

# Mirasol Subdivision Plan

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CITY COUNCIL – July 1, 2025

Applicant/Property Owner:

Lanterns CFC LLC, Lanterns SLC LLC, and William E. Peters

Project Contact:

Kevin Lovelace, LJA Engineering

City Staff Representative:

Emma Lane, AICP, Senior Planner – Historic Preservation

# Subject Property Location

The Property is generally located to the north of East Bromley Lane, south of Southern Street, east of the South 45th Avenue alignment and west of South 50th avenue, with a small portion of the site along East Bromley Lane to the west of the South 45th Avenue alignment.



Aerial Map

# Purpose

- The request is to approve the Subdivision Plan for the construction of a mixed-use development.



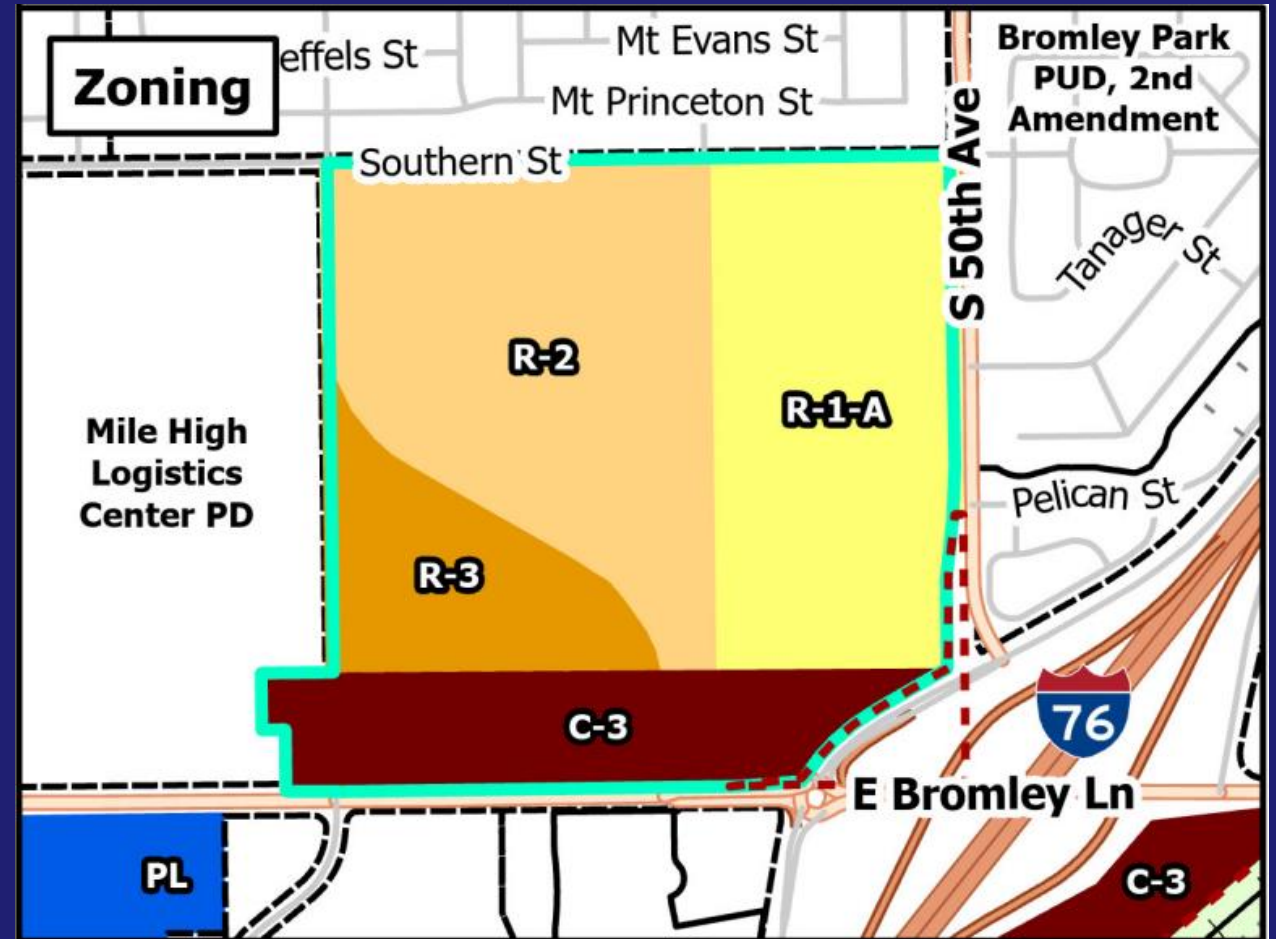
# Process

- The *Land Use & Development Code* allows for the approval of a Major Subdivision - Subdivision Plan.
