

# Neff II Annexation and Agreement Ridgeline Vista PUD 2<sup>nd</sup> Readings

City Council  
September 18, 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.



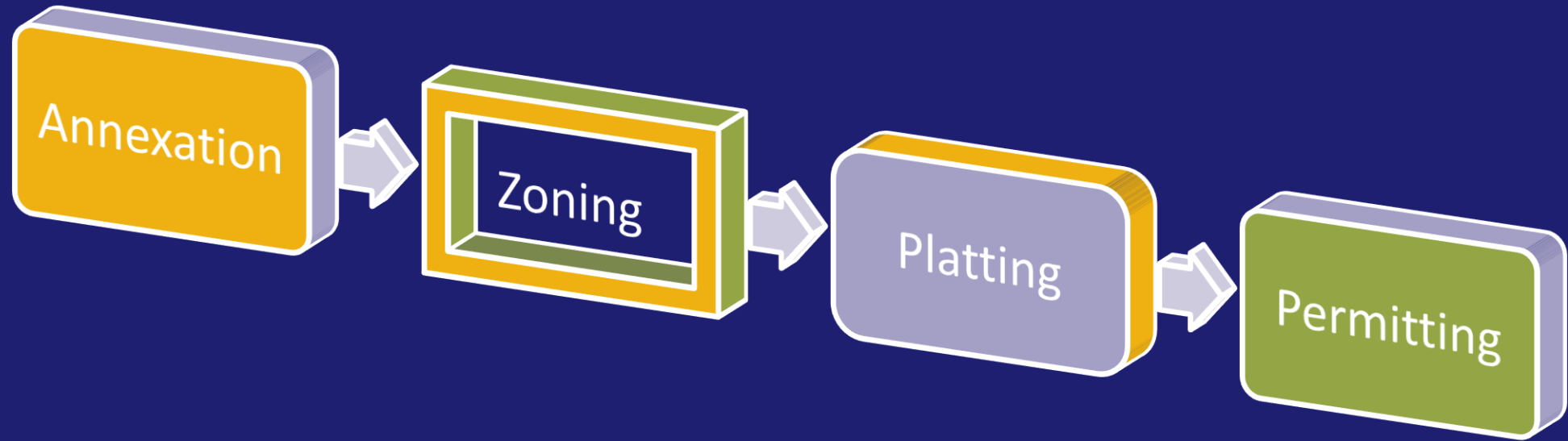
## Strategic Plan

### Supportive, Sustainable