



James Property Zoning Map Amendment

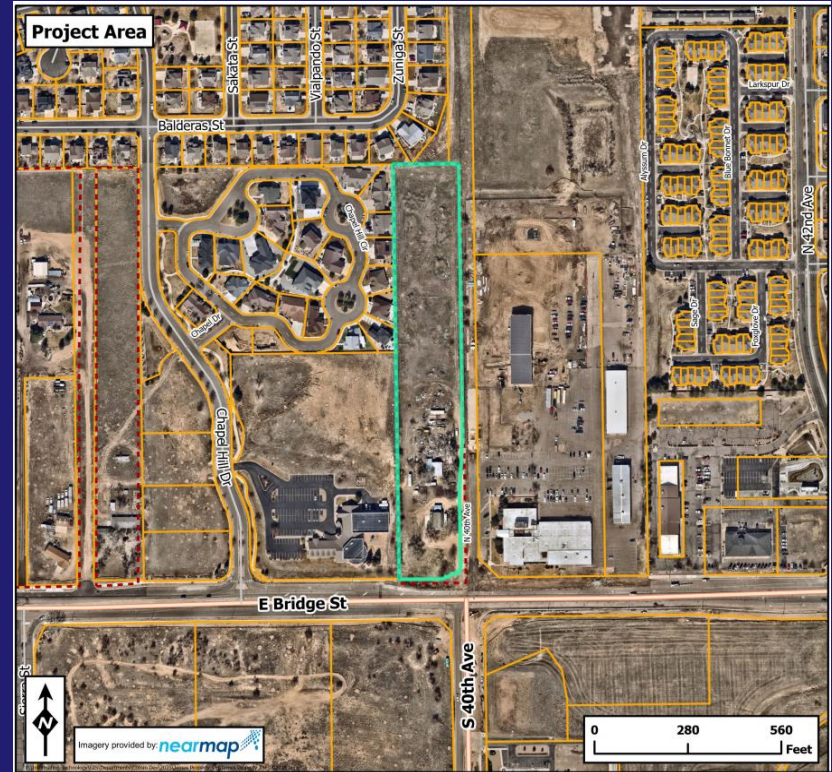
City Council – January 20, 2025

City Staff Representative:
Department:
Applicant:
Property Owner:

Emma Lane, AICP, Senior Planner – Historic Preservation
Community Development
Jeff Liljegren, HR Green
Vera Mae James

Subject Property Location

The Property is generally located to the north of East Bridge Street, south of Garcia Avenue, east of Chapel Hill Drive, and west of the North 40th Avenue alignment.

