



Brighton Crossing Filing No. 1, 2nd Amendment Subdivision Plan

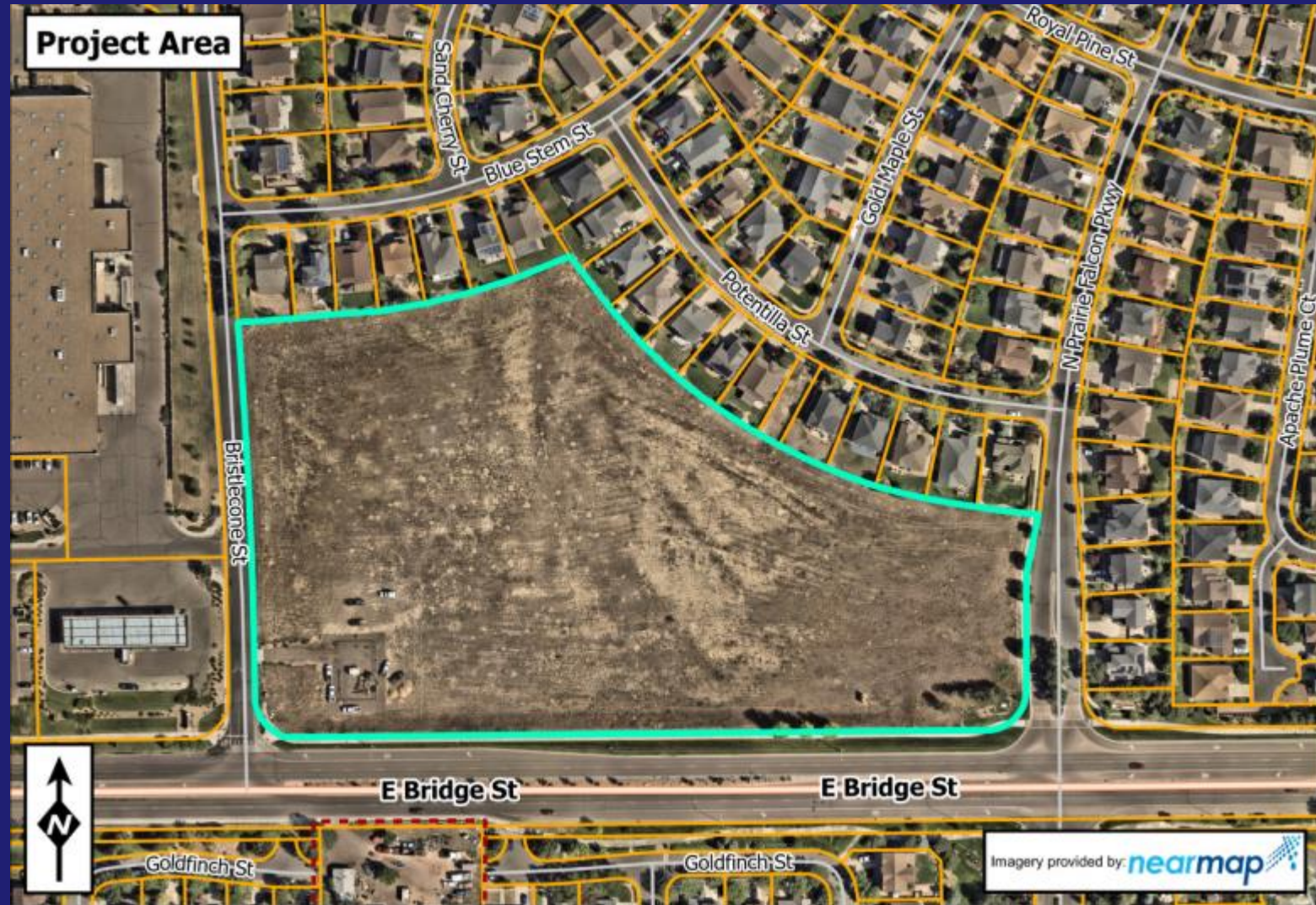
CITY COUNCIL – May 6, 2025

Applicant/Property Owner:
Project Contact:
City Staff Representative:

Brookfield Residential LLC
Sue Sibel, Dewberry
Stephanie Iiams, AICP Candidate, Associate Planner

