

# Ridgeline Vista Overall Development Plan and Planned Unit Development

City Council  
September 4, 2018

Property Owner:

Galaxy Land Company, LLC

Applicant:

Eric Eckberg, Coronado West, LLC

City Staff Representative:

Lauren Simmons, AICP, Senior Planner

## Strategic Plan

### Recognizable and Well-Planned Community

- Brighton's unique history and culture provides the foundation for a well-planned and authentic community identity. We add economic value by incorporating our distinct identity into our plans for the future.



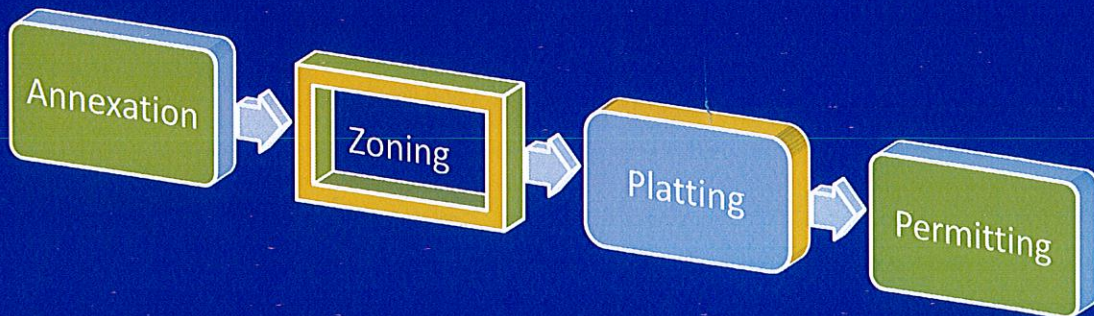
## Strategic Plan

### Supportive, Sustainable Infrastructure

- Brighton, Colorado is committed to investing in existing and future transportation, water, wastewater, storm water, and technology networks while planning for sustainable growth.



