



Swink Property Zoning Map Amendment

City Council – September 20, 2022

Applicant:

Property Owners:

City Staff Representative:

Anna Sparks of Innovative Land Consultants, Inc.

Swink Family Farms LLLP and Alvin W. Swink

Emma Lane, Senior Planner – Historic Preservation



Strategic Focus Areas

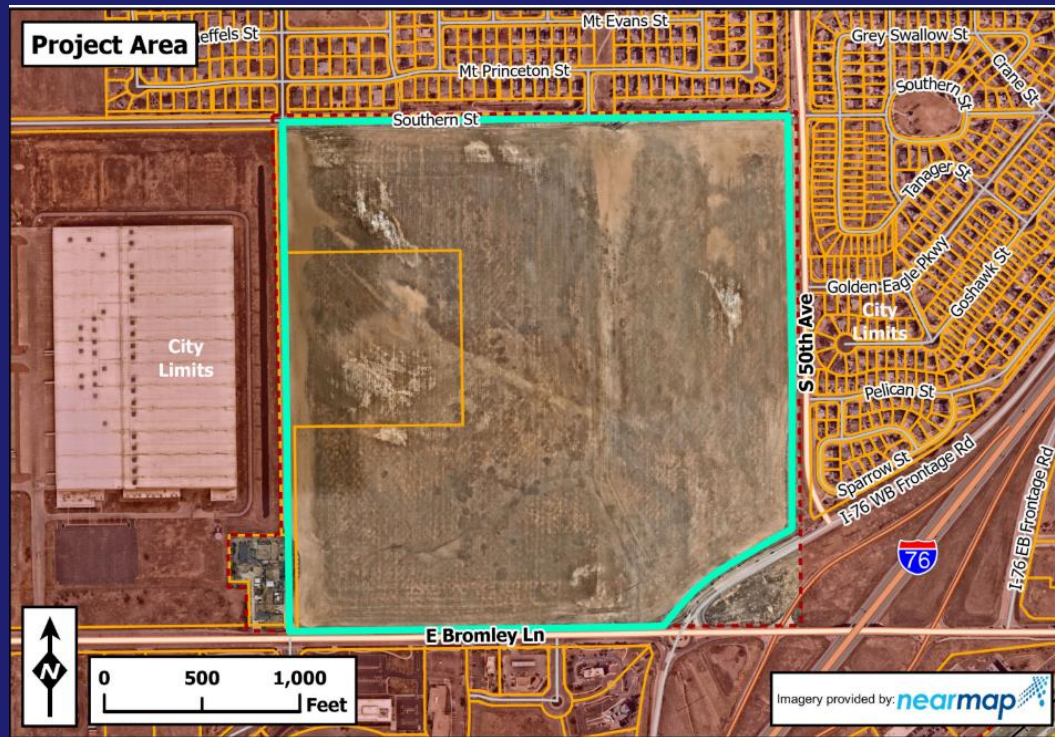
- Recognizable and Well-Planned Community
- Supportive, Sustainable Infrastructure





Subject Property Location

- The Property is generally located to the north of East Bromley Lane, to the south of Southern Street, west of South 50th Avenue, and east of the South 45th Avenue alignment.

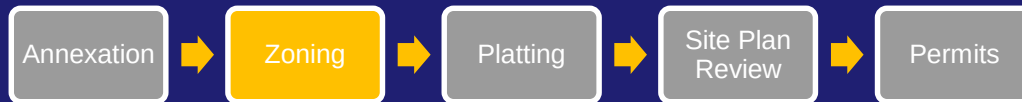


Aerial Map



Purpose

- The request is to change the existing zoning of A-3 (Agriculture - 3) under Adams County to C-3 (General Retail and Services), R-1-A (Single- and Two-Family Residential), R-2 (Mixed-Density Residential), and R-3 (Multiple Family Residential) for the purpose of commercial and residential development. An application for annexation into the City of Brighton is being reviewed concurrently.



- This is the second step in the land development process.
 - Annexation Petition deemed to be substantially compliant with C.R.S. 31-12-107(1) on August 2, 2022.

Process

- The *Land Use & Development Code* allows for the adoption of a Zoning Map Amendment.
- Staff used the Zoning Map Amendment criteria from the *Land Use & Development Code* to review the proposal.

- **C-3:** General Retail and Services
- **R-1-A:** Single- and Two-Family Residential
- **R-2:** Mixed-Density Residential
- **R-3:** Multiple Family Residential