Subject Property Location

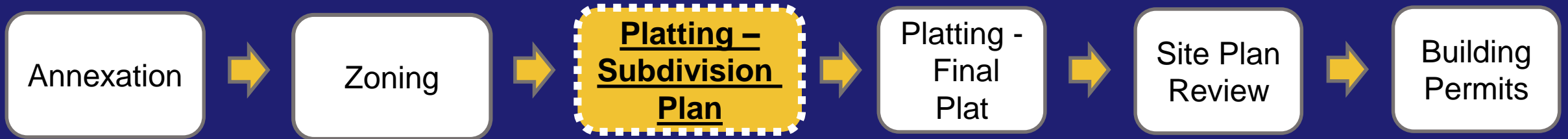
The property is generally located to the north of East Bridge Street, south of Potentilla Street, east of Bristlecone Street and west of North Prairie Falcon Parkway.



Aerial Map

Purpose

- The request is to accept the Subdivision Plan for the construction of a residential neighborhood.



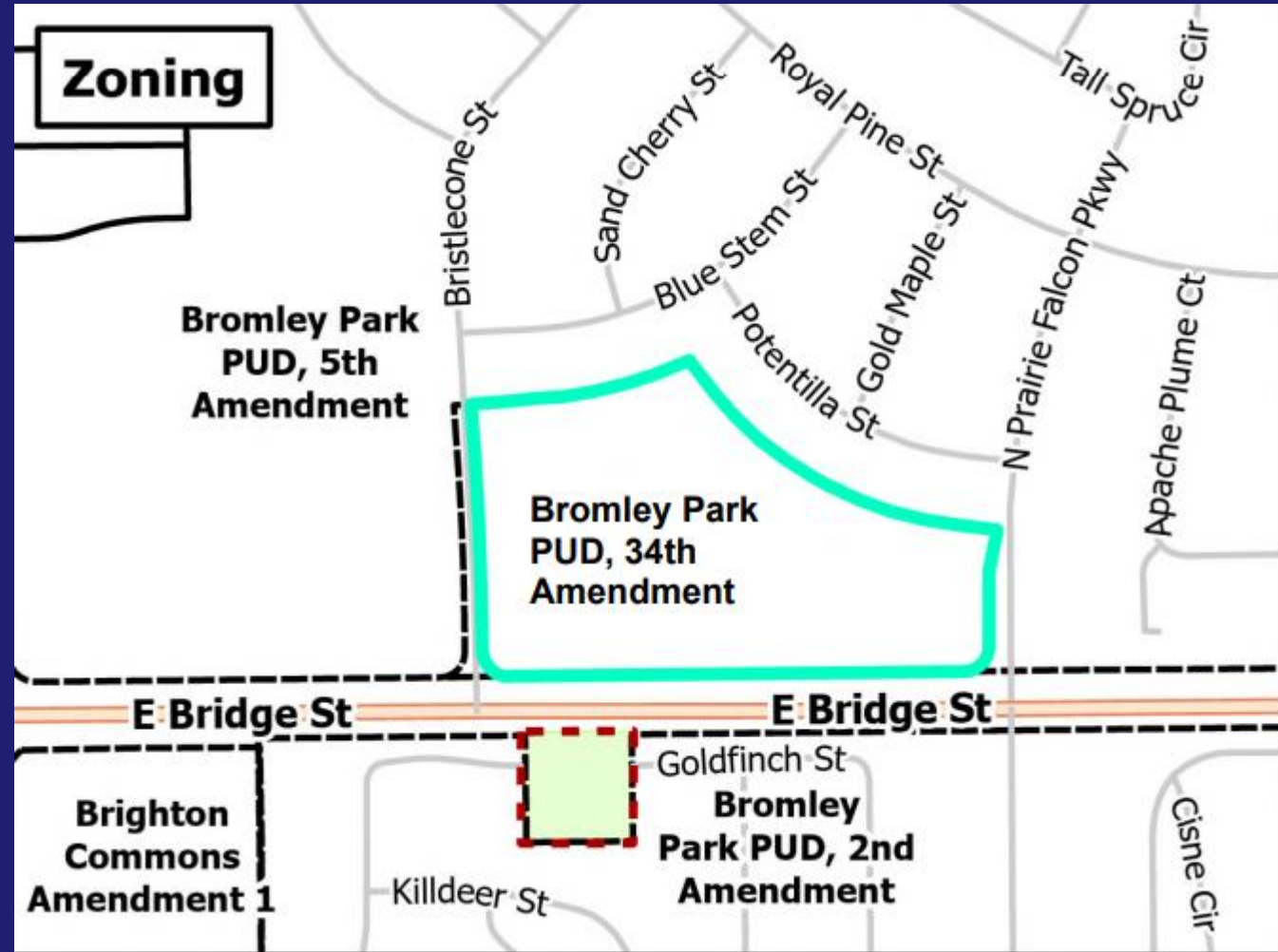
Process

