

Guzman Rezoning, Final Plat and Development Agreement 648 Weld County Road 31

City Council
June 5, 2018

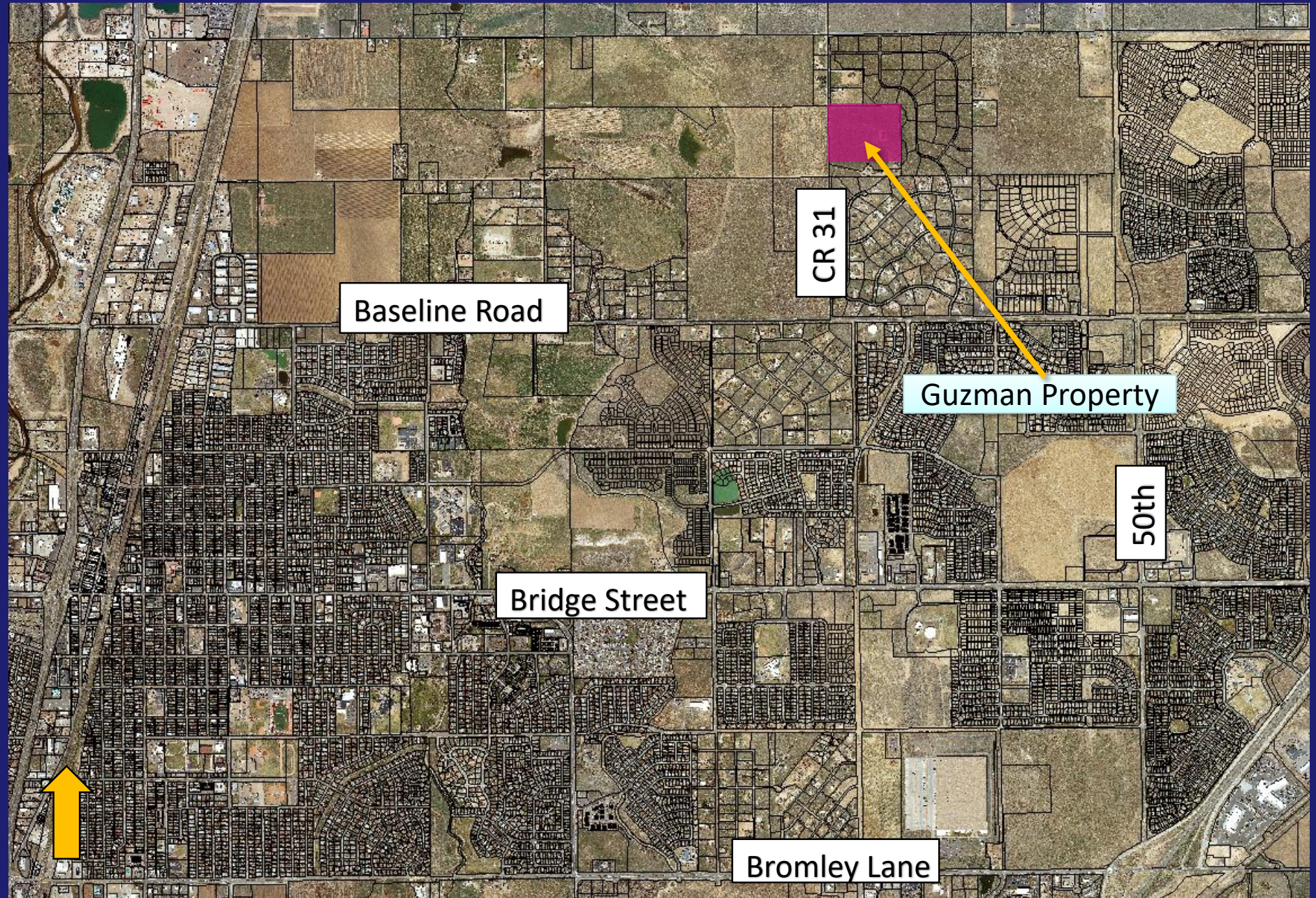
Property Owner:

Gabriela Guzman-Faudoa

City Staff Representative:

