



Bromley Park Planned Unit Development 26th Amendment Zone Change

City Council– July 5, 2022

Applicant:	Lauren Brockman, <i>Convergence Multifamily Real Estate Group</i>
Property Owner:	Sunflower Meadows Real Estate LLC
City Staff Representative:	Nick Di Mario, <i>Associate Planner</i>



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Strategic Focus Area

- Recognizable and Well-Planned Community





Subject Property Location

- The property is generally located to the south of Bridge Street, east of Golden Eagle Parkway, west of I-76 Frontage Road, and north of the Speer Canal south of Longspur Drive.

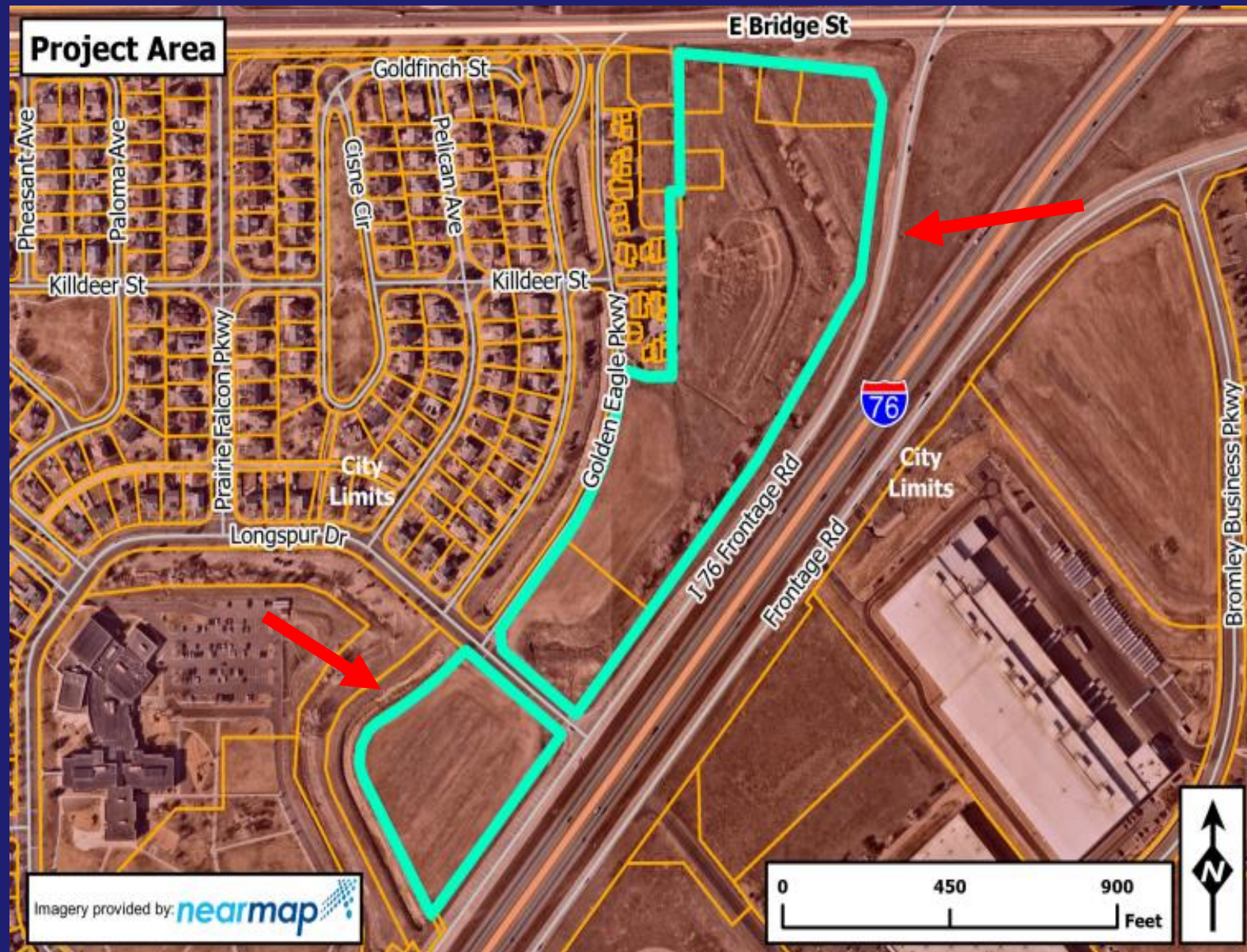


Aerial Map (Google Maps)



Subject Property Location

- The Property is approximately 18.9 acres in size.