- The *Land Use & Development Code* allows for the approval of a Major Subdivision - Subdivision Plan.
- Staff used the Subdivision Plan review criteria from the *Land Use & Development Code* to review the proposal.

Background

The Property:

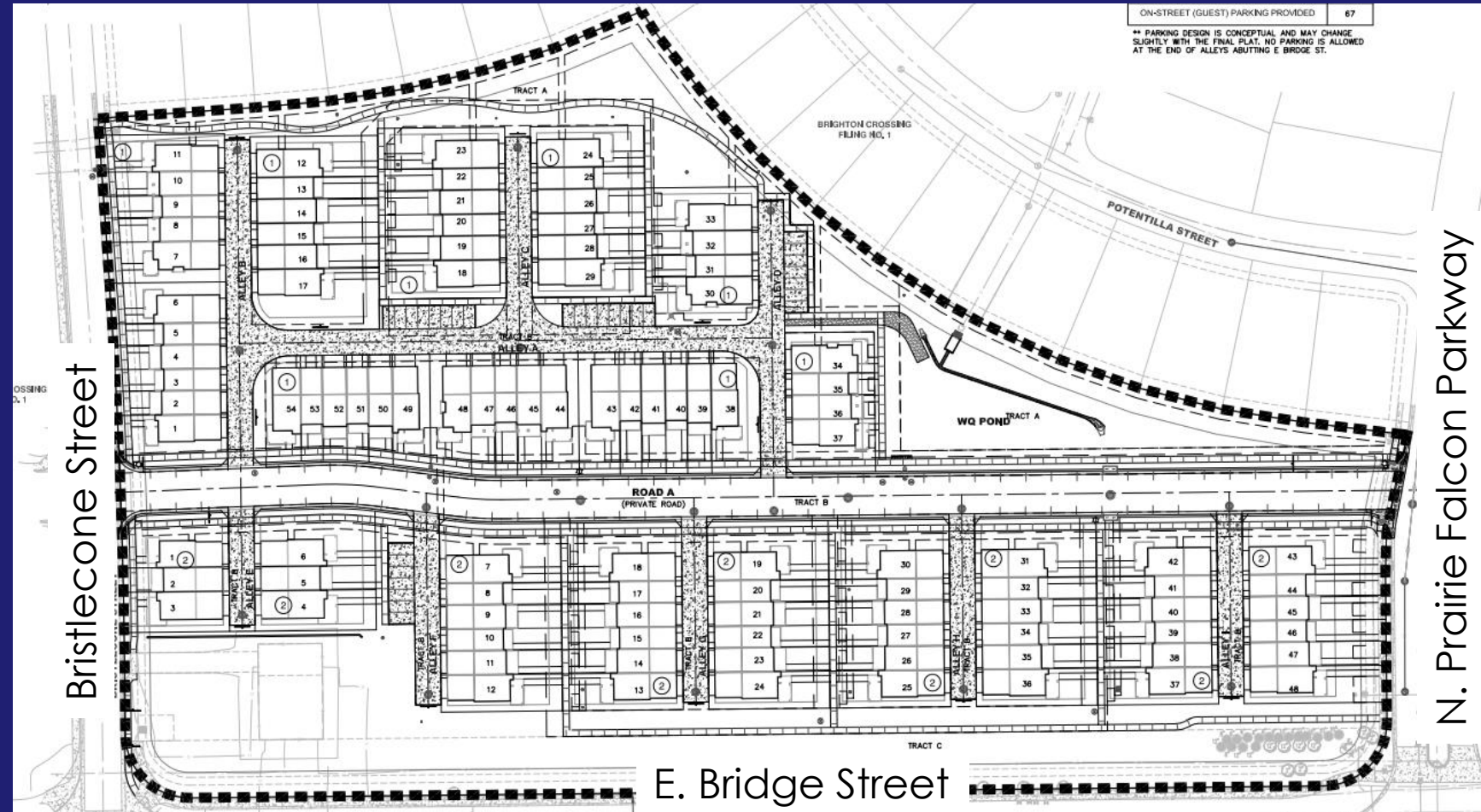
- Was annexed in 1985 as part of the Bromley Park Annexation.
- In 2001, the property was platted as a tract for future development.
- Is currently zoned 'Single Family Attached' under the Bromley Park Land Use Regulations.



