

Ridgeline Vista Overall Development Plan and Planned Unit Development

City Council
September 4, 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.



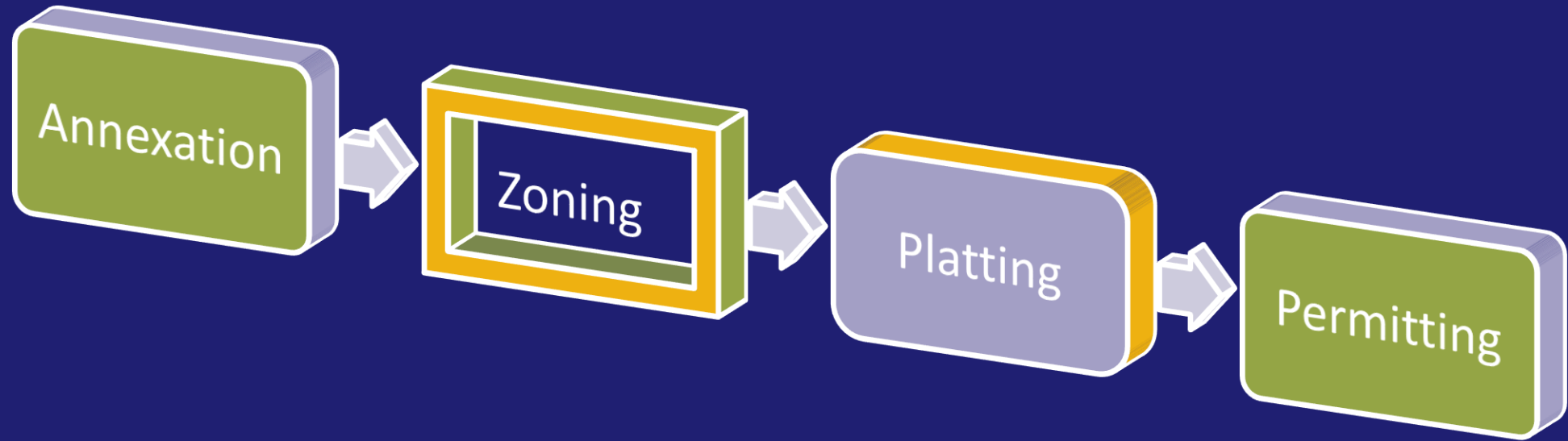
Strategic Plan

Supportive, Sustainable Infrastructure

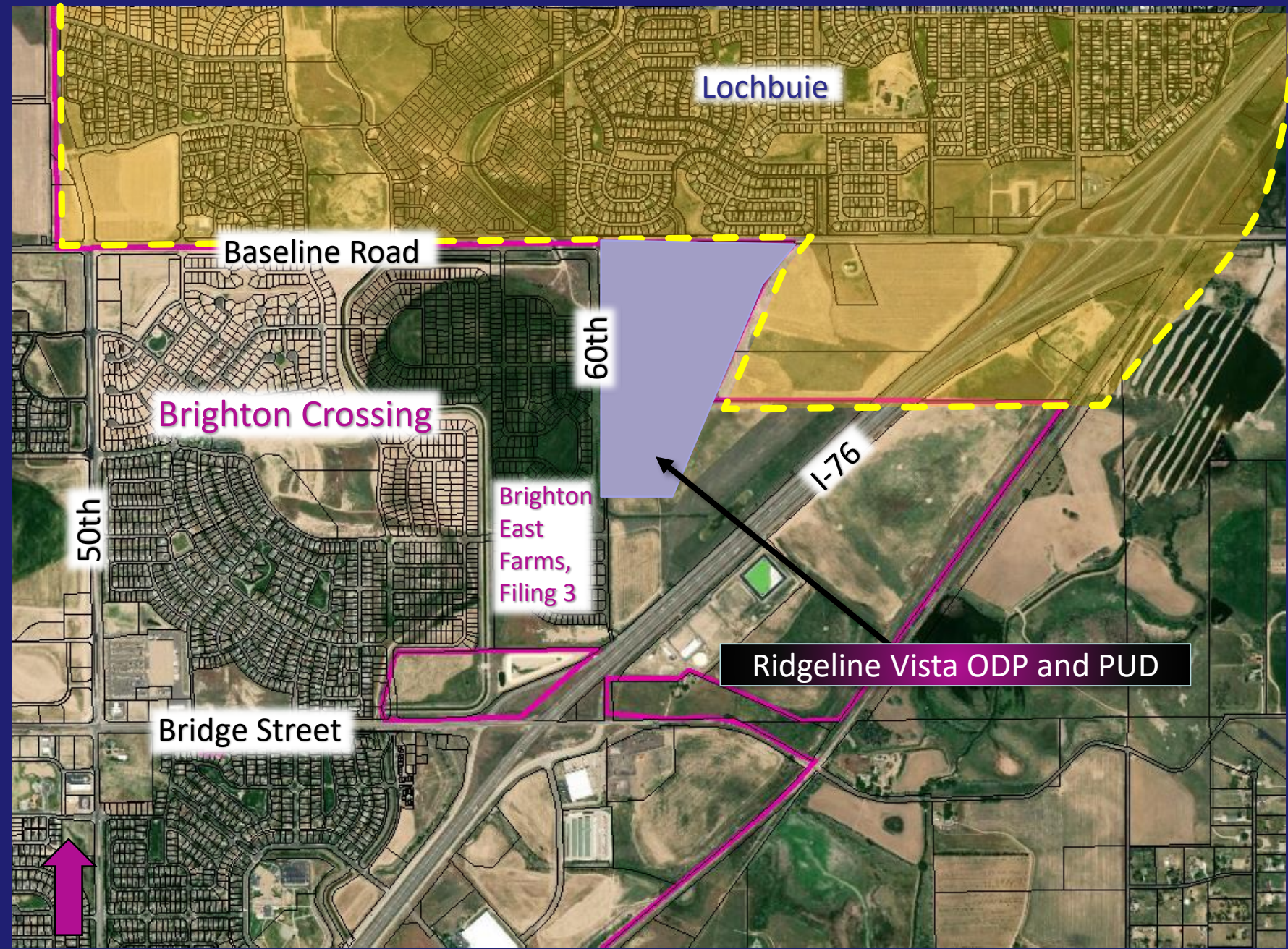
- Brighton, Colorado is committed to investing in existing and future transportation, water, wastewater, storm water, and technology networks while planning for sustainable growth.