Lauren Simmons, AICP, *Senior Planner*

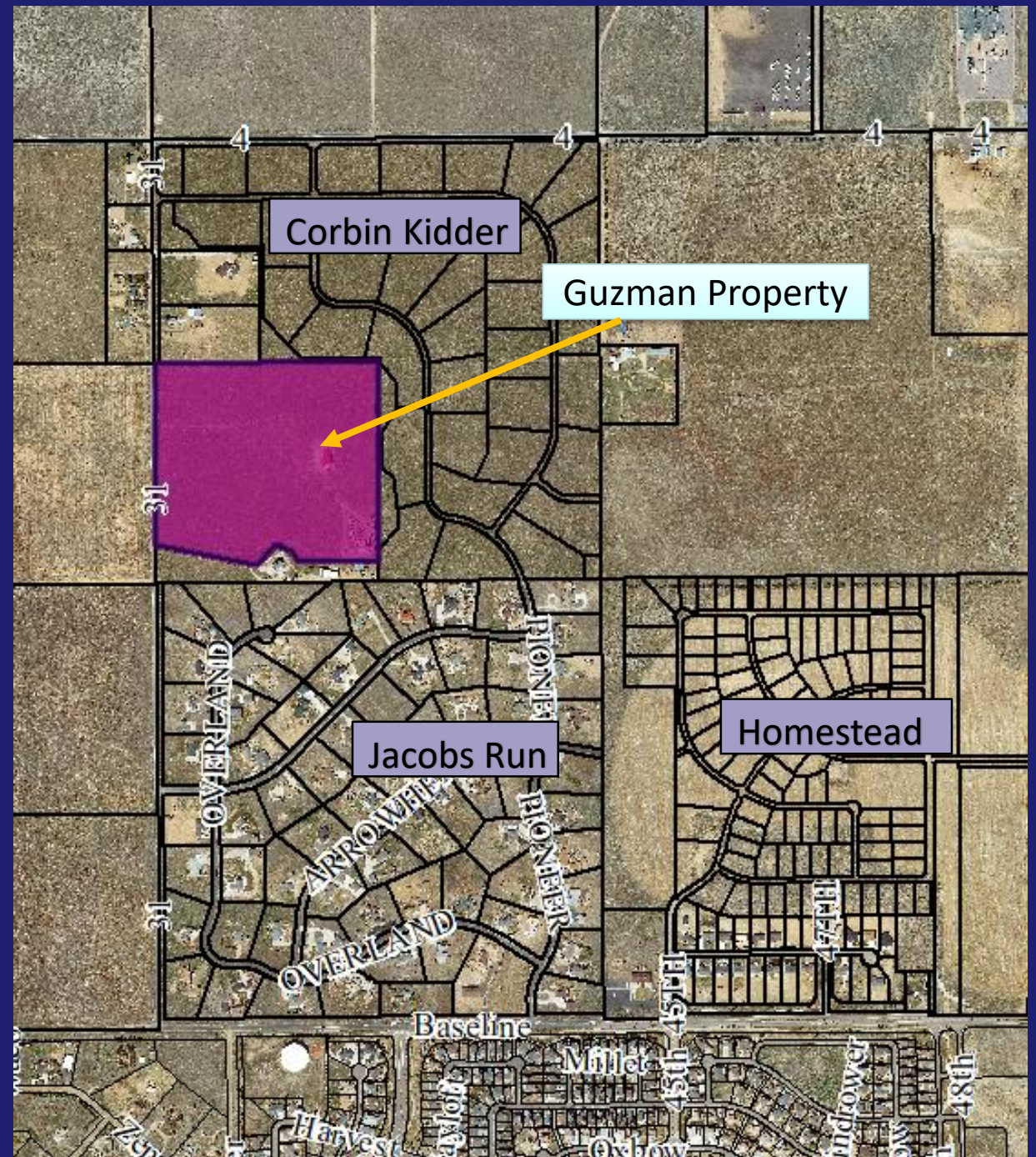
Vicinity Map



Background

- 35.136 Acre Property
- Requesting a rezoning from Agricultural/Residential to Rural Estate
- Requesting a Final Plat to subdivide the property in two lots.
 - Lot 1- 10.000 acres
 - Lot 2- 25.136 acres

