



Ravenfield Zoning Map Amendment

CITY COUNCIL – November 4, 2024

City Staff Representative:

Department:

Property Owner:

Emma Lane, AICP, Senior Planner – Historic Preservation

Community Development

Brighton Housing Authority

Subject Property Location

Generally located to the north of Purcell Street, south of the First Presbyterian Church, east of North 27th Avenue, and west of the Brighton Lateral Ditch.



Aerial Map

Purpose

- The request is to rezone the Property from C-O (Commercial Office) and PUD (Planned Unit Development) to R-3 (Multiple Family Residential).



Process

- Zoning is the second step in the land development process.
- Staff used the Zoning Map Amendment criteria from the *Land Use & Development Code* to review the proposal.

Land Use & Development Code

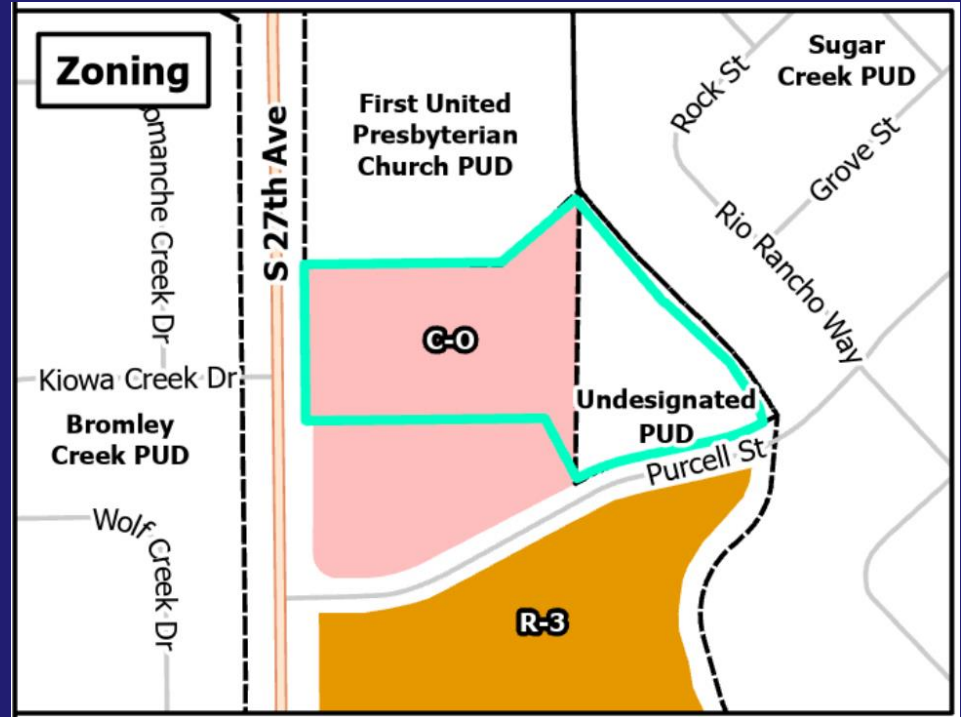
When making a decision, the City Council shall use the following criteria (Sec. 2.03 B.):

- 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 spaces; 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.*

Background

The Property:

- Is located within city limits
- Is currently zoned C-O (Commercial Office) and PUD (Planned Unit Development)
- Is currently platted under the Brighton Church of Christ 1st Amendment Administrative Plat



Zoning Map

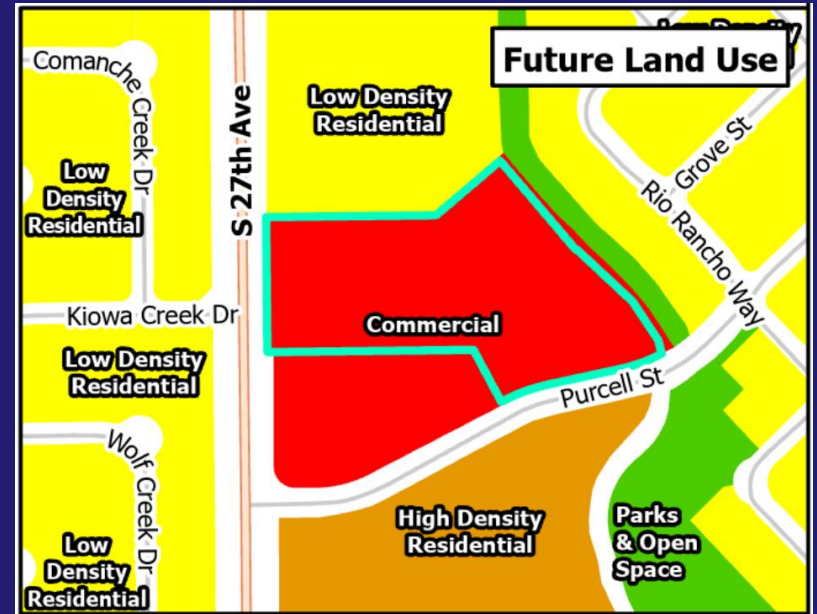
Staff Analysis – Proposed Uses

Allowed Uses (R-3, Multiple Family Residential):

- Article 4 of the *Land Use & Development Code*
 - The R-3 district provides residential living in a moderate-density pattern in suburban neighborhoods located in areas that have transition between lower-density neighborhoods or more intense non-residential uses and where a high level of accessibility, public amenity and support services are immediately available.
 - Allowed Uses: Row Houses, Apartments, Senior Living, etc.

Staff Analysis – Comprehensive Plan: Future Land Use Designation

The Subject Property is designated as Commercial and is within the City's growth boundary.



Future Land Use Map

Staff Analysis – Comprehensive Plan: Opportunity Area Policies

Chapter Three: Future Land Use Plan & Opportunity Areas

- *Number 2. Encourage Higher Residential Densities Near Commercial Centers and Major Corridors*
- *Number 16. 27th Avenue/Buckley Road Opportunities*

Staff Analysis – Comprehensive Plan: Principles, Policies & Strategies

Chapter Four: Citywide Principles, Policies & Strategies

- *Policy 1.1 - New Growth Should Favor Existing Areas of Infrastructure Investment and Planning*
- *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 6.5 - Encourage Projects that Enhance the Diversity of Housing Types and Costs, and Manage Affordability through Supply and Subsidy*
- *Policy 8.1 - Encourage Redevelopment of Strategic Areas and Promote Infill Development*

Land Use & Development Code

The plan meets all of the review criteria for a Zoning Map Amendment (Sec. 2.03 B.)

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Public Notice and Comment

- Public Notice was provided in accordance with the *Land Use & Development Code*
- On October 14th:
 - ✓ Notice was published on the City's Website.
- On October 16th:
 - ✓ Written notice was mailed to all property owners within 1,000 feet of the Property.
- On October 18th:
 - ✓ Two public hearing signs were posted on the Property.
- City staff posted information for the public hearing on Facebook and NextDoor.
- A neighborhood meeting was held on June 20th, 2024.
- Planning staff has received no 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 September 26, 2024 and unanimously recommended approval.
- ✓ Staff finds the Zoning Map Amendment is in compliance with the requirements as outlined in the *Land Use & Development Code*.

City Staff Recommendation

- ✓ Staff recommends approval of the Ravenfield 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;
- ❑ Deny the Zoning Map Amendment with justification for the denial; or
- ❑ Continue the Zoning Map Amendment to be heard at a later specified date.