Review Process



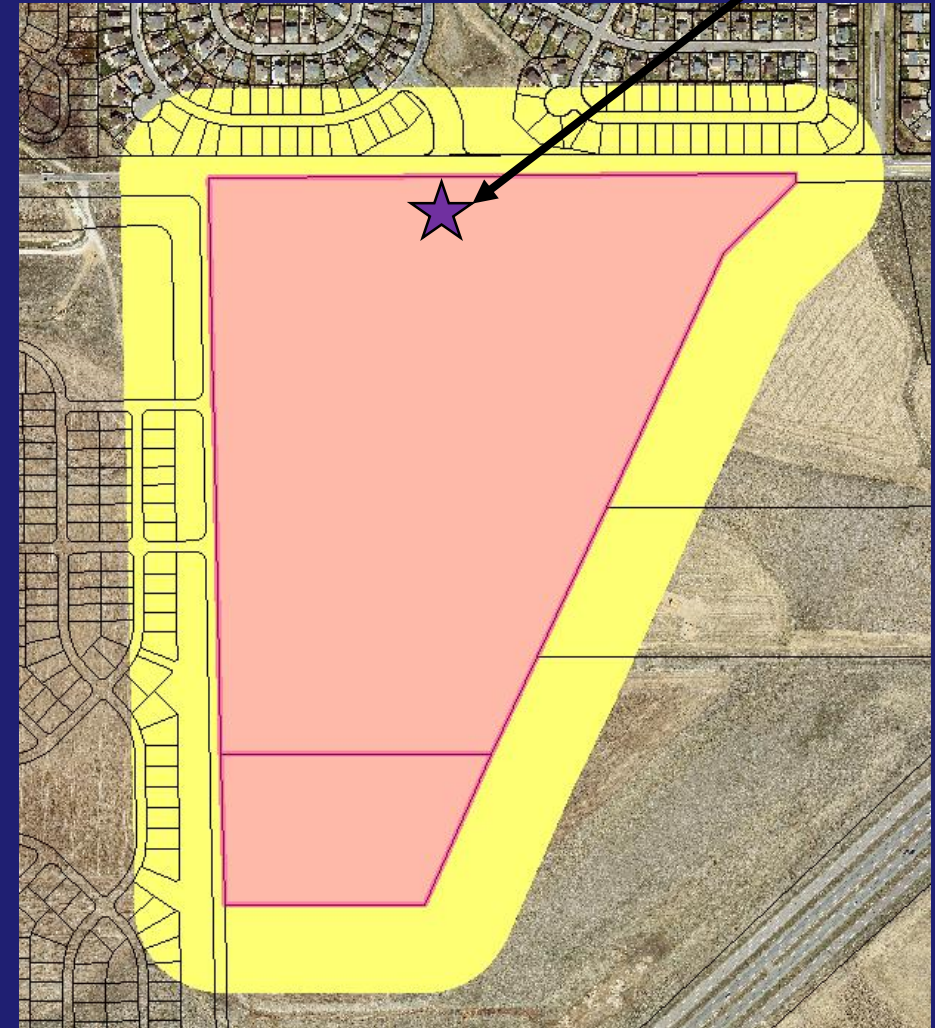
Vicinity Map



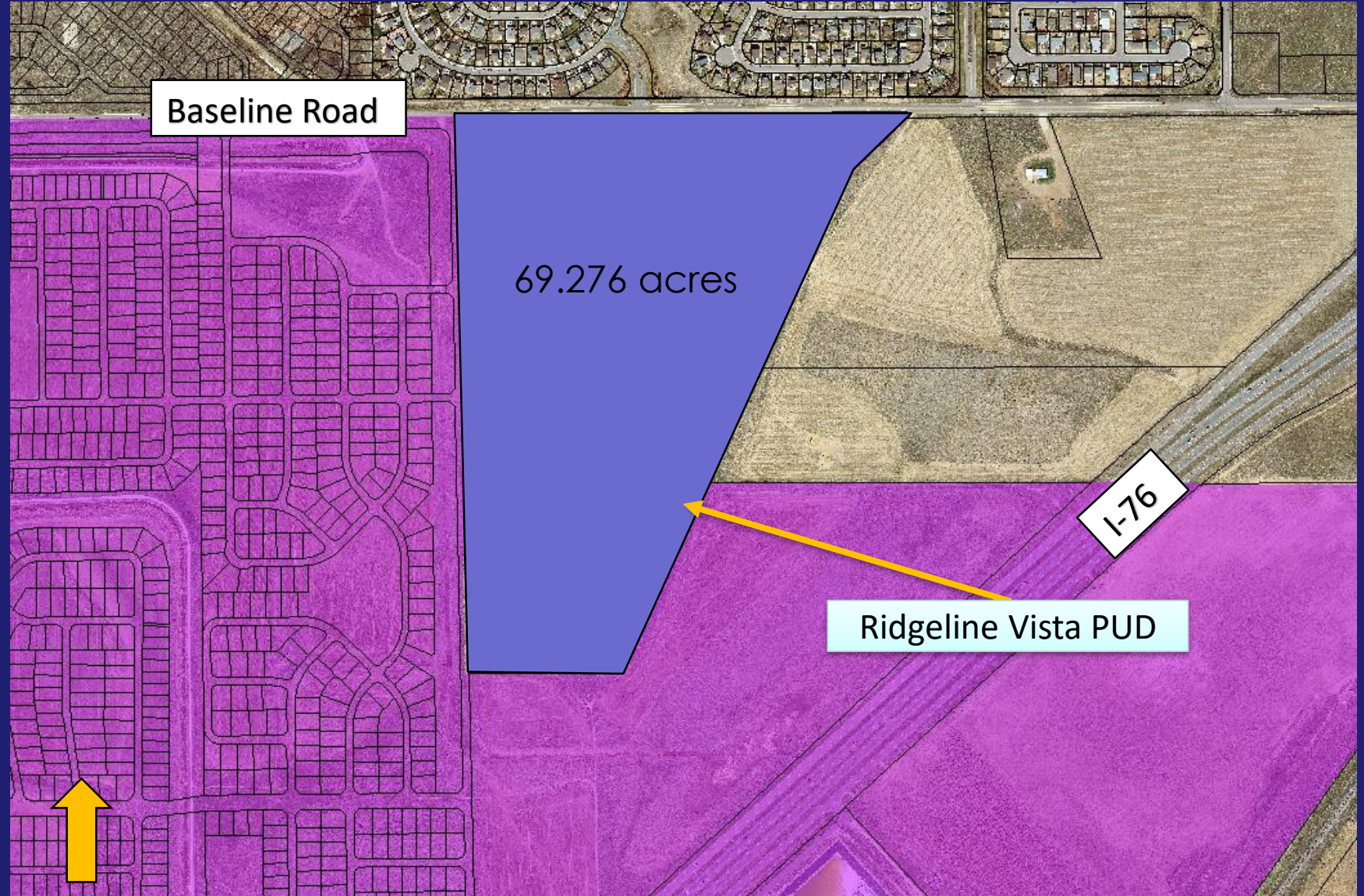
Public Notice

July 25, 2018

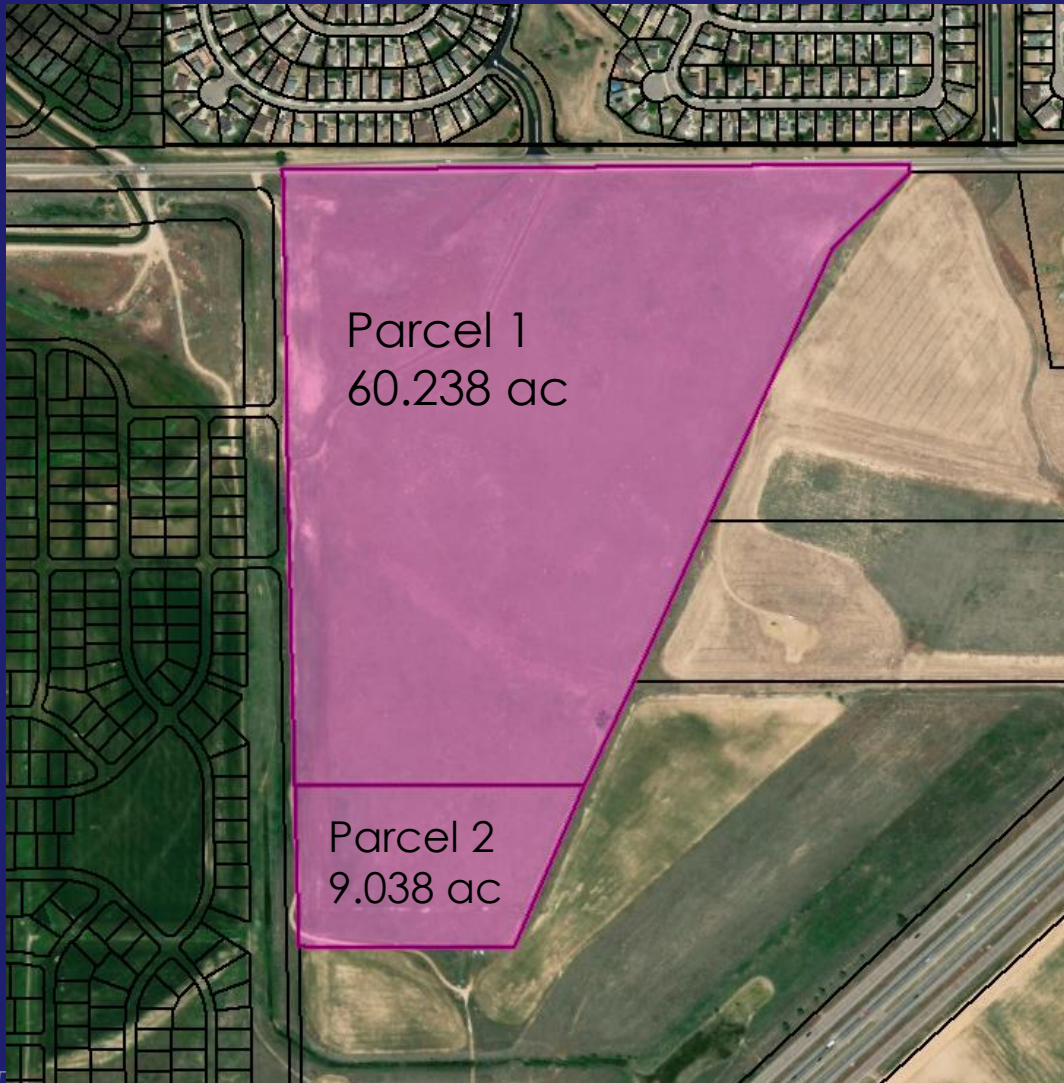
- Mailings sent to property owners within 300 feet.
- Property was posted with public hearing sign by the Applicant.
- Notice published in the Brighton Standard Blade.



