



Bromley Farms Zoning Map Amendment

City Council – October 17, 2023

Applicant:

Property Owner:

City Staff Representative:

Phil Steupfert, HR Green

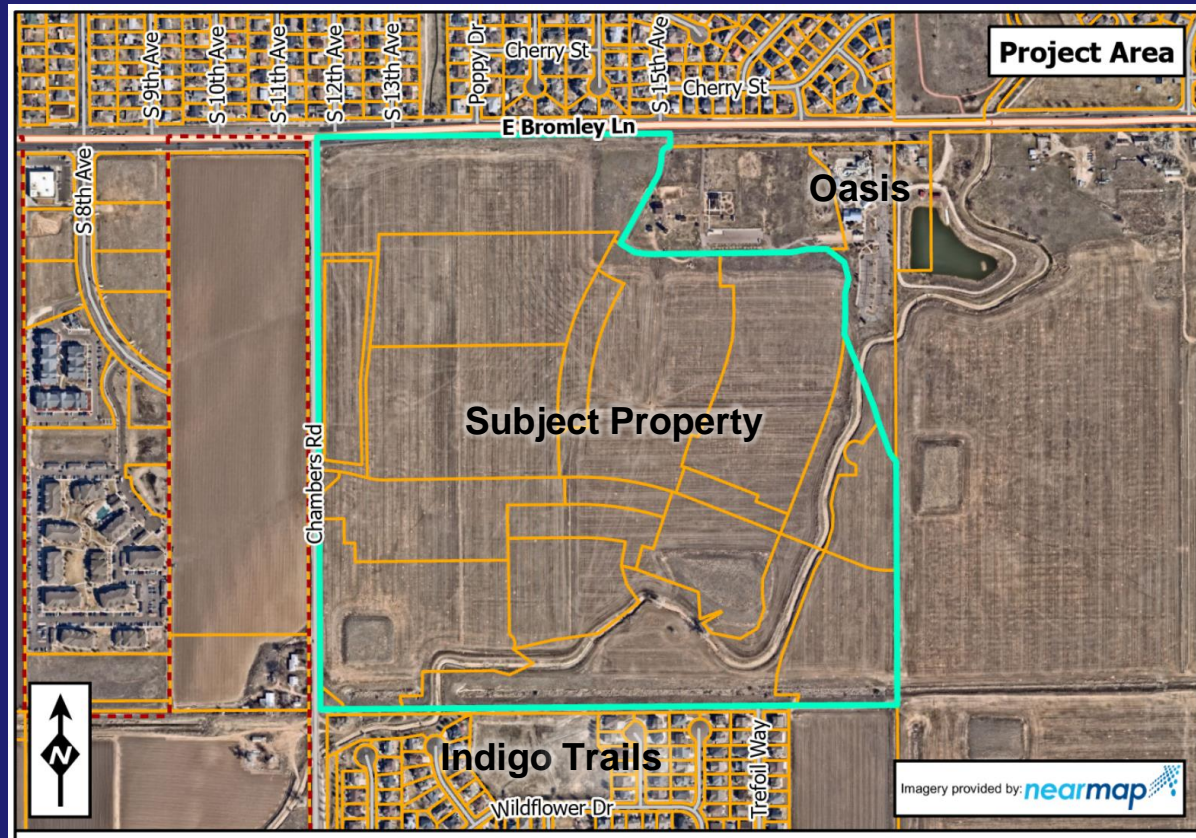
Gail M Hartley Non Exempt Marital Trust

Nick Di Mario, Senior Planner, *AICP Candidate*



Subject Property Location

- The Property is generally located to the south of Bromley Lane, east of Chambers Road, west of the Brighton Oasis Family Aquatic Park, and north of the Indigo Trails Subdivision.



Aerial Map



Purpose

- The request is to rezone the approximately 142.72 acre Property from the Bromley Farms Planned Unit Development (PUD) to R-1A (Single and Two Family Residential), R-1B (City Neighborhood Residential), R-3 (Multiple Family Residential), and O (Open Space District).



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

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.