## Review Process



 Brighton  
Vicinity Map

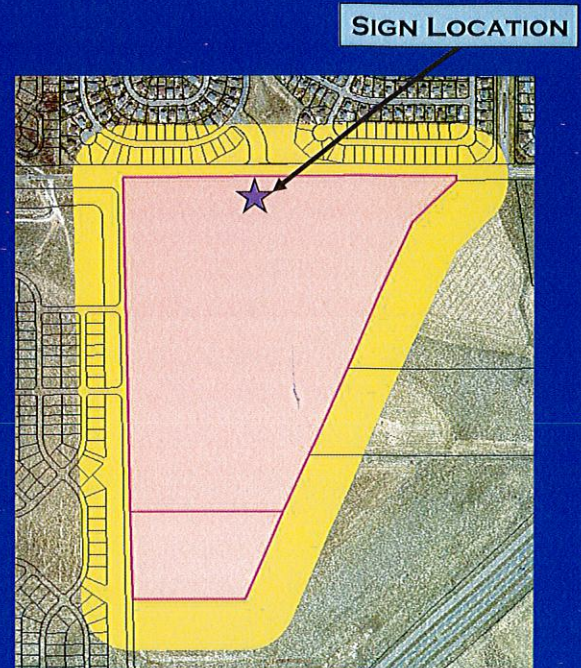


 Brighton

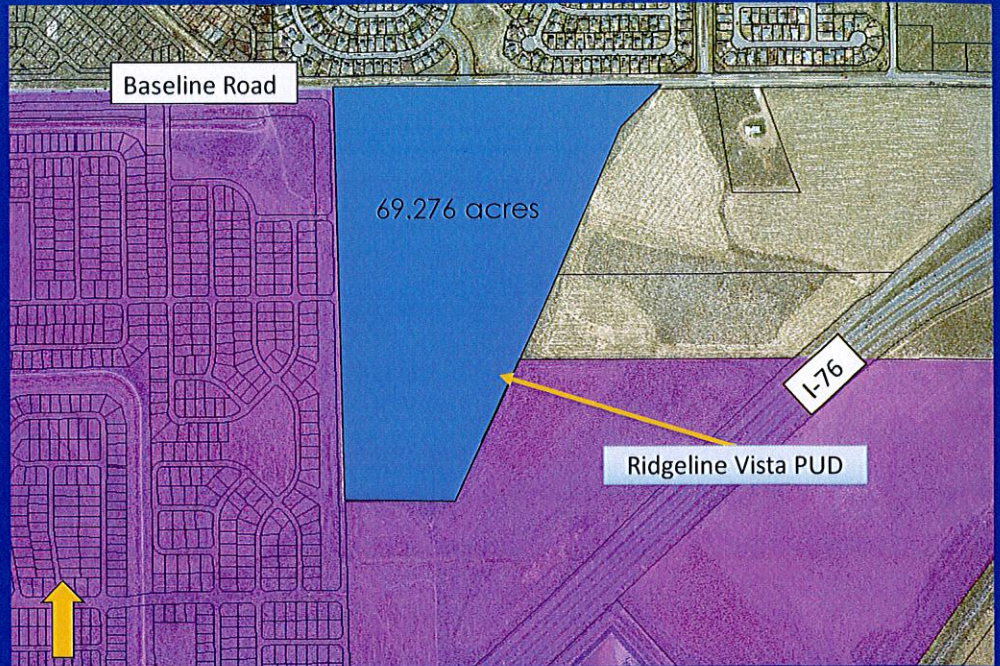
Public Notice

July 25, 2018

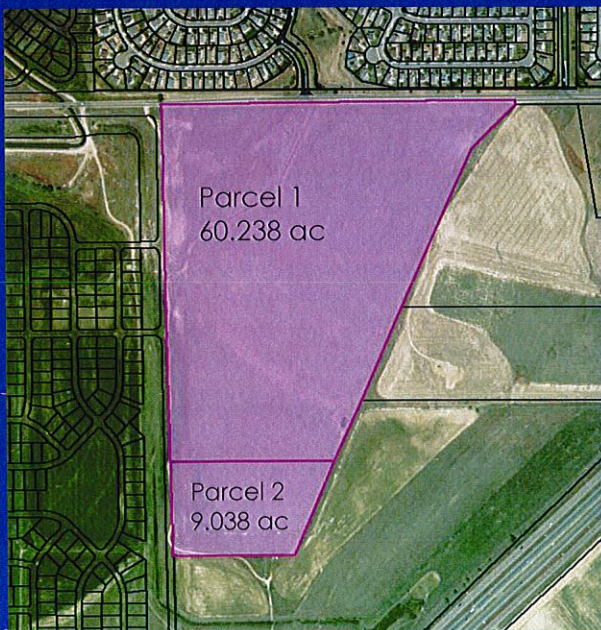
- Mailings sent to property owners within 300 feet.
- Property was posted with public hearing sign by the Applicant.
- Notice published in the Brighton Standard Blade.



## City Limits Map



## Background and History



### Parcel 1

-Annexed and Zoned in 1987 (Neff PUD)

### Parcel 2

-Undergoing Annexation Process  
-Currently zoned A-3 (Adams County)