City Limits Map



Background and History



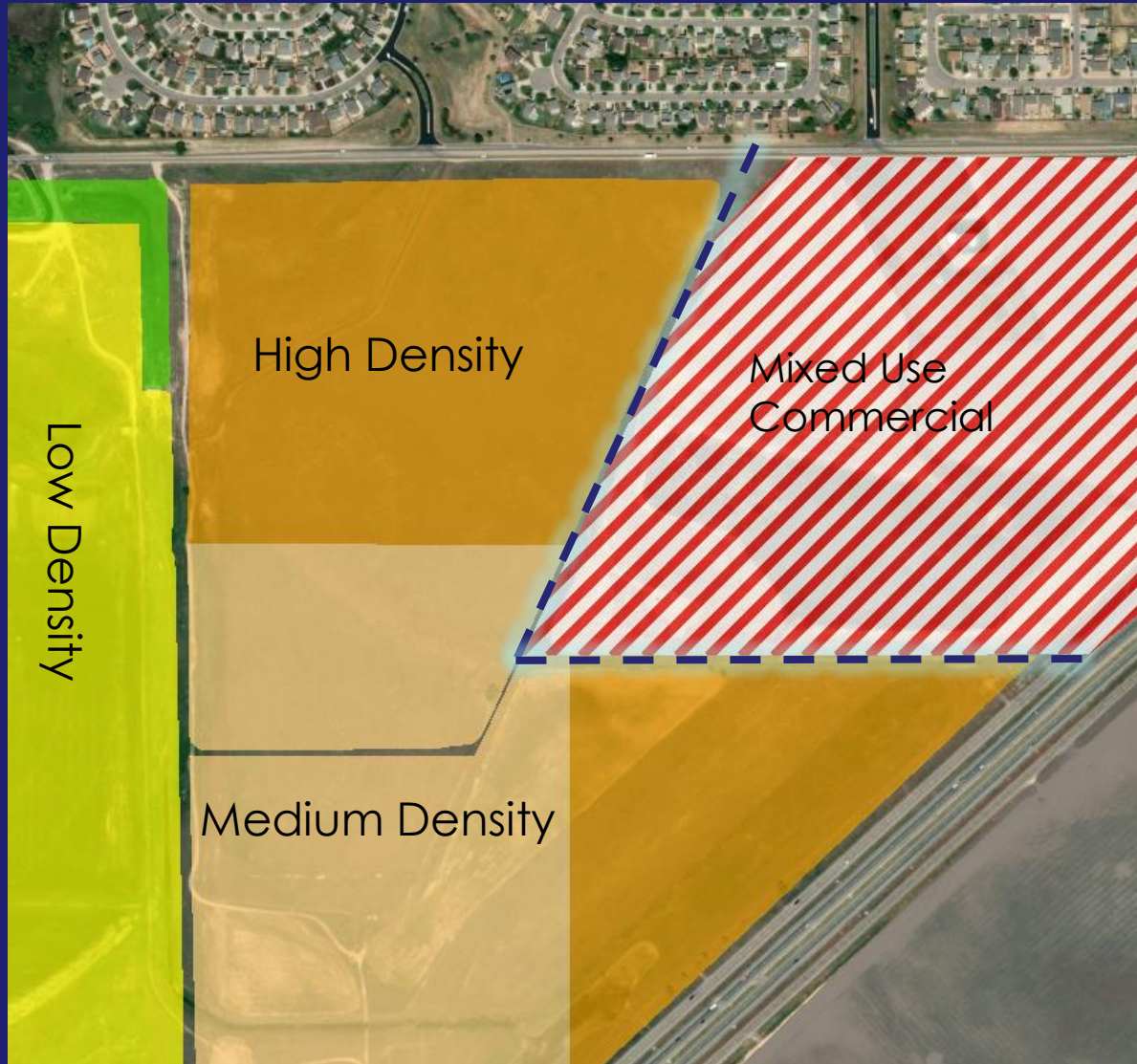
Parcel 1

-Annexed and Zoned in 1987 (Neff PUD)

