Southgate Brighton
First Development Agreement Amendment
Village at Southgate Brighton Plat Amendment (Filing 2)

City Council – September 3, 2019

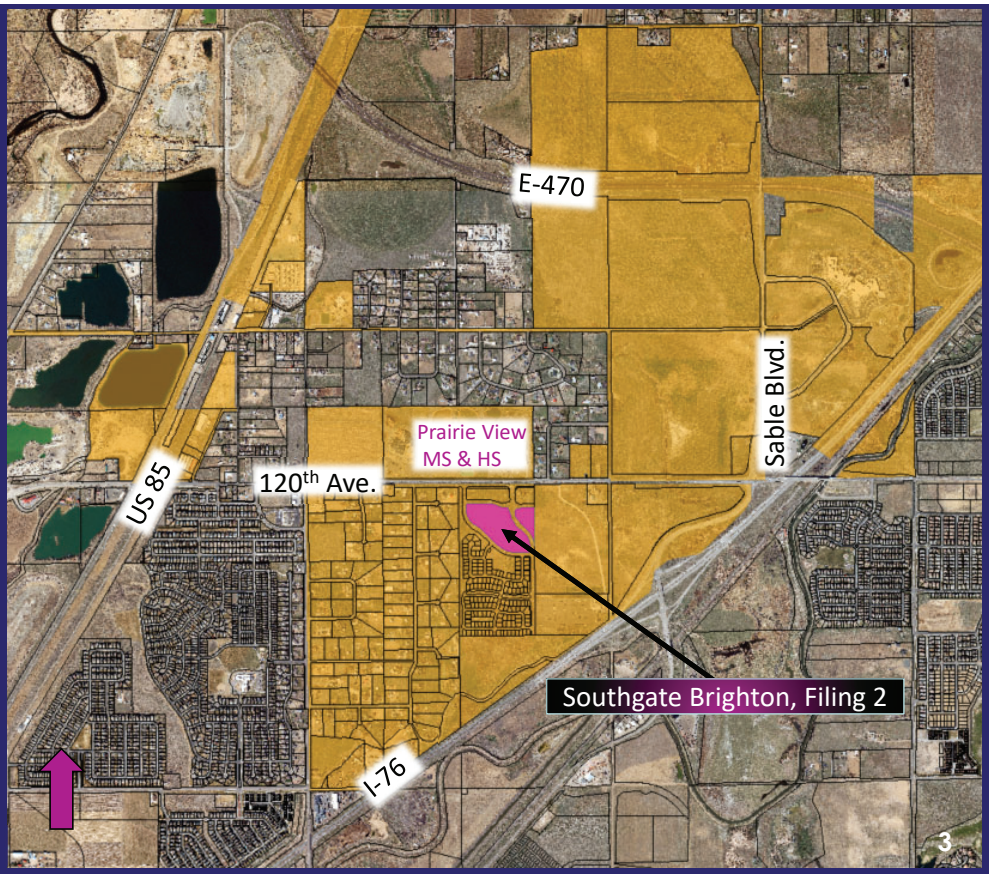
Applicant: Arcus Southgate, LLC
City Staff Representative: Lauren Simmons, AICP, Senior Planner

