

# Water Treatment Plant Expansion Zoning Map Amendment Request

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City Council – January 5, 2021

Applicant:	Matt Amidei, <i>City of Brighton's Utility Project Engineer</i>
Property Owner:	City of Brighton, Colorado
City Staff Representative:	Mike Tylka, <i>AICP, Senior Planner</i>

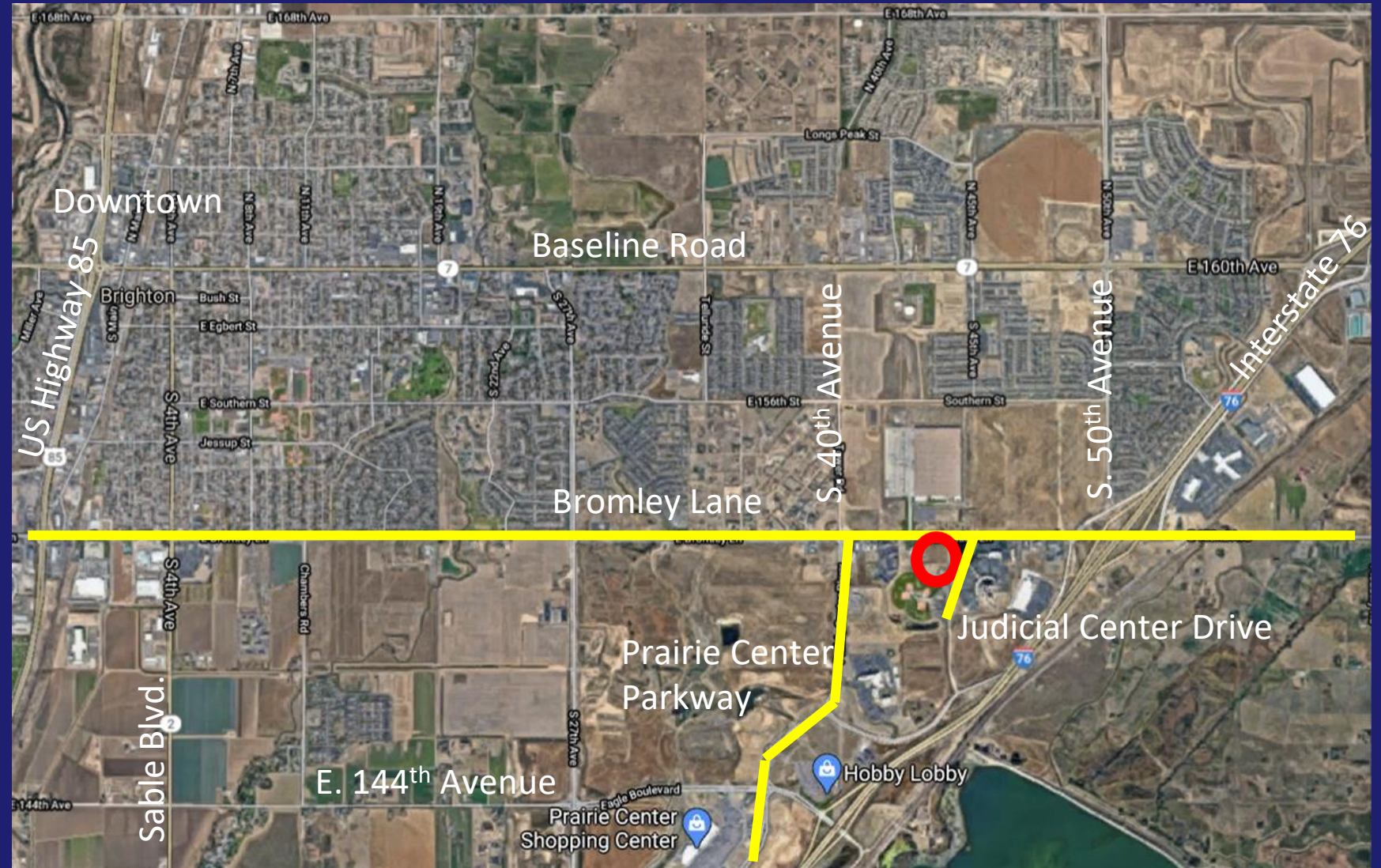
## Strategic Focus Area

- Recognizable and Well-Planned Community



# Subject Property Location

- Located to the southwest of the intersection of Bromley Lane and Judicial Center Drive, directly east of the City's existing water treatment facility, and directly north of the City's Bike and Skate Parks.



## Aerial Map (Google Maps)



## Purpose

- Request for a zone change for an approximately 5.535 acres from Bromley Park PUD 2<sup>nd</sup> Amendment to Public Lands (PL).
- This is the second step in the land development process.

