



South Main Redevelopment Subdivision Plan

City Council – March 19, 2024

Applicant:

Project Representative:

City Staff Representative:

Brighton Urban Renewal Authority

Jennifer Gray, ACME Workshop

Nick Di Mario, AICP, Senior Planner



Purpose

- The request is to accept the Subdivision Plan for the construction of a commercial development.



- This is the third step in the land development process.

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.



Subject Property Location

- The Property is generally located at the northwest corner of S. Main Street and W. Bromley Lane, with a portion to the northeast of S. Main Street and W. Bromley Lane adjacent to Jensen Foods.



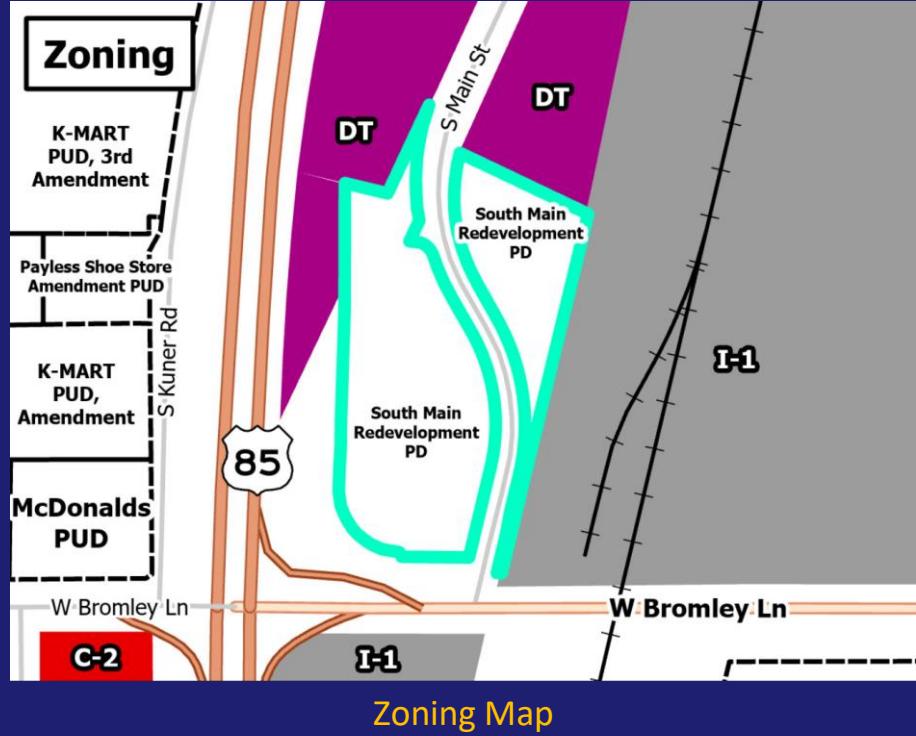
Aerial Map



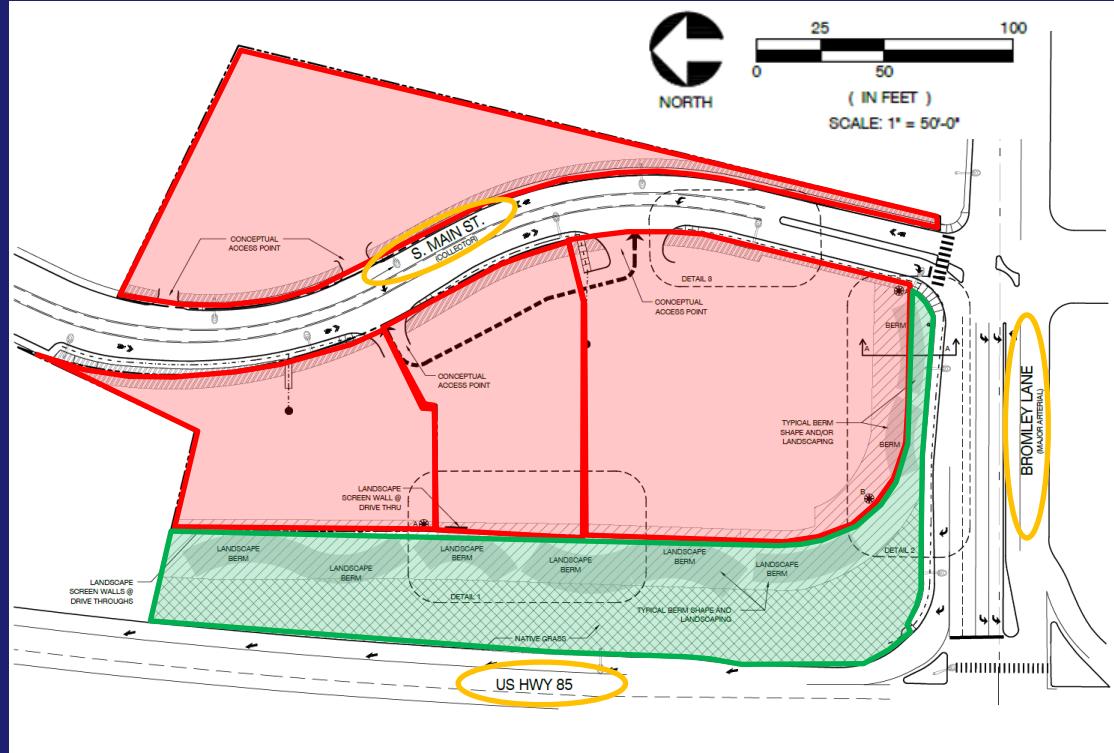
Background

The Property:

- Was part of the City Core Annexation.
- Is zoned under the South Main Redevelopment Planned Development.



South Main Redevelopment Subdivision Plan



Conceptual Layout of Subdivision

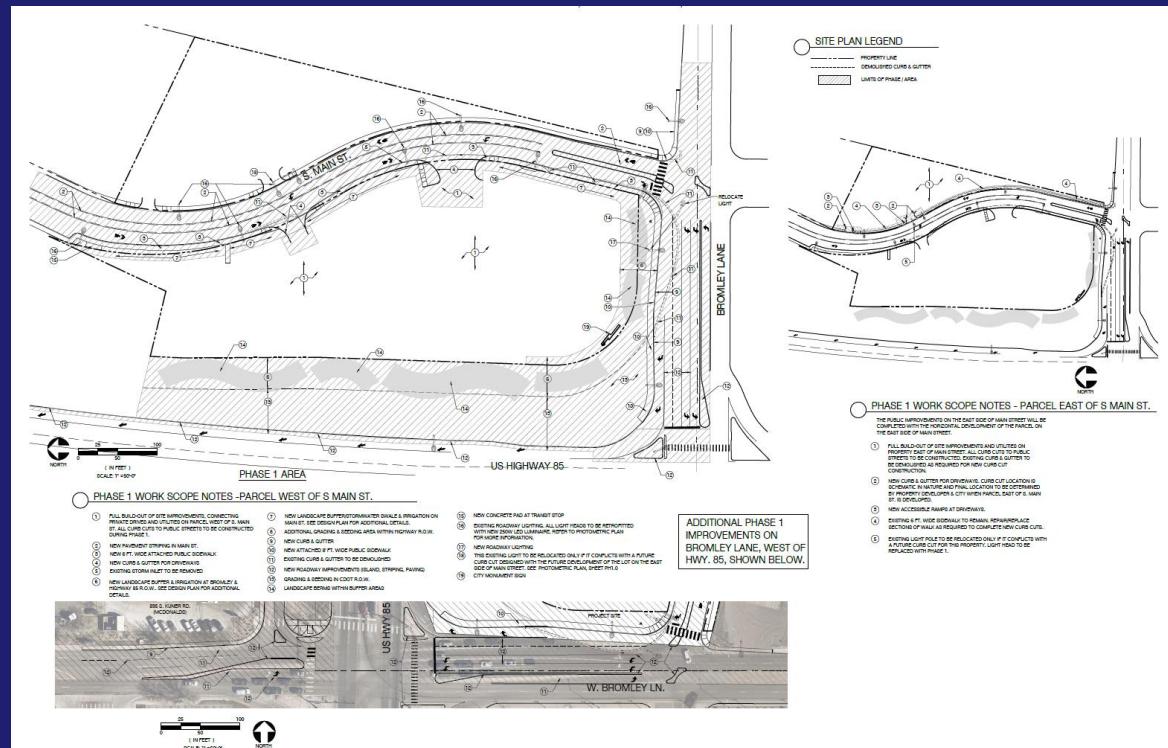


- Phasing is defined as the sequential development of smaller portions of a larger project site.

The South Main Redevelopment Subdivision Plan:

- Has one (1) phase.
- Contains specific infrastructure and development obligations for the phase.
- Requires all public improvements to be financially guaranteed.