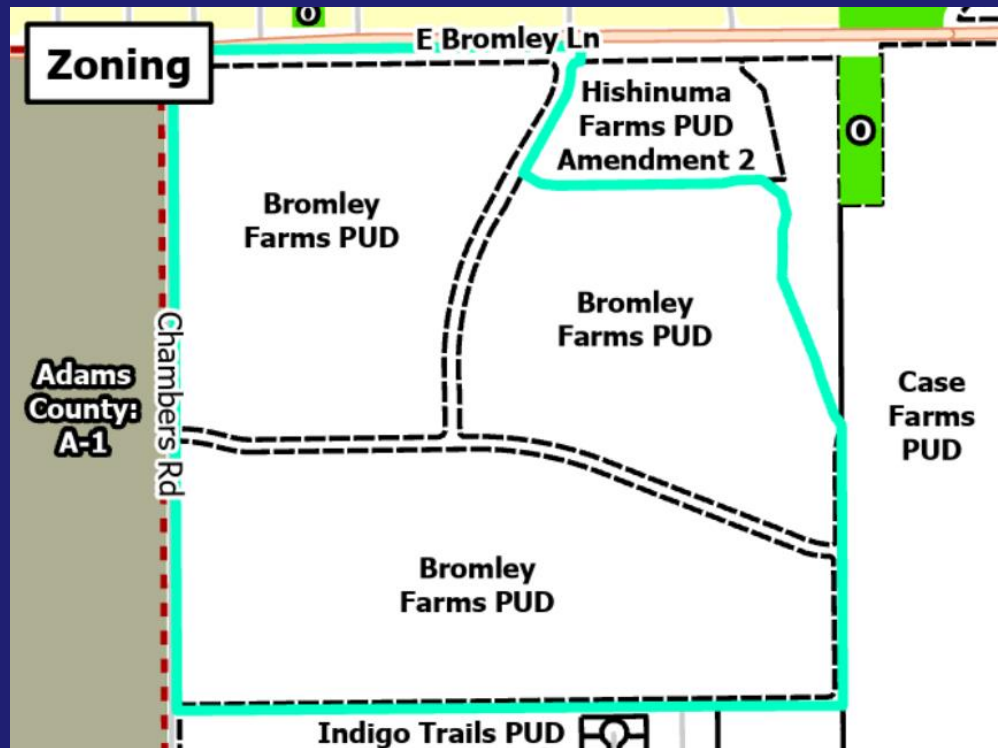


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Background

The Property:

- Annexed under the Hishinuma Annexation.
- Zoned under the Bromley Farms Planned Unit Development (PUD).
- Current allowed land uses include single family, multi family, and parks and open space.



