



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 Pesek, Assistant Planner



Strategic Focus Area

- Recognizable and Well-Planned Community



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2



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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3



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

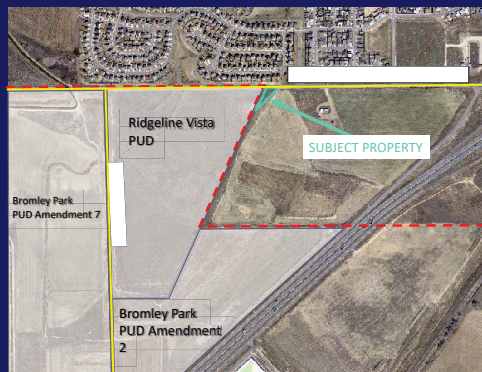
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4



Background

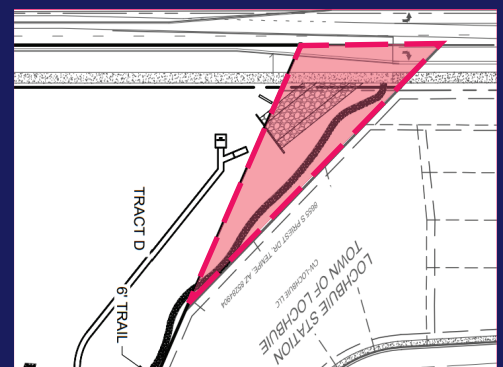
- Subject Property was integrated into the Ridgeline Vista Major Subdivision Plan
- Planning Commission conditionally approved the Major Subdivision Plan on October 8, 2020
- City Council conditionally accepted all public improvements associated with the proposal on November 17, 2020



Zoning Map

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5



Unannexed and unzoned remainder parcel.

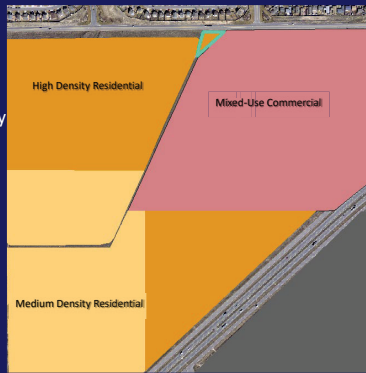
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6



Comprehensive Plan

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

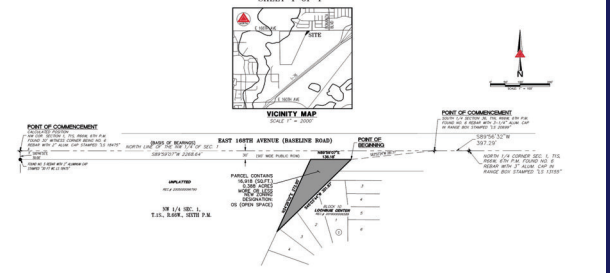


Future Land Use Map



ZONE CHANGE MAP FOR NEFF REMAINDER PROPERTY

A PORTION OF THE NORTHWEST 1/4 SECTION 1,
TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 1 OF 1



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.



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.



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.



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*.