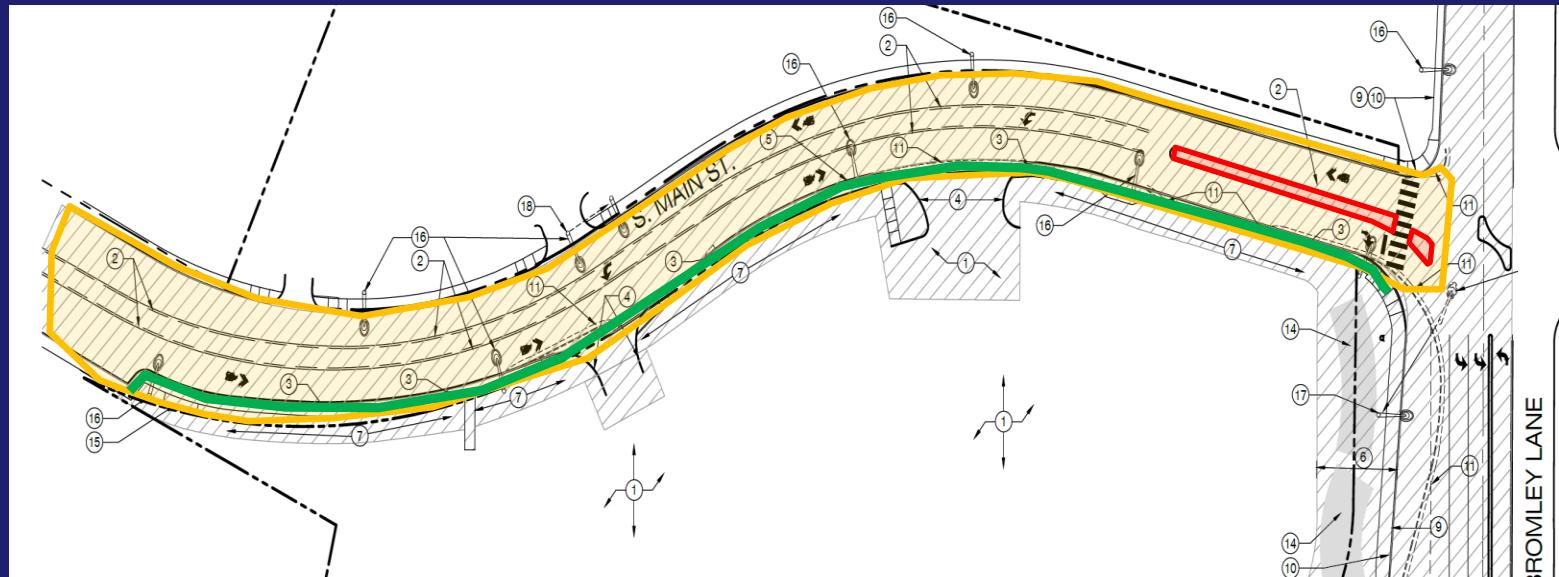
South Main Redevelopment Subdivision Plan Phasing



Phasing Plan by Applicant

South Main Redevelopment Subdivision Plan

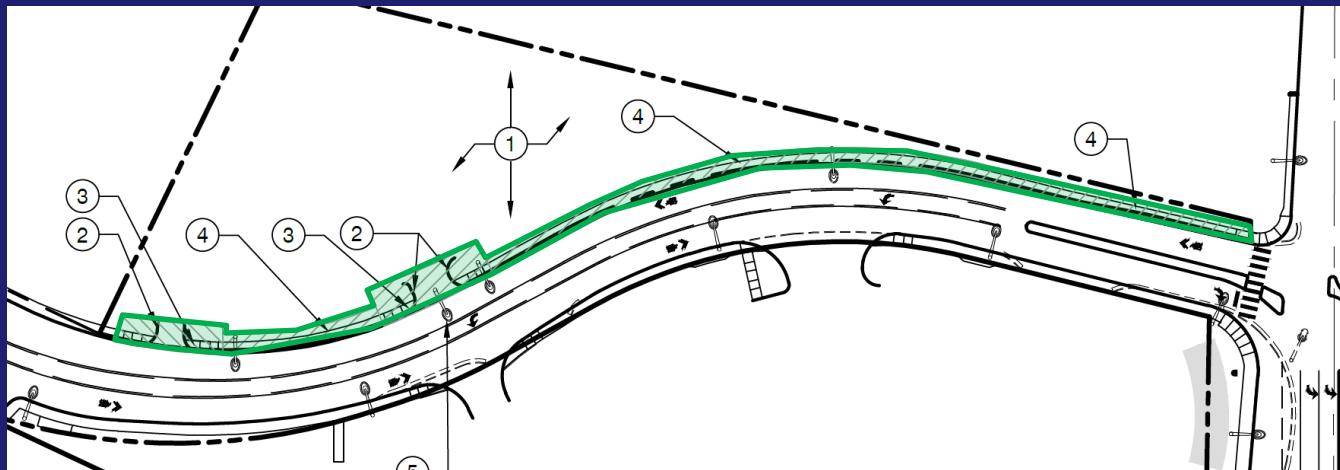
South Main Street Roadway Improvements



- Repaving and Striping
- Construction of Sidewalk
- Construction of Median and Median Island

