

COMMUNITY DEVELOPMENT
Planning Division



Brighton Ridge Subdivision Plan

City Council – November 15, 2022

Applicant: Travis Frazier of Redland
 Property Owner: Walk Off LLC
 City Staff Representative: Emma Lane, Senior Planner – Historic Preservation

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Strategic Focus Area


- Recognizable and Well-Planned Community



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Subject Property Location

- The Property is generally located to the south of East 120th Avenue, to the west of Sable Boulevard and to the east of Southgate Boulevard.




Aerial Map

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Purpose

- The request is to approve the Subdivision Plan for the construction of a major mixed-use neighborhood.



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


Process

- The *Land Use & Development Code* allows for the acceptance of a Major Subdivision - Subdivision Plan. Staff used the Subdivision Plan criteria from the *Land Use & Development Code* to review the proposal.

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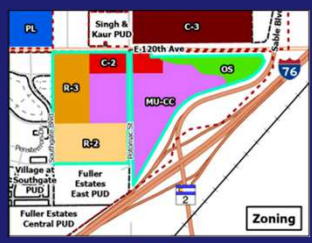
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Background

The Property:

- Was part of the Fuller Estates East Annexation in 1988.
- Was zoned as the Fuller Estates East PUD the same year.
- Was rezoned in 2022 to include MU-CC (Mixed Use Community Center), C-2 (Restricted Retail and Services), R-2 (Mixed-Density Residential), R-3 (Multiple Family Residential), and OS (Open Space).




Zoning Map


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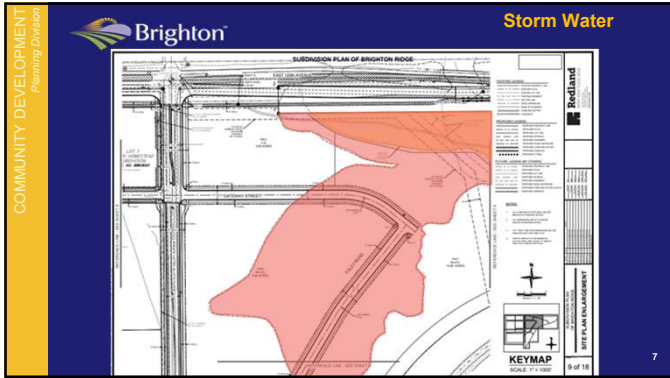
Water and Sewer



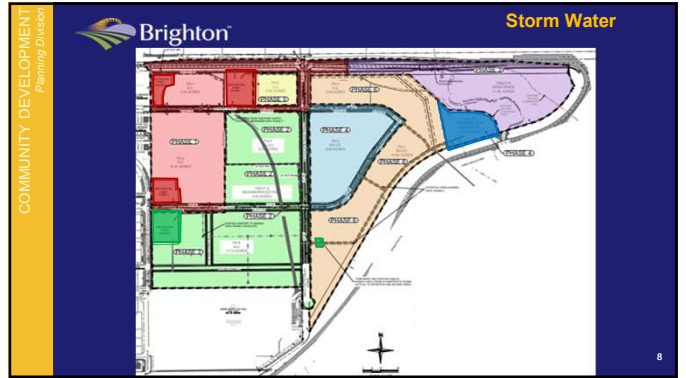
City of Brighton Utilities Map
Brighton Ridge
October 21, 2022

