

LAND USE and DEVELOPMENT CODE UPDATE

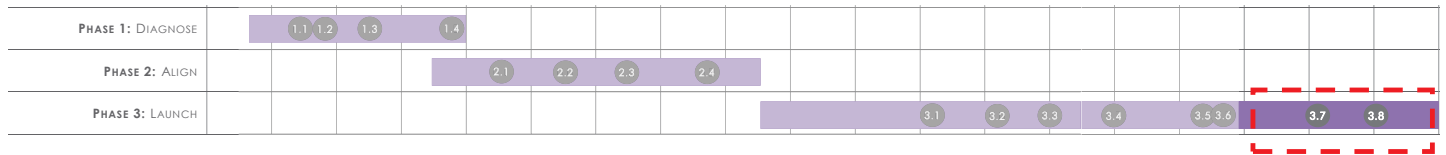
BRIGHTON, COLORADO

City Council First Reading
Public Hearing Draft
November 12, 2019



- ❑ Project Overview
 - Process
 - Comprehensive Plan Principles
 - Project Themes
- ❑ Significant Updates
 - Summary of Articles
 - Highlight of Key Topics
- ❑ Discussion
 - Q & A
 - Public Comments
 - City Council Discussion & Action

AGENDA



phase 1: diagnose

- 1.1 public engagement strategy
- 1.2 plan & regulation review
- 1.3 kick-off meeting
- 1.4 plan conformance report

phase 2: align

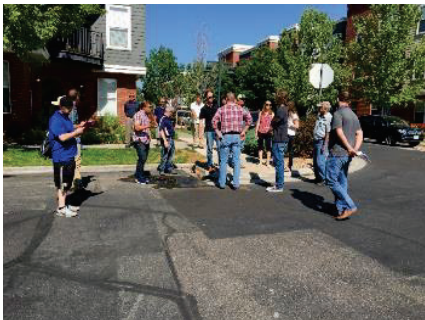
- 2.1 critical issues summaries
- 2.2 public open house
- 2.3 "metro innovations tour"
- 2.4 draft regulation framework

phase 3: launch

- 3.1 initial draft
- 3.2 interim drafts
- 3.3 review & comment period
- 3.4 special area / topics
- 3.5 final draft / review & comment
- 3.6 public open house / officials work session
- 3.7 public hearing draft
- 3.8 public hearings

PROCESS

PHASE 1: DIAGNOSE DECEMBER 2017- APRIL 2018

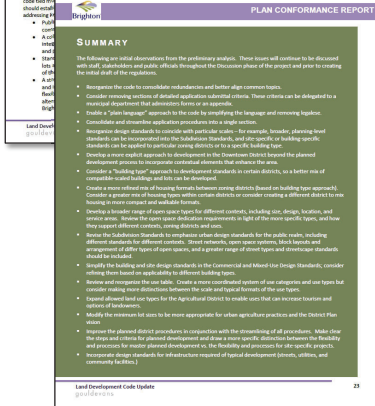
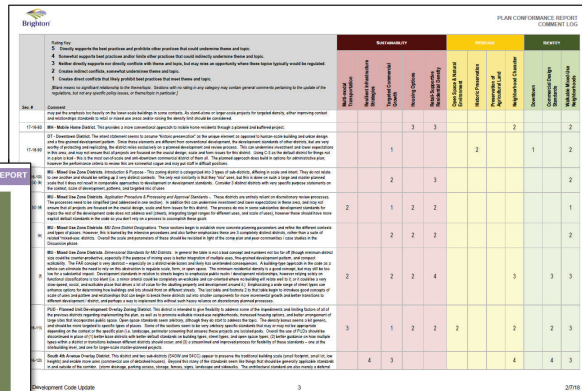
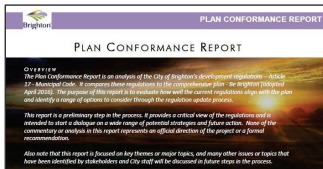