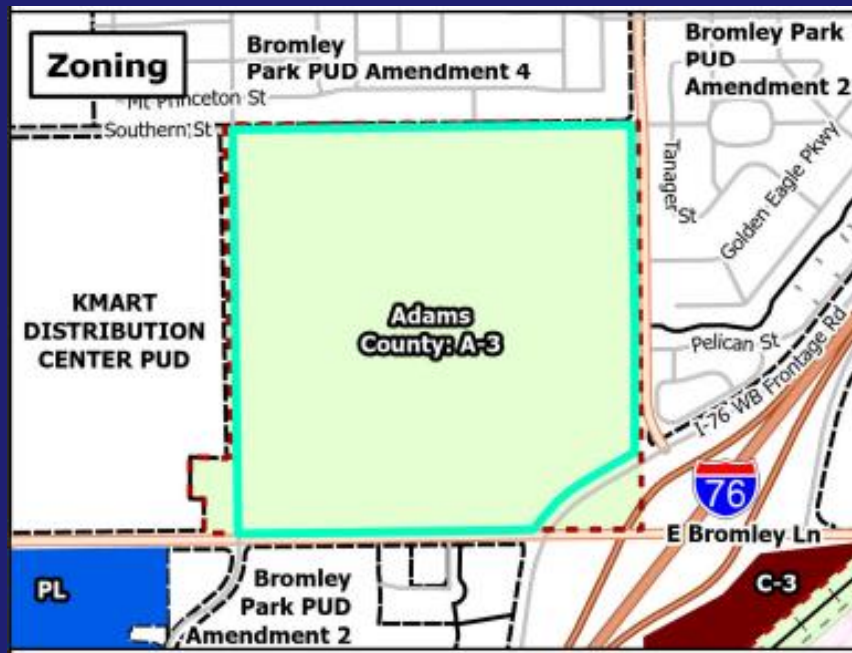




Background

The Property:

- Is currently in the process of Annexation into the City.
- Is currently unplatted.
- Is currently zoned Adams County A-3 (Agriculture-3).



Zoning Map



Comprehensive Plan

- The majority of the Subject Property is designated as Mixed Use – Residential.
- The overall development is proposed to be 16.56% commercial uses and 84.41% residential uses.



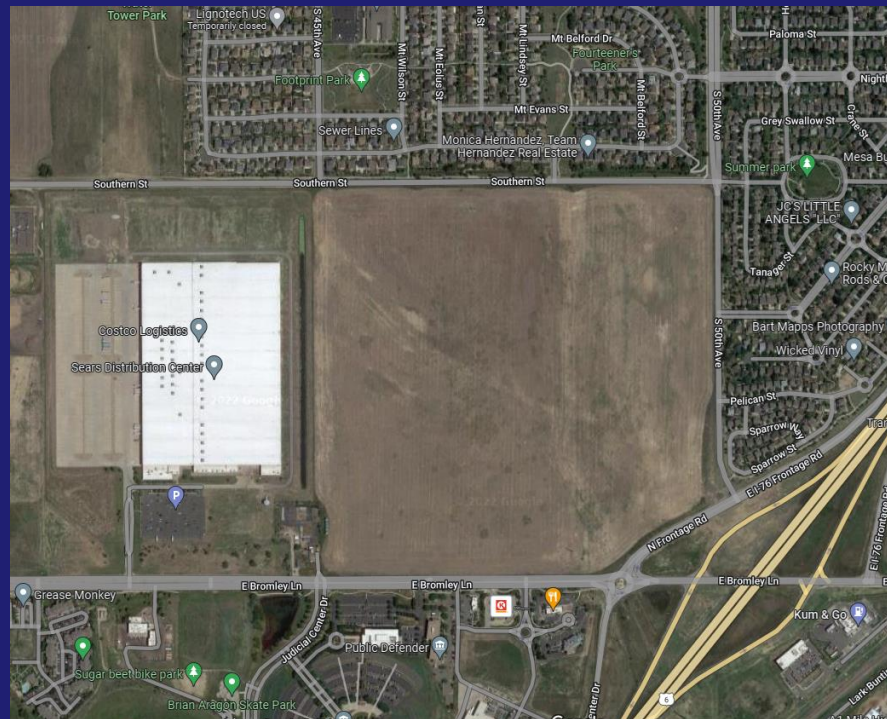
Future Land Use Map



Comprehensive Plan

Chapter Three: Future Land Use Plan & Opportunity Areas

- **Number 10.** *Throughout the City, Concentrate Commercial Development at Key Intersections to Serve Surrounding Areas*
- **Number 14.** *Bromley Lane Opportunities*



Aerial Map (Google Maps)



Comprehensive Plan

Chapter Four: Citywide Principles, Policies & Strategies

- **Policy 1.1** - *New Growth Should Favor Existing Areas of Infrastructure Investment and Planning*
- **Policy 1.3** - *Private Development Should “Pay Its Own Way,” by Bearing an Equitable Portion of the Costs of Expanding Municipal Infrastructure*
- **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 5.2** – *Support Brighton’s Non-Downtown Commercial Centers, Focusing Growth within Existing Investment Areas Where Possible*
- **Policy 6.5** – *Encourage Projects that Enhance the Diversity of Housing Types and Costs*



Land Use & Development Code

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

B. Review, recommendations and decisions for a proposed zoning map amendment shall be based on the following criteria:

- 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.*



Land Use & Development Code

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 September 2nd:
 - ✓ Written notice was mailed to all property owners within 1,000 feet of the Subject Property.
 - ✓ Notice was published on the City's Website.
 - ✓ Four signs were posted on the Subject Property.
- City staff posted information for the public hearing on various social media sites.
- A neighborhood meeting was held on March 14, 2022.
- 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 approval.
- ✓ The Planning Commission heard the request on August 25, 2022 and recommended approval unanimously.
- ✓ Staff finds the Zoning Map Amendment in general compliance with the requirements as outlined in the *Land Use & Development Code*.

City Staff Recommendation

- ✓ Staff recommends approval of the Swink Property Zoning Map Amendment.



Options for City Council

- ❑ Approve the Zoning Map Amendment via Ordinance as drafted;
- ❑ Approve a modified Zoning Map Amendment via Ordinance;
- ❑ Deny the Zoning Map Amendment via Ordinance with specific findings to justify the denial; or
- ❑ Continue the Zoning Map Amendment to be heard at a later, specified date if the City Council feels it needs more information to ensure compliance with the approval criteria as set forth by the *Land Use & Development Code*.