Zoning Map

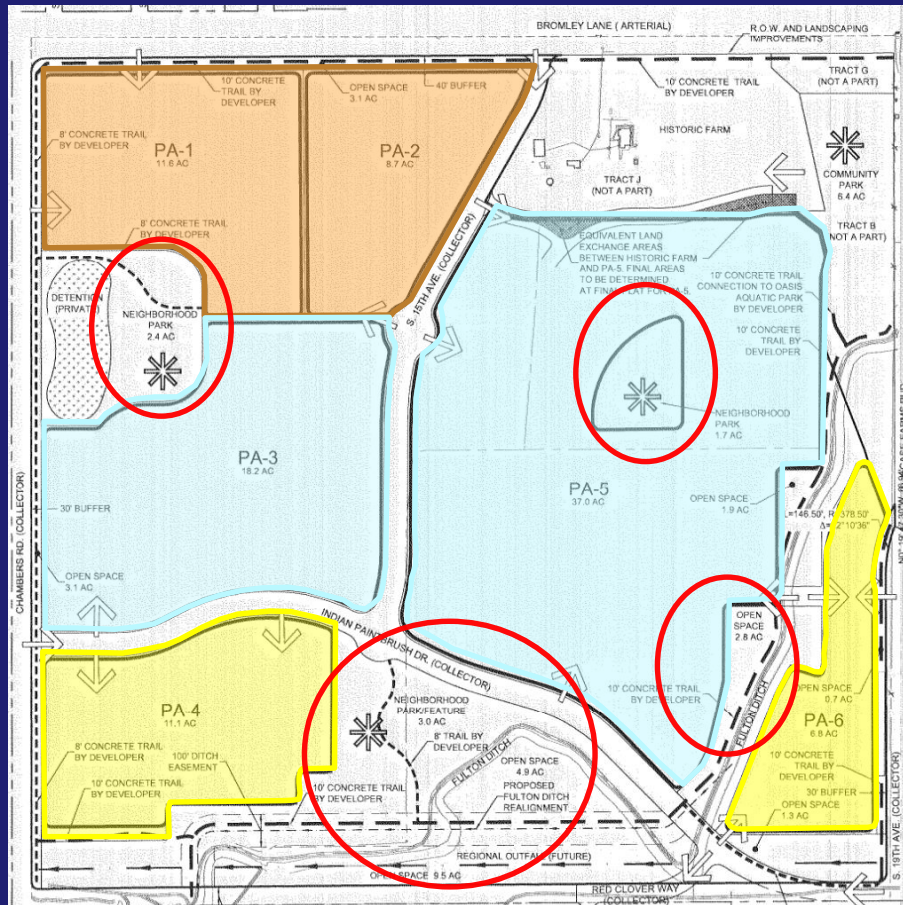


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Bromley Farms PUD

Existing PUD:

- PUD separates Property into 'Planning Areas'.
- PA-1 and PA-2
 - Low, medium, and high density single and multiple family residential.
- PA-3
 - Low and medium density single family residential.
- PA-4
 - Low density single family residential.
- PA-5
 - Low and medium density single family residential.
- PA-6
 - Low density single family residential.
 - Open space and parks throughout.



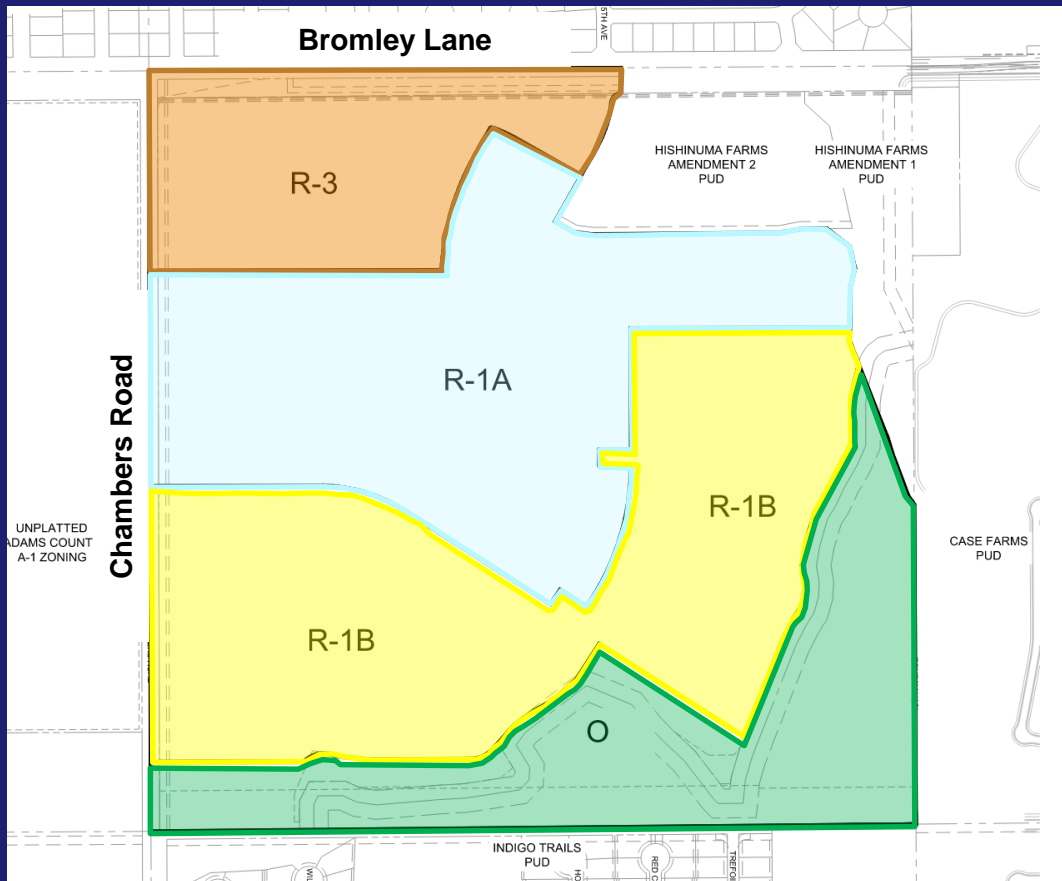
Bromley Farms PUD



Proposal

Proposed Zone Districts:

