



Mountain View Estates Planned Development Zone Change

City Council - February 1, 2022

Applicant:

Josie Kohnert of Redland

Property Owner:

Jarrold Likar of AMREPCO, INC.

City Staff Representative:

Nicholas Di Mario, Associate Planner



Strategic Focus Area

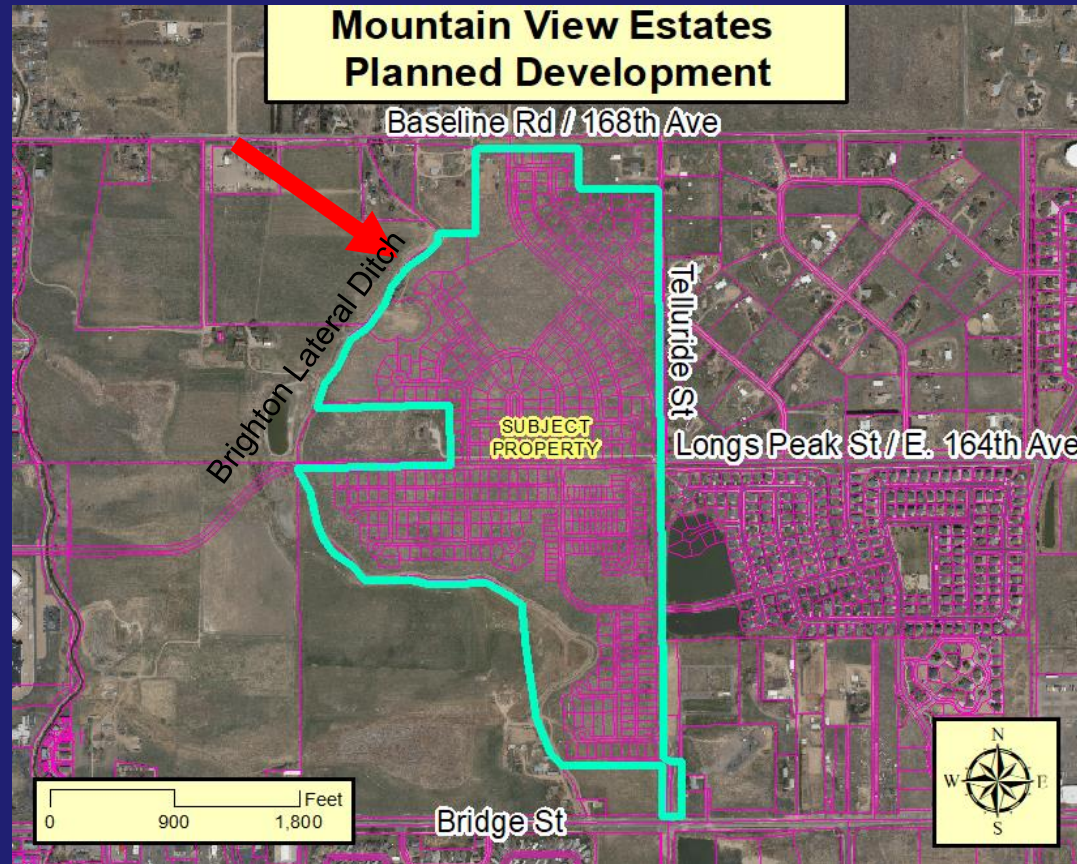
- Recognizable and Well-Planned Community





Subject Property Location

- The Property is generally located to the north of Bridge St., south of Baseline Rd., west of Telluride St., and east of the Brighton Lateral Ditch.
- The Property is approximately 165.7 acres in size.



Aerial Map (Google Maps)



Purpose

- The request is to rezone the Property via a Planned Development (PD).

Proposal

- The Owner desires to maintain the allowed uses on the site, but alter certain site development standards.