Parcel 2

-Undergoing Annexation Process
-Currently zoned A-3 (Adams County)

Comprehensive Plan – Future Land Use Plan

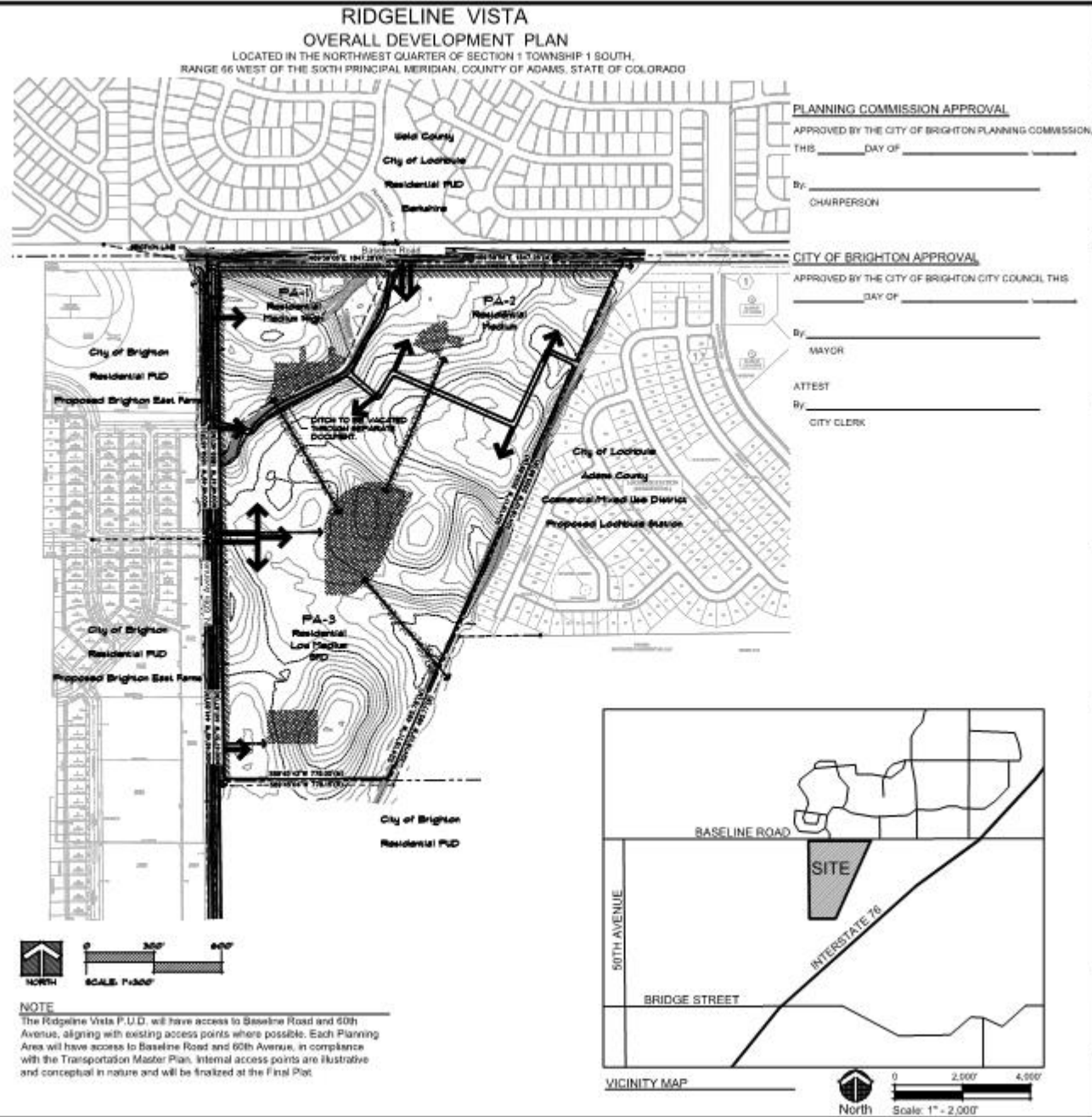


The Comprehensive Plan updated these properties to encourage a mixture of residential uses that are compatible with the adjacent Low Density Residential and to the Mixed Use Center planned by the Town of Lochbuie.

Comprehensive Plan Compliance

- Principle 1: Managing Growth
 - Policy 1.1- New Growth Should Favor Existing Areas of Infrastructure and Planning
- Principle 2: Free-standing City
 - Policy 2.1- Brighton Will Continue to Develop in a Self-Sufficient and Sustainable Manner (Live, Learn, Work and Play) with an Appropriate Balance between Residential and Nonresidential Uses.
- Principle 6: Distinctive Neighborhoods
 - Policy 6.1- Create and Maintain Inviting, Safe, Walkable and Bikable Streets
 - Policy 6.2 - Ensure Residential Lots and Architecture Enhances the Street
 - Policy 6.3 – Create Usable, Accessible and Inviting Green Spaces in Neighborhoods
 - Policy 6.5 – Encourage Projects that Enhance the Diversity of Housing Types and Costs.