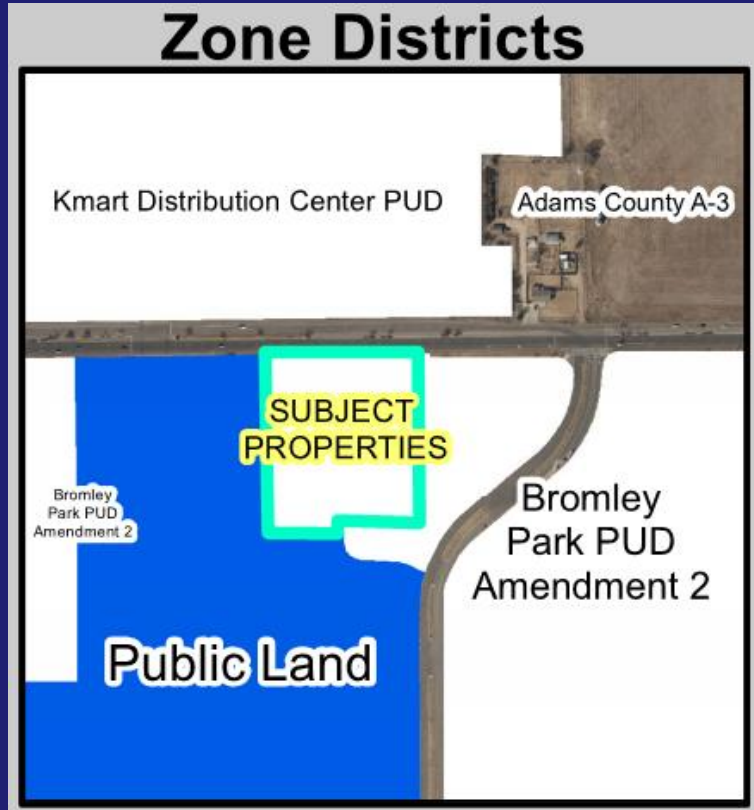


Aerial Map





## Background & Proposal



Zoning Map

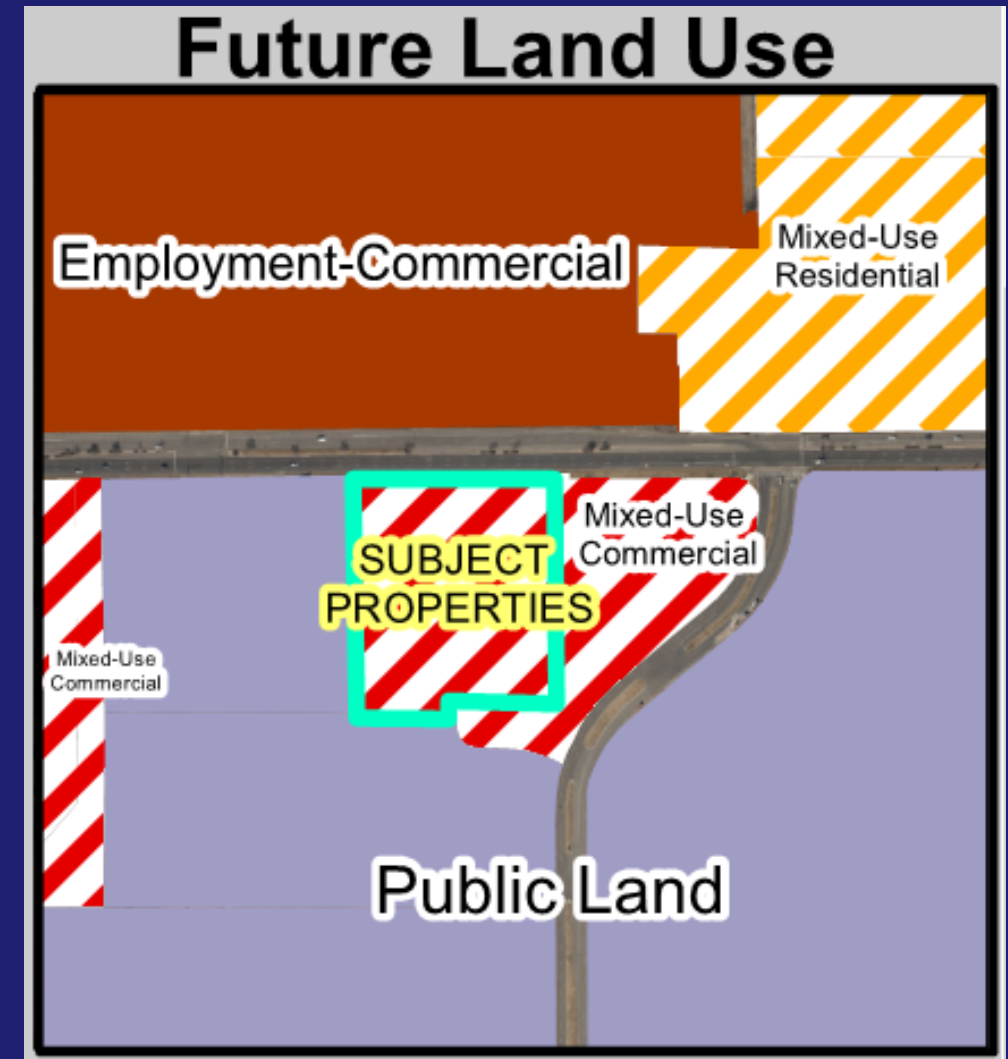


Aerial View

(Google Maps)

# Comprehensive Plan

- The Subject Property is designated as Mixed-Use Commercial.



Future Land Use Map

# Land Use & Development Code

- Zoning Map Amendment Review 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 street, 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 December 11<sup>th</sup>:
  - ✓ Written notice was mailed to all property owners within 300 feet of the Subject Property.
  - ✓ Notice was published on the City's website.
  - ✓ One sign was posted on the Subject Property adjacent to Bromley Lane.
- Planning staff has not received any formal comments.
- City staff posted information for the public hearing on various social media sites.



Posted Sign



## Planning Commission Recommendation

- ❖ The Planning Commission heard the request on December 10, 2020 and recommended approval unanimously.

## Staff Recommendation

- ❖ Staff is recommending approval of the Zoning Map Amendment as it:
  - ✓ Meets the review criteria of the *Land Use & Development Code*.
- ❖ Staff has prepared a draft ordinance for approval of the proposed rezoning.

## Options for City Council

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