Process

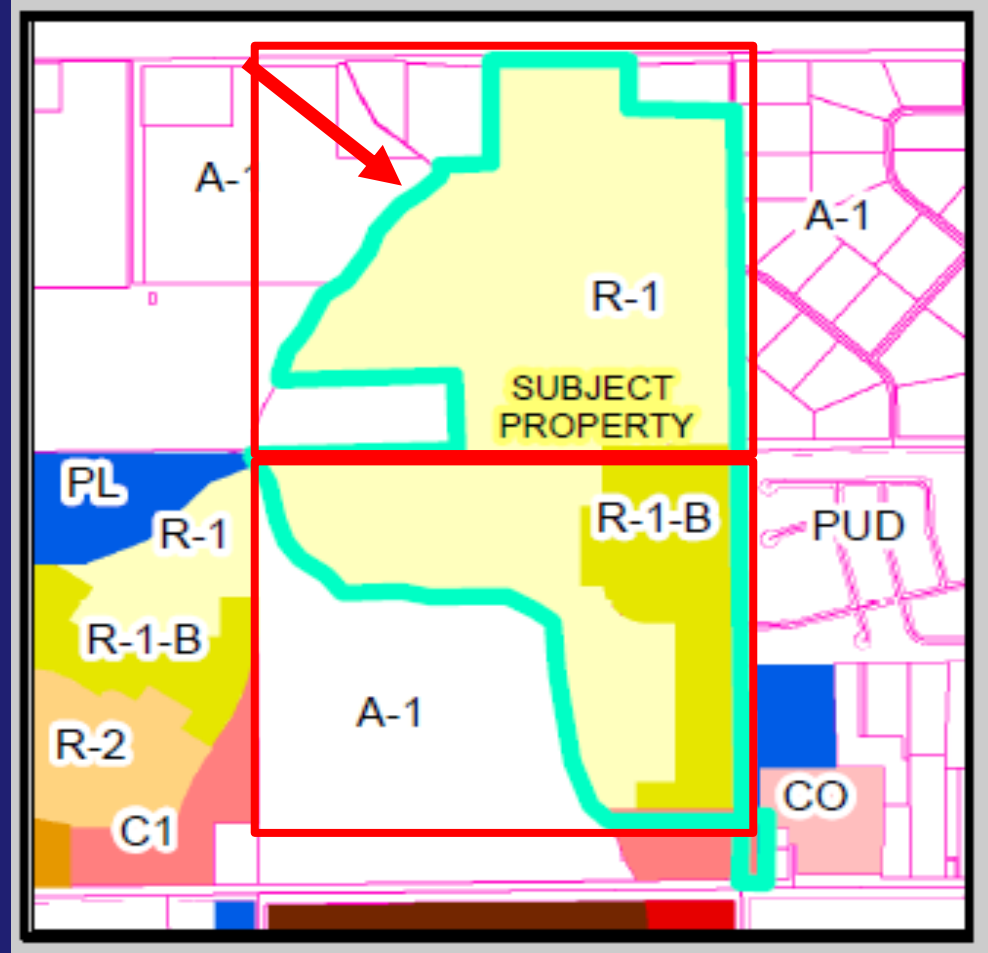
- The *Land Use & Development Code* allows for the adoption of a Planned Development.
- Staff used the Planned Development criteria from the *Land Use & Development Code* for review purposes.



Background

The Property:

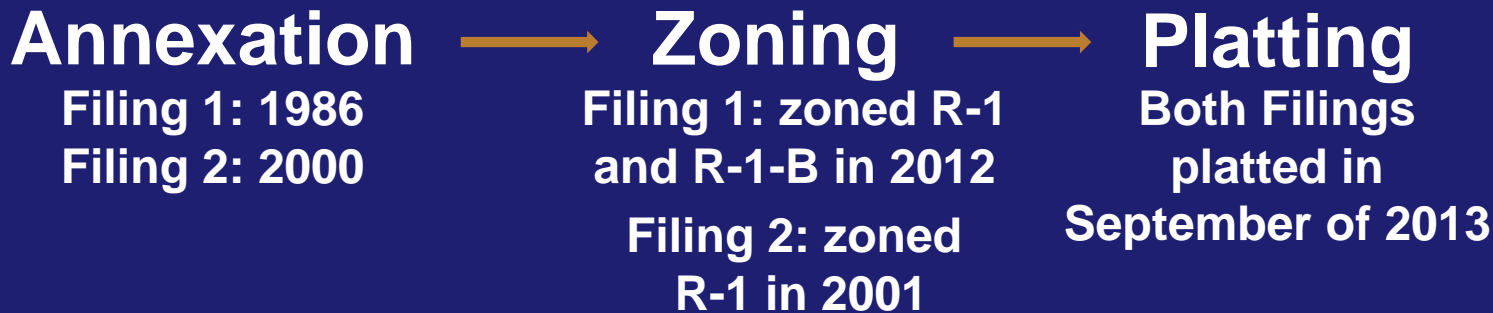
- Mountain View Estates Subdivision Filing No. 1
- Mountain View Estates Subdivision Filing No. 2



