

COMMUNITY DEVELOPMENT
Planning Division

Brighton

Acceptance of the Public Improvements of the Brighton Ridge Subdivision Plan

City Council – December 20, 2022

Applicant: Travis Frazier of Redland
Property Owner: Walk Off LLC
City Staff Representative: Emma Lane, Senior Planner – Historic Preservation

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Strategic Focus Area

- Recognizable and Well-Planned Community



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Subject Property Location

- The Property is generally located to the south of East 120th Avenue, to the west of Sable Boulevard and to the east of Southgate Boulevard.



Aerial Map

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Purpose

- The City Council held a public hearing on November 15, 2022 for this item.
- The City Council voted to continue the item with a request to update the resolution to include a final date by which the construction of improvements to East 120th Avenue shall be completed.

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Update to the Resolution

- The proposed deadline for completion of the improvements to East 120th Avenue is **eight (8) years from the approval of the first final plat.**
 - Based on the estimated timelines of the floodplain restoration and the East 120th Avenue bridge construction, as well as estimated development timelines from the applicant.
 - This condition shall be placed on the Subdivision Plan document to be recorded upon City Council acceptance.

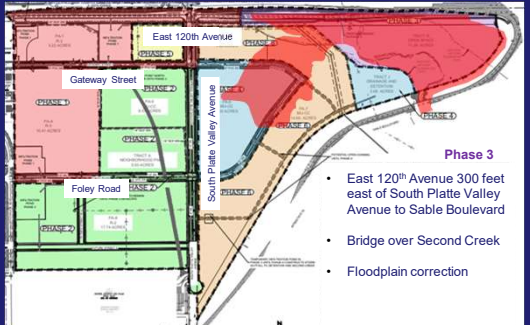
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Update to the Resolution



Phase 3

- East 120th Avenue 300 feet east of South Platte Valley Avenue to Sable Boulevard
- Bridge over Second Creek
- Floodplain correction

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Summary of Findings

- ✓ The Development Review Committee has reviewed the public improvements associated with the Brighton Ridge Subdivision Plan and recommends approval of acceptance of said improvements.
- ✓ The Planning Commission heard the request on October 27, 2022 and unanimously voted to approve the Subdivision Plan.
- ✓ Staff finds that the public improvements as depicted in the Brighton Ridge Subdivision Plan are in general compliance with the requirements as outlined in the *Land Use & Development Code* and the Comprehensive Plan.

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City Staff Recommendation

With the modifications discussed, staff finds the public improvements as proposed in the Subdivision Plan application to be in general compliance with the requirements for a Subdivision Plan as described in the *Land Use & Development Code*, Section 2.02.D, Major Subdivision – Subdivision Plan. Staff also finds that acceptance of the public improvements as depicted in the Subdivision Plan complies with policies of the Comprehensive Plan. Based upon these findings, staff recommends acceptance of the public improvements as denoted in the Brighton Ridge Subdivision Plan and has prepared a draft resolution for Council's consideration.

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Options for City Council

- ❑ Accept the public improvements as depicted in the Brighton Ridge Subdivision Plan with the condition as proposed by city staff in the draft resolution;
- ❑ Deny acceptance of the public improvements as depicted in the Brighton Ridge Subdivision Plan and provide justification for such action;
- ❑ Accept the public improvements as depicted in the Brighton Ridge Subdivision Plan with any additional conditions or adjustments to the proposed condition as deemed necessary; or
- ❑ Continue the item to a later, specified date if the City Council feels it needs more information to make an informed decision.

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