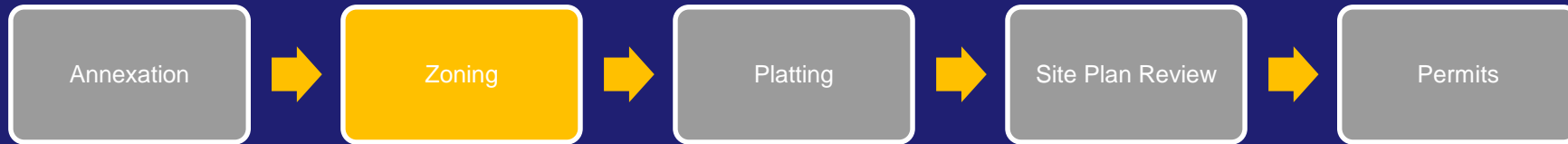


Aerial Map



Purpose

- The request is to rezone the Property via a Planned Unit Development (PUD) Amendment.



Process

- The *Bromley Park Planned Unit Development* allows for Major Amendments.
- Staff used the Planned Development criteria from the *Land Use & Development Code* for review purposes.



Proposal

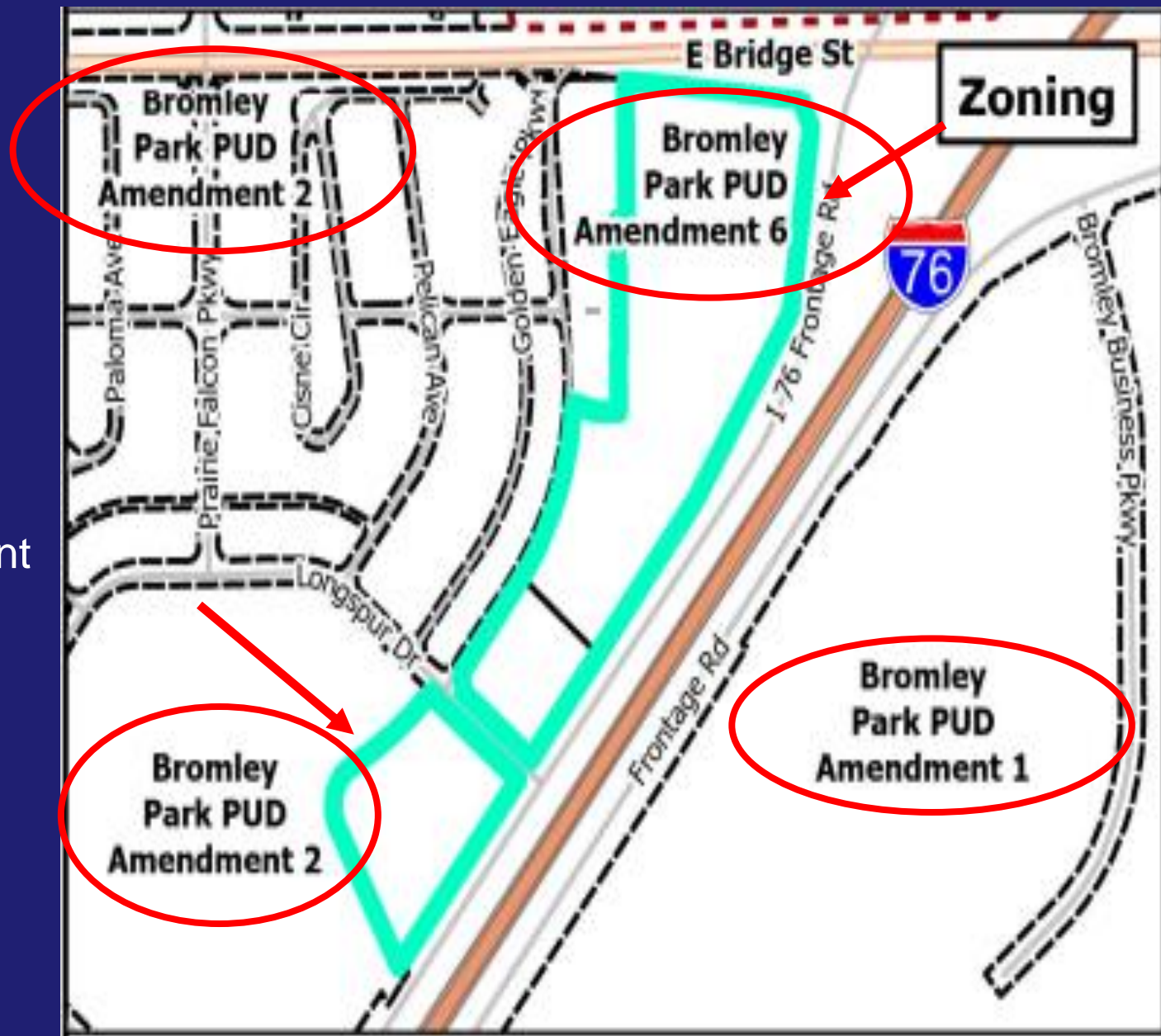
- The Owner desires to change the allowed use from those allowed under the “Commercial” and “Office Research and Development” designations of the Bromley Park Land Use Regulations to those allowed under the “Single Family Detached” and “Single Family Attached” designations.



