



Neff Remainder Property Zoning Map Amendment

City Council – December 1, 2020

Applicant: Travis Frazier, P.E. (Redland)
 Property Owners: CW-Blue Sky c/o Coronado West (Eric Eckberg)
 City Staff Representative: Sean Peseck, Assistant Planner



Strategic Focus Area



- Recognizable and Well-Planned Community

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Subject Property Location

- The Property is generally located to the east of the intersection of N. 60th Avenue and Baseline Road
 - Between Adams County Parcel Number 0156900000293 and Adams County Parcel Number 0156900000193
 - Unincorporated Adams County



Aerial Map

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Purpose

- Request for a Zoning Map Amendment for an approximately 0.388 acre parcel
- Applicant has proposed to zone the Property Open Space (O)
- This is the second step in the land development process (after annexation).



Aerial Map

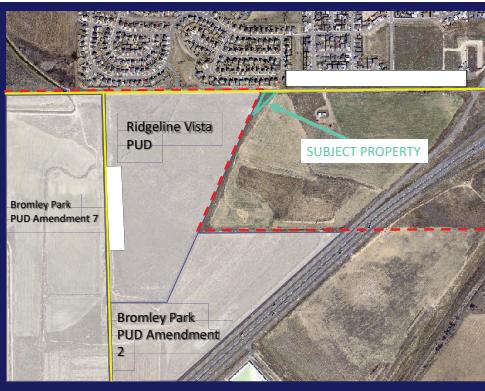
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Background

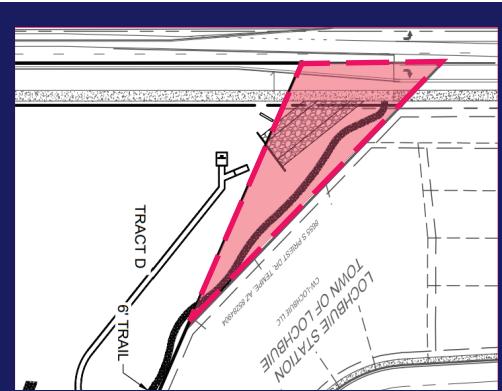
- Subject Property was integrated into the Ridgeline Vista Major Subdivision Plan
- Planning Commission conditionally approved the Major Subdivision Plan on October 8, 2020
- City Council conditionally accepted all public improvements associated with the proposal on November 17, 2020



Zoning Map

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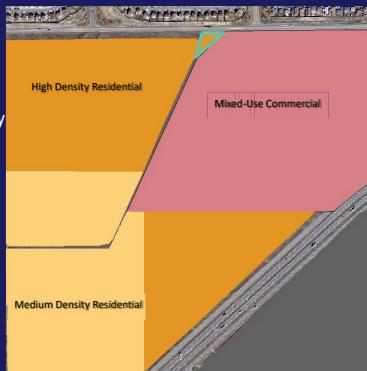
Unannexed and unzoned remainder parcel.

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Comprehensive Plan

- Subject Property is designated High Density Residential and is within the city's growth boundary.



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Future Land Use Map

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ZONE CHANGE MAP FOR NEFF REMAINDER PROPERTY

PORTION OF SECTION 1, 1/4 SECTION
TOWNSHIP 1 SOUTH, RANGE 60 WEST OF THE NORTH PRINCIPAL MERIDIAN,
CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 1 OF 1



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Land Use and Development Code

- Zoning Map Amendment Review Criteria in Summary (Section 2.03B):
 - Complies with the *Comprehensive Plan* and other master plans of the City.
 - Proposal will support development in character with existing or anticipated development.
 - The City or other agencies will have the ability to provide services that may be necessary for anticipated uses in the proposed district.
 - The zone change will serve a community need that is not possible under the current zoning.
 - The recommendations of any professional staff or advisory review bodies.

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Public Notice and Comment

- Public Notice was provided in accordance with the amended *Land Use and Development Code*.
- By November 16th:
 - Written notice was mailed to all property owners within 300 feet of the subject property.
 - Administrative Assistant published written notice on the City website.
 - One sign was posted on the subject property adjacent to E. 168th Avenue (Baseline Road).
- On June 17, 2020, the applicant team conducted a neighborhood meeting for the proposed zoning map amendment application, adhering to the application requirements set forth in Section 2.01(D) of the amended *Land Use and Development Code*.
- Planning staff has not received any formal comments in advance.

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Staff Recommendation

- Staff is recommending approval of the zoning map amendment as it:
 - Is in accordance with the *Comprehensive Plan*, and
 - Meets the review criteria of the amended *Land Use and Development Code*.
- The Planning Commission heard the request on November 12, 2020 and recommended conditional approval.
- Staff has prepared a draft ordinance that recommends approval of the proposed zoning map amendment.

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Options for City Council

- Approve the Zoning Map Amendment via ordinance;
- Approve the Zoning Map Amendment via an amended ordinance;
- Deny the Zoning Map Amendment 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 set forth in the *Land Use and Development Code*.

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