Infrastructure

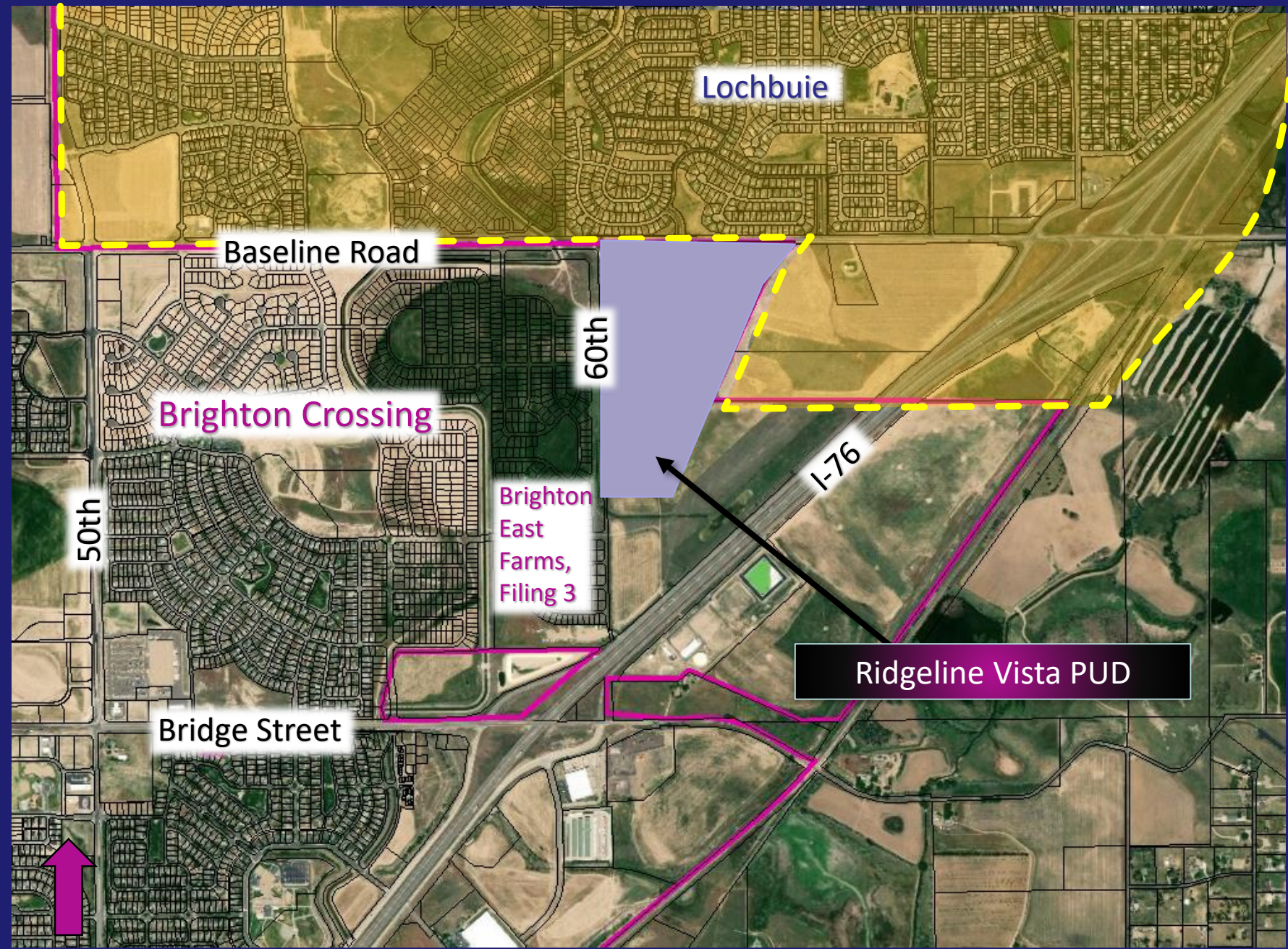
- Brighton, Colorado is committed to investing in existing and future transportation, water, wastewater, storm water, and technology networks while planning for sustainable growth.