South Main Redevelopment Subdivision Plan

South Main Street Roadway Improvements

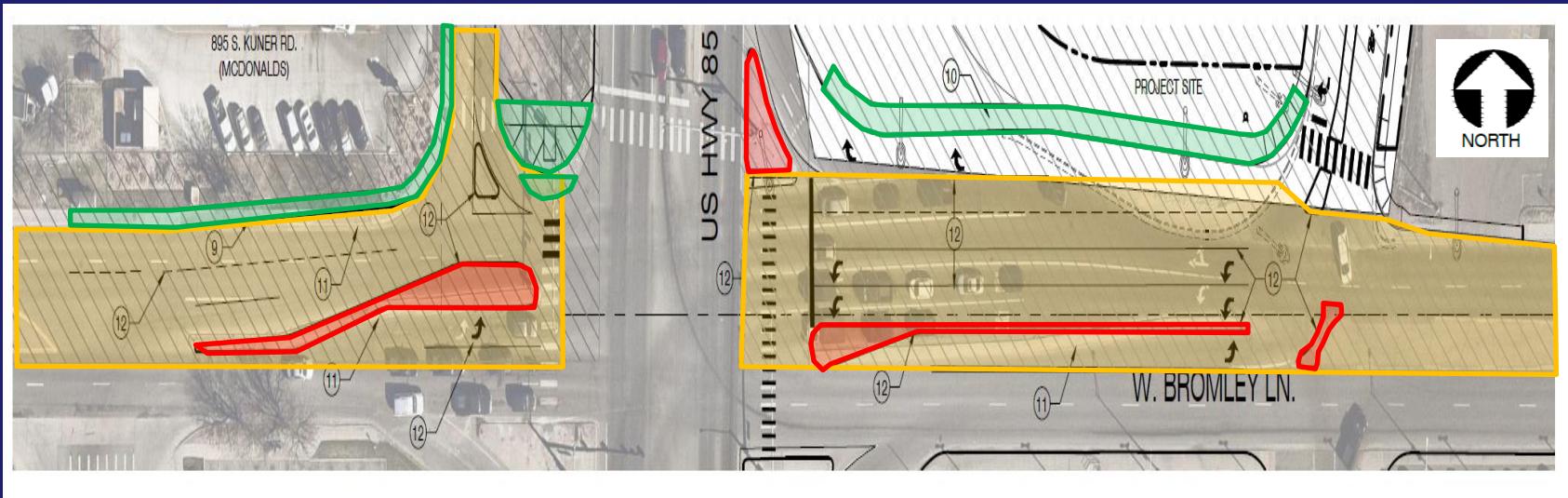


Parcel on East Side of S. Main Street:

- New Curb, Gutter, and Sidewalk
 - Required when the future adjacent lot develops.