## Comprehensive Plan – Future Land Use Plan



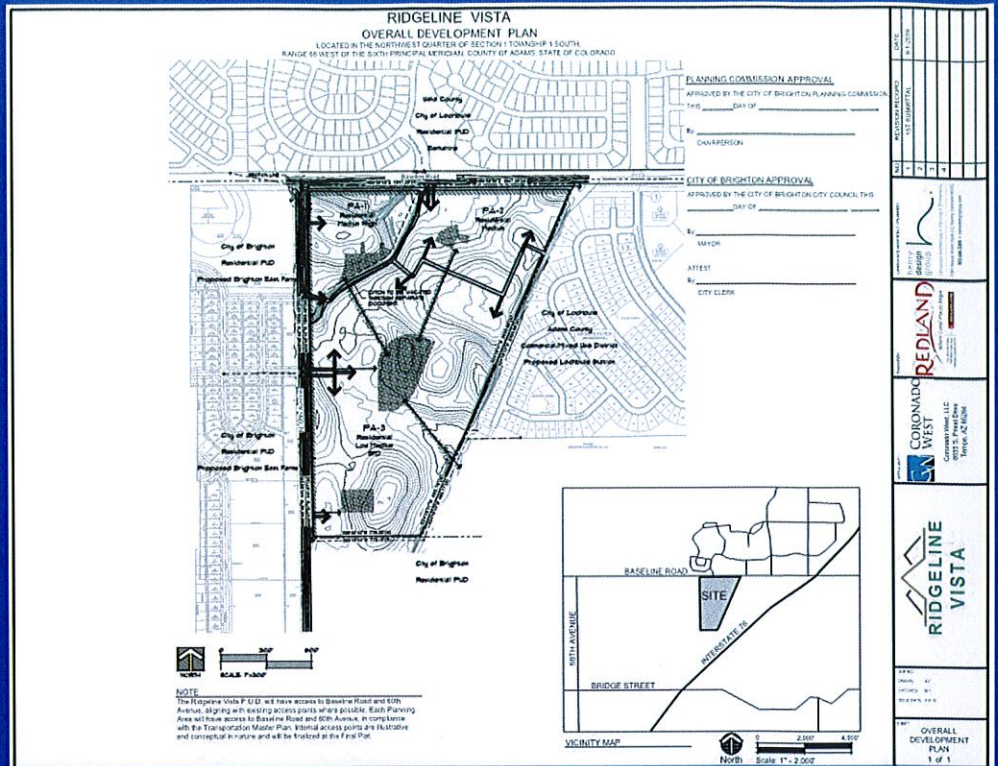
The Comprehensive Plan updated these properties to encourage a mixture of residential uses that are compatible with the adjacent Low Density Residential and to the Mixed Use Center planned by the Town of Lochbuie.

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## Comprehensive Plan Compliance

- Principle 1: Managing Growth
  - Policy 1.1- New Growth Should Favor Existing Areas of Infrastructure and Planning
- Principle 2: Free-standing City
  - Policy 2.1- Brighton Will Continue to Develop in a Self-Sufficient and Sustainable Manner (Live, Learn, Work and Play) with an Appropriate Balance between Residential and Nonresidential Uses.
- Principle 6: Distinctive Neighborhoods
  - Policy 6.1- Create and Maintain Inviting, Safe, Walkable and Bikable Streets
  - Policy 6.2 - Ensure Residential Lots and Architecture Enhances the Street
  - Policy 6.3 – Create Usable, Accessible and Inviting Green Spaces in Neighborhoods
  - Policy 6.5 – Encourage Projects that Enhance the Diversity of Housing Types and Costs.

# Overall Development Plan



## ODP Review Criteria

The City Council in making its decision shall use the following criteria (Section 17-44-340(d)3):

a. The ODP is consistent with the Comprehensive Plan and with all other duly adopted plans and policies;

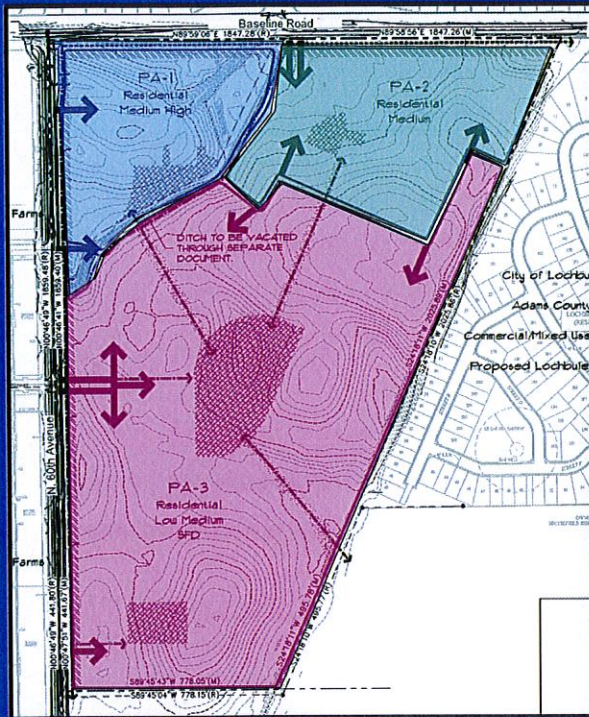
The Ridgeline Vista ODP is consistent with Comprehensive Plan, Principles 1, 2 and 6.

b. The ODP complies with all applicable zoning district, development and subdivision regulations; and

The Ridgeline Vista ODP complies with the applicable PUD standards and the intent of the Land Use and Development Code's development and subdivision regulations.

c. The ODP complies with the Residential Design Standards.