- Staff used the Subdivision Plan review criteria from the *Land Use & Development Code* to review the proposal.

# Background

## The Property:

- Was annexed in 2023 as part of the Swink Annexation and in 2025 as part of the Peters Annexation
- Is currently zoned C-3, R-1-A, R-2, and R-3
- Is currently unplatted



Zoning Map



# Mirasol Subdivision Plan

## Developer Contributions – Water and Wastewater

- Developer will connect the existing water lines surrounding the Property and construct water and sewer lines throughout the Property.
- Developer will also construct non-potable lines throughout the development and connect to non-potable water at the appropriate time.
- Water and wastewater improvements will be constructed in phases per the phasing plan on sheet 9 of the Subdivision Plan.



Utility Map of Subdivision - Water

# Mirasol Subdivision Plan

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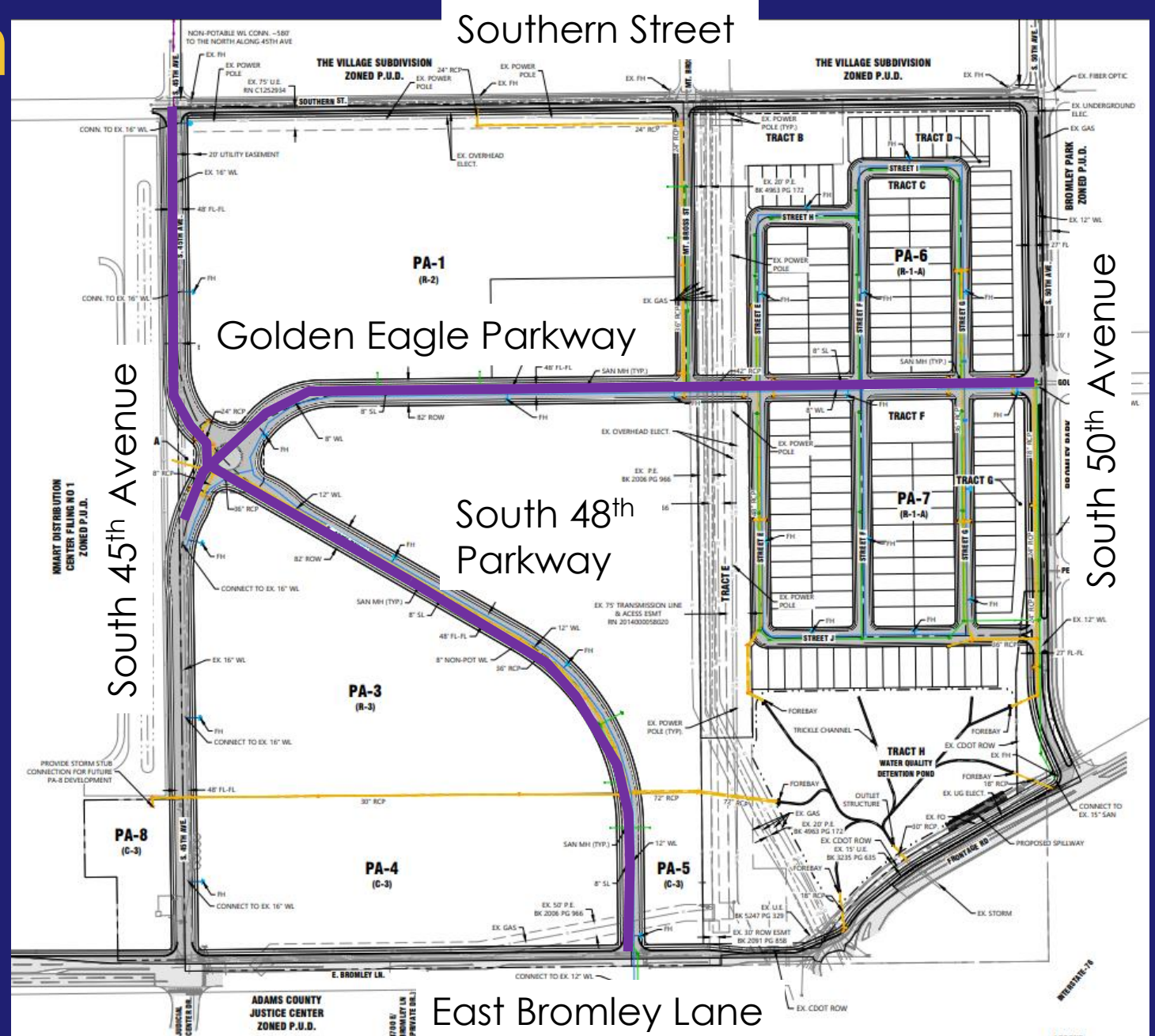
Utility Map of Subdivision - Wastewater



