

Neff II Annexation and Agreement Ridgeline Vista PUD 2nd 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.



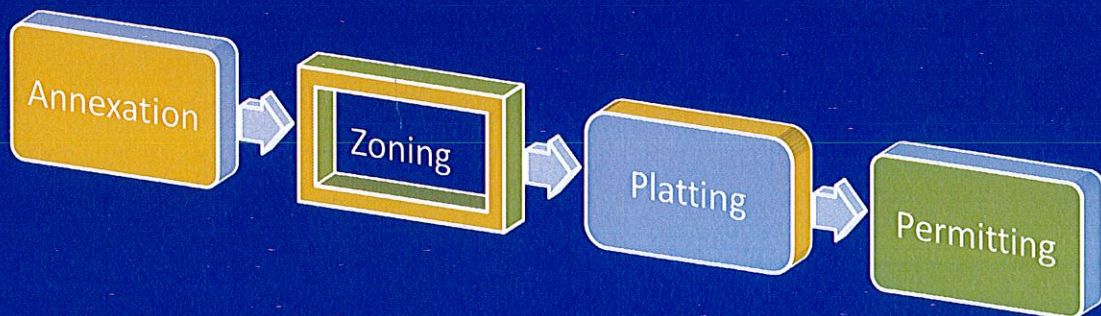
Strategic Plan

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.