PROCESS

Kick-off & Engagement Plan

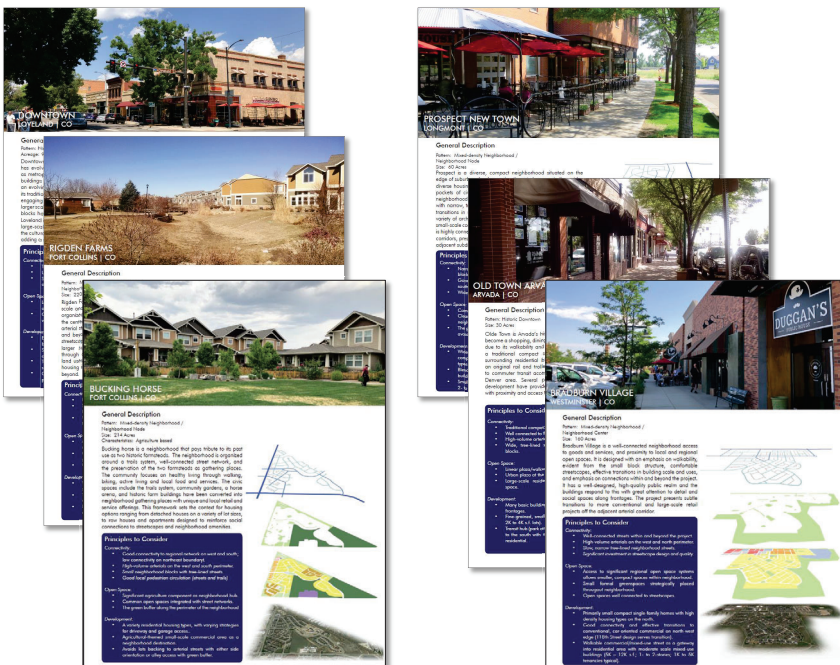
- Technical Committee
 - Key Staff
 - Regular Meetings
- Advisory Committee
 - Department Heads + Stakeholders
 - Periodic Meetings
- Council & Planning Commission
 - Kick-off Meeting
 - Status Updates
 - Joint Study Sessions (2)
 - Community Tours (2)
- Stakeholder Meetings & Focus Groups
 - Special Topic Meetings (6)
- Public
 - Open Houses (2)
 - Joint Study Sessions (2)
 - Special Events
 - Project Website
 - Public Hearings (2)

PHASE 1: DIAGNOSE *DECEMBER 2017 - APRIL 2018*



PROCESS

PHASE 2: ANALYSIS APRIL 2018 - SEPTEMBER 2018



PROCESS

Comprehensive Plan Themes

- ❑ Active & Multi-modal Transportation
- ❑ Heritage & Identity
- ❑ Sustainability

Plan Conformance Report

- ❑ Consider “building type” approach (broader mix of housing types)
- ❑ Reorganized design standards under common themes.
- ❑ Specific downtown standards (not a “planned approach”)
- ❑ Develop broader range of open spaces
- ❑ Improve planned district procedures (PUD)
- ❑ Improve “public realm” / streetscapes

Meetings

- CC / PC Study Session
- Analysis Summaries (AC / TC)

Case Studies

- ❑ Public Realm Design
- ❑ Active & Multi-modal Transportation
- ❑ Heritage & Identity
- ❑ Sustainability

Critical Issues / Case Study Summaries

- ❑ Connectivity
- ❑ Streetscape design & types
- ❑ Vibrant Downtown
- ❑ Housing options / neighborhood design
- ❑ Mixed-use nodes and centers
- ❑ Open space systems and types
- ❑ Productive agriculture lands

Meetings

- ❑ Analysis Summary Meetings (AC / TC)
- ❑ Public Open House
- ❑ Metro Innovations Tour