# Mirasol Subdivision Plan

## Developer Contributions – Water and Wastewater

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- Water and wastewater improvements will be constructed in phases per the phasing plan on sheet 9 of the Subdivision Plan.



Utility Map of Subdivision – Non-Potable Water

# Mirasol Subdivision Plan

## Developer Contributions – Stormwater

- Developer will construct the proposed detention pond with Phase 1 of the development. Flows from the development will be carried to this pond.
- Flows from roadway improvements on South 50<sup>th</sup> Avenue and Southern Street will also flow to this pond.
- A stub-out for PA-8 will also be installed to allow for development of that site with Phase 5.
- Stormwater improvements will be constructed in phases per the phasing plan on sheet 9 of the Subdivision Plan.



Utility Map of Subdivision - Stormwater



# Mirasol Subdivision Plan

## Developer Contributions – Streets (Phase 1)

- South 50<sup>th</sup> Avenue from Southern Street to Frontage Road
  - Traffic signal at South 50<sup>th</sup> Avenue and Southern Street
- Golden Eagle Parkway from South 50<sup>th</sup> Avenue to Mount Bross Street
- Improvements to Frontage Road from South 50<sup>th</sup> Avenue to the existing roundabout
  - Intersection improvements to the roundabout
- All interior roadways



Phasing Map of Subdivision

# Mirasol Subdivision Plan

## Developer Contributions – Streets (Phase 2)

- Southern Street from South 45<sup>th</sup> Avenue to South 50<sup>th</sup> Avenue
- Mount Bross Street from Southern Street to Golden Eagle Parkway
- All interior roadways



Phasing Map of Subdivision



# Mirasol Subdivision Plan

## Developer Contributions – Streets (Phase 3)

- Golden Eagle Parkway from Mount Bross Street to the roundabout
- South 45<sup>th</sup> Avenue from Southern Street to the roundabout
  - Traffic signal at South 50<sup>th</sup> Avenue and Southern Street
- South 48<sup>th</sup> Parkway from the roundabout to East Bromley Lane
- East Bromley Lane from South 48<sup>th</sup> Parkway to Frontage Road
  - Improvements to the traffic signal at East Bromley Lane and South 48<sup>th</sup> Parkway
- Roundabout and northwest, northeast, and southeast legs
- All interior roadways



