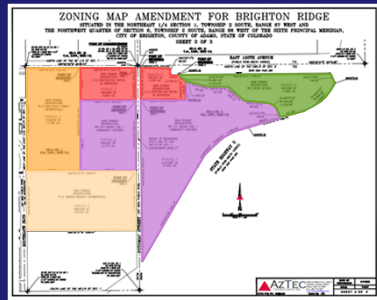
2

COMMUNITY DEVELOPMENT
Planning Division

Brighton

Proposal

- Parcel 1: R-3
- Parcel 2: C-2
- Parcel 3: MU-CC
- Parcel 4: R-2
- Parcel 5: C-2
- Parcel 6: OS
- Parcel 7: MU-CC



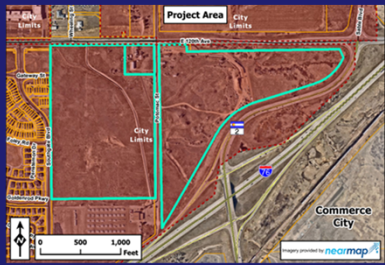
5

COMMUNITY DEVELOPMENT
Planning Division

Brighton

Subject Property Location

- The Property is generally located to the south of E. 120th Avenue, to the west of Sable Boulevard and to the east of Southgate Boulevard.



Aerial Map

3

COMMUNITY DEVELOPMENT
Planning Division

Brighton

Background

The Property:

- Was part of the Fuller Estates East Annexation in 1988.
- Was zoned as the Fuller Estates East PUD the same year.
- Was designated as Mixed Use – Office and Mixed Use – Commercial.



Zoning Map

6

COMMUNITY DEVELOPMENT
Planning Division

Brighton

Comprehensive Plan

- The majority of the Subject Property is designated as Mixed Use – Commercial.
- The overall development could range from:
 - 49% residential, 40% commercial, and 11% open space to
 - 37% residential, 52% commercial, and 11% open space.



7

COMMUNITY DEVELOPMENT
Planning Division

Brighton

Public Notice and Comment

- Public Notice was provided in accordance with the *Land Use & Development Code*.
- On June 6th
 - Three signs were posted on the Subject Property.
- On June 6th
 - Written notice was mailed to all property owners within 1,000 feet of the Subject Property.
 - Notice was published on the City's Website.
- Planning staff has not received any formal comments in advance of this hearing.
- A neighborhood meeting was held on May 6, 2021.
- City staff posted information for the public hearing on various social media sites.

10

COMMUNITY DEVELOPMENT
Planning Division

Brighton

Land Use & Development Code

In making its decision, the City Council shall use the following criteria (Section 2.03 B.):

B. Review, recommendations and decisions for a proposed zoning map amendment shall be based on the following criteria:

- 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.

8

COMMUNITY DEVELOPMENT
Planning Division

Brighton

Summary of Findings

- The Development Review Committee has reviewed this project and recommended approval.
- The Planning Commission heard the request on May 26, 2022 and unanimously recommended approval.
- Staff finds the Zoning Map Amendment is in general compliance with the requirements as outlined in the Land Use & Development Code.
- Staff finds the Zoning Map Amendment is in compliance with the goals and objectives as set forth by the Comprehensive Plan.

City Staff Recommendation

- Staff recommends approval of the Brighton Ridge Zoning Map Amendment.

10 11

COMMUNITY DEVELOPMENT
Planning Division

Brighton

Land Use & Development Code

- The proposal will support development in character with existing or anticipated development in the area, including the design of streets, 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 City or other agencies have the ability to provide services or facilities that may be necessary for anticipated uses in the proposed district.
- 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 recommendations of any professional staff or advisory review bodies.

9

COMMUNITY DEVELOPMENT
Planning Division

Brighton

Options for City Council

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

12