	A/R	RE
Lot Size	35 acres	Min. 20,000 Sq. Ft



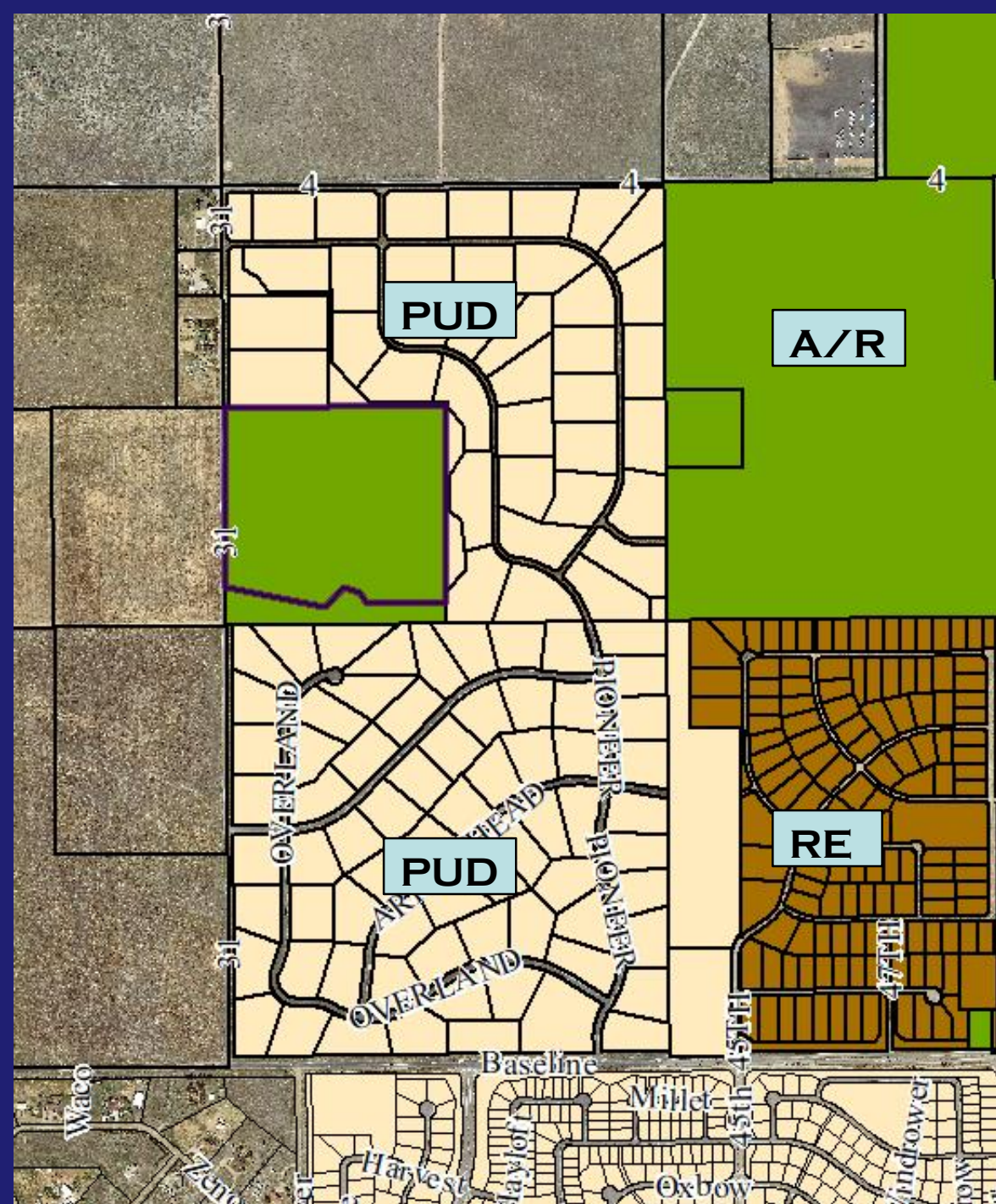
Strategic Plan

Recognizable and Well-Planned Community

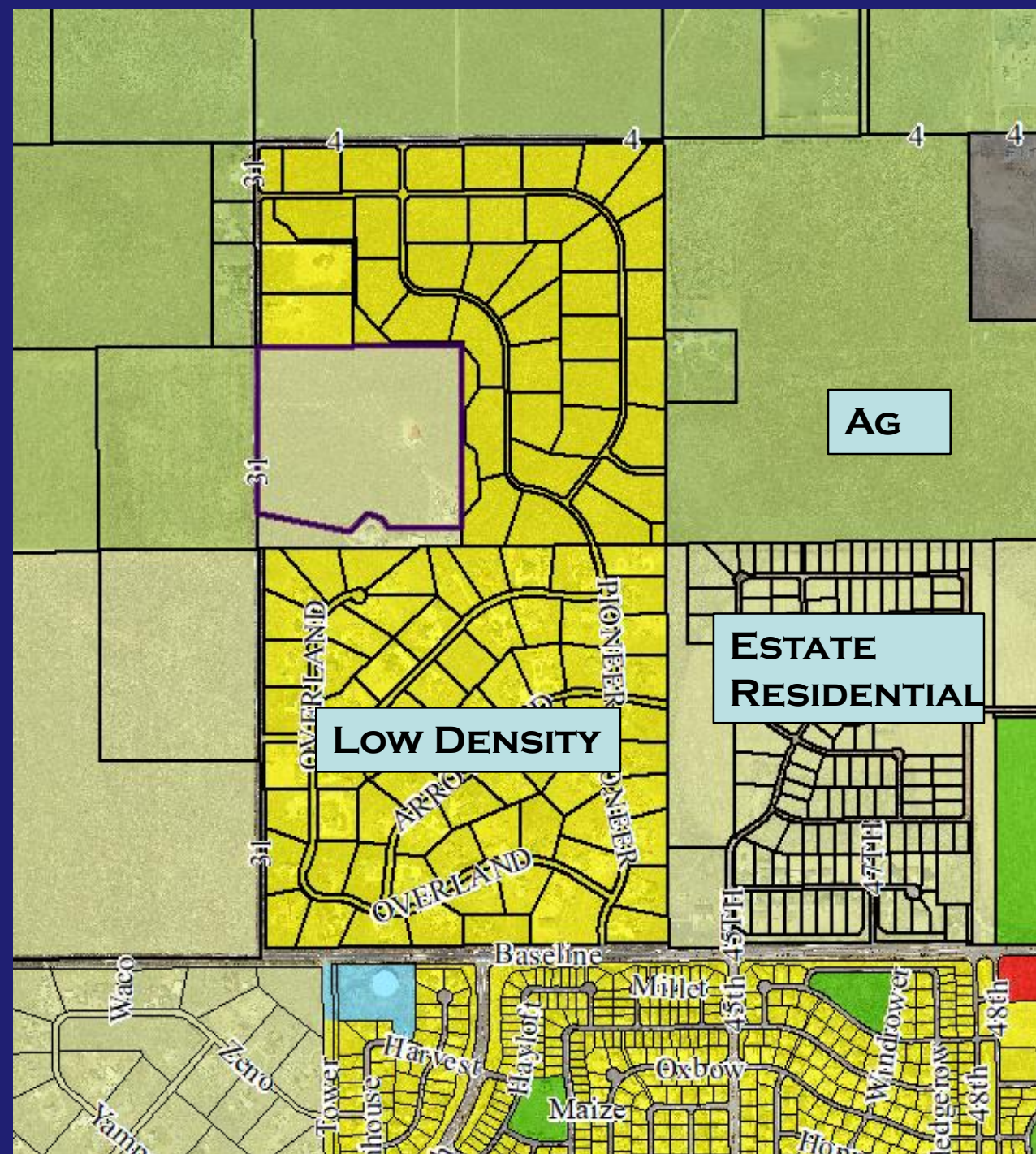
- Brighton's unique history and culture provides the foundation for a well-planned and authentic community identity. We add economic value by incorporating our distinct identity into our plans for the future.