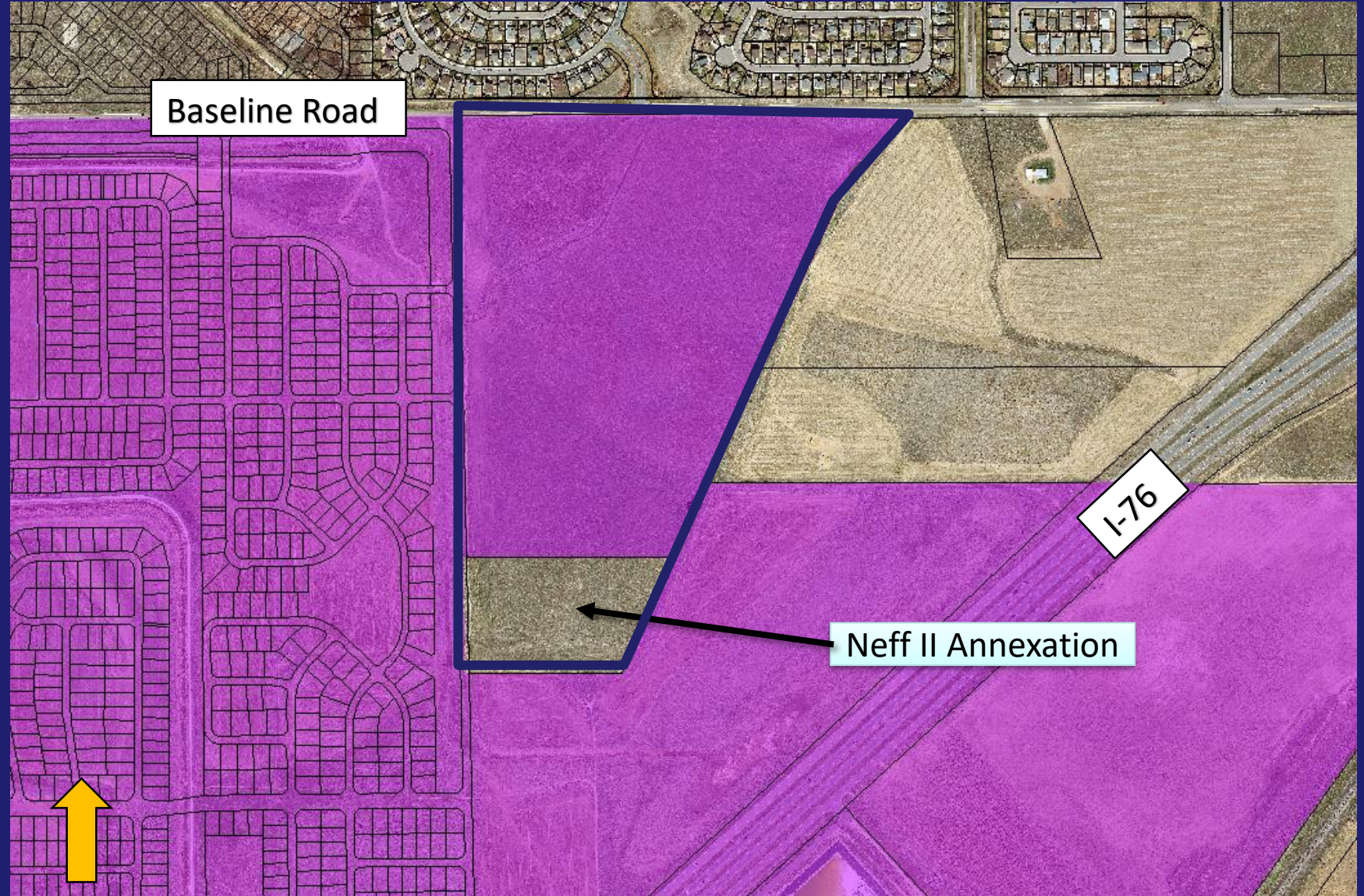
# Review Process



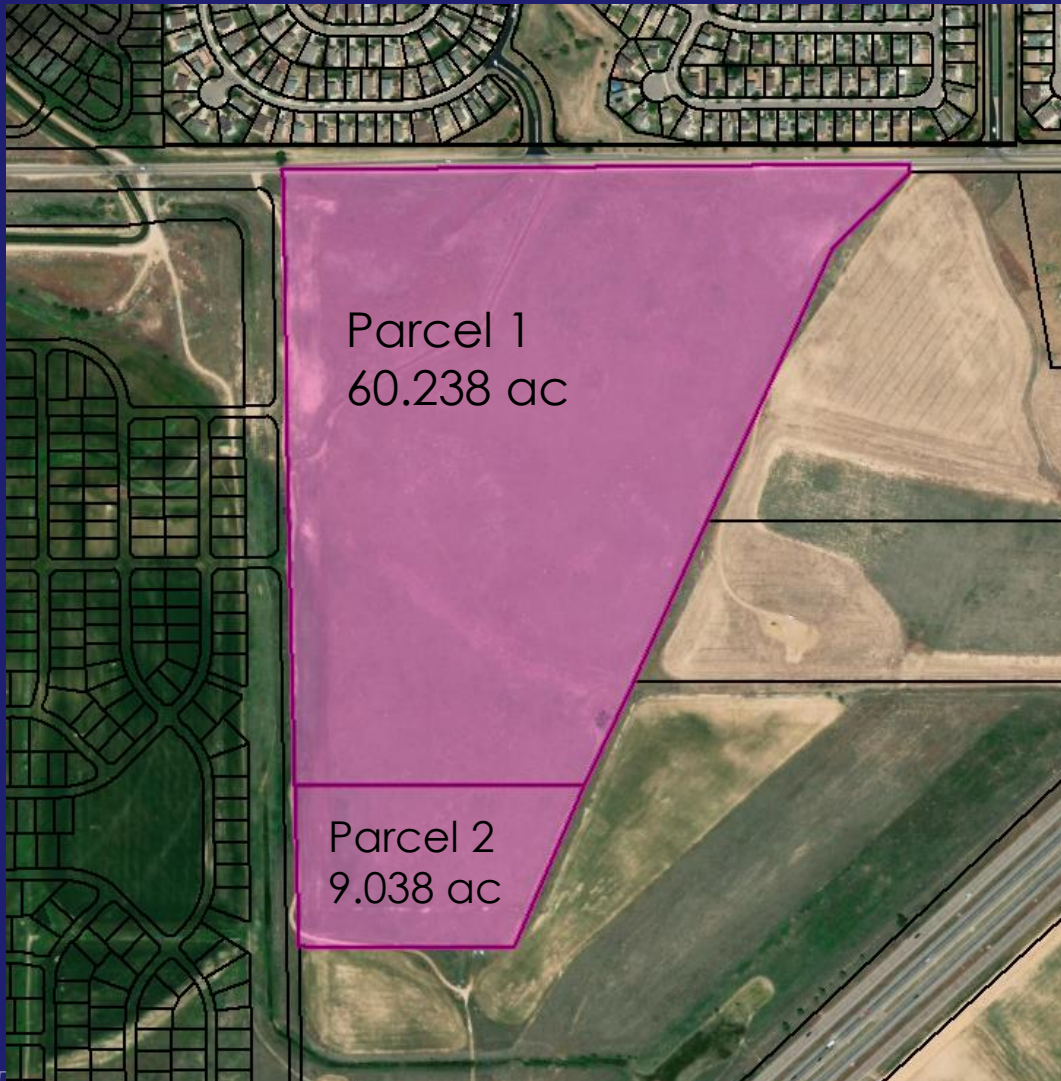
# Vicinity Map



# City Limits Map



## Summary of Request



### Parcel 1

-2<sup>nd</sup> Reading Ridgeline Vista PUD

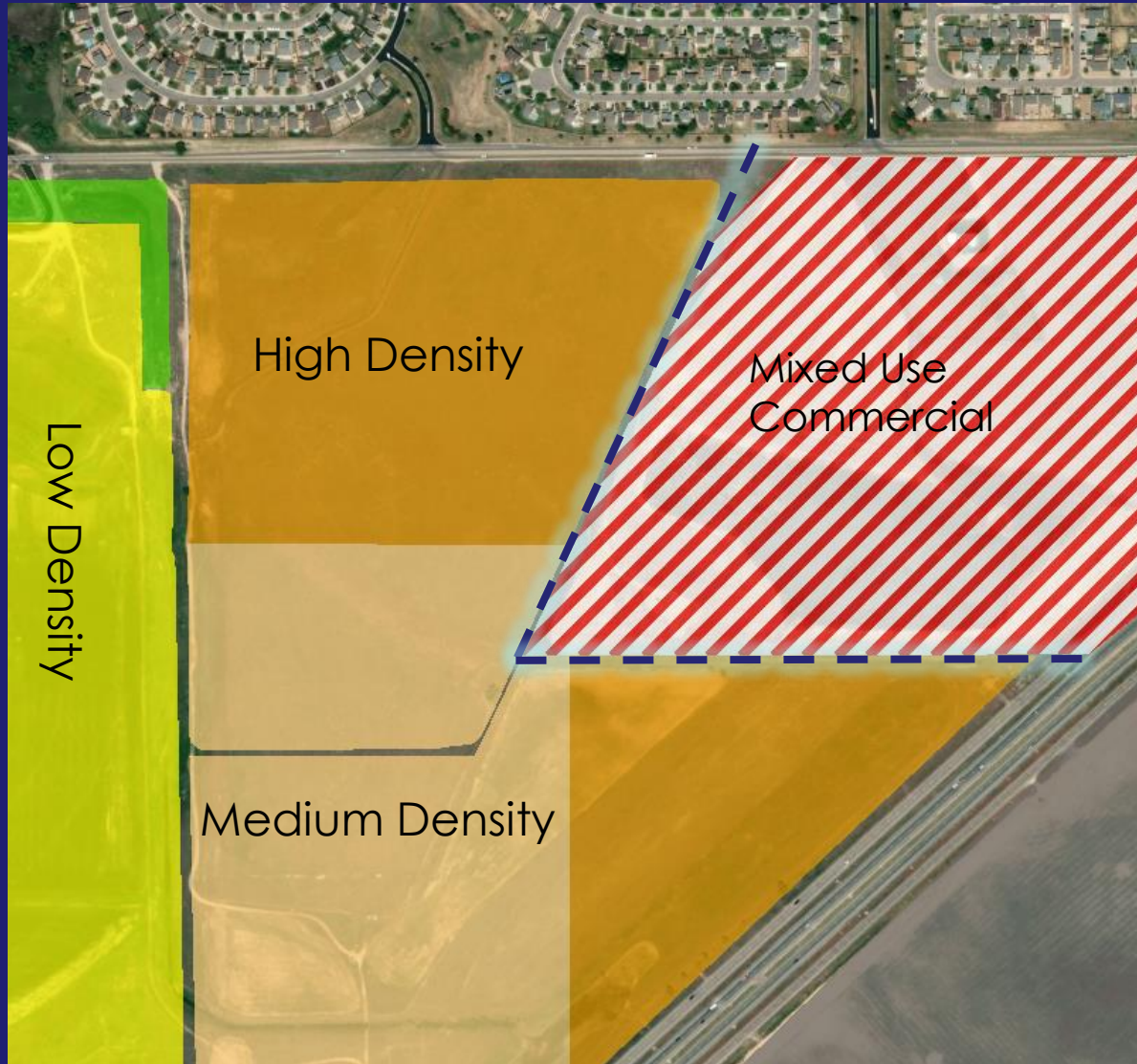