Overall Development Plan



NO.	REVISION RECORD	DATE
1	1ST SUBMITTAL	8-1-2018
2		
3		
4		

DESIGNER: **herty design GROUP**
1000 South Baseline Road, Suite 100, Brighton, CO 80601
303.438.8888 | hertydesign.com

PLANNING: **REDLAND**
Adams County Planning Board
1000 South Baseline Road, Suite 100, Brighton, CO 80601
303.438.8888 | redlandplanning.com

PREPARED BY: **CORONADO WEST**
Coronado West, LLC
6025 S. Park Avenue
Fortpeck, AZ 86004

RIDGELINE VISTA

JOB NO.:
DRAWN: AV
CHECKED: BJ
ISSUE DATE: 8-1-18

OVERALL DEVELOPMENT PLAN
1 of 1

ODP Review Criteria

The City Council in making its decision shall use the following criteria (Section 17-44-340(d)3):

a. The ODP is consistent with the Comprehensive Plan and with all other duly adopted plans and policies;

The Ridgeline Vista ODP is consistent with Comprehensive Plan, Principles 1, 2 and 6.

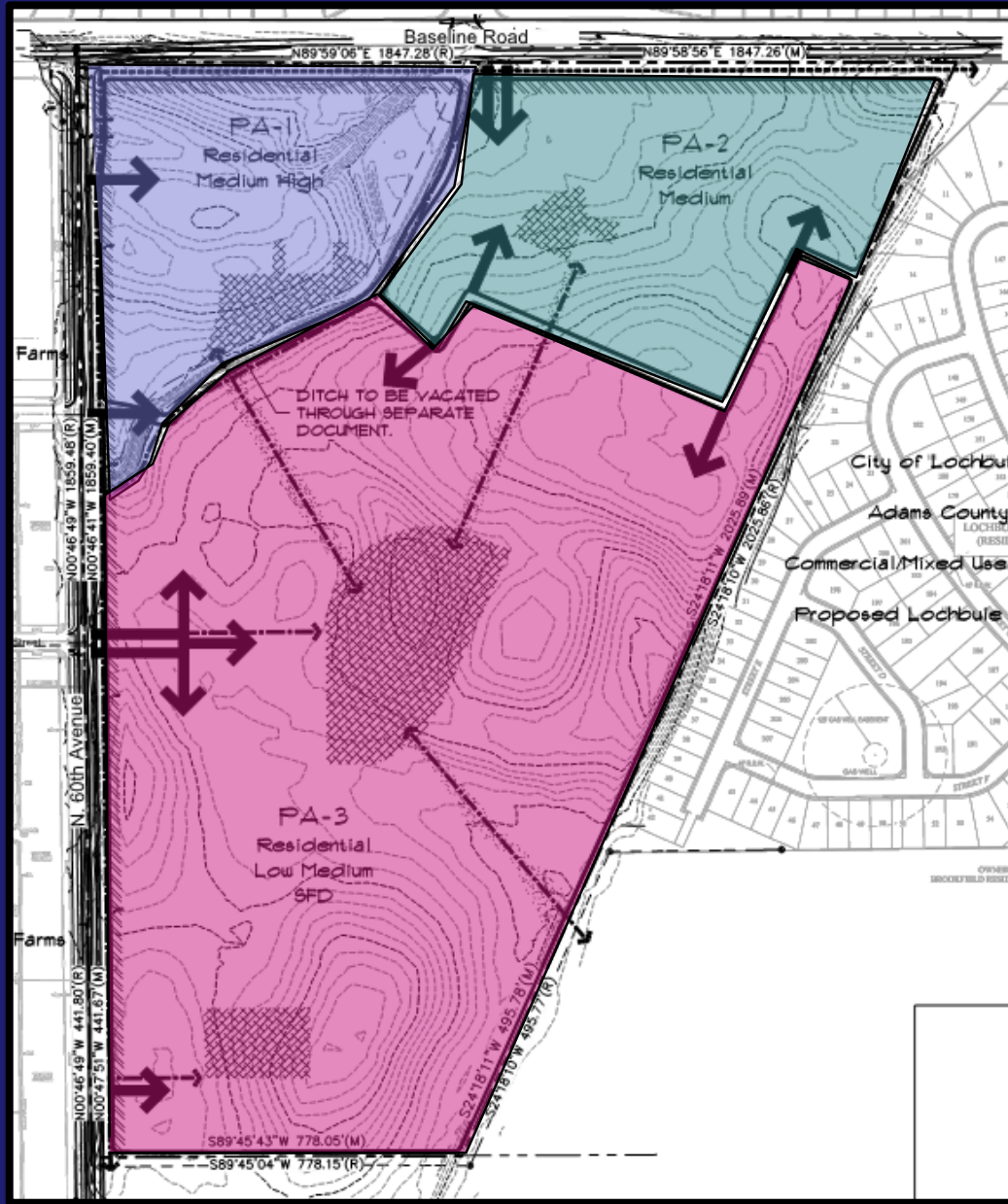
b. The ODP complies with all applicable zoning district, development and subdivision regulations; and

The Ridgeline Vista ODP complies with the applicable PUD standards and the intent of the Land Use and Development Code's development and subdivision regulations.

c. The ODP complies with the Residential Design Standards.

The Ridgeline Vista ODP complies with the intent of the Residential Design Standards.