PHASE 2: ANALYSIS APRIL 2018 - SEPTEMBER 2018

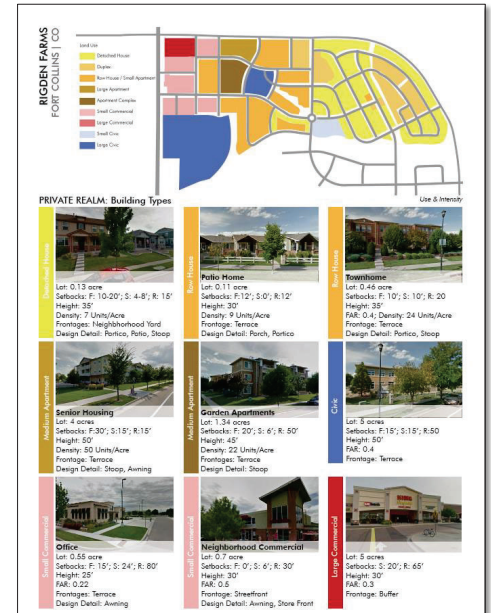
Street Types



Open Space Types

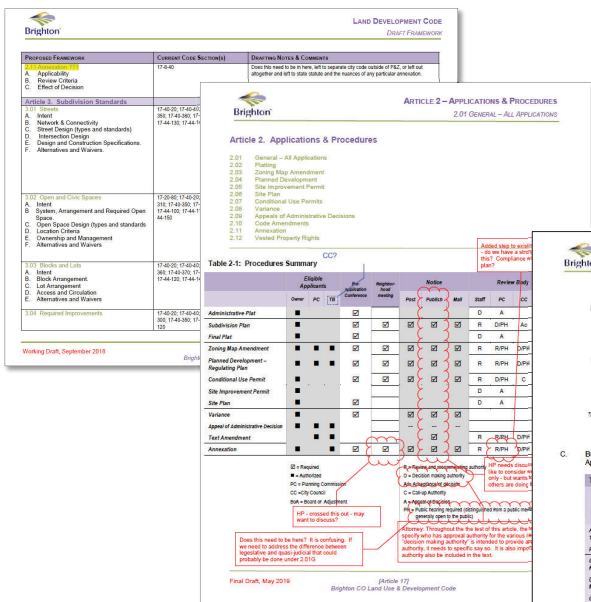


Building Types & Land Use



PROCESS

PHASE 3: LAUNCH OCTOBER 2018 - PRESENT



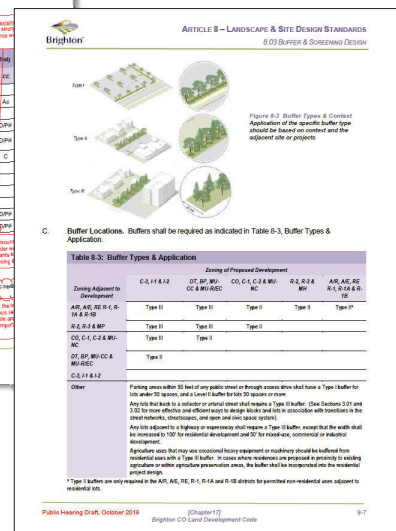
Draft Regulations

- ❑ Draft Framework
- ❑ Initial Draft / Working Drafts
- ❑ Interim Drafts
- ❑ Final Draft / Public Review
- ❑ Public Hearing Draft

Meetings

- ❑ Technical Committee Meetings (4)
- ❑ Advisory Committee Meetings (2)
- ❑ Public Open House
- ❑ Stakeholder Group Meetings (3)
- ❑ Second round of tours

PROCESS



PHASE 3: LAUNCH: UPDATES SINCE WORK SESSION DRAFTS

Article 2 - Applications & Procedures

- *Added specific criteria for amending current PUDs / conversion.*
- *Improved site improvement and site plan review criteria and flexibility*
- *Incorporated annexation review procedures*
- *Added vacation of ROW and easements*