South Main Redevelopment Subdivision Plan

West Bromley Lane Roadway Improvements



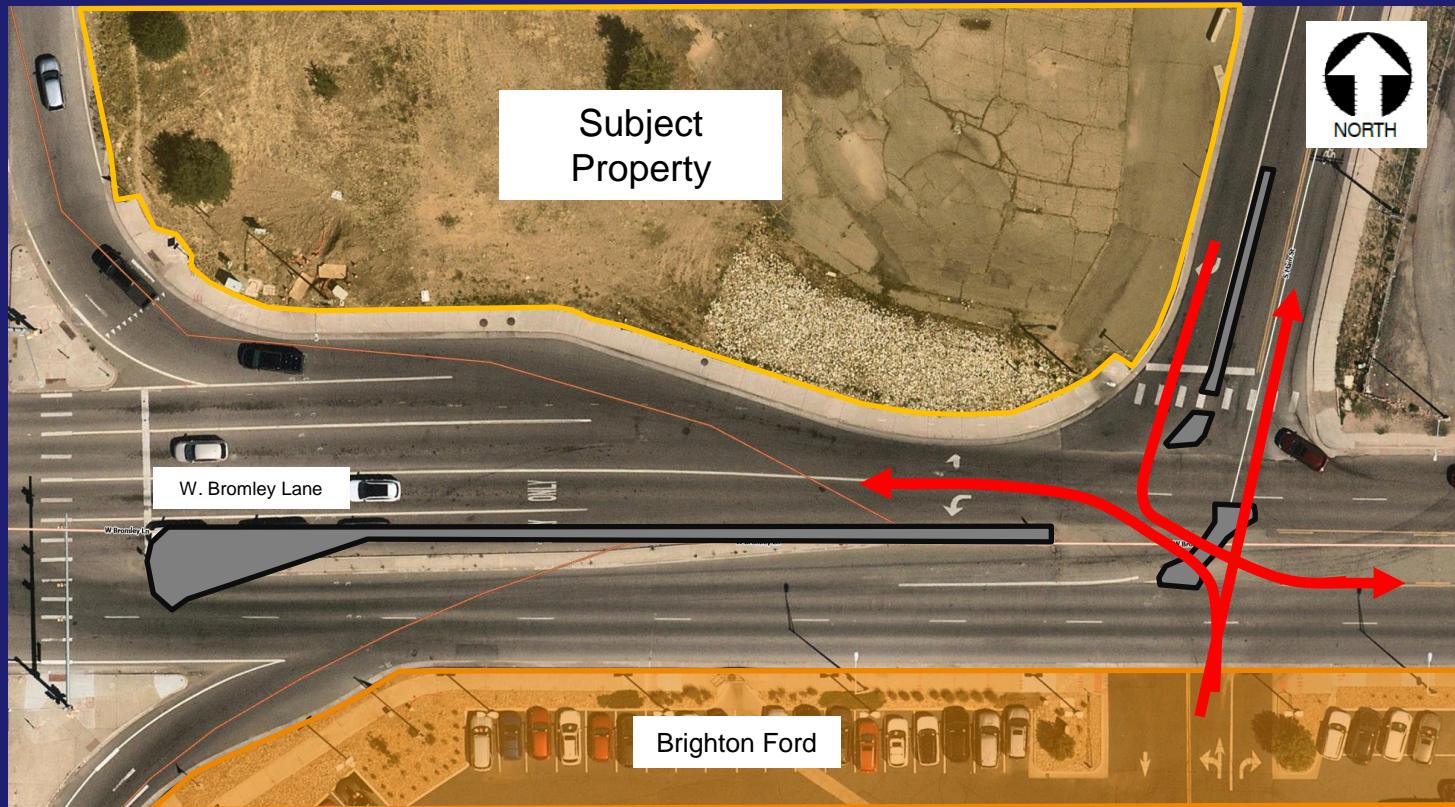
West of US Hwy. 85:

- Reconfiguration and Re-striping of Traffic Lanes
- Construction of New Median Islands
- Construction of New Curb, Gutter, and Sidewalk

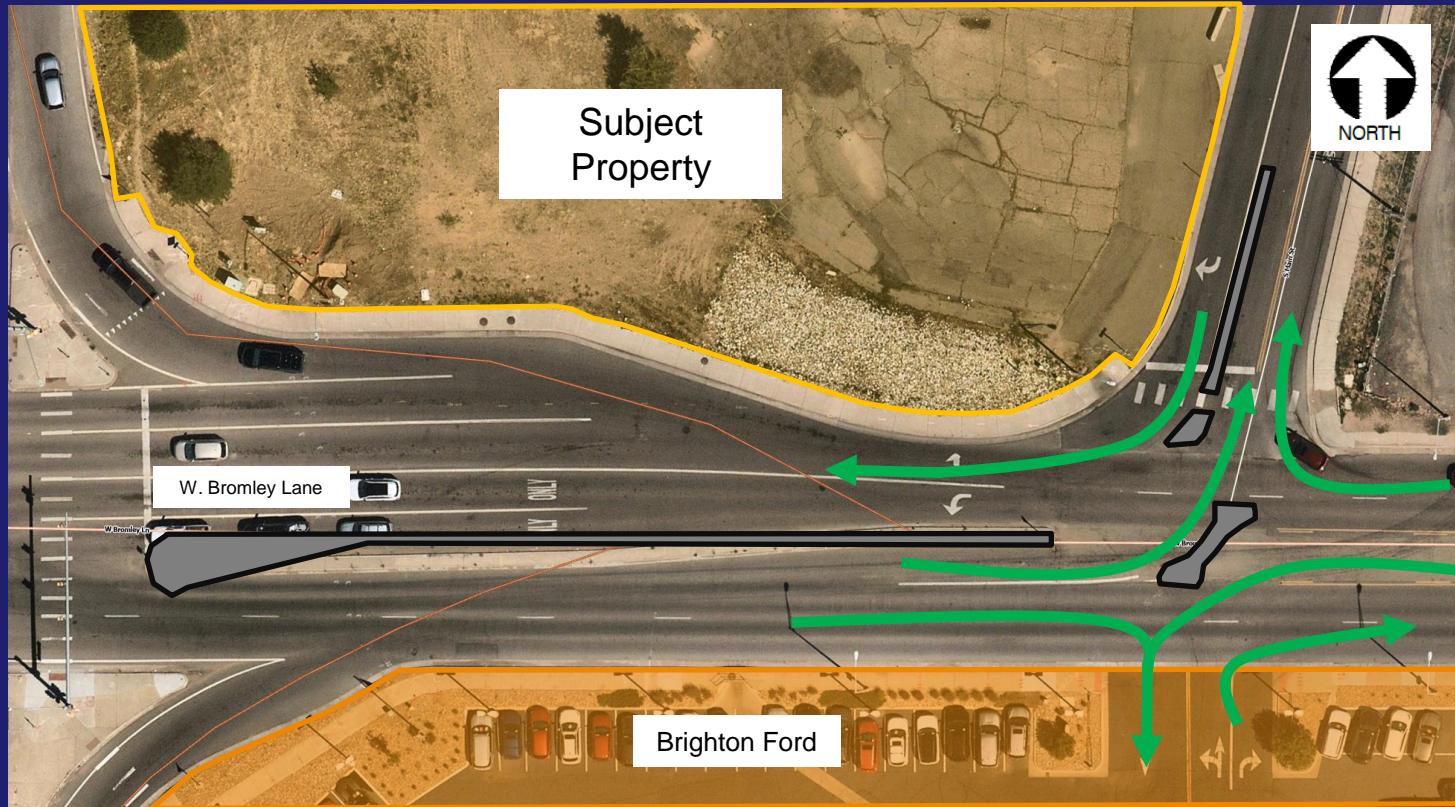
East of US Hwy. 85:

- Reconfiguration and Re-striping of Traffic Lanes
- Construction of New Median Islands
- Construction of New Curb, Gutter, and Sidewalk

South Main Redevelopment Subdivision Plan Restricted Turn Movements

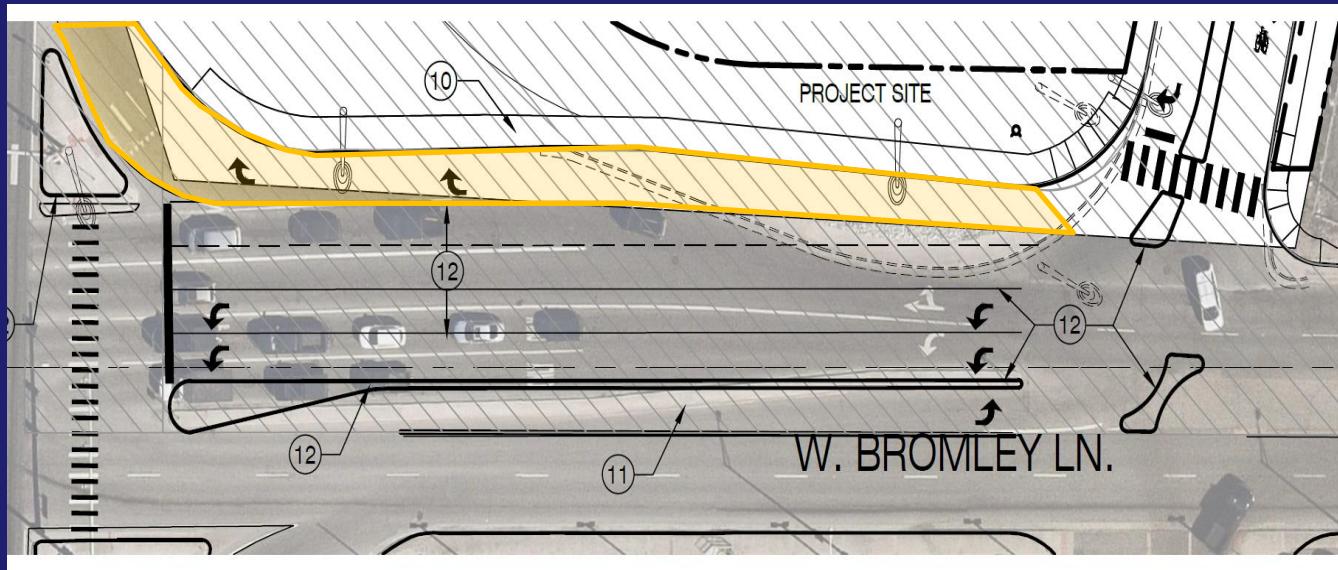


South Main Redevelopment Subdivision Plan Allowed Turn Movements



South Main Redevelopment Subdivision Plan

US Highway 85 Roadway Improvements



- Extension of US Hwy. 85 Acceleration Lane (northbound) from W. Bromley Lane.