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. 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

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

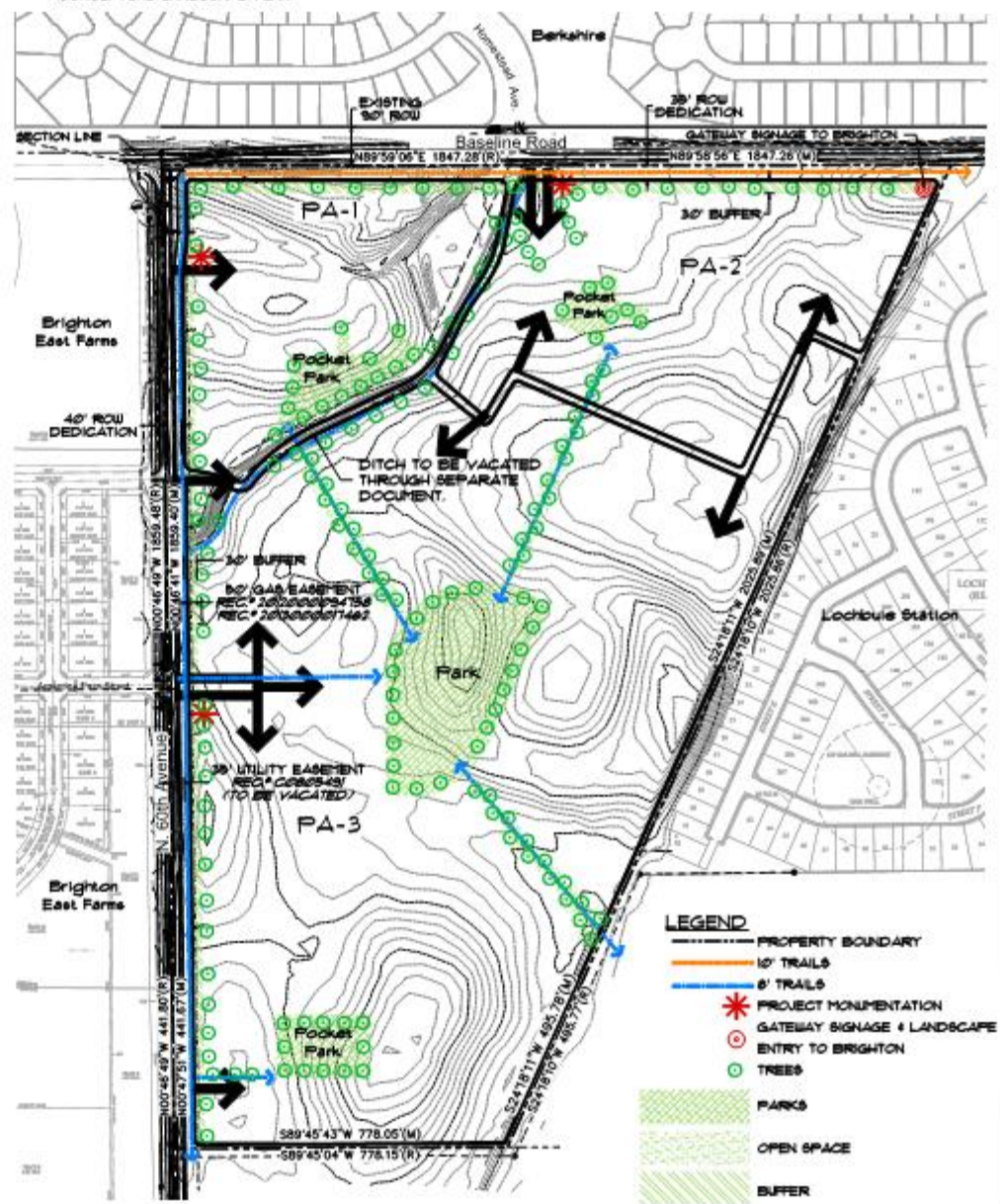
(In accordance with Section 17-20-090 of the City of Brighton Land Use Code)

- 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.