The Ridgeline Vista ODP complies with the intent of the Residential Design Standards.



DEVELOPMENT SUMMARY					
PLANNING AREA	NAME	AREA (ACRES)	DWELLING UNITS	USE	GROSS DENSITY
1	RESIDENTIAL MEDIUM-HIGH	8.36	76-95	SINGLE FAMILY ATTACHED	9-11 DU/AC
2	RESIDENTIAL MEDIUM	12.38	84-105	PAIRED/ DUPLX	6.7-8.5 DU/AC
3	RESIDENTIAL MEDIUM-LOW	45.16	209-261	SINGLE FAMILY DETACHED	4.6-5.8 DU/AC
	ROW	2.11		ROW	
	TOTAL	69.28	369-461		5.33-6.65 DU/AC

- o Eight-foot wide internal trails and along N. 60<sup>th</sup> Avenue
- o Ten-foot wide trail along Baseline Road
- o Six-foot wide detached sidewalks throughout
- o Variety of passive and active recreational opportunities through the Neighborhood Park and the Pocket Park
- o Three Planning Areas with a variety of housing types:
  - o SFD
  - o SFA
  - o Paired Homes
  - o Duplexes

### RECOMMENDED PLANTING

All common area landscaping shall use landscape plants grouped by hydrozones for efficient water use. The irrigation system shall be designed to be water-wise and energy technology to limit water waste. The trees along the public streets will be installed by the builder and are intended to use low water requiring turf and drought tolerant trees. High visibility areas such as the perimeter buffers and drive ways shall incorporate vertical landscape plantings. Small areas of specialty plantings, including moderate water usage are permitted to highlight neighborhood access and entrance to the City of Brighton from the east. These plantings shall provide successive structure and shall be grouped by hydrozones for water efficiency.

### PLANTING REQUIREMENTS PER LOT TYPE

- Street trees along public rights of way: One (1) tree per forty (40) linear feet on average. Trees to be planted based on utility services and proximity locations.
- Single Family Detached Lots: One (1) tree and seven (7) landscape shrubs.
- Paired Homes: One (1) tree and five (5) landscape shrubs.
- Duplex Homes: Two (2) trees and ten (10) landscape shrubs.
- Single Family Attached Lots: One (1) tree per ten attached units and eight (8) landscape shrubs.

### PARKS & OPEN SPACE

(In accordance with Section 17-29.080 of the City of Brighton Land Use Code)

- Public Park land to be dedicated to the City at a ratio of 3 acres per 1,000 population for total neighborhood parks.
- Public Park land to be dedicated to the City at a ratio of 3 acres per 1,000 population for community parks.
- Open space shall be provided at a rate of 15 acres per 1,000 population.
- Parks and open space dedication will be based on the total number of dwelling units at the time of Final Plat.
- A tree (3) area central neighborhood parks is proposed with three (3) smaller pocket parks interspersed in all areas with open space corridors. The neighborhood park and pocket parks will meet the high buffer and community park dedication requirements. Open space will be met through trail corridors and buffers located within open space corridors.
- Any storage in park and open space dedication will be met through cash-in-lieu of land.

AREA	PLANTING REQUIREMENT
Baseline Road ROW	1 tree per 20 linear feet
Baseline Road (30' wide buffer)	2 trees and 20 shrubs per 60 linear feet
N. 60th Avenue ROW	1 tree per 10 linear feet
N. 60th Avenue (30' wide buffer)	2 trees and 15 shrubs per 60 linear feet

Images are for illustrative purposes only to convey design concepts and are not intended to establish requirements for the P.U.D.