### Parcel 2-Neff II Annexation

-2<sup>nd</sup> Reading of Annexation Ordinance

-Annexation Agreement

-2<sup>nd</sup> Reading Ridgeline Vista PUD

# Comprehensive Plan – Future Land Use Plan



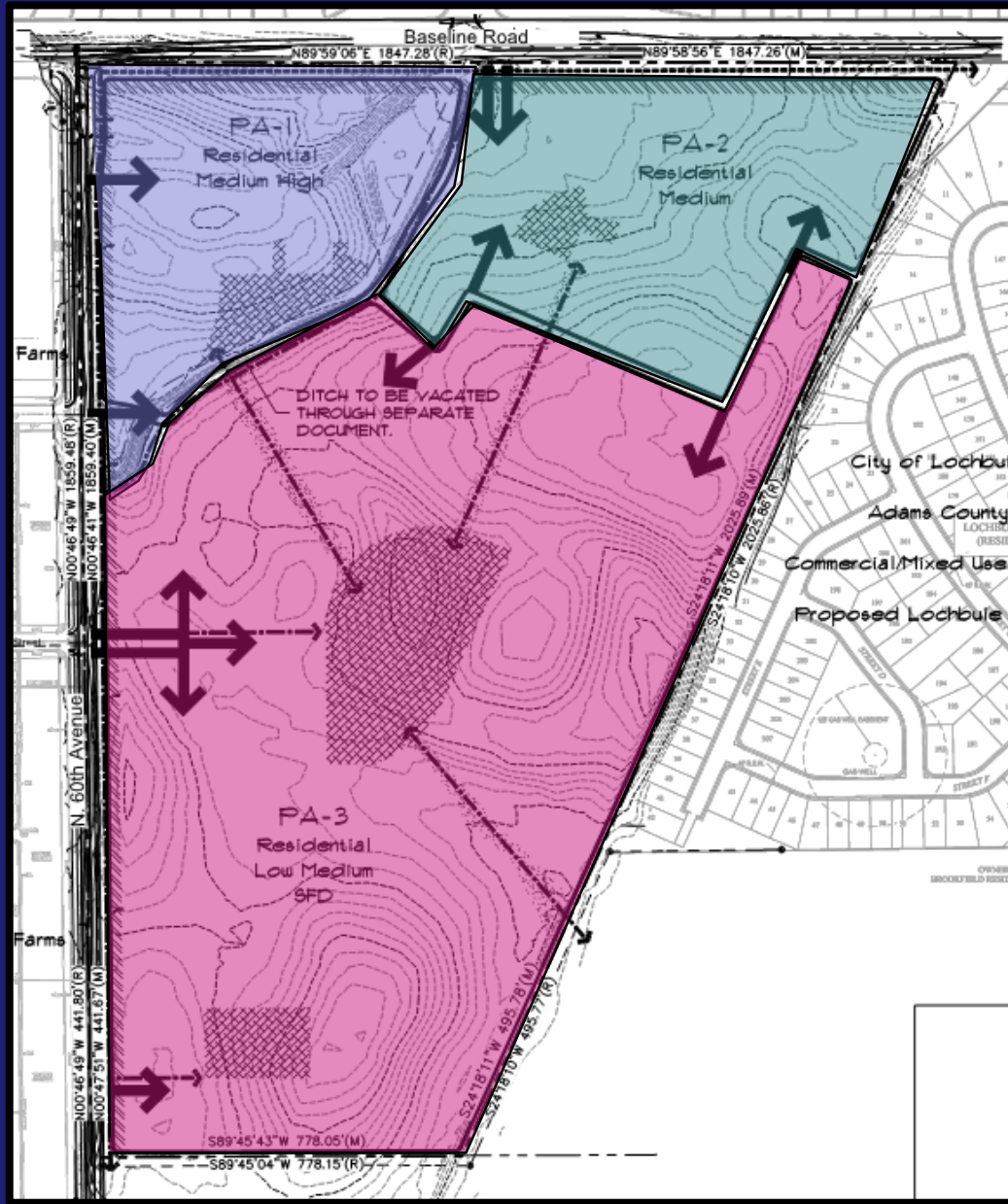
The Comprehensive Plan updated these properties to encourage a mixture of residential uses that are compatible with the adjacent Low Density Residential and to the Mixed Use Center planned by the Town of Lochbuie.



## Annexation Agreement

- Dedicate right of way for North 60<sup>th</sup> Avenue, at least 25 feet of right of way for a collector on the West portion of the property.
- Construct one-half of North 60<sup>th</sup> Avenue as a collector.
- Construct connections to water, sewer and stormwater facilities.
- Dedicate to the City, raw water to satisfy the obligation for water.