Current Zoning Map



Future Land Use Map

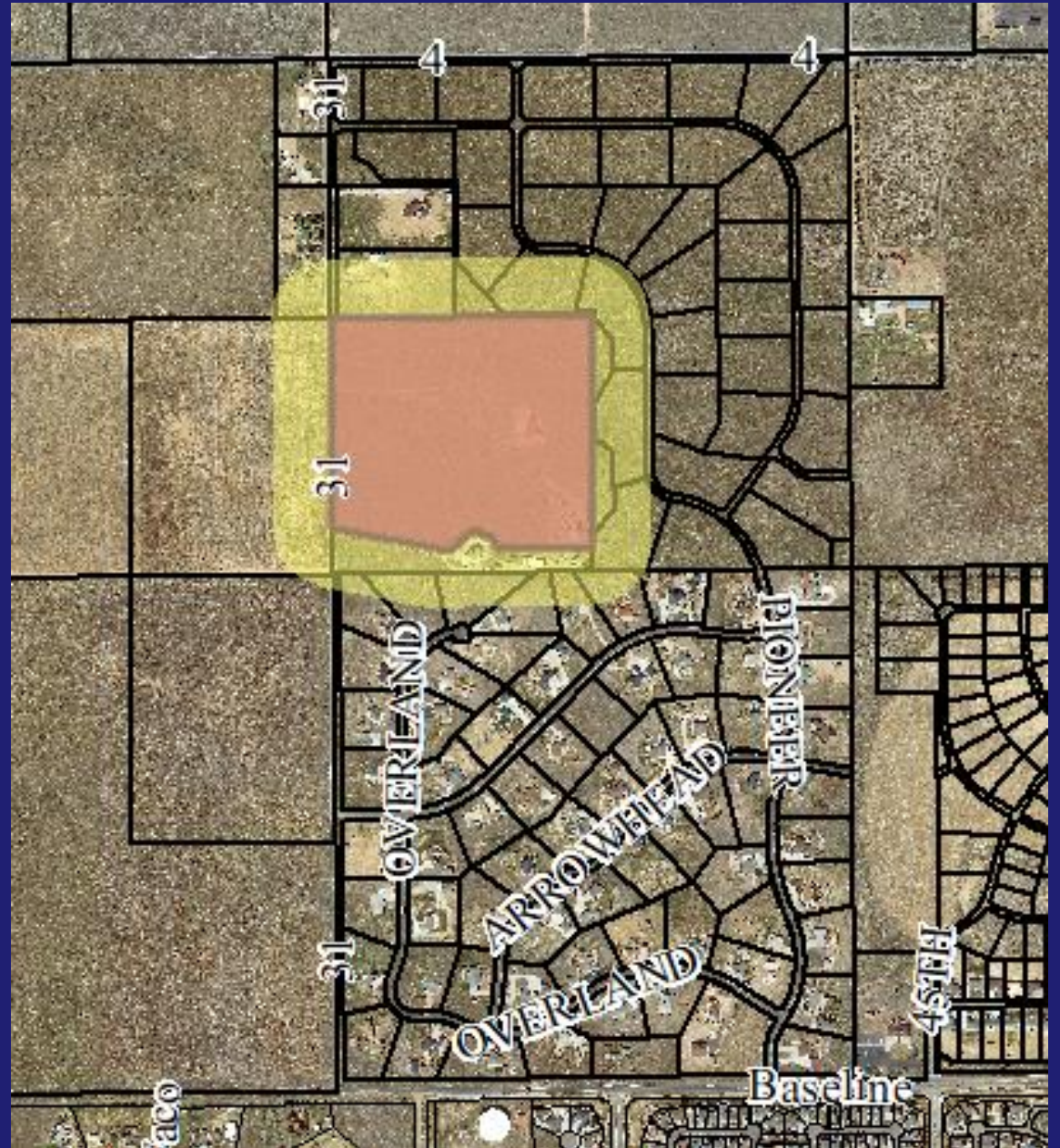


Public Notice and Comment

- Public Notice was provided in accordance with the *Land Use and Development Code*.

By May 10, 2018:

- ✓ A sign was posted on the property.
- ✓ Written notice was mailed to all property owners within 300 feet for the rezoning and Final Plat.
- ✓ Notice was published in *The Brighton Standard Blade*.