Article 4 - Zoning Districts

- *Re-purposed A/R, RE, and AE to better align with District Plan*

Article 5 - Residential Design Standards

- *Clarified/reorganized setback exceptions, application of frontage types and accessory building standards*
- *Adjusted Detached House - Compact Lot side setback*

Article 6 - Non-residential Design Standards

- *Clarified/reorganized setback exceptions, application of frontage types and accessory building standards*

PROCESS

SUMMARY OF KEY CHANGES

17.04 Introductory Provisions
17.08 Administration, Procedures and Enforcement
17.12 Definitions
17.16 Defining and Application of District Regulations
17.20 Development Standards
17.24 Performance Standards
17.28 Non-conforming Uses & Structures
17.32 Table of Uses
17.36 Repeals, Amendments, Severability
17.40 Subdivision Regulations
17.44 Residential Design Standards
17.48 Commercial Design Standards
17.49 Industrial Design Standards
17.50 Mixed Use Design Standards
17.52 Historic Preservation
17.56 Vested Property Rights
17.64 Oil and Gas Facilities

Art. 1 General Provisions
Art. 2 Applications & Procedures
Art. 3 Subdivision Standards
Art. 4 Zoning District & Uses
Art. 5 Neighborhood Design Standards
Art. 6 Non-residential Design Standards
Art. 7 Access & Parking Standards
Art. 8 Landscape & Site Design Standards
Art. 9 Sign Standards
Art. 10 Supplemental Standards
Art. 11 Definitions & Terms

ORGANIZATION

SUMMARY OF KEY CHANGES: ARTICLE 2 - PROCEDURES

Consolidate Common Procedures (2.01)

- *Applicability*
- *Review Criteria*
- *Review Procedures*
- *Effect of Decision*

Plats Streamlined (2.02)

- *Discretionary reviews up front*
- *Administrative / technical on back end*

New "Planned Development" approach (2.04)

Merged CUP / SUP (2.07)

Table 2-1: Procedures Summary

	Eligible Applicants			Pre-application Conference	Neighborhood meeting	Notice			Review Body			
	Owner	PC	CC			Post	Publish	Mail	Staff	PC	CC	BoA
Administrative Plat	■			☑					D	A		
Subdivision Plan	■			☑	☑	☑	☑	☑	R	D/PH	Ac/PH	
Final Plat	■			☑					D	A		
Zoning Map Amendment	■	■	■	☑	☑	☑	☑	☑	R	R/PH	D/PH	
Planned Development – Regulating Plan	■	■	■	☑	☑	☑	☑	☑	R	R/PH	D/PH	
Conditional Use Permit	■			☑	☑	☑	☑	☑	R	D/PH	A	
Site Improvement Permit	■								D	A		
Site Plan	■			☑					D	A		
Variance	■			☑		☑	☑	☑				D/PH
Appeal of Administrative Decision	■	■	■			--	--	--				D/PH
Text Amendment		■	■				☑		R	R/PH	D/PH	
Annexation	■	■	■	☑		☑	☑	☑	R		D/PH	

☑ = Required
 ■ = Authorized
 PC = Planning Commission
 CC = City Council
 BoA = Board of Adjustment

R = Review and recommending authority
 D = Decision making authority
 Ac = Acceptance of decision
 A = Appeal of Decision
 PH = Public hearing required