Zoning Map



Processes and Background



Mountain View Estates Subdivision

- Platted and zoned under the prior *Land Use & Development Code*.
- 410 total lots (102 single family attached lots, 308 single family detached lots).

Current *Land Use & Development Code*

- Effective January 1, 2020.
- Modified setbacks via amended zone districts.
- Restricts building types in the R-1-B zone district.



Results

- Developer unable to sell to prospective builder(s) as current code makes it difficult to construct a product that the property was originally intended to accommodate.
- Current code increased setback distances for lots within the subdivision.
- Current code includes suburban duplexes (paired homes) as a prohibited building type in the R-1-B zone district.

Options

- Developer could apply for variances for ALL lots requiring relief from development regulations; or
- Developer could apply for a Planned Development.

Staff found that the best option moving forward was the creation of a Planned Development. The benefit allows the development to occur with same number of lots and land use (SFD, SFA) as originally intended but requires a Planned Development in order to legally construct.



Proposed PD

Purpose of the PD:

- Fulfill the approved 2013 final plats.
 - Reverts design criteria to LUDC in effect in 2013.
- Create a neighborhood with a variety of housing options to meet the current housing demand in the area.
 - Changes in allowed building types.
- Update the Landscape Plans to incorporate low water / xeric plant palette to reduce overall water demand for the neighborhood.
 - Reduction in setbacks, creating larger building footprints to decrease landscaped area leading to a reduction in overall irrigation demand.



Proposed PD

Allowed Uses:

- Single family residential
 - Detached and attached units

Development to include:

- Two parks
 - Neighborhood Park (3.946 acres)
 - Community Park (4.894 acres)
- Future elementary school site



Proposed PD

Lot Typical:

- 410 lots total
- Range from 40'-80' wide
- Front and alley loaded

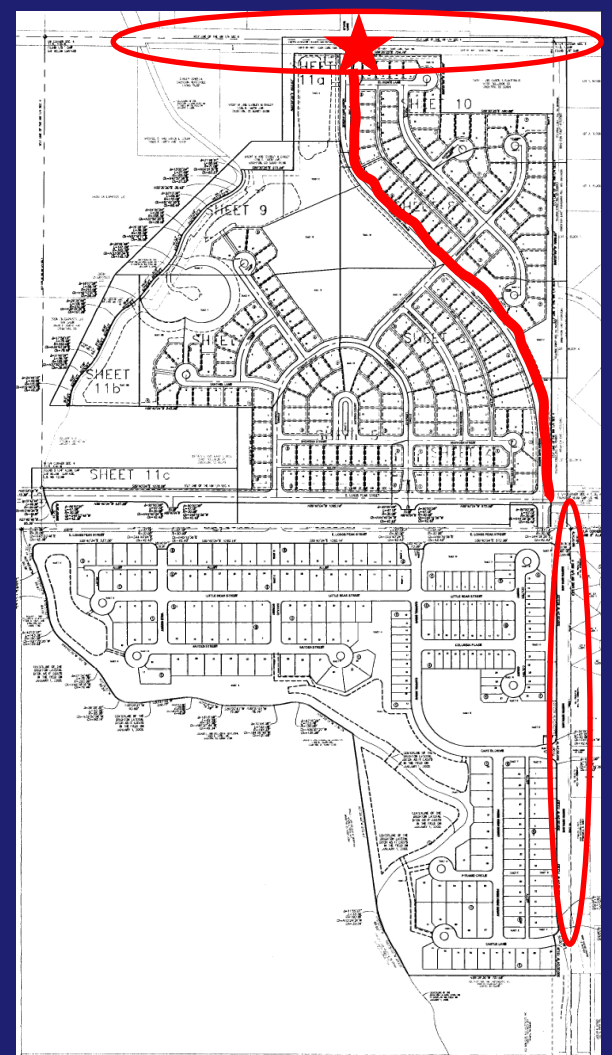
LOT TYPE LEGEND			
COLOR	LOT SIZE	LOADING	TOTAL
	40'	FRONT	73
	NEW 50'	FRONT	17
	50'	ALLEY	48
	60'	FRONT	38
	70'	FRONT	85
	70'	ALLEY	94
	80'	FRONT	49
	80'	ALLEY	6
TOTAL			410
 LOT ALLOWED TO BE SFD OR SFA PRODUCT			