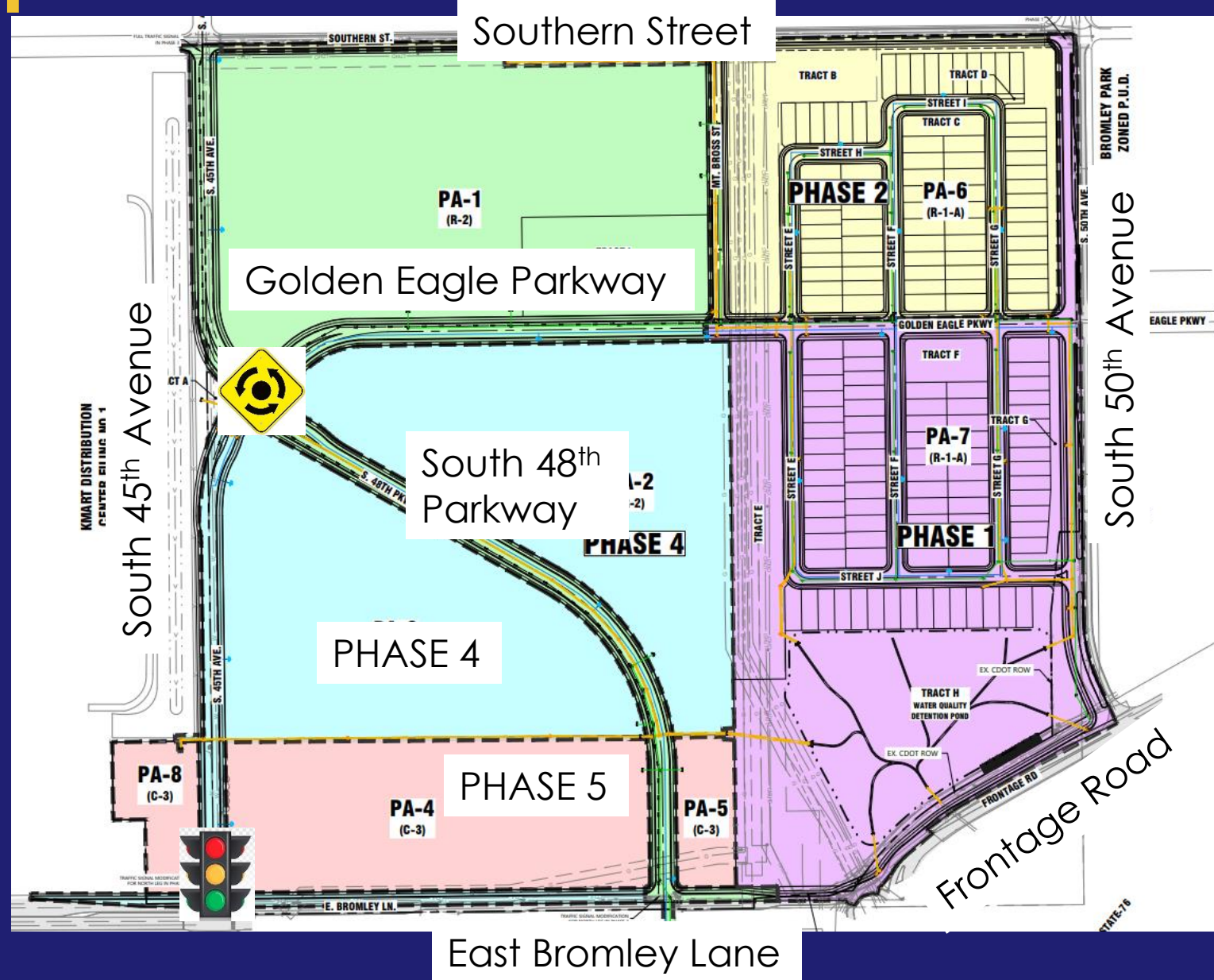
Phasing Map of Subdivision



# Mirasol Subdivision Plan

## Developer Contributions – Streets (Phase 4)

- South 45<sup>th</sup> Avenue from the roundabout to East Bromley Lane
  - Southwest leg of the roundabout
- East Bromley Lane from South 45<sup>th</sup> Avenue to South 48<sup>th</sup> Parkway
  - Improvements to the traffic signal at East Bromley Lane and South 45<sup>th</sup> Avenue
- All interior roadways



No roadway improvements in Phase 5

Phasing Map of Subdivision

# Mirasol Subdivision Plan

## Developer Contributions – Parks, Open Space & Trails

- Developer will construct parks and open space within the development
  - 5.01 proposed acres of park land
  - 22.98 proposed acres of open space
- Trails and sidewalks run throughout the Property and along all roadways
  - Includes 10 foot concrete trail around the detention pond and through the transmission line open space
- Required buffers are shown but not necessarily counted as open space