IMPROVED PROCEDURES

SUMMARY OF KEY CHANGES: 3.01 STREETS

Neighborhood Street

Neighborhood Connector

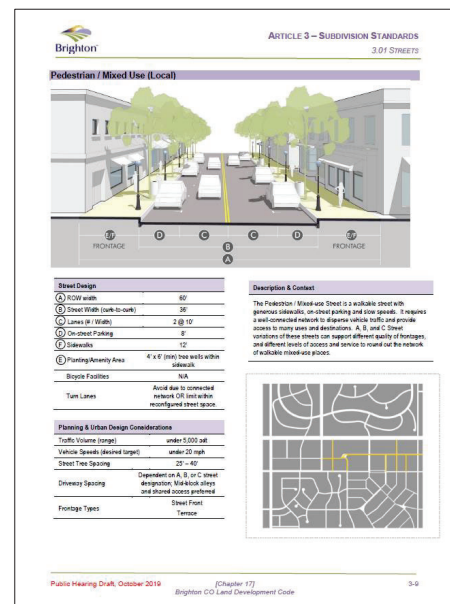
Neighborhood Parkway

Pedestrian / Mixed-Use

Avenue

Boulevard

Parkway



NEW STREET TYPES

SUMMARY OF KEY CHANGES: 3.02 OPEN & CIVIC SPACE

Preserve - Natural / Ag

Park

Trail Corridor

Green

Community Garden

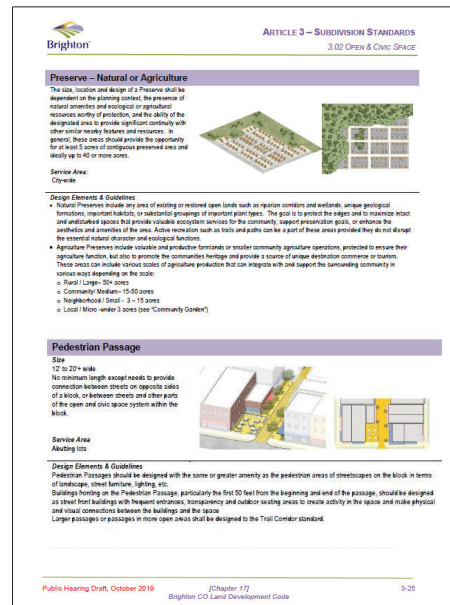
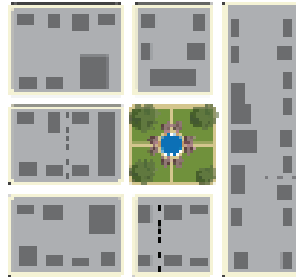
Square

Plaza / Courtyard

Patio

Pedestrian Passage

Enhanced Streetscape



OPEN SPACE TYPES

SUMMARY OF KEY CHANGES: 5.02 RESIDENTIAL BUILDING TYPES

Detached House - Neighborhood

Detached House - City Lot

Detached House - Compact Lot

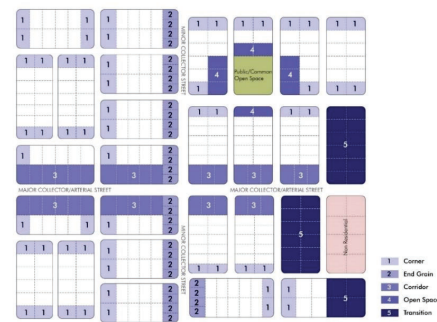
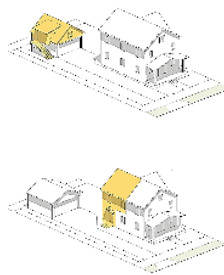
Duplex / Multi-unit House

Row House

Small Apartment

Medium Apartment

Accessory Dwelling Unit



Frontage Element	Terrace	Neighborhood Yard	Suburban Yard	Buffer
Description / Design Objective	A shallow open area along a block face that creates a continuous landscape element across multiple frontages and enhances the tighter relationship of buildings along a streetscape, such as courtyards, gardens or small lawns.	A small to moderate open area with a building setback from the property line to create a consistent landscape element that emphasizes the building relationship to the streetscape and creates a consistent rhythm of building facades along a block.	A moderate to large open area with a building setback from the property line to create a larger, uninterrupted lawn and landscape areas.	A concentrated landscaped area used to soften, screen and separate the site and any potential impacts from the streetscape.