Background

The Property:

- Annexed in 1985
- Platted in March of 2000
- Zoned Bromley Park PUD 2nd Amendment and 6th Amendment



Zoning Map



Current Zoning Conditions

Current Allowed Uses

- “Commercial” Designation
 - General retail, service, office, and multi-family uses.
 - Maximum density of 40 dwelling units an acre.
- “Office – Research / Development” Designation
 - General, medical, dental and professional and governmental activities, including light manufacturing, fabrication and processing.



Zoning Map



Current Zoning Conditions (cont'd)

Multi-family Unit Analysis

- Existing acreage: 12.63 acres
- Allowed maximum density: 40 dwelling units / acre
 - **505.2 total multi-family units allowed within the existing 'Commercial' designation**



Proposed PUD Amendment

Allowed Uses

- “Single Family Detached” and “Single Family Attached” Designation
 - Single family dwellings, duplexes, zero lot line, patio homes, triplex, four-plex, townhouse complexes, and accessory uses
 - Maximum density of 12 dwelling units per acre

Single Family Attached and Detached Unit Analysis

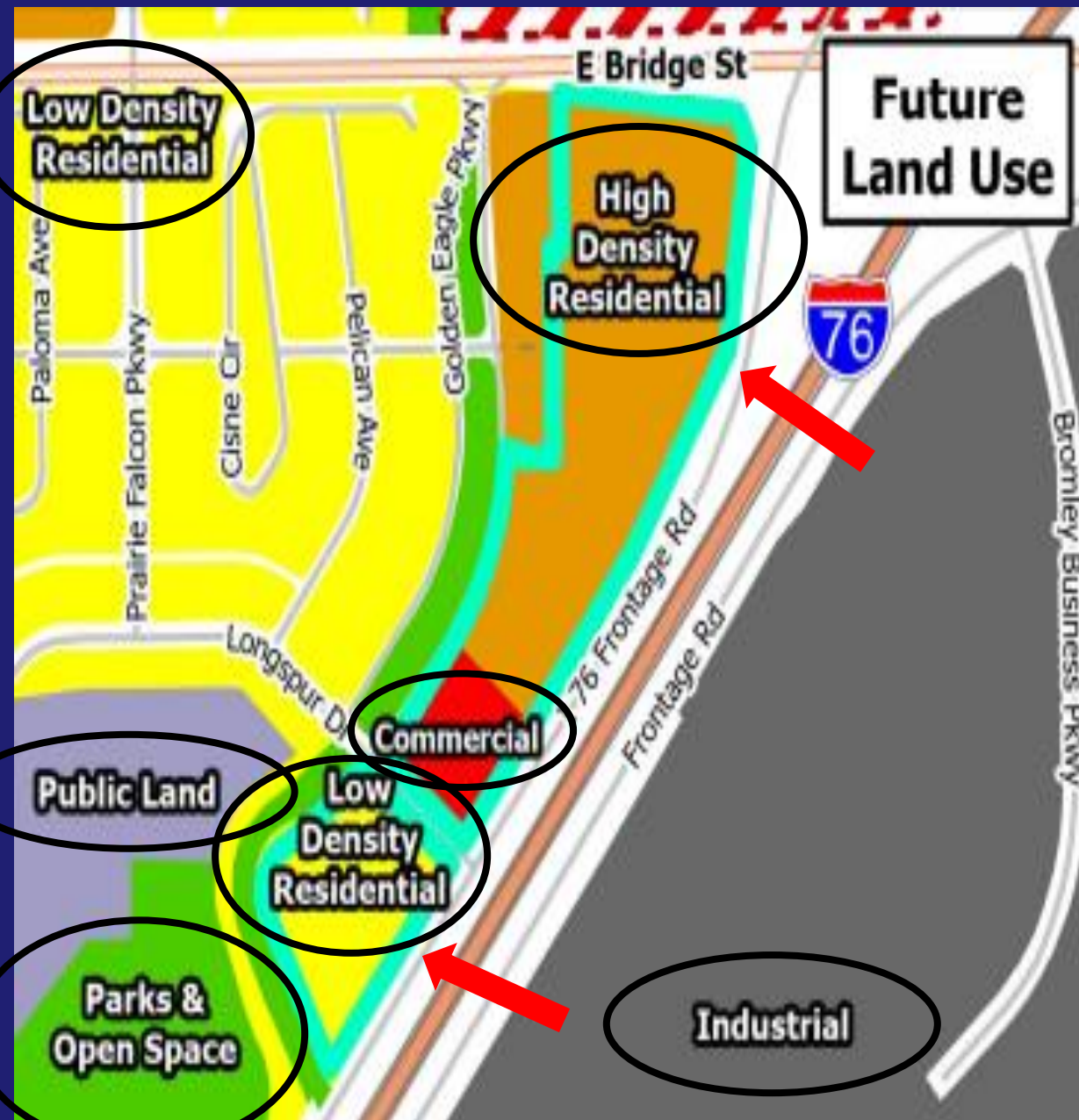
- Proposed Acreage: 18.9 acres
- Allowed maximum density: 12 dwelling units / acre
 - **226.8 total units allowed within the proposed PUD Amendment**