- **R-3 (multiple family residential)**
- **R-1A (single and two family residential)**
- **R-1B (city neighborhood residential)**
- **O (Open space)**



Proposed Zoning Map Amendment



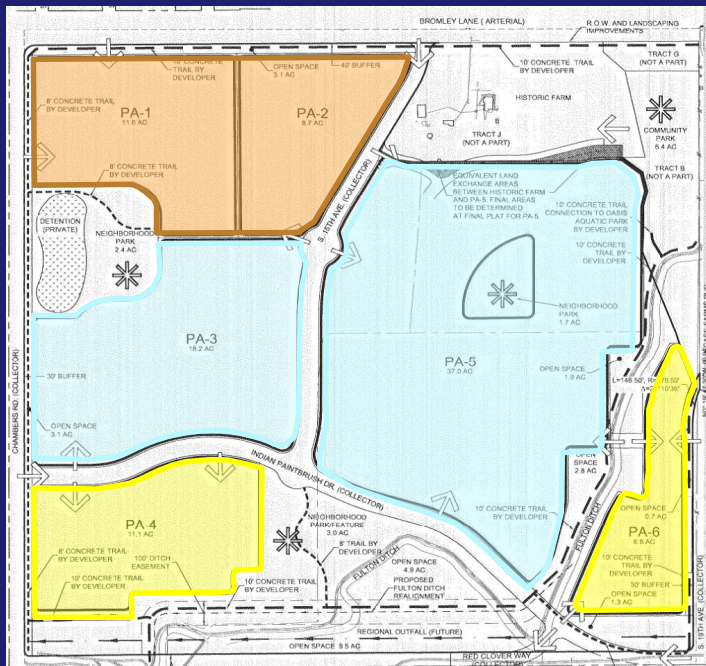
Proposed Zoning Map Amendment

Intent of each Zone District

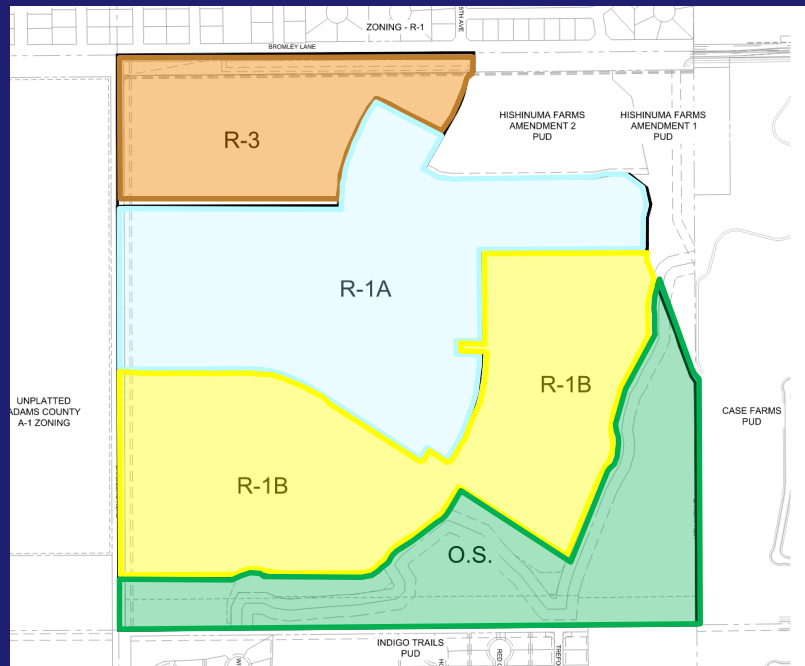
- R-1A:
 - Provide low density residential suburban neighborhoods
 - Close access to supporting uses (schools, churches, parks, etc.)
 - Can be used in walkable neighborhoods when integrated with other zone districts
- R-1B:
 - Provide compact, walkable neighborhood settings
 - Integration of supporting uses (schools, churches, parks, etc.)
 - Should be located close to other zone districts that provide a broader range of housing types
- R-3:
 - Provides medium to high density residential living
 - Located in areas that have transitions between lower density neighborhoods and more intense non-residential uses
 - Located near public amenities and support services (transit)
- O:
 - Implement open and civic space systems (parks, natural areas, trails, etc.)
 - Ensure a wide range of these systems are integrated into various development patterns