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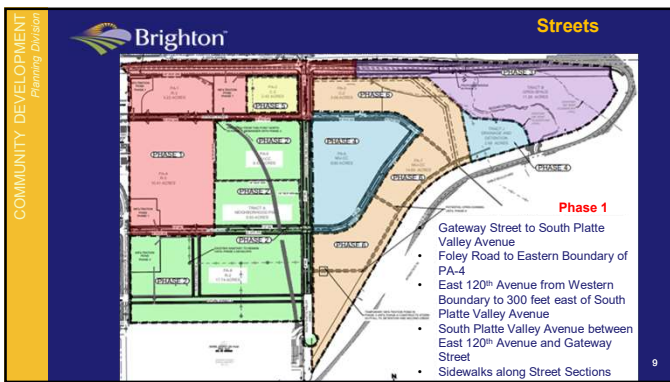
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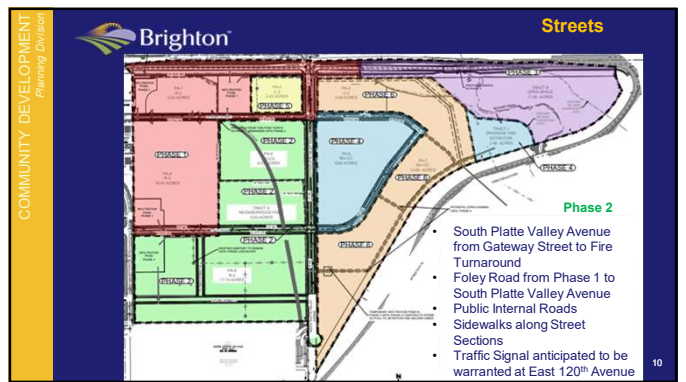
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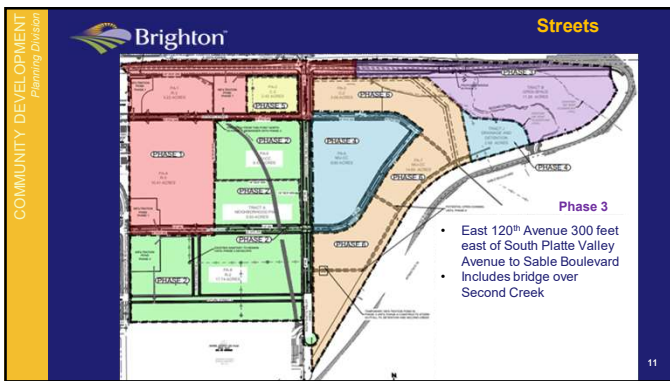
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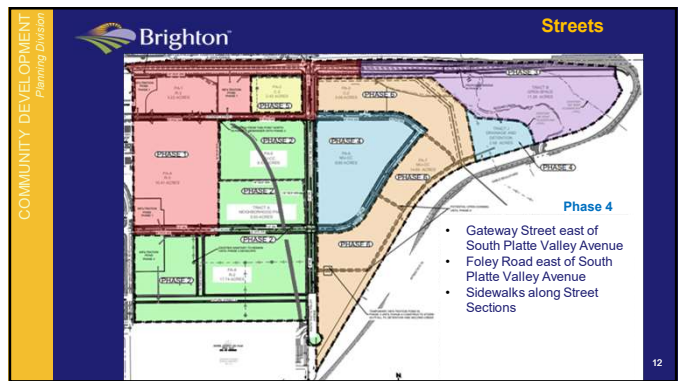
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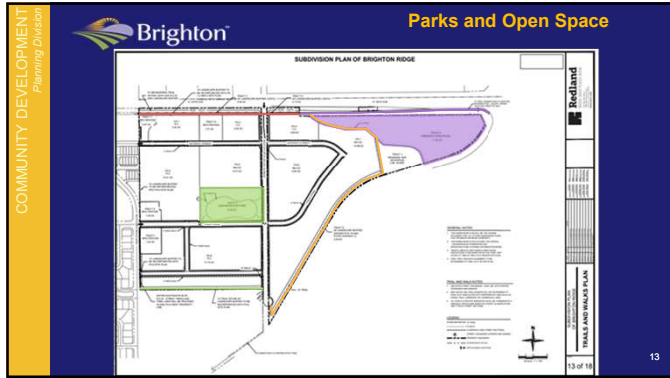
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Brighton Comprehensive Plan

- The majority of the Subject Property is designated as Mixed Use – Commercial.
 - A small portion is shown as Low Density Residential.
 - The northeast corner, mostly within the floodplain, is designated as Natural Resource Conservation.

Future Land Use Map

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Brighton Comprehensive Plan

Chapter Three: Future Land Use Plan & Opportunity Areas

- Number 6.** Ensure the Adams Crossing Urban Center Concentrates Employment North of E-470 with a Variety of Transit-Supportive Neighborhoods to the South
- Number 15.** 120th Avenue Opportunities

Aerial Map (Google Maps)

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Brighton Comprehensive Plan

Chapter Four: Citywide Principles, Policies & Strategies

- 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

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Brighton Land Use & Development Code

In making its decision, the City Council shall use the following criteria (Section 2.02 D. 1.):

- Review Criteria. A subdivision plan shall be reviewed according to the following criteria:
 - 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.
 - 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.

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Brighton Land Use & Development Code

- The application includes performance, construction and any maintenance assurances for the design, construction and acceptance of the improvements by the City.
- 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.
- 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.

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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.*
- f. The design does not impede the construction of anticipated or planned future public infrastructure in the area.*
- f. The recommendations of professional staff or any other public entity or review agencies asked to officially review the subdivision plan.*

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Public Notice and Comment

- Public Notice was provided in accordance with the *Land Use & Development Code*.
- On October 28th
 - ✓ Notice was published on the City's Website.
- On October 31st
 - ✓ Written notice was mailed to all property owners within 1,000 feet of the Subject Property.
 - ✓ Three 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 May 6, 2021.
- Planning staff has not received any formal comments in advance of this hearing.

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Summary of Findings

- ✓ The Development Review Committee has reviewed this project and recommends approval.
- ✓ The Planning Commission heard the request on October 27, 2022 and unanimously voted to approve the Subdivision Plan.
- ✓ Staff finds the Subdivision Plan in general compliance with the requirements as outlined in the *Land Use & Development Code*.

City Staff Recommendation

- ✓ Staff recommends approval of the Brighton Ridge Subdivision Plan.

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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.

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