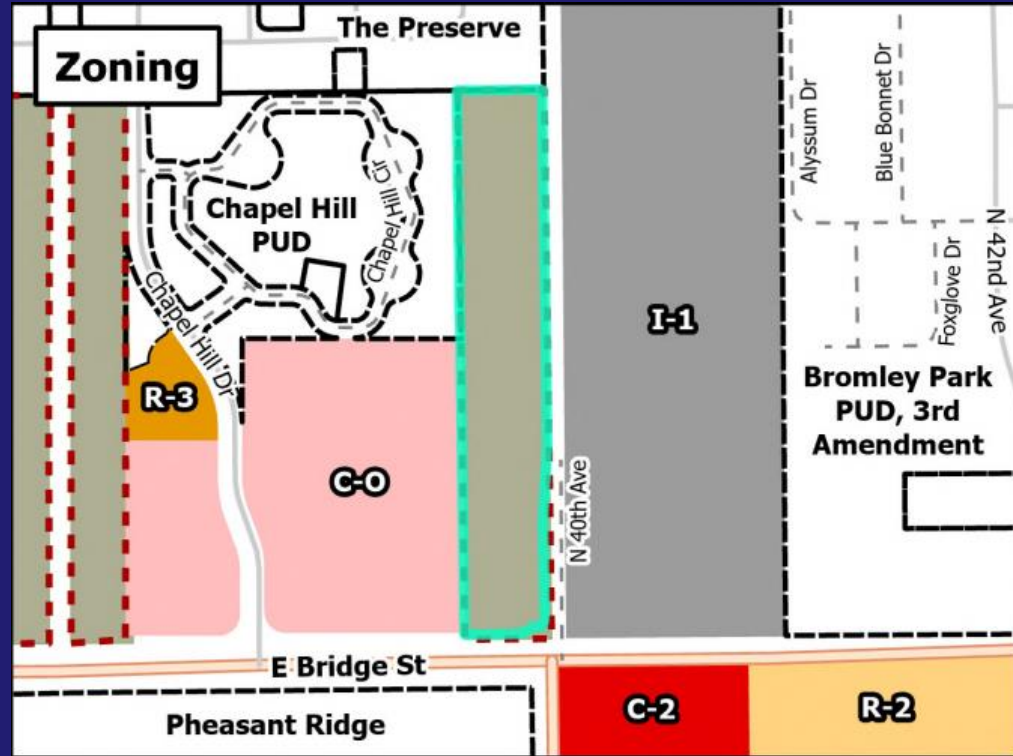


Aerial Map

Background

The Property:

- Is currently zoned Adams County A-1 (Agriculture A-1).
- Is currently unplatted.
- Was annexed into the City on December 16, 2025.



Zoning Map

Purpose

- The request is to rezone the Property from A-1 (Agriculture – 1) under Adams County to C-2 (Restricted Retail and Services).



Process

- Zoning is the second step in the land development process.
- Staff used the Zoning Map Amendment criteria from the *Land Use & Development Code* to review the proposal.

Proposed Zoning

Allowed Uses (C-2, Restricted Retail and Services):

- Article 4 of the *Land Use & Development Code*:
 - The C-2 district provides a wider variety of small and moderate scale retail, service, civic, and employment uses. It is centrally located and along arterial streets or intersections, and where transitions and buffers between lower-density residential and low-intensity uses are possible.
 - Allowed Uses: Retail, Services, Office uses, etc.
 - **Additional uses may be allowed based on restrictive locational criteria*

Staff Analysis – Land Use & Development Code

The plan meets all the review criteria for a Zoning Map Amendment (Sec. 2.03 B.) The first criterion:

- 1. 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.*

Staff Analysis – Comprehensive Plan: Future Land Use Designation

The Property is designated
as Medium Density
Residential and
Employment – Commercial.



Future Land Use Map

Staff Analysis – Comprehensive Plan: Opportunity Areas

Chapter Three: Future Land Use Plan & Opportunity Areas

- *Number 10. Throughout the City, Concentrate Commercial Development at Key Intersections to Serve Surrounding Areas*
- *Number 13. Bridge Street Opportunities*

Staff Analysis – Comprehensive Plan: Principles, Policies & Strategies

Chapter Four: Citywide Principles, Policies & Strategies

- *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 5.2 – Support Brighton's Non-Downtown Commercial Centers, Focusing on Growth within Existing Investment Areas Where Possible*
- *Policy 8.1 – Encourage Redevelopment of Strategic Areas and Promote Infill Development*

Staff Analysis - Land Use & Development Code

- 2. The proposal will support development in character with existing or anticipated development in the area, including the design of street, civic spaces and other open spaces; the pattern, scale and format of buildings and sites; and the integration, transitions and compatibility of other uses.*
- 3. The City or other agencies can provide services or facilities that may be necessary for anticipated uses in the proposed district.*
- 4. 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.*
- 5. The recommendations of any professional staff or advisory review bodies.*

Public Notice and Comment

- Public Notice was provided in accordance with the *Land Use & Development Code*.
- On November 10th:
 - ✓ Notice was published on the City's Website.
 - ✓ Written notice was mailed to all property owners within 1000 feet of the Property.
 - ✓ One public hearing sign was posted on the Property.
- City staff posted information for the public hearing on Facebook and NextDoor.
- A neighborhood meeting was held on August 5, 2024.
- 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 Zoning Map Amendment is in compliance with the requirements as outlined in the Land Use & Development Code.

City Staff Recommendation

- ✓ Staff recommends approval of the James Property Zoning Map Amendment.

Planning Commission Recommendation

- ✓ Planning Commission heard the proposal on December 11, 2025 and recommended approval.

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; or
- ❑ Continue the Zoning Map Amendment to be heard at a later specified date.