



# 57 N. 10<sup>th</sup> Avenue Zone Change

---

CITY COUNCIL MEETING – AUGUST 17, 2021

Applicant:

Property Owner:

City Staff Representative:

Richard White, *HJD Consulting*

Diana Lara

Oscar Ortiz, *Assistant Planner*



## 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

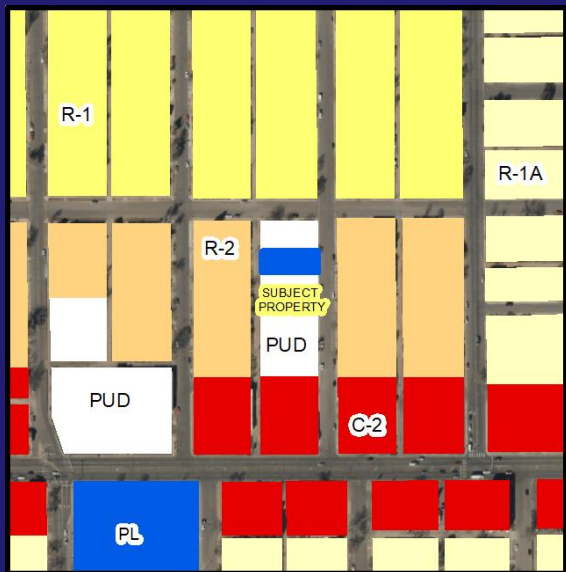


Building  
Permits



## Background

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



Zoning Map – City Staff, 2021

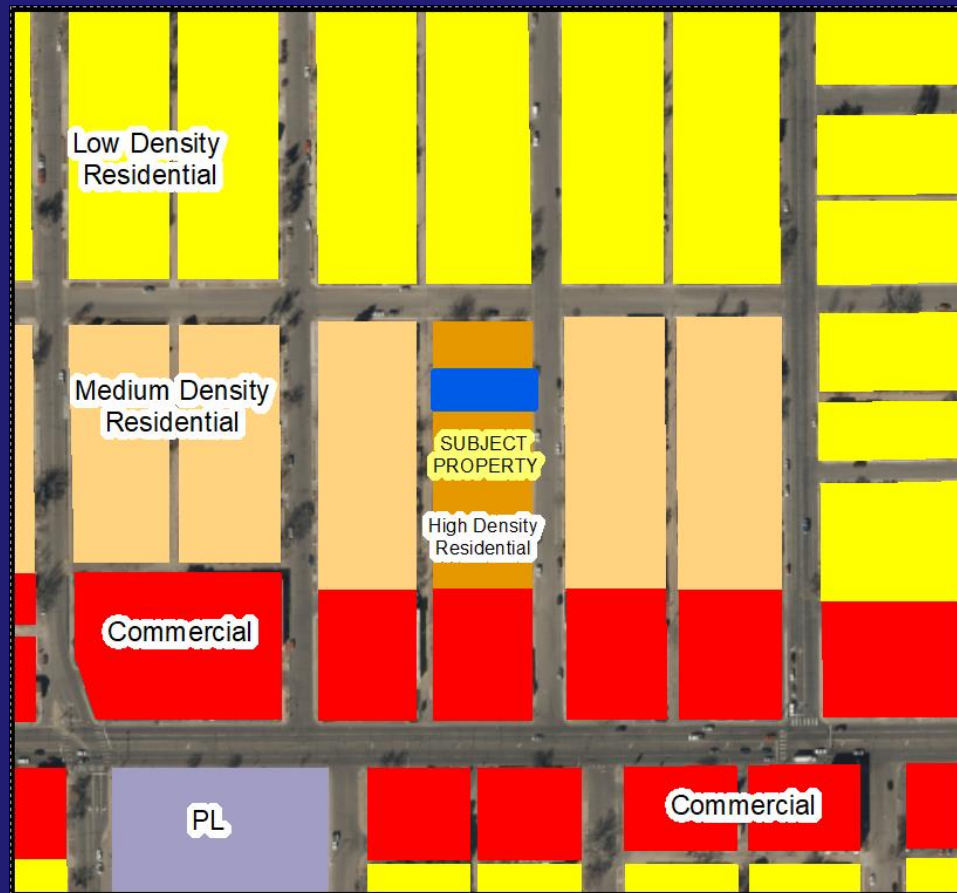


GIS Aerial – City Staff, 2021



## Comprehensive Plan

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





## 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."



## Analysis

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

1. 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.
2. 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.



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.





## 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







Brighton<sup>SM</sup>

## 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*.



## 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.

# Appendix: Property Land Survey