Open Space Map of Subdivision

# Mirasol Subdivision Plan

## Developer Contributions

- Developer must work with School District 27J to pay fee-in-lieu of land dedication. Applicant must also enter into a participant agreement with both the School District and the Capital Facility Fee Foundation.
- Developer must underground utility lines within and surrounding the Property
  - This does not include the large transmission lines
- Developer must install street lights within and surrounding the Property
- Property must annex into the South Beebe Metropolitan District for Stormwater management
- Developer must make any future partners aware of the Community Benefit Incentives within LUDC Section 5.08.
- Developer agrees to enter into a development agreement for each phase or filing of the Development at time of final plat



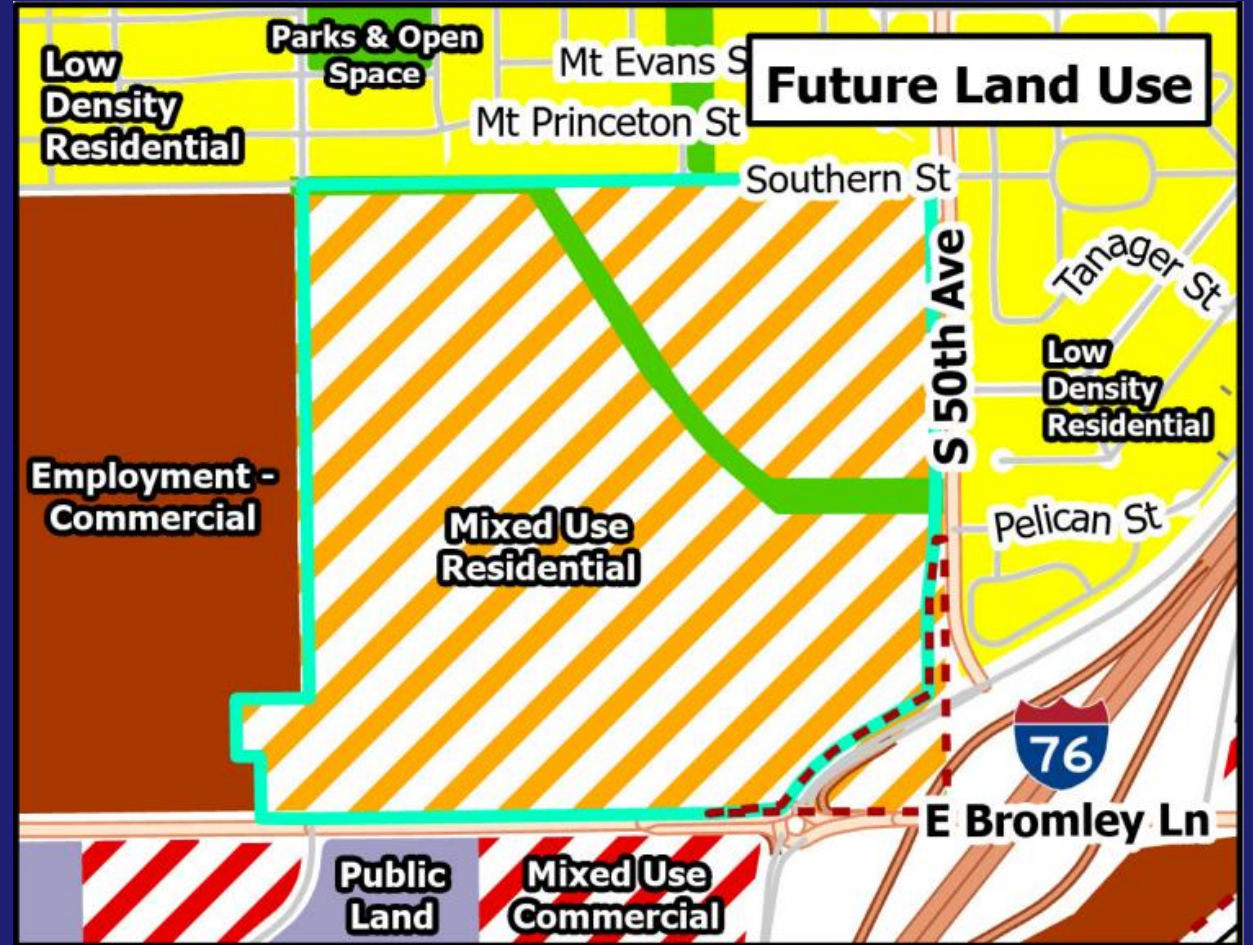
# Staff Analysis – Land Use & Development Code

In making its decision, the City Council shall use the following criteria (Section 2.02(D)(1):

1. Review Criteria. A subdivision plan shall be reviewed according to the following criteria:
  - a. *The application is in accordance with the Comprehensive Plan, and in particular, the physical development patterns, the arrangement of streets, blocks, lots and open spaces, and the public realm design and investments reflect the principles and concepts of the plan.*

# Staff Analysis – Comprehensive Plan: Future Land Use Designation

The Subject Property is designated as Mixed-Use Residential.