# Ridgeline Vista PUD



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	12.39	84-105	PAIRED/ DUPLEX	6.7-8.5 DU/AC
3	RESIDENTIAL MEDIUM-LOW	45.16	209-261	SINGLE FAMILY DETACHED	4.6-5.8 DU/AC
ROW		2.71		ROW	
	TOTAL	69.28	369-461		5.33-6.65 DU/AC

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

# Options for City Council Consideration

## **Annexation:**

- ✓ Approve the Neff II Annexation Ordinance-2<sup>nd</sup> Reading
- ✓ Approve the Neff II Annexation with additional considerations.
- ✓ Not Recommend approval of the Neff II Annexation .
- ✓ Continue the item to a later date.

## **Annexation Agreement:**

- ✓ Approve the Neff II Annexation Agreement Resolution
- ✓ Approve the Neff II Annexation Agreement with additional considerations.
- ✓ Not Recommend approval of the Neff II Annexation Agreement.
- ✓ Continue the item to a later date.

## **Planned Unit Development:**

- ✓ Approve the Ridgeline Vista Planned Unit Development Ordinance-2<sup>nd</sup> Reading
- ✓ 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.

## 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

### RECOMMENDED PLANTING

All common area landscaping shall use xeriscape plantings grouped by hydrozones for efficient water use. The irrigation system shall be designed to be water wise and integrate technology to limit water waste. The tree laws 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 streetscapes shall incorporate xeriscape plantings. Small areas of specialty plantings, requiring moderate water usage are permitted to highlight neighborhood entrance and entrance to the City of Brighton from the east. These plantings shall provide seasonal interest 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 placed based on utility services and driveway locations.
- Single Family Detached Lots: One (1) tree and seven (7) xeriscape shrubs.
- Paired Homes: One (1) tree and five (5) xeriscape shrubs.
- Duplex Homes: Two (2) trees and ten (10) xeriscape shrubs.
- Single Family Attached Lots: One (1) tree per two attached units and eight (8) xeriscape shrubs.

### PARKS & OPEN SPACE

(In accordance with Section 17-20-090 of the City of Brighton Land Use Code)

- Public Park land to be dedicated to the City at a rate of 3 acres per 1,000 population for local neighborhood parks.
- Public Park land to be dedicated to the City at a rate 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 three (3) acre central neighborhood park is proposed with three (3) smaller pocket parks interconnected via trails within open space corridors. The neighborhood park and pocket parks will meet the neighborhood and community park dedication requirements. Open space will be met through the trail corridors and buffers located within open space corridors.
- Any shortage in park and open space dedication will be met through cash-in-lieu of land.

AREA	PLANTING REQUIREMENT
Baseline Road ROW	1 tree per 35 linear feet
Baseline Road (30' wide buffer)	2 trees and 20 shrubs per 60 linear feet
N. 48th Avenue ROW	1 tree per 35 linear feet
N. 40th 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 regulations for this P.U.D.