BrightonSM

Required Traffic Improvements

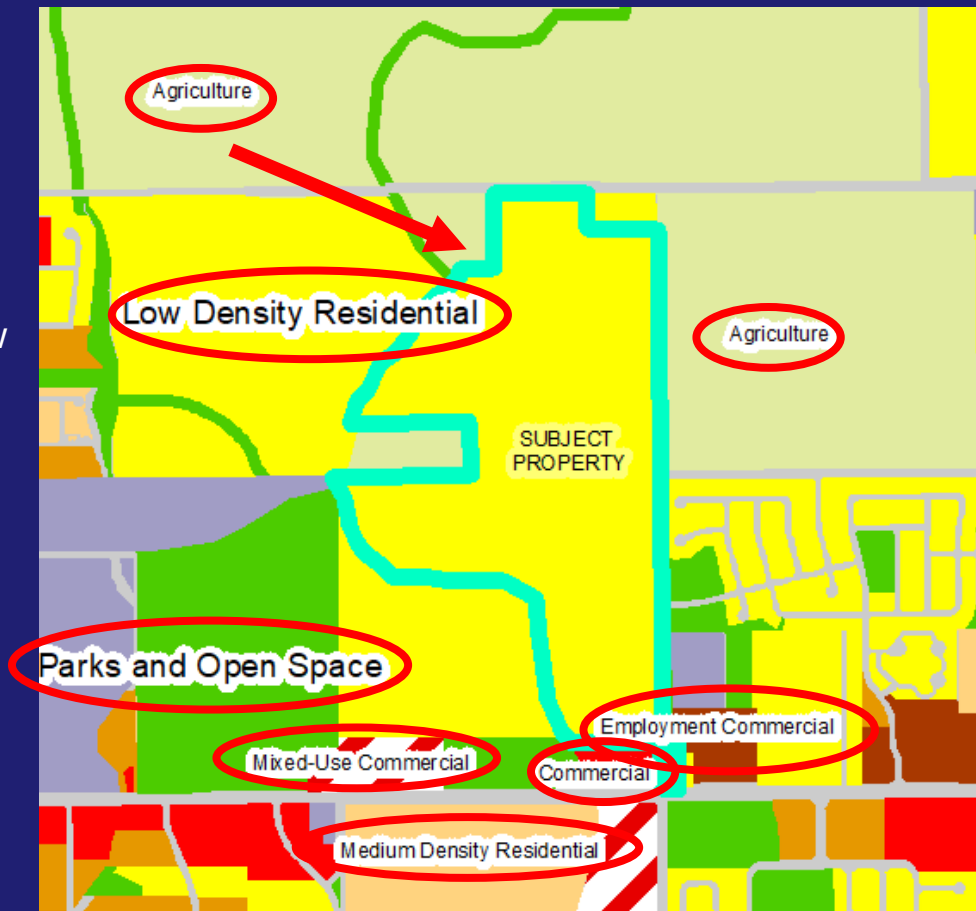
- Original traffic impact study yielded the need for improvements to surrounding and internal roadways.
- Western half of N. 35th Ave. (Telluride St.) from Bridge St. to Longs Peak St. within Filing 1.
- Full width of N. 35th Ave. from Longs Peak St. to Baseline Rd.
- Acceleration and deceleration lanes on south side of Baseline Rd., including escrow for southernmost lane.
- Construction of intersection at N 35th Ave. and Baseline Rd., including escrow for a signalization.
- Land uses and densities are remaining the same, no further traffic improvements required.