Strategic Focus Area

Recognizable and Well-Planned Community

Brighton

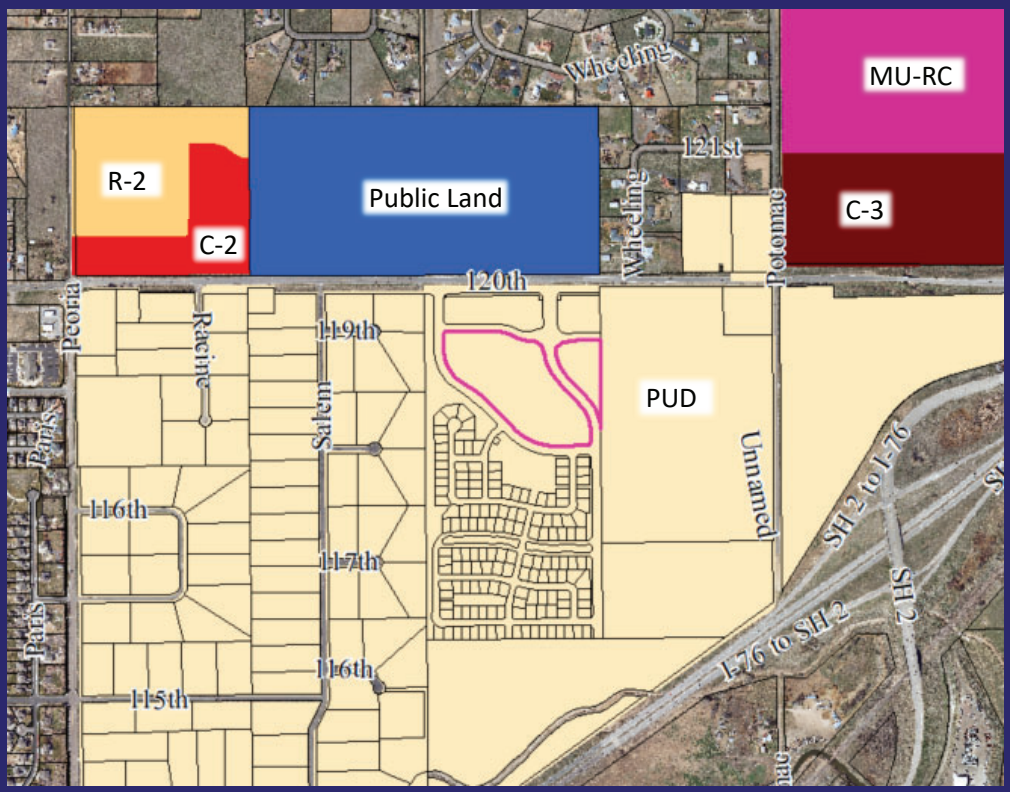
Vicinity Map



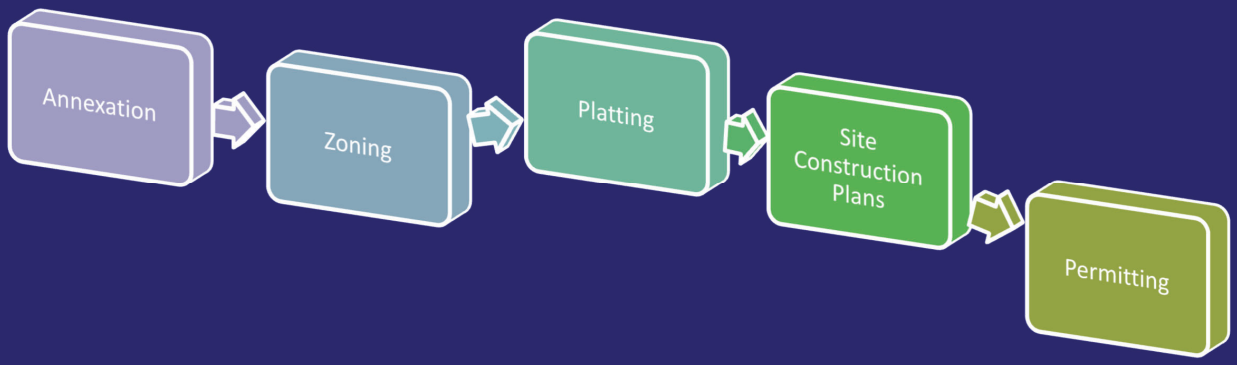
Brighton

Zoning

Southgate Brighton PUD, 3rd Amendment- Approved January 2019 to allow for paired homes.