HOUSING OPTIONS

SUMMARY OF KEY CHANGES: ARTICLE 6 - NON-RESIDENTIAL DESIGN

Scale of Uses & Buildings

- Neighborhood Center
- Community Center
- Regional Center

Design

- Massing
- Modulation
- Transparency
- Entry Features

Frontages

- Street Front
- Terrace
- Buffer



COMMUNITY DESIGN & MIXED USE CENTERS

SUMMARY OF KEY CHANGES: ARTICLE 6 - NON-RESIDENTIAL DESIGN

Approach

- Block-specific application of frontage & design based on street map

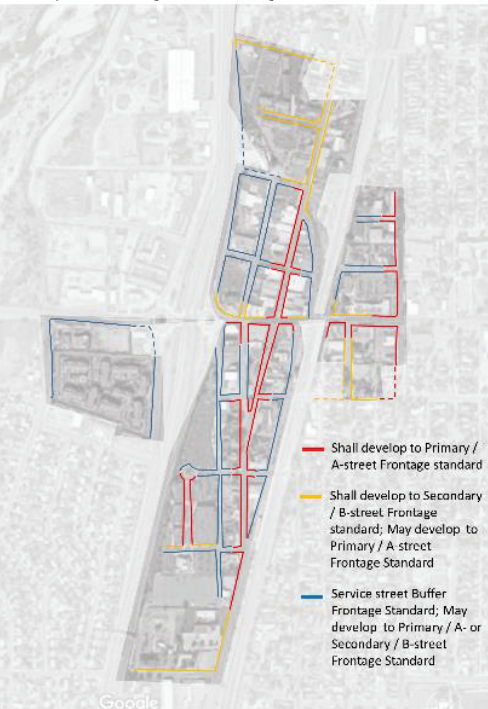
Table 6-8: Downtown Building Design

Building Location/Setback	FBL (location & extent)	Primary Entry Feature	First Story Transparency	Upper Story Transparency	Massing & Modulation
Primary / A-street Frontage Standards (Street Front Design)	0' - 10' 80% min	1 per 50'	60% - 90%	20% - 40%	30 linear feet; and 300 s.f.
Secondary / B-street Frontage Standards (Street Front or Terrace Design)	0' - 25' 50% min.	1 per 100'	60% - 90% w/in 25' of entry; AND 40% - 90% overall	15% - 40%	50 linear feet; and 500 s.f.
Service Street / Buffer Frontage Standards (Street Front, Terrace or Buffer Design)	N/A [1]	1 per 150'	25% - 90%	15% - 40%	100 linear feet; and 1,000 s.f.

Table 6-9: South 4th Street Overlay – Building and Frontage Types

Building Type	S4CR	S4GW
Building Types	Detached House – City Lot Duplex / Multi-unit House Row House Small Apartment Small Civic See Section 5.02 Residential Building Types	Small Commercial – Pad Site Small Commercial – Mixed-use / Storefront Small Civic See Section 6.02 Non-residential Building Types
Frontage Types	Neighborhood Yard Terrace See Section 5.02.D. Frontage Design (Residential Types)	Street Front Terrace Buffer (limited to side streets off of the corridor) See Section 6.04 Non-residential Frontage Types
Permitted Uses	See Section 4.02 Allowed Uses; table 4-2 Zoning Districts & Uses	

Block-Specific Frontages for DT zoning



DOWNTOWN & 4TH STREET OVERLAY

- ❑ Planning Commission Public Hearing and Recommendation 10/10/19
- ❑ City Council First Reading Tonight
 - Public Notice provided (published 10/23/19)
 - Staff Recommendation - Approval Per staff report
 - Public Comment
 - City Council Discussion
- ❑ City Council Actions
 - Approve the ordinance on first reading as drafted
 - Approve the ordinance on first reading with specific changes
 - Deny the ordinance as drafted with specific findings to justify the denial
 - Continue the item to be heard at a later, specified date.
- ❑ City Council Second Reading / Adoption 12/3/19 tentative
- ❑ Effective Date 1/1/20 anticipated

NEXT STEPS

LAND USE and DEVELOPMENT CODE UPDATE BRIGHTON, COLORADO



Discussion