Comprehensive Plan

- The Subject Property is designated as Low Density Residential.





Land Use & Development Code

- The Planning Commission 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 January 13th
 - ✓ Four signs were posted on the Subject Property.
- On January 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.
- Planning staff has not received any formal comments in advance of this hearing.
- A neighborhood meeting was held on April 12, 2021.
- City staff posted information for the public hearing on various social media sites.



Posted Sign Locations





Summary of Findings

- ✓ *The Development Review Committee has reviewed this project and recommended approval.*
- ✓ *The Planning Commission heard the request on January 13, 2022 and unanimously recommended approval.*
- ✓ *Staff finds the PD is in general compliance with the requirements as outlined in the Land Use & Development Code.*
- ✓ *Staff finds the PD is in compliance with the goals and objectives as set forth by the Comprehensive Plan.*

City Staff Recommendation

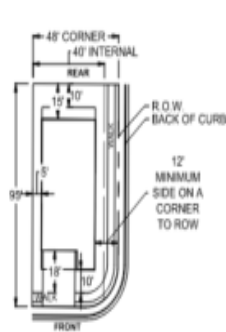
- ✓ *Staff recommends approval of the Mountain View Estates Planned Development.*



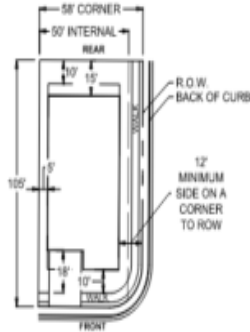
Options for City Council

- Approve the Zone Change via PD as presented via ordinance;
- Approve a modified Zone Change via PD via ordinance;
- Deny the Zone Change via PD via ordinance with specific findings to justify the denial; or
- Continue the item to be heard at a later, specified date if the Council feels it needs additional information to ensure compliance with the approval criteria as set forth in the *Land Use & Development Code*.