Future Land Use Map

# Staff Analysis – Comprehensive Plan: Opportunity Area Policies

## Chapter Three: Future Land Use Plan & Opportunity Areas

- *Number 10. Throughout the City, Concentrate Commercial Development at Key Intersections to Serve Surrounding Neighborhoods*
- *Number 14. Bromley Lane Opportunities*



# Staff Analysis – Comprehensive Plan: Principles, Policies & Strategies

## Chapter Four: Citywide Principles, Policies & Strategies

- *Policy 1.1 – New Growth Should Favor Existing Areas of Infrastructure Investment and Planning*
- *Policy 1.3 – Private Development Should “Pay Its Own Way”, by Bearing an Equitable Portion of the Costs of Expanding Municipal Infrastructure*
- *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 3.2 – Promote Urban Open Space Patterns*

# Staff Analysis – Comprehensive Plan: Principles, Policies & Strategies

## Chapter Four: Citywide Principles, Policies & Strategies

- *Policy 4.1 – Encourage Development Patterns that Support All Modes*
- *Policy 5.2 – Support Brighton’s Non-Downtown Commercial Centers, Focusing Growth within Existing Investment Areas Where Possible*
- *Policy 6.1 – 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 Affordability through Supply and Subsidy*
- *Policy 8.1 – Encourage Redevelopment of Strategic Areas and Promote Infill Development*

# Staff Analysis – Land Use & Development Code

In making its decision, the City Council shall use the following criteria (Section 2.02 D. 1.):

- b. Compliance with the requirements of this development code, and in particular, the blocks and lots proposed are capable of meeting all development and site design standards under the zoning district.*
- c. The application includes performance, construction and any maintenance assurances for the design, construction and acceptance of the improvements by the City.*
- d. Any phasing proposed in the application is clearly indicated and demonstrates a logical and coordinated approach to development, including coordination with existing and potential development on adjacent property, and that the timing, location and construction of amenities is consistent throughout the phases.*



# Staff Analysis – Land Use & Development Code

In making its decision, the City Council shall use the following criteria (Section 2.02 D. 1.):

- e. Any impacts identified by specific studies or technical reports, including a review of storm water, are mitigated with generally accepted and sound planning, engineering, and urban design solutions that reflect long-term solutions and sound fiscal investments.*
- f. The application does not deter any existing or future development on adjacent property from meeting the goals and policies of the Comprehensive Plan.*
- g. The design does not impede the construction of anticipated or planned future public infrastructure in the area.*
- h. The recommendations of professional staff or any other public entity or review agencies asked to officially review the subdivision plan.*

# Public Notice and Comment

- Public Notice was provided in accordance with the *Land Use & Development Code*.
- On June 13th:
  - ✓ Written notice was mailed to all property owners within 1,000 feet of the Property.
  - ✓ Notice was published on the City's Website.
- On June 16th:
  - ✓ Four signs were posted on the Property.
- City staff posted information for the public hearing on Facebook and NextDoor.
- Planning staff has received no formal comments in advance of this hearing.

# Summary of Findings

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

## City Staff Recommendation

- ✓ Staff recommends approval of Mirasol Subdivision Plan.

## Planning Commission Recommendation

- ✓ Planning Commission held a public hearing for this item on June 12, 2025 and unanimously approved this item.



# Options for City Council

- ❑ Accept the Subdivision Plan as presented;
- ❑ Deny acceptance of the Subdivision Plan and provide justification for such action;
- ❑ Accept the Subdivision Plan with modifications to the draft resolution;or
- ❑ Continue the Subdivision Plan to a later, specified date if the City Council feels it needs more information to make an informed decision.