Zoning Map

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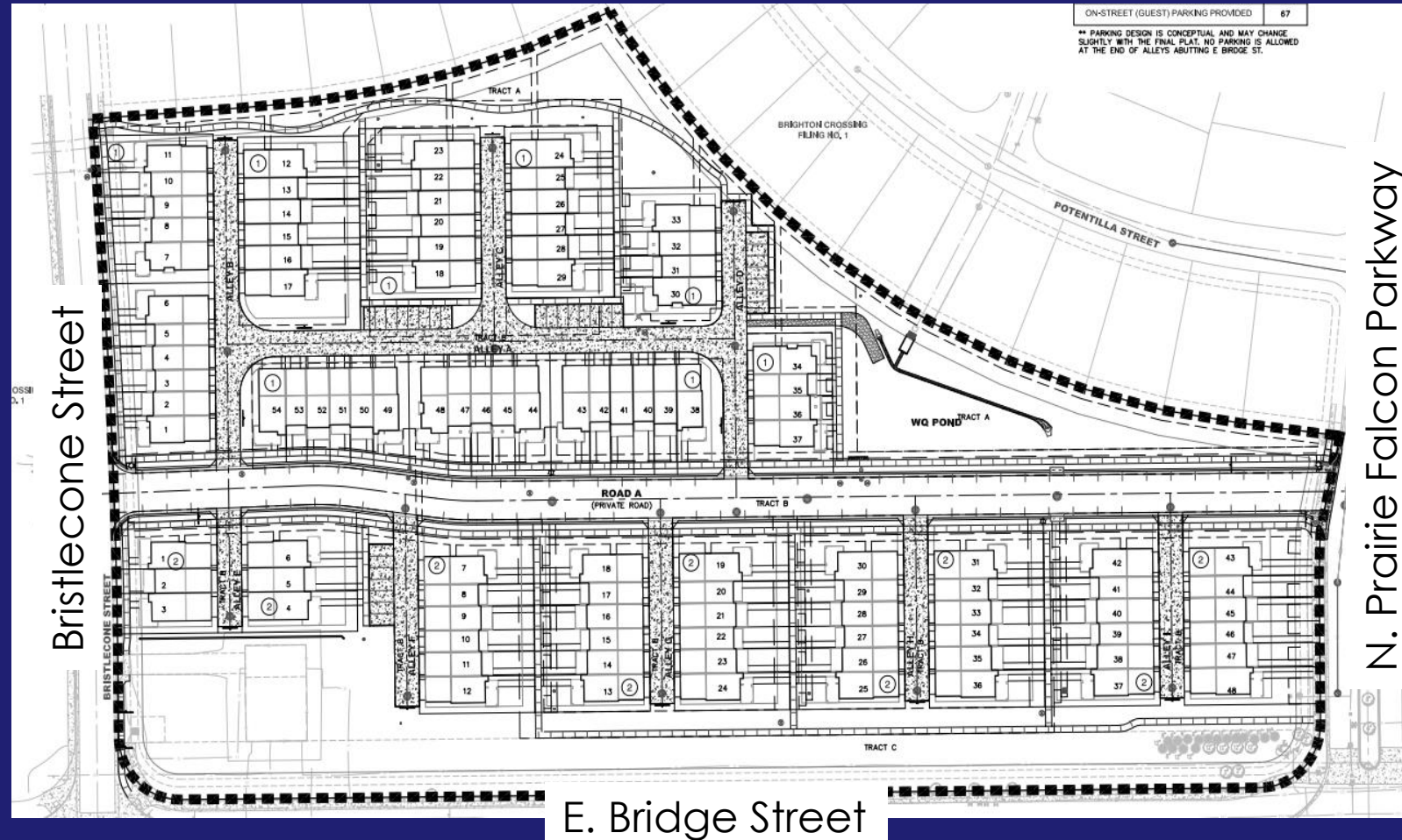
- Conceptual layout includes the creation of 102 lots.
- Development will occur in One (1) phase.