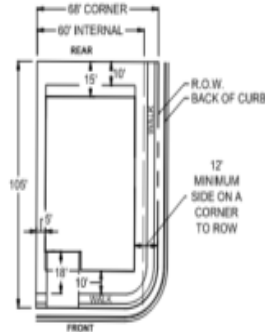
LOT TYPICALS



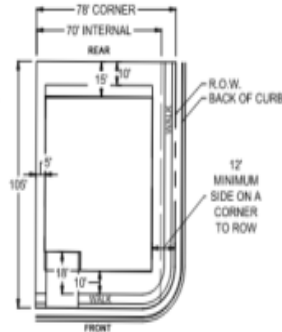
40' FRONT LOADED



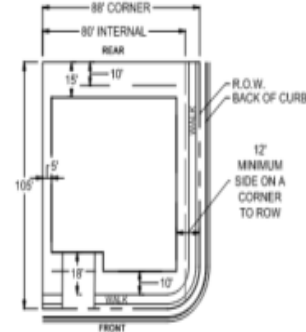
50' FRONT LOADED



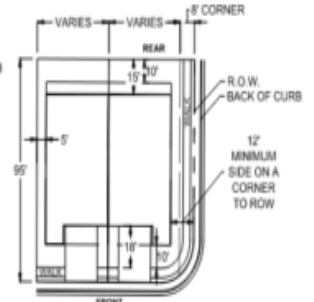
60' FRONT LOADED



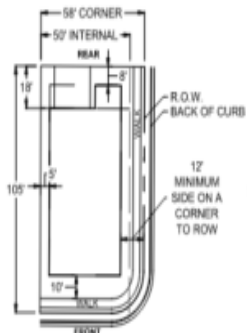
70' FRONT LOADED



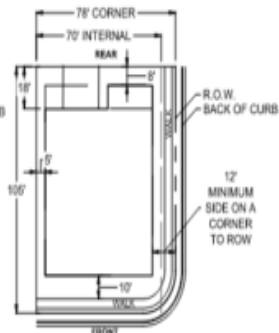
80' FRONT LOADED