Comparison



Bromley Farms PUD



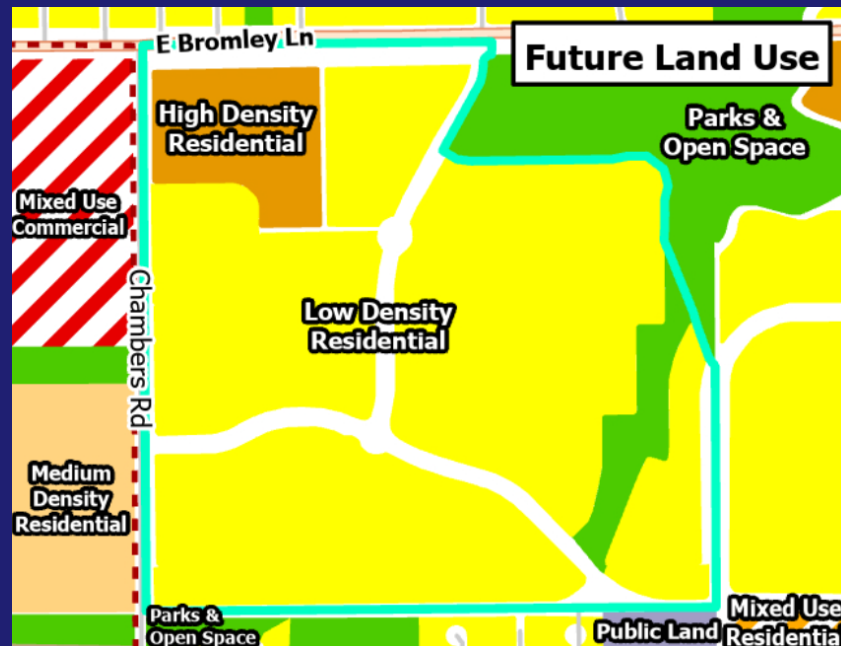
Proposed Zoning Map Amendment



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- Property is designated as a mix of High and Low Density Residential and Parks and Open Space.
 - Primary Uses:
 - Single Family Attached and Detached
 - Multi-family dwelling
 - Secondary Uses:
 - Parks and Open Spaces
 - Recreational Amenities

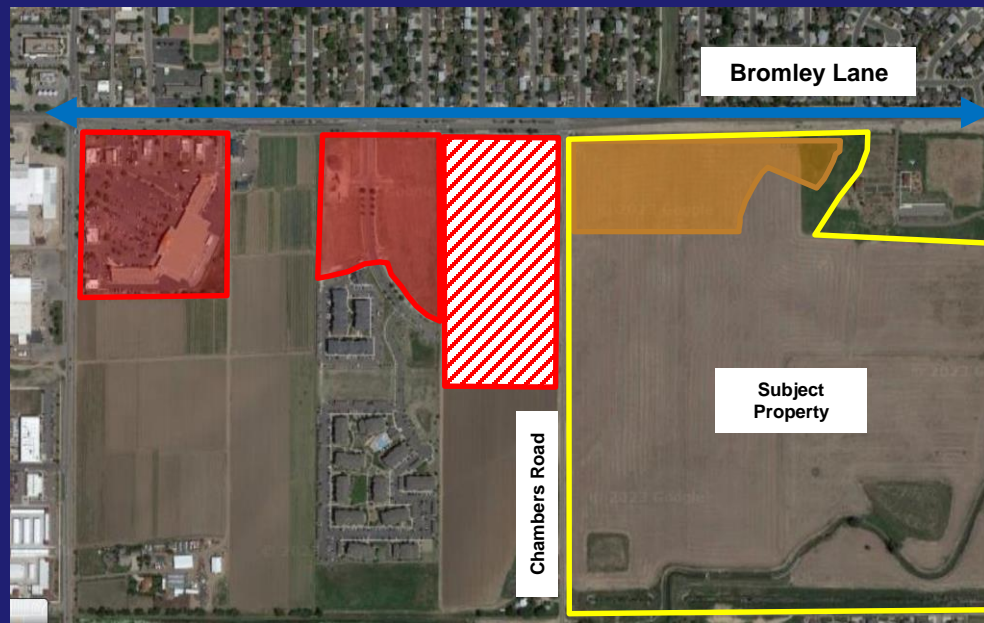




Be Brighton Comprehensive Plan

Chapter Three: Future Land Use Plan & Opportunity Areas

- **Number 2.** *Encourage Higher Residential Densities Near Commercial Centers and Major Corridors*