South Main Redevelopment Subdivision Plan

Water and Sewer

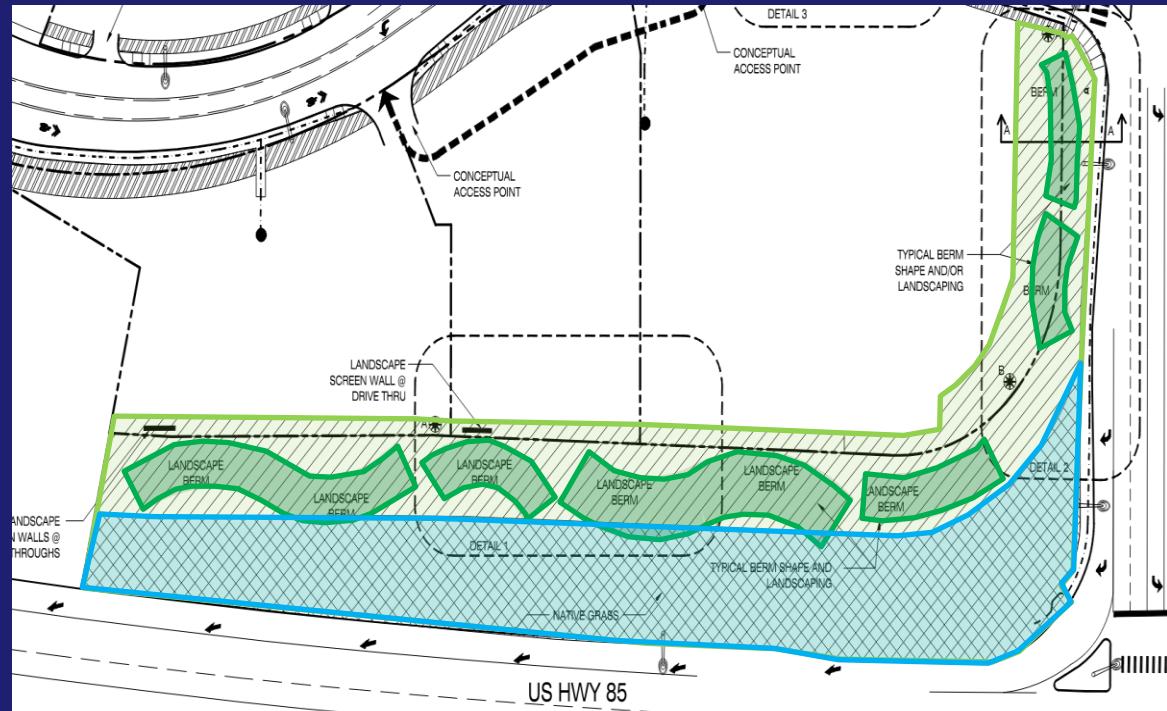
- Developer will be required to design and construct all water and sewer infrastructure.
- Developer will be required to dedicate water and/or pay fee in lieu of water dedication.



South Main Redevelopment Subdivision Plan

CDOT Landscape Buffers

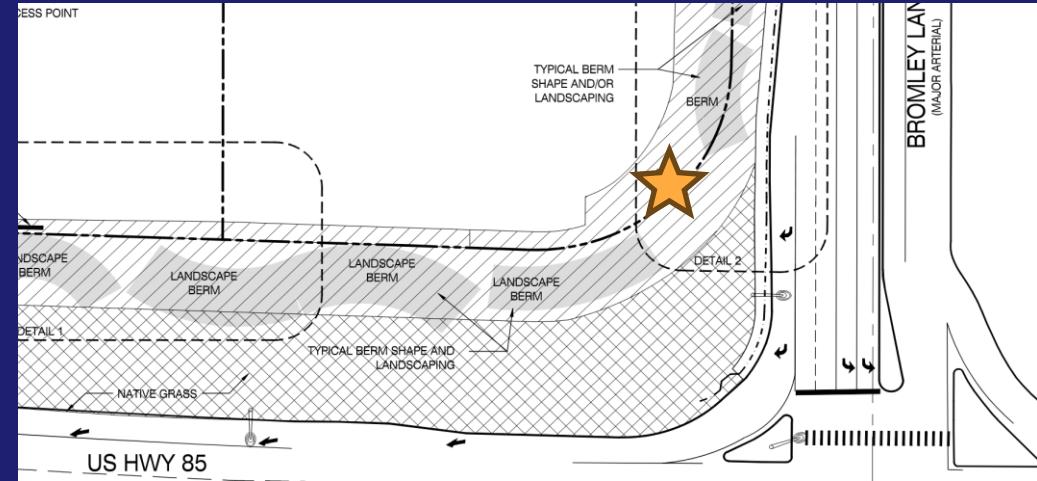
- Developer will be required to design and construct a landscape buffer within adjacent CDOT right-of-way.
- **Landscape Berms**
- **Native Seed and Grasses**
- Required prior to release of building permits and/or certificate of occupancy.