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Comprehensive Plan

- The Subject Property is designated a mix of High Density Residential, Commercial and Low Density Residential.



Future Land Use Map



Land Use & Development Code

- The City Council in making its decision shall use the following criteria (Section 2.04 C.):
 1. *New Planned Developments: Review, recommendations and decisions for newly proposed planned developments shall be based on the following criteria:*
 - a. *The plan better implements the Comprehensive Plan, beyond what could be accomplished under the application of general zoning districts and development standards.*
 - b. *The benefits from any flexibility in the proposed plan promote the general public health, safety and welfare of the community, and in particular, that of the areas immediately near or within the proposed project, and the proposed flexibility is not strictly to benefit the applicant or a single project.*



Land Use & Development Code

- c. The flexibility in the proposed plan allows the project to better meet or exceed the intent statements of the base zoning district(s).*
- d. The proposed adjustments to the standards do not undermine the intent or design objectives of those standards when applied to the specific project or site.*
- e. The plan reflects generally accepted and sound planning and urban design principles with respect to applying the goals and objectives of the Comprehensive Plan to the area.*



Land Use & Development Code

- f. The plan meets all of the review criteria for a Zoning Map Amendment (Sec. 2.03 B.)*
 - 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.*
 - 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 have the ability to 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 June 14th
 - ✓ Written notice was mailed to all property owners within 1,000 feet of the Subject Property.
 - ✓ Notice was published on the City's Website.
- On June 15th
 - ✓ Four signs were posted on the Subject Property.
- Planning staff has not received any formal comments in advance of this hearing.
- A neighborhood meeting was held on November 17, 2021.
- City staff posted information for the public hearing on various social media sites.



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 PUD Amendment is in general compliance with the requirements as outlined in the Land Use & Development Code.*
- ✓ *Staff finds the PUD Amendment is in compliance with the goals and objectives as set forth by the Comprehensive Plan.*

City Staff Recommendation

- ✓ *Staff recommends approval of the Bromley Park Planned Unit Development 26th Amendment.*



Options for City Council

- ☐ Approve the Zone Change via PUD Amendment via Ordinance as drafted;
- ☐ Approve a modified Zone Change via PUD Amendment via Ordinance;
- ☐ Deny the Zone Change via PUD Amendment via Ordinance 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 more information to ensure compliance with the approval criteria as set forth in the *Land Use & Development Code*.