### RIDGELINE VISTA MIXED RESIDENTIAL P.U.D.

LOCATED IN THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN COUNTY OF ADAMS, STATE OF COLORADO

CONCEPTUAL LANDSCAPE PLAN

#### LEGEND

- PROPERTY BOUNDARY
- 10' TRAILS
- 6' TRAILS
- PROJECT IMPLEMENTATION
- GATEWAY SIGNAGE & LANDSCAPE ENTRY TO BRIGHTON
- TREES
- PARKS
- OPEN SPACE
- BUFFER

SCALE: 1" = 200'

SCALE: 1" = 400'

NO.	REVISION/RECORD	DATE
1	PRELIMINARY	12-27-2018
2	REVISED	1-17-2019
3	REVISED	1-17-2019
4	REVISED	1-17-2019
5	REVISED	1-17-2019
6	REVISED	1-17-2019
7	REVISED	1-17-2019
8	REVISED	1-17-2019
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98	REVISED	1-17-2019
99	REVISED	1-17-2019
100	REVISED	1-17-2019

**RIDGELINE VISTA**  
**MIXED RESIDENTIAL P.U.D.**  
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 1 TOWNSHIP 1 SOUTH,  
 RANGE 96 WEST OF THE SIXTH PRINCIPAL MERIDIAN COUNTY OF ADAMS, STATE OF COLORADO  
 CONCEPTUAL LANDSCAPE PLAN

**METAL PICKET FENCE**  
NT&

**PRIVACY FENCE COLUMN**  
NT&

**PRIVACY FENCE**  
NT&

**3 RAIL FENCE**  
NT&

**ENTRY MONUMENT**  
NT&  
Image is for illustrative purposes only to convey design concepts and is not intended to establish regulations for this PUD

**FENCE DETAIL PLAN - Baseline Road**  
1" = 30'

**FENCE DETAIL PLAN - N. 60th Avenue**  
1" = 30'

DATE	12/12/2014
DESCRIPTION	CONCEPTUAL LANDSCAPE PLAN
BY	ANDREW HARTMAN
CHECKED BY	ANDREW HARTMAN
DATE	12/12/2014
DESCRIPTION	CONCEPTUAL LANDSCAPE PLAN
BY	ANDREW HARTMAN
CHECKED BY	ANDREW HARTMAN
DATE	12/12/2014

**REDLAND**  
CONCEPTUAL LANDSCAPE ARCHITECTURE

**CORONADO WEST**  
CORONADO WEST LLC  
Coronado West, LLC  
Tempe, AZ 85281

**RIDGELINE VISTA**  
MIXED RESIDENTIAL P.U.D.

## PUD Review Criteria-Section 17-16-110(d(4))

### The Ridgeline Vista PUD:

- ✓ Adequately addresses the proposed mixture of housing types with design standards and setback requirements and various lot sizes.
- ✓ Complies with the Comprehensive Plan and all applicable zoning standards, subdivision regulations and Residential Design Standards.
- ✓ Complies with the PUD Zone District use and development standards.
- ✓ Has roadway connections, sidewalks and trails throughout the project to internal parks and Brighton East Farms, Filing 3.
- ✓ Proposed design standards for the mixture of residential uses.
- ✓ Plan does not modify any of the public safety, transportation, educational or utility facilities.
- ✓ Proposed phasing that is rational and based on three planning areas.
- ✓ The project would not be possible through a typical "straight zoning district."



## Options for City Council Consideration

### Overall Development Plan:

- ✓ Approve the Ridgeline Vista Overall Development Plan.
- ✓ Approve the Ridgeline Vista Overall Development Plan with additional considerations.
- ✓ Not Recommend approval of the Ridgeline Vista Overall Development Plan.
- ✓ Continue the item to a later date.

### Planned Unit Development:

- ✓ Approve the Ridgeline Vista Planned Unit Development.
- ✓ Approve the Ridgeline Vista Planned Unit Development with additional considerations.
- ✓ Not Recommend approval of the Ridgeline Vista Planned Unit Development.
- ✓ Continue the item to a later date.