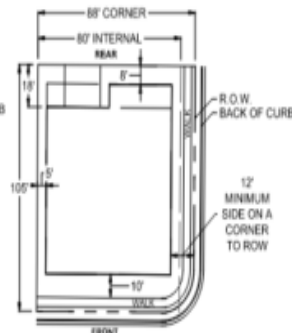
FRONT LOADED - PAIRED HOME



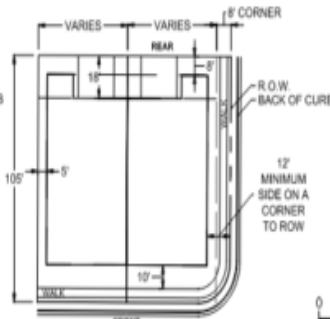
50' ALLEY LOADED



70' ALLEY LOADED



80' ALLEY LOADED



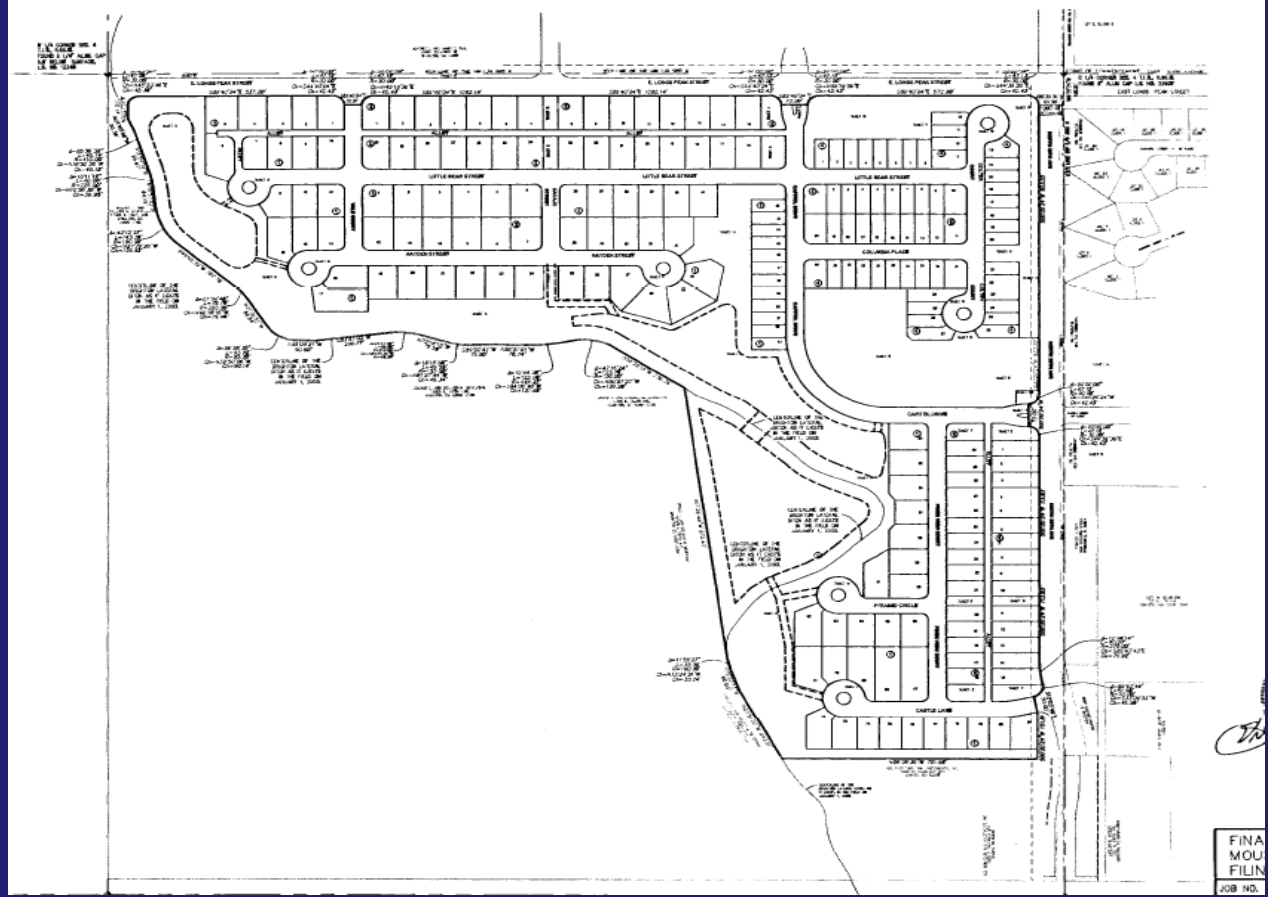
ALLEY LOADED - PAIRED HOME



SCALE: 1" = 50'



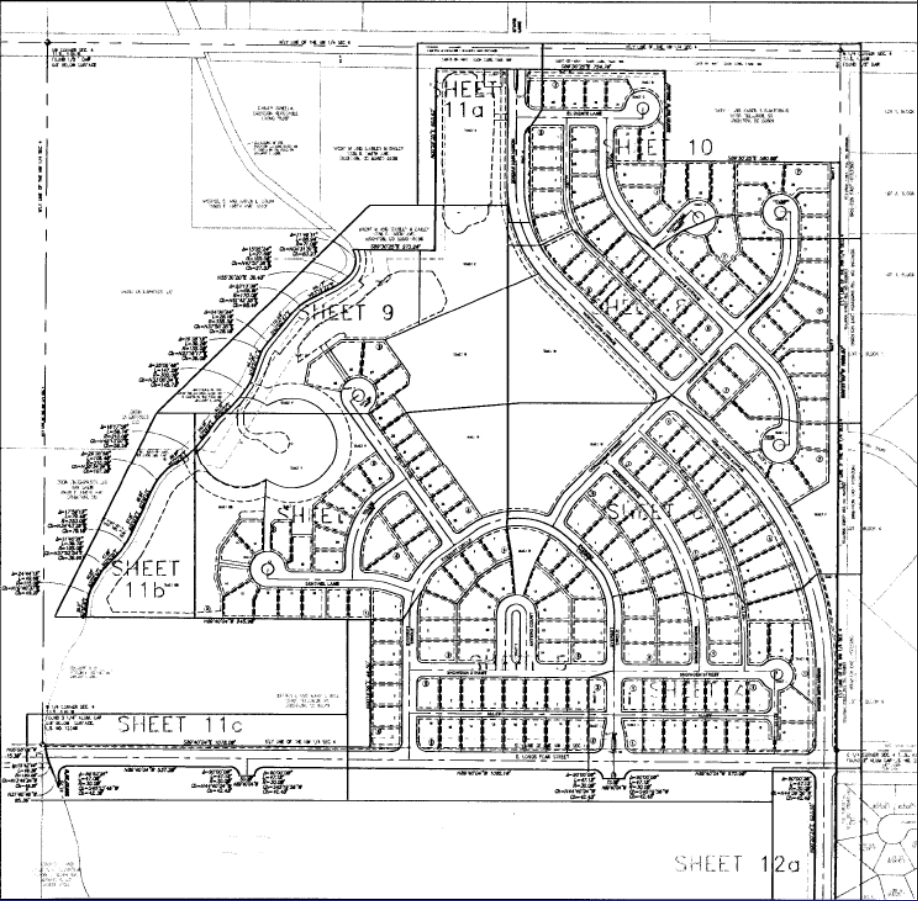
Appendices



FINA
MOU
FILIN
JOB NO.



Appendices



Appendices

