

Brighton

57 N. 10th Avenue Zone Change

CITY COUNCIL MEETING – AUGUST 17, 2021

Applicant: Richard White, HUD Consulting
Property Owner: Diana Lara
City Staff Representative: Oscar Ortiz, Assistant Planner

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Purpose

- The request is to rezone the property from the Neighborly Housing Services PUD to R-2.

Proposal

- The owner desires to build a duplex.

STRATEGIC FOCUS AREA
Recognizable and Well-Planned Community

Annexation → Zoning → Platting → Site Plan → Building Permits

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Background

- It is located in the City core; and
- It is currently part of the House of Neighborly Service PUD.

57 N. 10th Avenue Zone Change

GIS Aerial – City Staff, 2021

Zoning Map – City Staff, 2021

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Comprehensive Plan

- Designated as 'High Density Residential' (12-24 DU/A)

BE BRIGHTON
BE INCLUSIVE. BE SUSTAINABLE. BE UNIQUE.

Future Land Use Map – City Staff, 2021

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Land Use & Development Code

- Article 4 Zoning and District Uses, Table 4-1: Zoning Districts and Intent states, "the R-2 District provides residential living (wide range of small scale of residential building types) in a compact, walkable neighborhood setting allowing a mix of housing options at strategic locations which transition to complementary and supporting non-residential uses. A well-designed public realm provides the focal point to integrate a variety of building types with a consistent neighborhood character.
- A duplex is a residential building designed to accommodate 2 to 4 primary dwelling units in an urban neighborhood or suburban setting. Duplex units that share a single common wall may be on a single lot, or it may be platted as separate lots along the common wall line subject to platting restrictions. All other duplexes shall be on a single lot, duplex buildings shall have a scale, design, and orientation of access and entrance features that maintain the appearance and form similar to Detached House."

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Analysis

City Council in making its decision shall use the following criteria (Section 2.03, B):

- The proposal is in accordance with the goals and objectives of the Comprehensive Plan and any other plan, policy or guidance adopted pursuant to that plan.
- The proposal will support development in character with existing or anticipated development in the area, including the design of streets, civic spaces and other open space; the pattern, scale and format of buildings and sites; and the integration, transitions and compatibility of other uses.

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- 3. The City or other agencies have the ability to provide services or facilities that may be necessary for anticipated uses in the proposed district.
- 4. The change will serve a community need, amenity or development that is not possible under the current zoning or that was not anticipated at the time of the initial zoning of the property.
- 5. 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 Land Use & Development Code.
- On July 19th:
 - Written notice was mailed to all property owners within 300 feet of the Subject Property.
 - A notice was published on the City's website.
 - A neighborhood meeting was held on March 9, 2021
 - A sign was posted on the Subject Property.
- City staff posted information for the public hearing on various social media sites.

Updated Posted Sign



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Summary of Findings

- The Development Review Committee has reviewed this Zone Change request and recommends approval.
- The Planning Commission heard the request on July 8, 2021 and recommended approval unanimously.
- Staff finds the Proposal in general compliance with the requirements as outlined in the Land Use & Development Code.

City Staff Recommendation

- City staff recommends approval of the Zone Change as it:
 - Is in accordance with the Comprehensive Plan, and
 - Meets the review criteria of the Land Use & Development Code.

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Options for City Council

City Council has four (4) options when reviewing this Zone Change application.

City Council may:

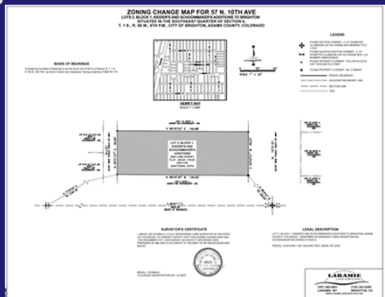
- Approve the Zone Change via ordinance as drafted;
- Approve a modified Zone Change via ordinance;
- Deny the Zone Change via ordinance with specific findings to justify the denial; or
- Continue the item to be heard at a later, specified date if the City Council feels it needs additional information to ensure compliance with the approval criteria as set forth in the Land Use & Development Code.

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Appendix: Property Land Survey



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