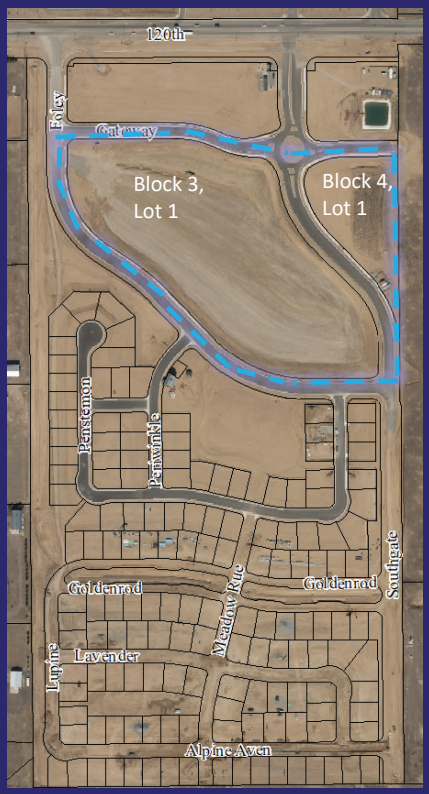


Review Process



Background

- Annexed into the City of Brighton in 1988.
- The Southgate Brighton PUD was approved in 2014 and amended subsequently.
- The Village at Southgate Plat was approved in 2015 and the approximately 80 acres was subdivided into:
  - 150 residential lots for Single Family Detached
  - 2 large lots for higher density housing (Lot 1, Block 3 & Lot 1, Block 4)
  - 2 lots for commercial or office
  - 1 lot and tract for the relocated barn and neighborhood park
- The Southgate Brighton PUD was amended in January 2019 to allow for the development of Lot 1, Block 3 and Lot 1, Block 4 to be developed as a rear-loaded paired home product.

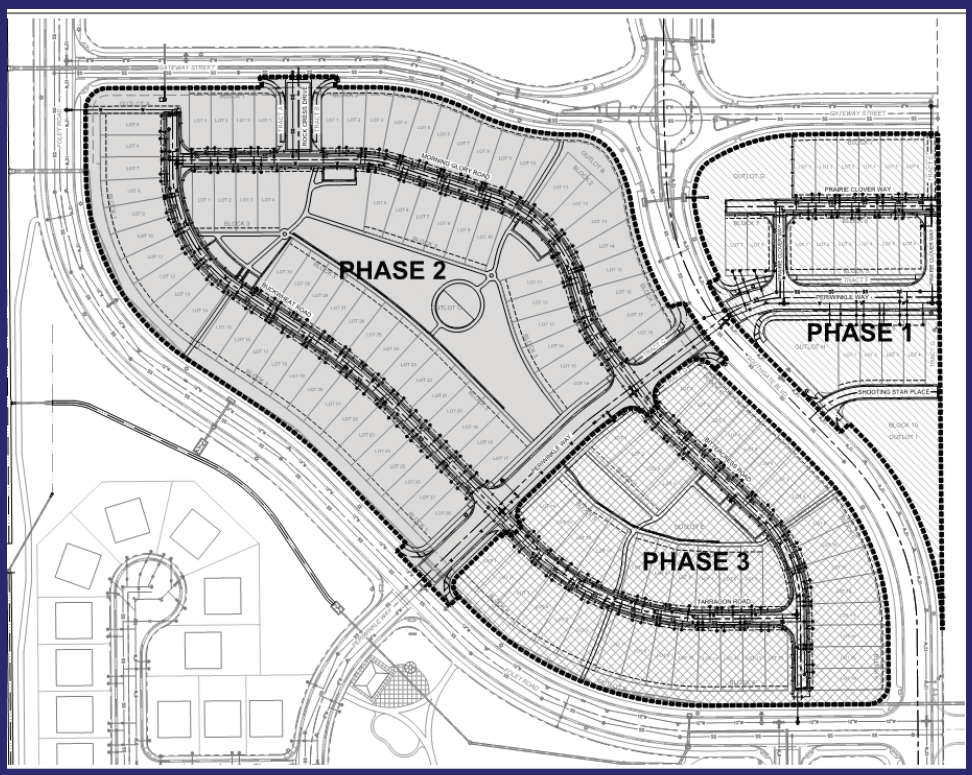


Plat Amendment

- 138 Paired Home Lots
- Tracts for:
  - Access
  - Parking
  - Private recreation
  - Stormwater