300' Mailing Radius

Land Use and Development Code

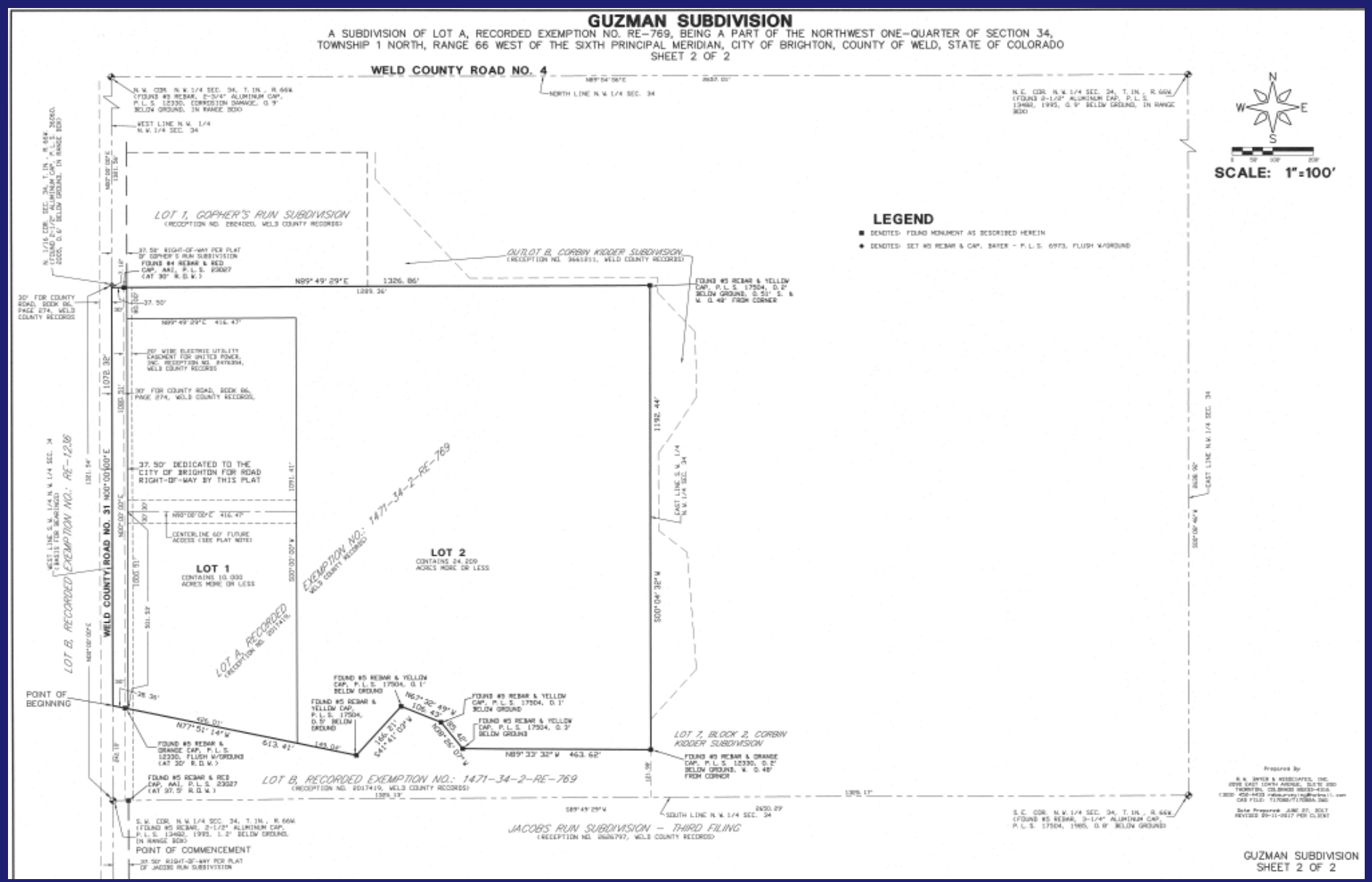
Zoning Review Criteria in Summary (Section 17-8-80):

- Complies with the Comprehensive Plan and other master plans of the City.
- Complies with the requirements of the *Land Use and Development Code* and with the zone district.
- Provides consistency with the purpose and intent of the Land Use and Development Code.
- Provides compatibility with surrounding areas, is harmonious with the character of the neighborhood and is not detrimental to the immediate area, the future development of the area, or the health, safety, or welfare of the inhabitants of the City.