Conceptual Layout of Subdivision

Brighton Crossing Filing No. 1, 2nd Amendment Subdivision Plan Developer Contributions

- Construct a local private road and alley ways that provide internal connectivity from N. Prairie Falcon Pkwy and E. Bridge Street.
- Connect to the City's current water and sewer infrastructure along N. Prairie Falcon Pkwy and Bristlecone Street, as well as expand services to the development.
- Implement private connections to the existing stormwater infrastructure.



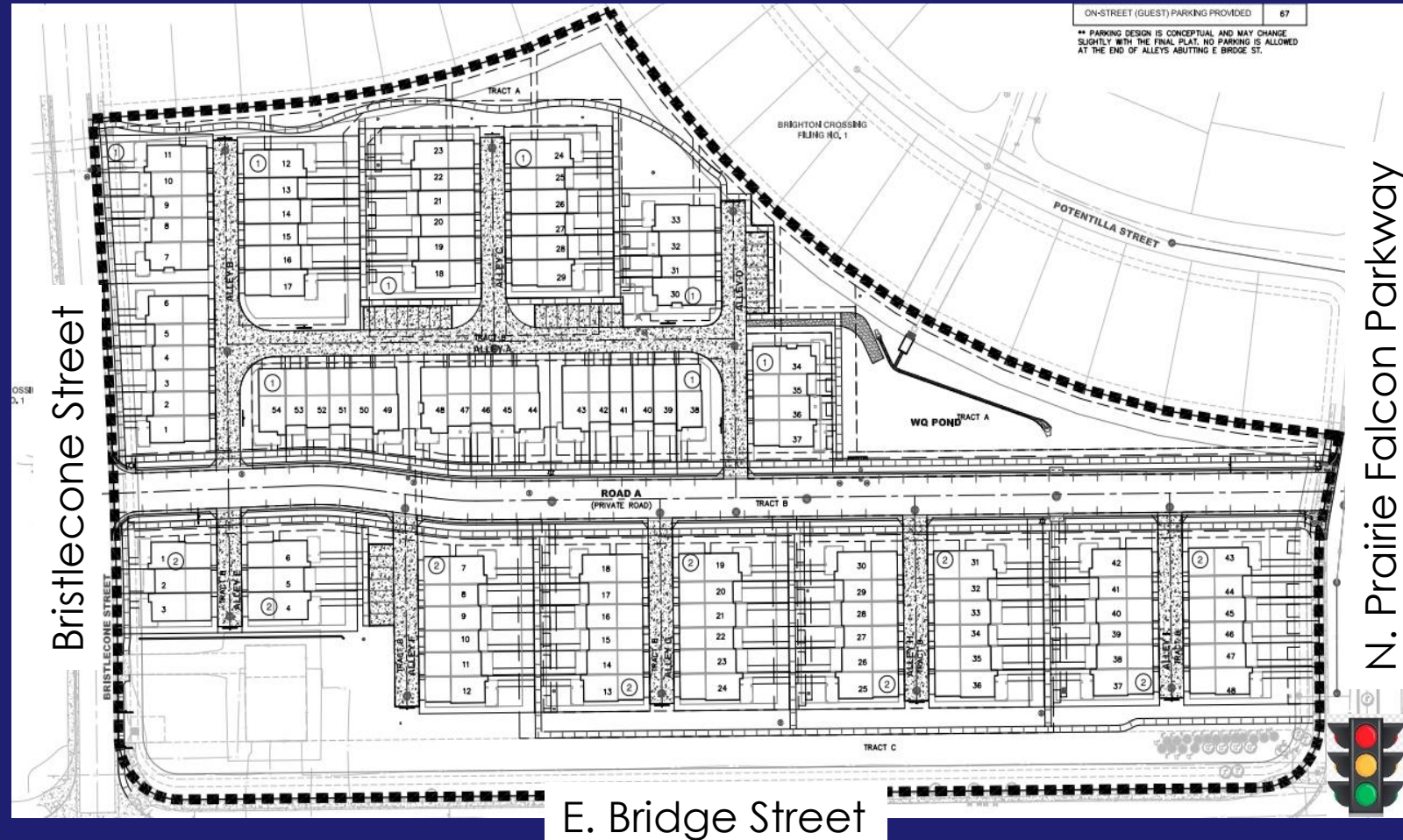
Conceptual Layout of Subdivision

Brighton Crossing Filing No. 1, 2nd

Amendment Subdivision Plan

Developer Contributions Continued

- Construct all internal sidewalks and missing pedestrian connections along external roadways.
- The developer will be required to design and construct the traffic signal at North Prairie Falcon Parkway and East Bridge Street.