South Main Redevelopment Subdivision Plan

City Monument Signage

- Developer will be required to design and construct an illuminated City of Brighton monument sign at the intersection of W. Bromley Lane and US Highway 85.
- Required prior to release of building permits and/or certificate of occupancy.



South Main Redevelopment Subdivision Plan Vertical Construction Stipulation

- Two (2) out of the four (4) lots may commence vertical construction simultaneously with public improvements.
- Certificate of Occupancies will not be issued until public improvements have been completed and accepted by the City and CDOT.
- Staff consulted with City of Brighton Police Department, Emergency Services, and the Greater Brighton Fire Rescue District prior to agreeing to this stipulation.



South Main Redevelopment Subdivision Plan Right-of-Way Vacations and Development Agreement

- Developer will be required vacate City owned right-of-way within the Property prior to approval of a final plat.
- Developer will be required to enter into a development agreement with the City prior to approval of a final plat.



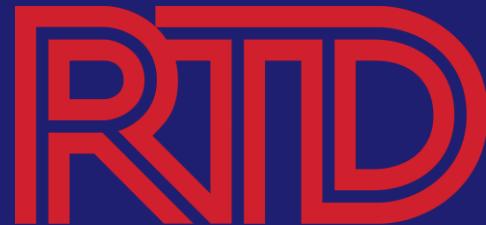
South Main Redevelopment Subdivision Plan Coordination with Outside Agencies

- Developer will be required to work with outside agencies in future land use applications and permitting.
- Developer will work with RTD on design and construction of a new bus stop location on S. Main Street.
- Developer will work with CDOT on roadway construction and permitting.



COLORADO

Department of Transportation





Review Criteria (*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.*



Review Criteria (*Land Use & Development Code*) *Be Brighton Comprehensive Plan*

- The Property's Comprehensive Plan Designations:
 - Mixed Use Commercial



Future Land Use Map



Review Criteria (*Land Use & Development Code*) *Be Brighton Comprehensive Plan*

Chapter Three: Future Land Use Plan & Opportunity Areas

- **Number 3.** *Continue to Encourage Reinvestment in the Downtown Urban Center*
- **Number 7.** *South Main Redevelopment*





Review Criteria (*Land Use & Development Code*) *Be Brighton Comprehensive Plan*

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 1.4** – *All Principles and Policies of Pertaining to New Development Should Also Be Applied in Cases of Infill and Redevelopment*
- **Policy 1.5** – *Carry Out Ongoing, Transparent and Cooperative Interagency and Interdepartmental Planning Efforts*



Review Criteria (*Land Use & Development Code*) *Be Brighton Comprehensive Plan*

Chapter Four: Citywide Principles, Policies & Strategies

- ***Policy 2.1*** – Brighton Will Continue to Develop in a Self-Sufficient and Sustainable Manner (Live, Learn, Work, Shop and Play) with an Appropriate Balance Between Residential and Non-Residential Uses
- ***Policy 2.2*** – Use Infrastructure Investments and the Urban Service Area Map to Focus Urban Development
- ***Policy 2.4*** – Concentrate Urban Development in Urban Areas, and Agricultural Operations in Agricultural Areas



Review Criteria (*Land Use & Development Code*) *Be Brighton Comprehensive Plan*

Chapter Four: Citywide Principles, Policies & Strategies

- *Policy 4.1 – Encourage Development Patterns that Support All Modes*
- *Policy 5.1 – Protect and Enhance the Economic Health of Downtown*
- *Policy 8.1 – Encourage Redevelopment of Strategic Areas and Promote Infill Development*



Review Criteria (*Land Use & Development Code*)

- 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.*



Review Criteria (*Land Use & Development Code*)

- 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 March 4th
 - ✓ Signs were posted on the Subject Property.
 - ✓ Written notice was mailed to all property owners within 1,000 feet of the Subject Property.
 - ✓ Notice was posted on the City's website.
- City staff posted information for the public hearing on Facebook and Nextdoor.
- The interactive development map was updated to include the date, time and location of this hearing.
- A neighborhood meeting was held on April 13, 2021.
- Planning staff has not received any formal comments in advance of this hearing.



Summary of Findings

- ✓ The Development Review Committee has reviewed this project and recommends acceptance.
- ✓ Staff finds the Subdivision Plan is in compliance with the requirements as outlined in the *Land Use & Development Code*.

Planning Commission

- ✓ Planning Commission heard this request on February 22, 2024 and unanimously voted to approve the Subdivision Plan.

City Staff Recommendation

- ✓ Staff recommends approval of the South Main Redevelopment 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.