History of Rezoning Request

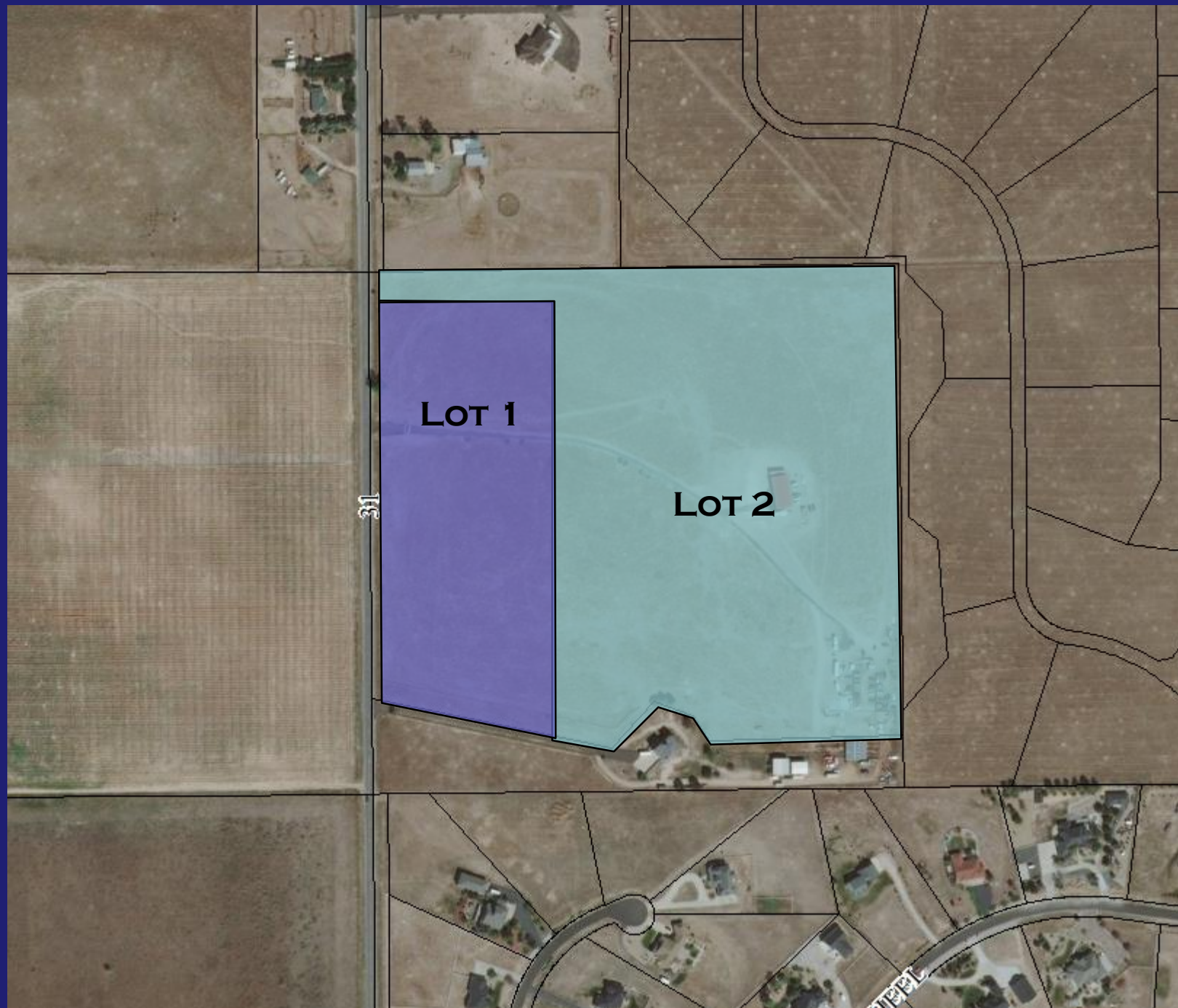
- ✓ At the November 14, 2017 Planning Commission meeting, several neighbors came to testify regarding the junk vehicles located on the southeast portion of the site and an unpermitted addition.
- ✓ With that testimony, the Planning Commission continued the rezoning to January 9, 2018.
- ✓ The junk vehicles were removed by the property owner by December 1, 2017.
- ✓ On January 9, 2018, the Planning Commission recommended approval of the rezoning with the following statement:
 - ✓ WHEREAS, however, at the same time the Commission also finds and determines that there are certain concerns about existing and expanded accessory structures on the Property, and specifically, questions and concerns about zoning and setback compliance, and proper building permitting and building code compliance. The Commission recommends that such issues and concerns be reviewed and addressed by Council in connection with this Application proceeding forward.
- ✓ The permit for the addition was issued by the Building Division on April 26, 2018.

Final Plat and Development Agreement



Final Plat and Development Agreement

- Weld County Road 31-Future Collector Road.
 - 37.50 feet R.O.W. along frontage of Lots 1 and 2 to be dedicated by the Plat.
- Developer of Lots 1 and 2 to pay fee in lieu for improvements to Weld County Road 31 for their pro-rata share.
- Developer of Lots 1 and 2 to pay fee in lieu for parks and open space at the time of permit.



Options for City Council Consideration

- ✓ Rezoning:
 - ✓ Approve the ordinance as drafted;
 - ✓ Approve an ordinance with specific changes;
 - ✓ Deny the ordinance with specific findings to justify the denial; or
 - ✓ Continue the item to be heard at a later, specified

- ✓ Final Plat and Development Agreement: Staff recommends that the City Council continue its final consideration of this item to the June 26, 2018 meeting or until after the rezoning ordinance has been considered on second reading.