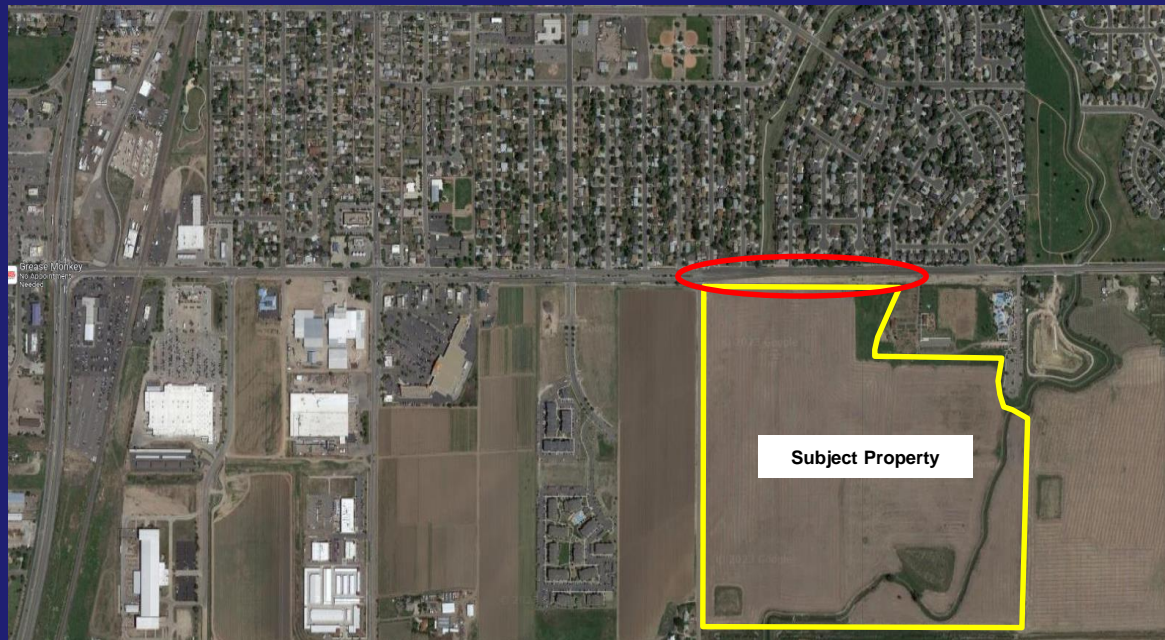
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Chapter Three: Future Land Use Plan & Opportunity Areas