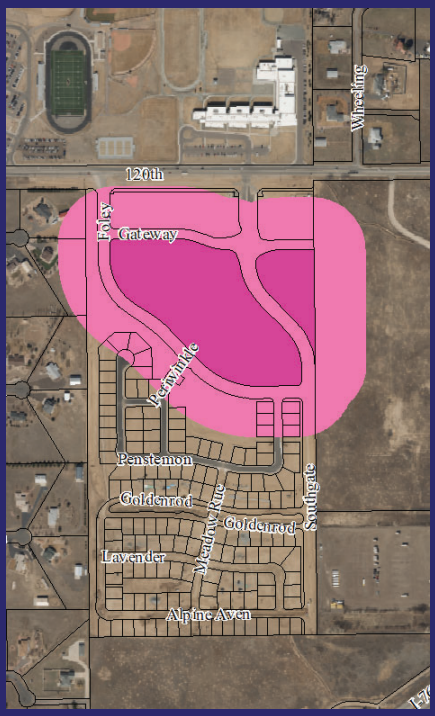
Development Agreement Amendment

- Three Phases-138 Lots
  - Phase 1: 18 Lots
  - Phase 2: 76 Lots
  - Phase 3: 44 Lots
- Addresses infrastructure and development requirements:
  - Roads
  - Utilities
  - Stormwater



Notification

- Plat Amendment Application:
  - ✓ Sign posted at the corner of Southgate Boulevard and 120th Avenue.
  - ✓ All neighboring properties within 300 feet.
  - ✓ Published in the Brighton Standard Blade on August 14, 2019.



Staff Recommendation

- ❖ <u>Staff is recommending approval of the plat amendment as drafted as it:</u>
  - ✓ Is consistent with the zoning of the property
  - ✓ Meets the review criteria as found in the *Land Use and Development Code*;

Staff Recommendation

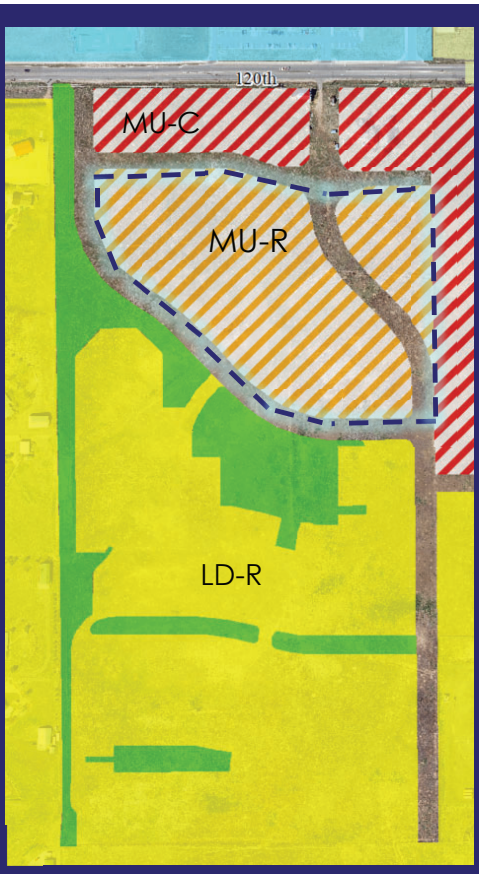
- Staff is recommending approval of the development agreement amendment as drafted as it:
  - ✓ Is consistent with the proposed Plat Amendment;
  - ✓ Meets the review criteria as found in the *Land Use and Development Code*;
  - ✓ Provides the developer and property owner with a clear path forward in terms of certain infrastructure improvements required and the timing thereof.

Options for City Council

- ❑ Approve the items as presented via resolutions;
- ❑ Approve the items with changes or conditions via resolutions;
- ❑ Deny the items; or
- ❑ Continue the items to be heard at a later specified date.

Questions?

Community Development Department - Planning Division 14

Comprehensive Plan – Future Land Use Plan

Comprehensive Plan: The property is designated as being appropriate for "Mixed Use Residential" according to the Future Land Use Map of the *Comprehensive Plan*. The "Mixed Use Residential" designation is primarily intended for multi-family buildings, single family attached homes, live/work unit, senior housing facilities and mixed-use buildings.