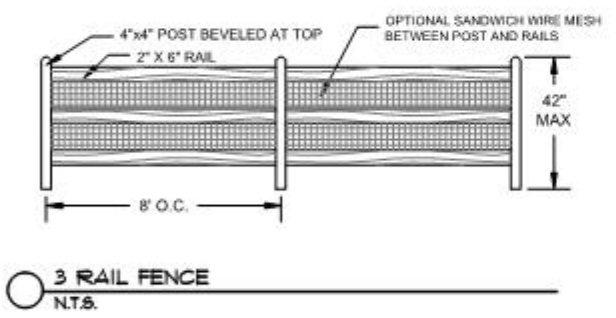
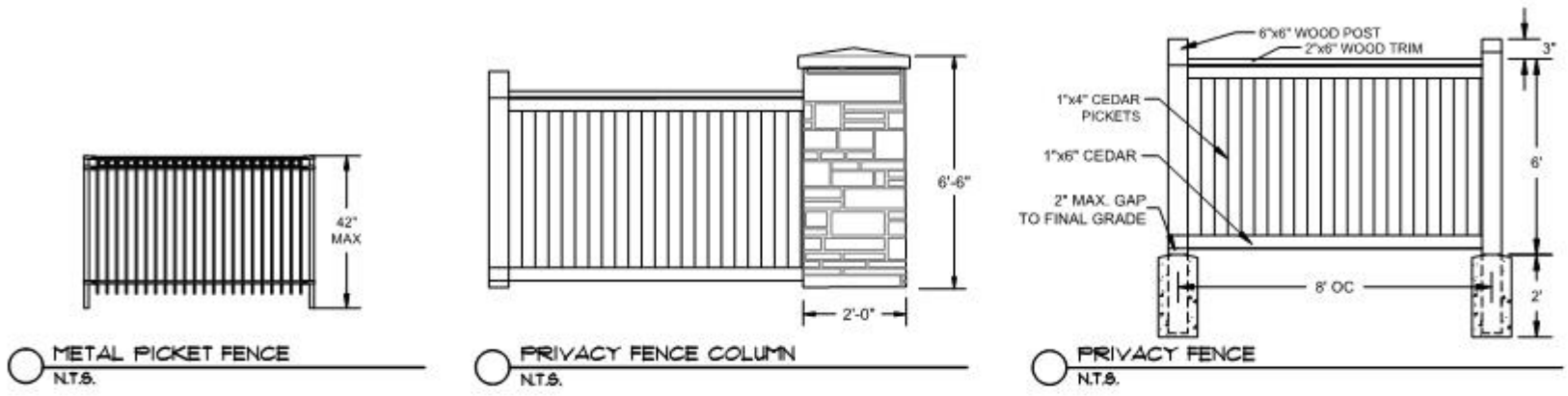
LEGEND

- PROPERTY BOUNDARY
- 10' TRAILS
- 8' TRAILS
- PROJECT MONUMENTATION
- GATEWAY SIGNAGE & LANDSCAPE ENTRY TO BRIGHTON
- TREES
- PARKS
- OPEN SPACE
- BUFFER

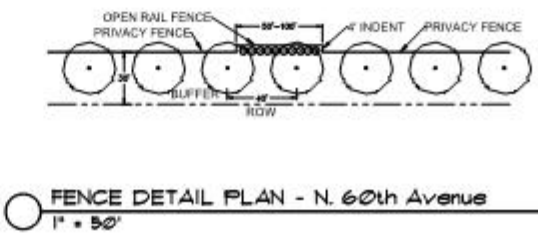
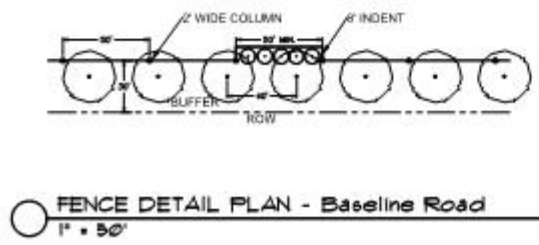
NO.	REVISION RECORD	DATE
1	1ST SUBMITTAL	3-27-2018
2	2ND SUBMITTAL	5-21-2018
3	3RD SUBMITTAL	7-17-2018
4	4TH SUBMITTAL	7-30-2018

 PERITY DESIGN GROUP 14000 S. W. 14th Ave., Suite 1000 Aurora, CO 80014 303.441.2244 • www.peritydesign.com
 REDLAND Where Great Places Begin 14000 S. W. 14th Ave., Suite 1000 Aurora, CO 80014 303.441.2244 • www.redland.com
CORONADO WEST Coronado West, LLC 8850 S. Peoria Drive Tempe, AZ 85284
 RIDGELINE VISTA MIXED RESIDENTIAL P.U.D.
JOB NO. DRAWN BY CHECKED BY DATE: 7/30/18
SHEET 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
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 REDLAND Real Estate Services 1000 West 10th Ave, Suite 1000, Colorado Springs, CO 80904 719.593.2288
CORONADO WEST Coronado West, LLC 8955 S. Pease Drive Tempe, AZ 85284
 RIDGELINE VISTA MIXED RESIDENTIAL P.U.D.
SHEET: CONCEPTUAL MONUMENT & FENCE DETAILS DRAWN BY: [blank] CHECKED BY: [blank] DATE: 7/30/18 15 9 of 11

PUD Review Criteria-Section 17-16-110(d(4))

The Ridgeline Vista PUD:

- ✓ *Adequately addresses the proposed mixture of housing types with design standards and setback requirements and various lot sizes.*
- ✓ *Complies with the Comprehensive Plan and all applicable zoning standards, subdivision regulations and Residential Design Standards.*
- ✓ *Complies with the PUD Zone District use and development standards.*
- ✓ *Has roadway connections, sidewalks and trails throughout the project to internal parks and Brighton East Farms, Filing 3.*
- ✓ *Proposed design standards for the mixture of residential uses.*
- ✓ *Plan does not modify any of the public safety, transportation, educational or utility facilities.*
- ✓ *Proposed phasing that is rational and based on three planning areas.*
- ✓ *The project would not be possible through a typical "straight zoning district."*

Options for City Council Consideration

Overall Development Plan:

- ✓ Approve the Ridgeline Vista Overall Development Plan.
- ✓ Approve the Ridgeline Vista Overall Development Plan with additional considerations.
- ✓ Not Recommend approval of the Ridgeline Vista Overall Development Plan.
- ✓ Continue the item to a later date.

Planned Unit Development:

- ✓ Approve the Ridgeline Vista Planned Unit Development.
- ✓ 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.