- **Number 14.** *Bromley Lane Opportunities*



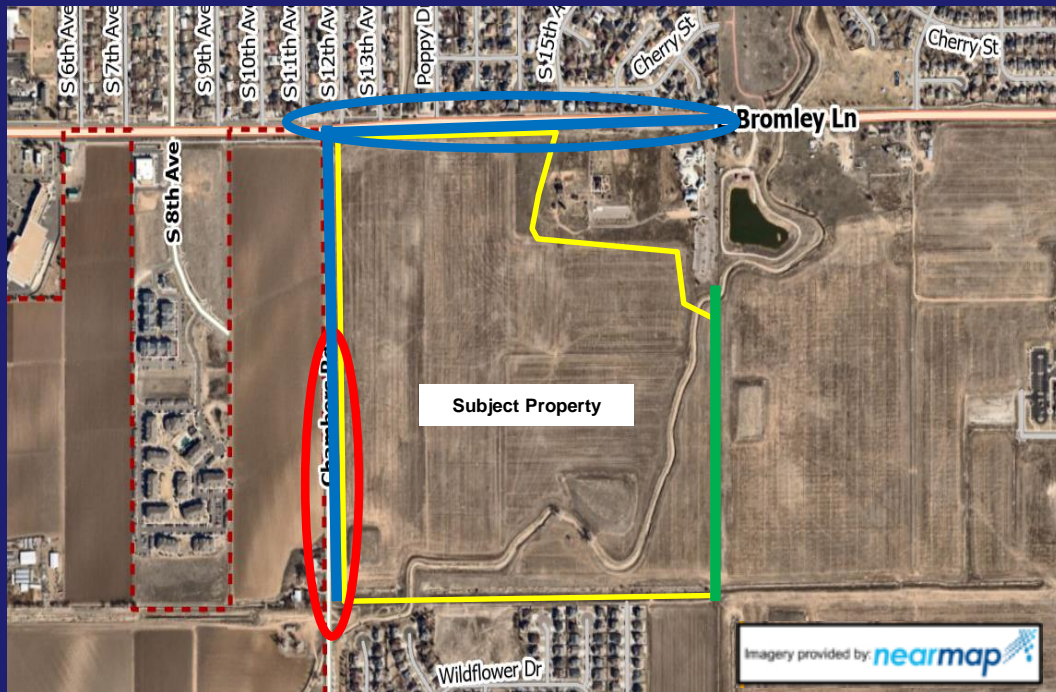
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Be Brighton Comprehensive Plan

Chapter Four: Citywide Principles, Policies & Strategies

- **Policy 1.1** – New Growth Should Favor Existing Areas of Infrastructure Investment and Planning
- **Policy 1.2** – New Municipal Investments in Infrastructure and Public Facilities Should Strategically Further the Plan's Broader Vision and Principles
- **Policy 1.3** – Private Development Should "Pay its Own Way" by Bearing an Equitable Portion of the Costs of Expanding Municipal Infrastructure





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Chapter Four: Citywide Principles, Policies & Strategies

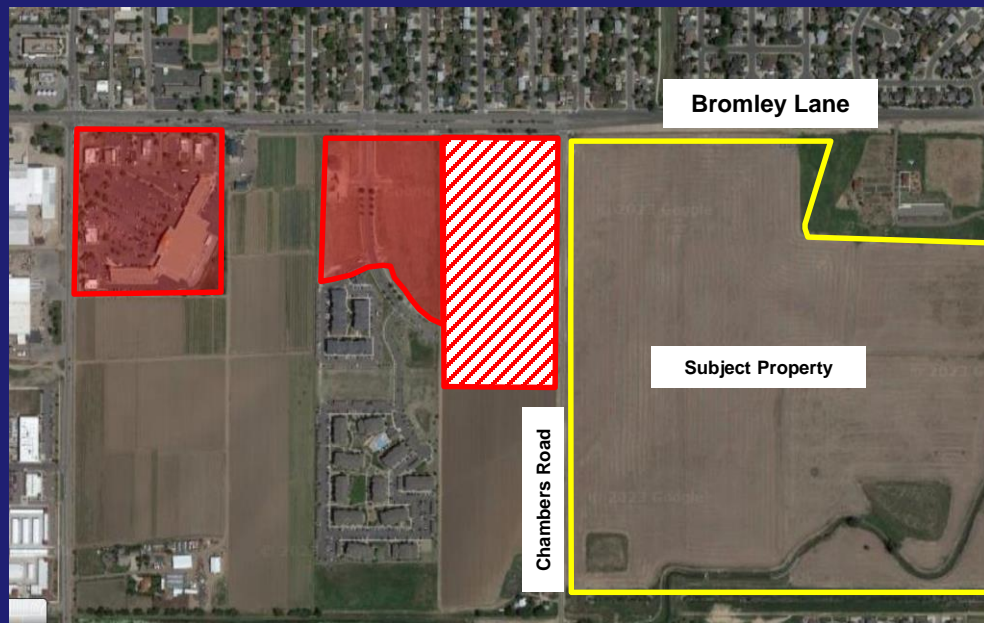
- ***Policy 1.4*** – *Carry Out Ongoing, Transparent and Cooperative Interagency and Interdepartmental Planning Efforts.*



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Chapter Four: Citywide Principles, Policies & Strategies

- **Policy 2.1** – *Brighton Will Continue to Develop in a Self-Sufficient and Sustainable Manner (Live, Work, Shop, and Play) with an Appropriate Balance Between Residential and Non-Residential Uses.*