Conceptual Layout of Subdivision

Staff Analysis – Land Use & Development Code

In making its decision, the City Council shall use the following criteria (Section 2.02 D. 1.):

1. Review Criteria. A subdivision plan shall be reviewed according to the following criteria:
 - a. *The application is in accordance with the Comprehensive Plan, and in particular, the physical development patterns, the arrangement of streets, blocks, lots and open spaces, and the public realm design and investments reflect the principles and concepts of the plan.*

Staff Analysis – Comprehensive Plan: Future Land Use Designation

The Subject Property is designated as High Density Residential.



Future Land Use Map

Staff Analysis – Comprehensive Plan: Opportunity Area Policies

Chapter Three: Future Land Use Plan & Opportunity Areas

- *Number 13. Bridge Street Opportunities*

Staff Analysis – Comprehensive Plan: Principles, Policies & Strategies

Chapter Four: Citywide Principles, Policies & Strategies

- *Policy 1.1 – New Growth Should Favor Existing Areas of Infrastructure Investment and Planning*
- *Policy 1.2 – New Municipal Investments in Infrastructure and Public Facilities Should Strategically Further the Plan’s Vision and Principles*
- *Policy 1.3 – Private Development Should “Pay Its Own Way”, by Bearing an Equitable Portion of the Costs of Expanding Municipal Infrastructure*
- *Policy 6.1 – Create and Maintain Inviting, Safe, Walkable, and Bikeable Streetscapes*
- *Policy 6.5 – Encourage Projects that Enhance the Diversity of Housing Types and Costs, and Manage Affordability through Supply and Subsidy*
- *Policy 8.1 – Encourage Redevelopment of Strategic Areas and Promote Infill Development*

Staff Analysis – Land Use & Development

Code Cont'd

- b. Compliance with the requirements of this development code, and in particular, the blocks and lots proposed are capable of meeting all development and site design standards under the zoning district.*
- c. The application includes performance, construction and any maintenance assurances for the design, construction and acceptance of the improvements by the City.*
- d. Any phasing proposed in the application is clearly indicated and demonstrates a logical and coordinated approach to development, including coordination with existing and potential development on adjacent property, and that the timing, location and construction of amenities is consistent throughout the phases.*
- e. Any impacts identified by specific studies or technical reports, including a review of storm water, are mitigated with generally accepted and sound planning, engineering, and urban design solutions that reflect long-term solutions and sound fiscal investments.*
- f. The application does not deter any existing or future development on adjacent property from meeting the goals and policies of the Comprehensive Plan.*
- g. The design does not impede the construction of anticipated or planned future public infrastructure in the area.*
- h. The recommendations of professional staff or any other public entity or review agencies asked to officially review the subdivision plan.*

Public Notice and Comment

- Public Notice was provided in accordance with the *Land Use & Development Code*.
- On April 17th
 - ✓ Notice was published on the City's Website.
- On April 21st
 - ✓ Written notice was mailed to all property owners within 1000 feet of the Subject Property.
 - ✓ Three signs were posted on the Subject Property.
- City staff posted information for the public hearing on various social media sites.
- Planning staff has not received any formal comments in advance of this hearing.

Summary of Findings

- ✓ The Planning Commission approved the Subdivision Plan on April 10, 2025.
- ✓ The Development Review Committee has reviewed this project and recommends approval.
- ✓ Staff finds the Subdivision Plan is in compliance with the requirements as outlined in the *Land Use & Development Code*.

City Staff Recommendation

- ✓ Staff recommends approval of the Brighton Crossing Filing No. 1, 2nd Amendment Subdivision Plan.

Options for City Council

- ❑ Accept the Subdivision Plan as presented via resolution;
- ❑ Accept the Subdivision Plan with conditions;
- ❑ Deny acceptance of the Subdivision Plan and provide justification for such action; or
- ❑ Continue the Subdivision Plan to a later, specified date if the City Council feels it needs more information to make an informed decision.