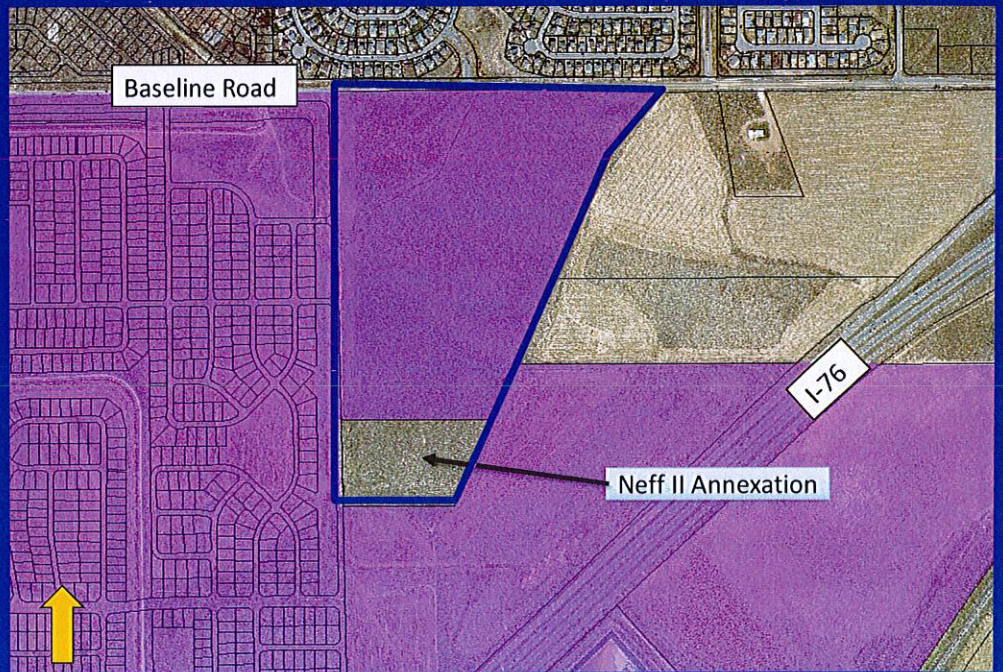
Review Process



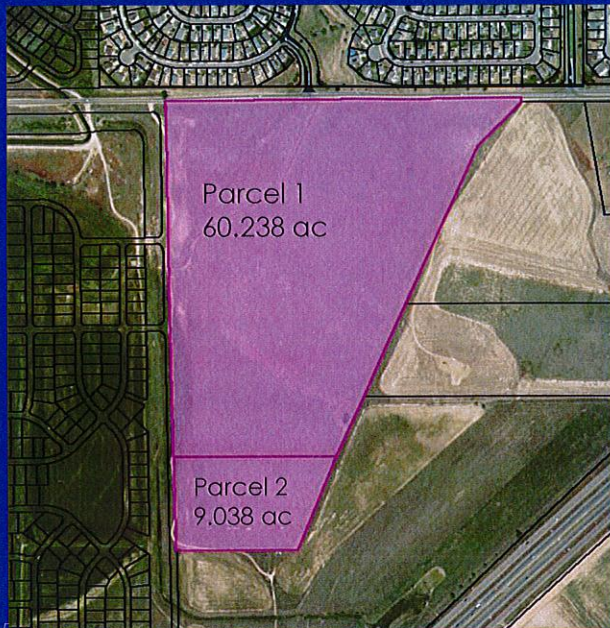
Vicinity Map



City Limits Map



Summary of Request



Parcel 1

-2nd Reading Ridgeline Vista PUD

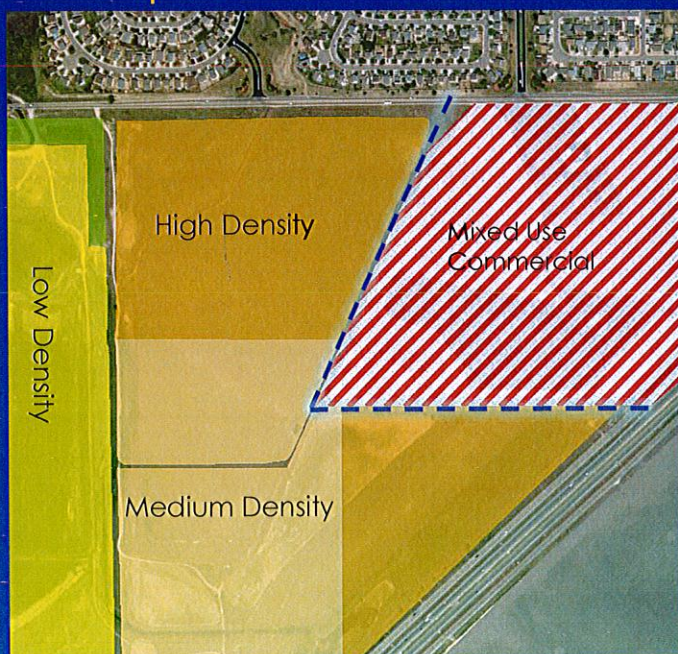
Parcel 2-Neff II Annexation

-2nd Reading of Annexation Ordinance

-Annexation Agreement

-2nd Reading Ridgeline Vista PUD

Comprehensive Plan – Future Land Use Plan

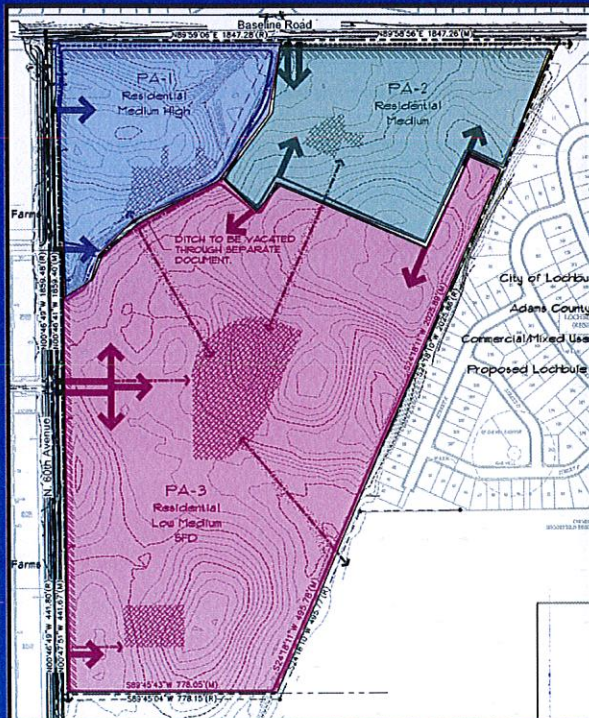


The Comprehensive Plan updated these properties to encourage a mixture of residential uses that are compatible with the adjacent Low Density Residential and to the Mixed Use Center planned by the Town of Lochbuie.

Annexation Agreement

- Dedicate right of way for North 60th Avenue, at least 25 feet of right of way for a collector on the West portion of the property.
- Construct one-half of North 60th 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	203-261	SINGLE FAMILY DETACHED	4.6-5.8 DU/AC
	ROW	2.11			
	TOTAL	69.28	369-461		5.33-6.65 DU/AC

- Eight-foot wide internal trails and along N. 60th 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-2nd 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.

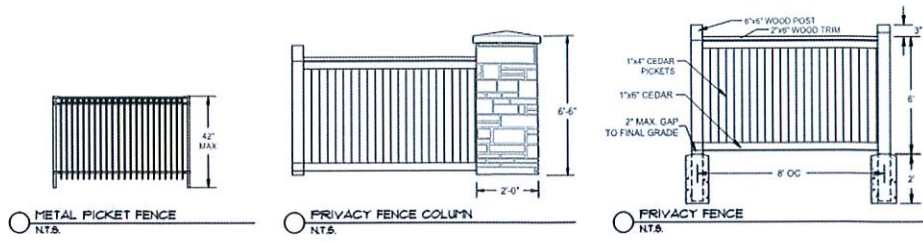
Planned Unit Development:

- ✓ Approve the Ridgeline Vista Planned Unit Development Ordinance-2nd 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.

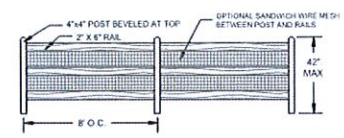
PUD



RIDGELINE VISTA
MIXED RESIDENTIAL P.U.D.
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 1 TOWNSHIP 1 SOUTH
 RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN COUNTY OF ADAMS STATE OF COLORADO
 CONCEPTUAL LANDSCAPE PLAN



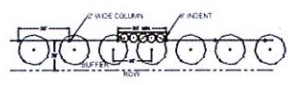
○ METAL PICKET FENCE N.T.S.
 ○ PRIVACY FENCE COLUMN N.T.S.
 ○ PRIVACY FENCE N.T.S.



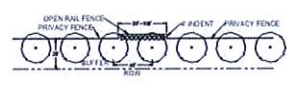
○ 3 RAIL FENCE N.T.S.



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



○ FENCE DETAIL PLAN - Baseline Road
 1" = 50'



○ FENCE DETAIL PLAN - N. 60th Avenue
 1" = 50'

DATE:	3/27/2018
REVISION NO.:	1
REVISION:	1.01 - 1.02
DATE:	7/12/2018
REVISION NO.:	2
REVISION:	2.01 - 2.02
DATE:	7/30/2018
REVISION NO.:	3
REVISION:	3.01 - 3.02

PROJECT:	RIDGELINE VISTA
OWNER:	REDLAND
DESIGNER:	REDLAND
DATE:	7/30/2018

PROJECT:	CORONADO WEST
OWNER:	Coronado West LLC
DESIGNER:	REDLAND
DATE:	7/30/2018

RIDGELINE VISTA
 MIXED RESIDENTIAL P.U.D.

CONCEPTUAL MONUMENT & FENCE DETAILS
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