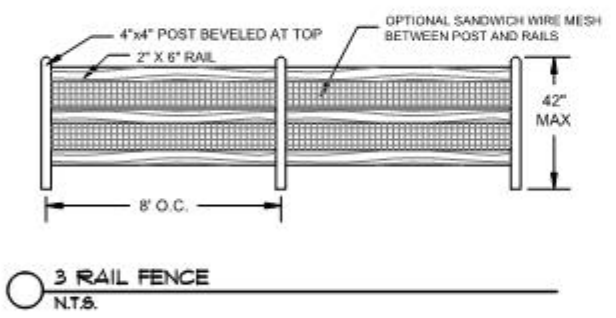
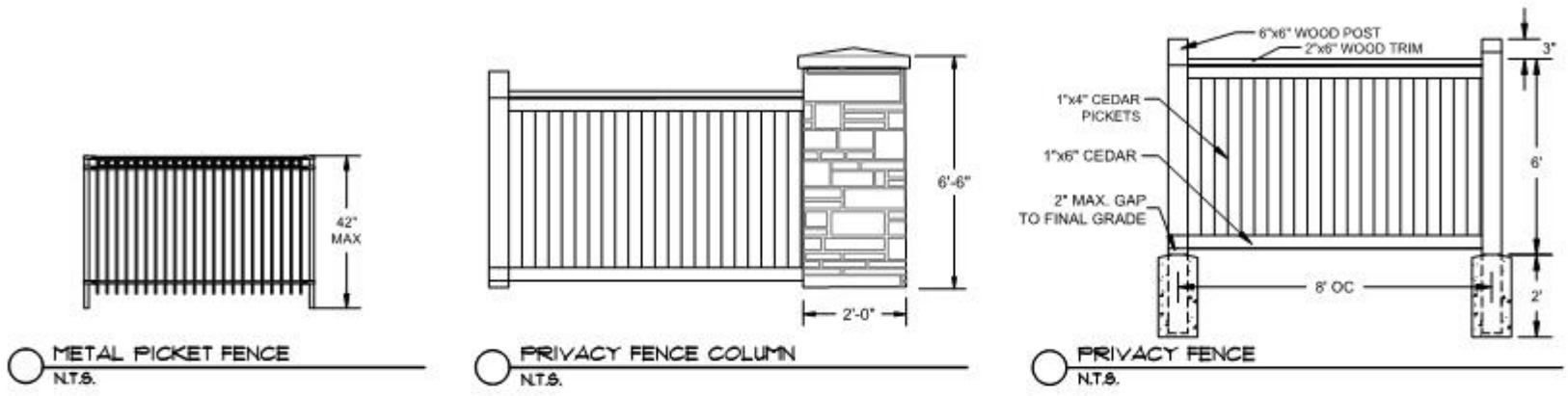


NO.	REVISION RECORD	DATE
1	1ST SUBMITTAL	3-27-2018
2	2ND SUBMITTAL	5-21-2018
3	3RD SUBMITTAL	7-17-2018
4	4TH SUBMITTAL	7-30-2018

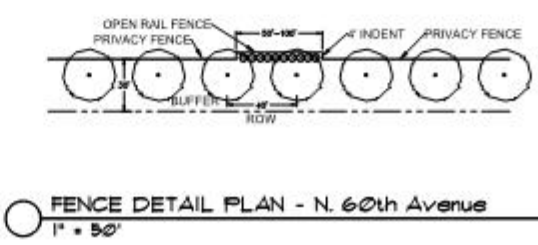
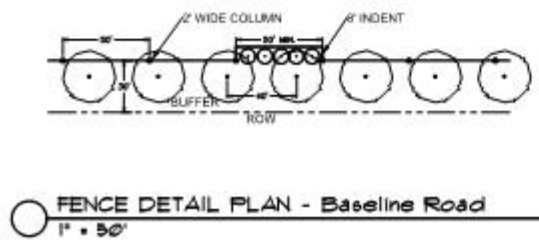
  

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 CORONADO WEST Coronado West, LLC 1855 S. Peoria Drive Tempe, AZ 85284
 RIDGELINE VISTA MIXED RESIDENTIAL P.U.D.
JOB NO. DRAWN BY CHECKED BY DATE: 7/30/18
CONCEPTUAL LANDSCAPE PLAN 8 of 11

**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



**ENTRY MONUMENT**  
N.T.S.  
Image is for illustrative purposes only to convey design concepts and is not intended to establish regulations for this P.U.D.



NO.	REVISION RECORD	DATE
1	1ST SUBMITTAL	3-27-2018
2	2ND SUBMITTAL	5-24-2018
3	3RD SUBMITTAL	7-17-2018
4	4TH SUBMITTAL	7-30-2018

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 <b>RIDGELINE VISTA</b> MIXED RESIDENTIAL P.U.D.
SHEET: CONCEPTUAL MONUMENT & FENCE DETAILS DRAWN BY: [blank] CHECKED BY: [blank] DATE: 7/30/18 9 of 11