Google Imagery



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Chapter Four: Citywide Principles, Policies & Strategies

- **Policy 3.2** – Promote Urban Open Space Patterns
- **Policy 3.6** – Protect and Enhance Air Quality Through Public and Private Actions

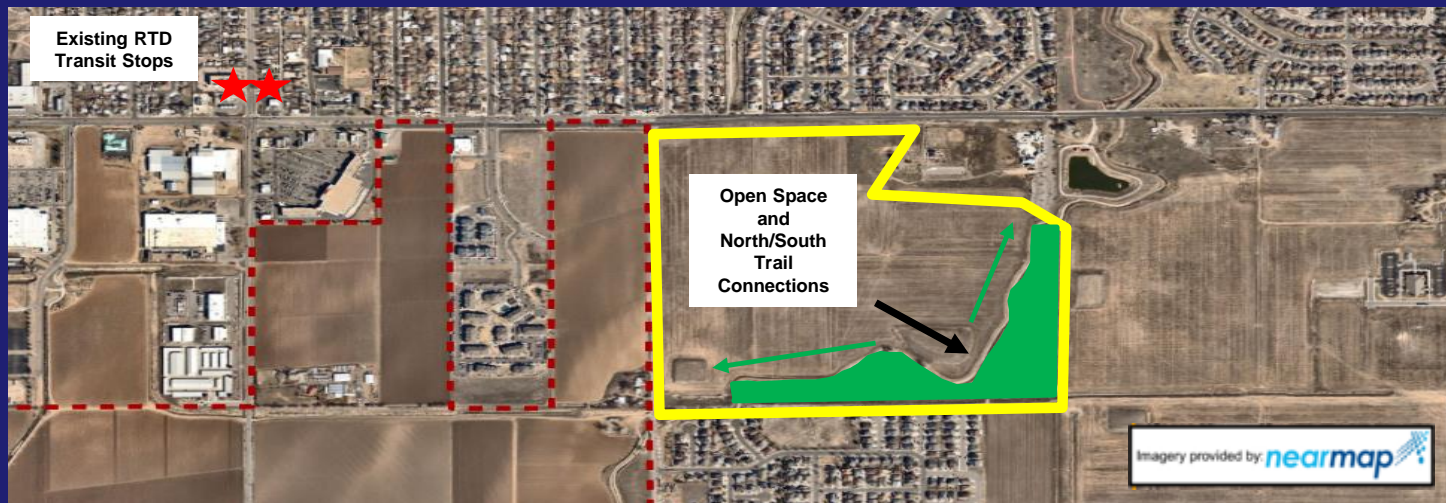




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Chapter Four: Citywide Principles, Policies & Strategies

- **Policy 4.1** – *Encourage Development Patterns that Support All Travel Modes*
- **Policy 6.1** – *Create and Maintain Inviting, Safe, Walkable and Bikeable Streetscapes*





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Chapter Four: Citywide Principles, Policies & Strategies

- ***Policy 6.2*** – *Ensure Residential Lots and Architecture Enhance the Street*
- ***Policy 6.3*** – *Create Useable, Accessible and Inviting Green Spaces in Neighborhoods*
- ***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.*
- 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.*



Land Use & Development Code

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 29th
 - ✓ Signs were posted on the Subject Property.
- On October 3rd
 - ✓ Written notice was mailed to all property owners within 1,000 feet of the Subject Property.
 - ✓ Notice was published on the City's Website.
- City staff posted information for the public hearing on Facebook and Nextdoor.
- A neighborhood meeting was held on August 31, 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.
- ✓ Staff finds the Zoning Map Amendment is in general compliance with the requirements as outlined in the *Land Use & Development Code*.

Planning Commission

- ✓ The Planning Commission heard this request on August 24, 2023 and unanimously voted to recommend approval.

City Staff Recommendation

- ✓ Staff recommends approval of the Bromley Farms Zoning Map Amendment.



Options for City Council

- ☐ Approve the Zoning Map Amendment as presented via ordinance;
- ☐ Approve the Zoning Map Amendment with changes to the drafted ordinance;
- ☐ Continue the Zoning Map Amendment to be heard at a later specified date; or
- ☐ Not move forward.