

Schara Property Zone Change

City Council
October 16, 2018

Property Owner:

Richard Schara

Applicant:

Meaghan Turner, PE, Kimley Horn

City Staff Representative:

Lauren Simmons, AICP, *Senior Planner*

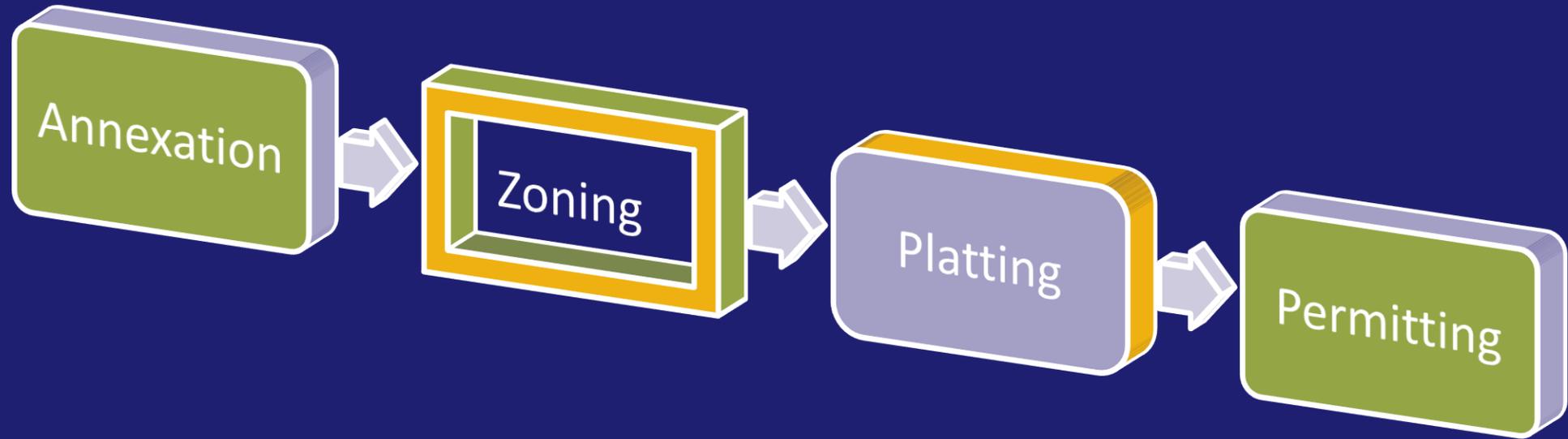
Strategic Plan

Recognizable and Well-Planned Community

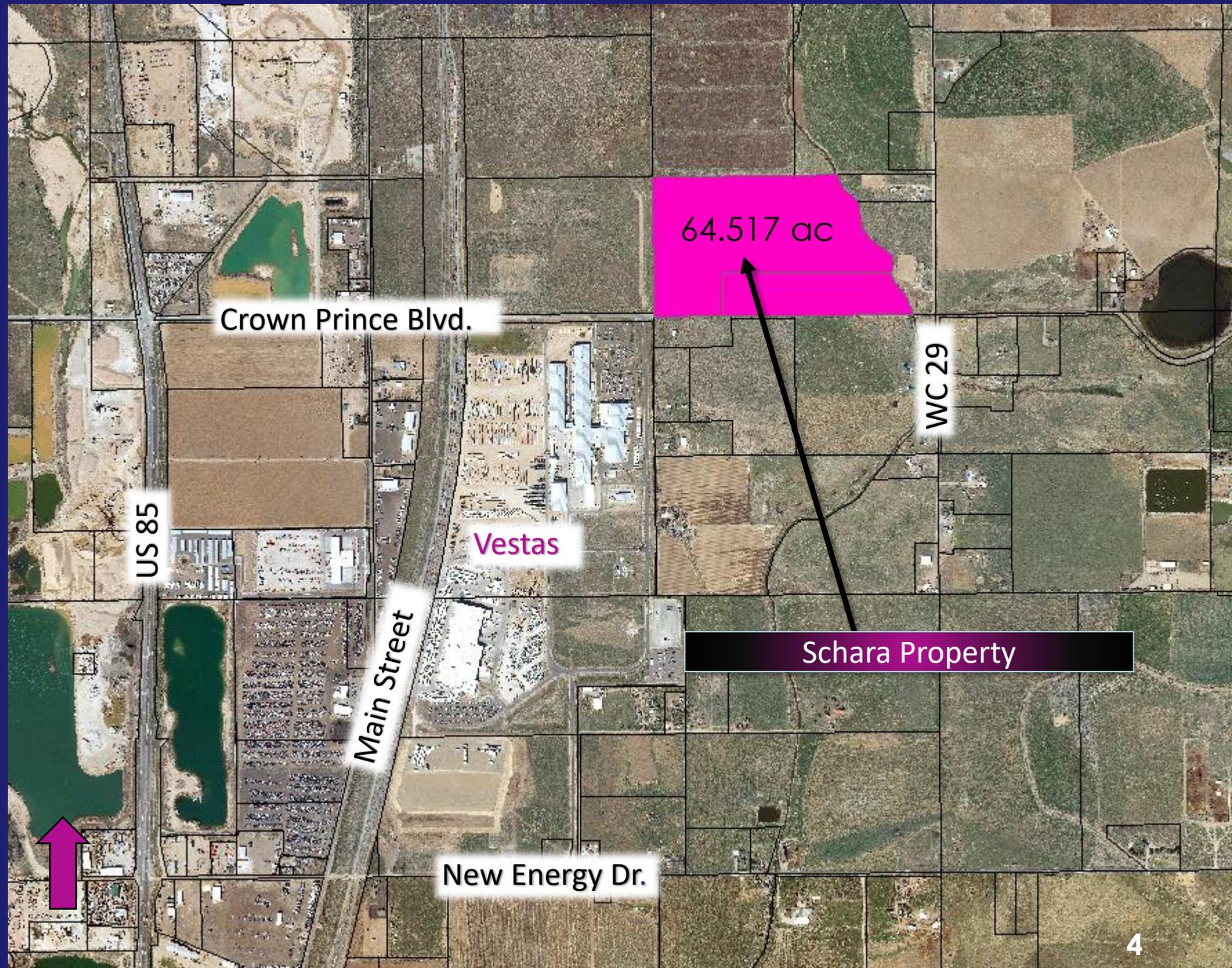
- Brighton's unique history and culture provides the foundation for a well-planned and authentic community identity. We add economic value by incorporating our distinct identity into our plans for the future.



Review Process



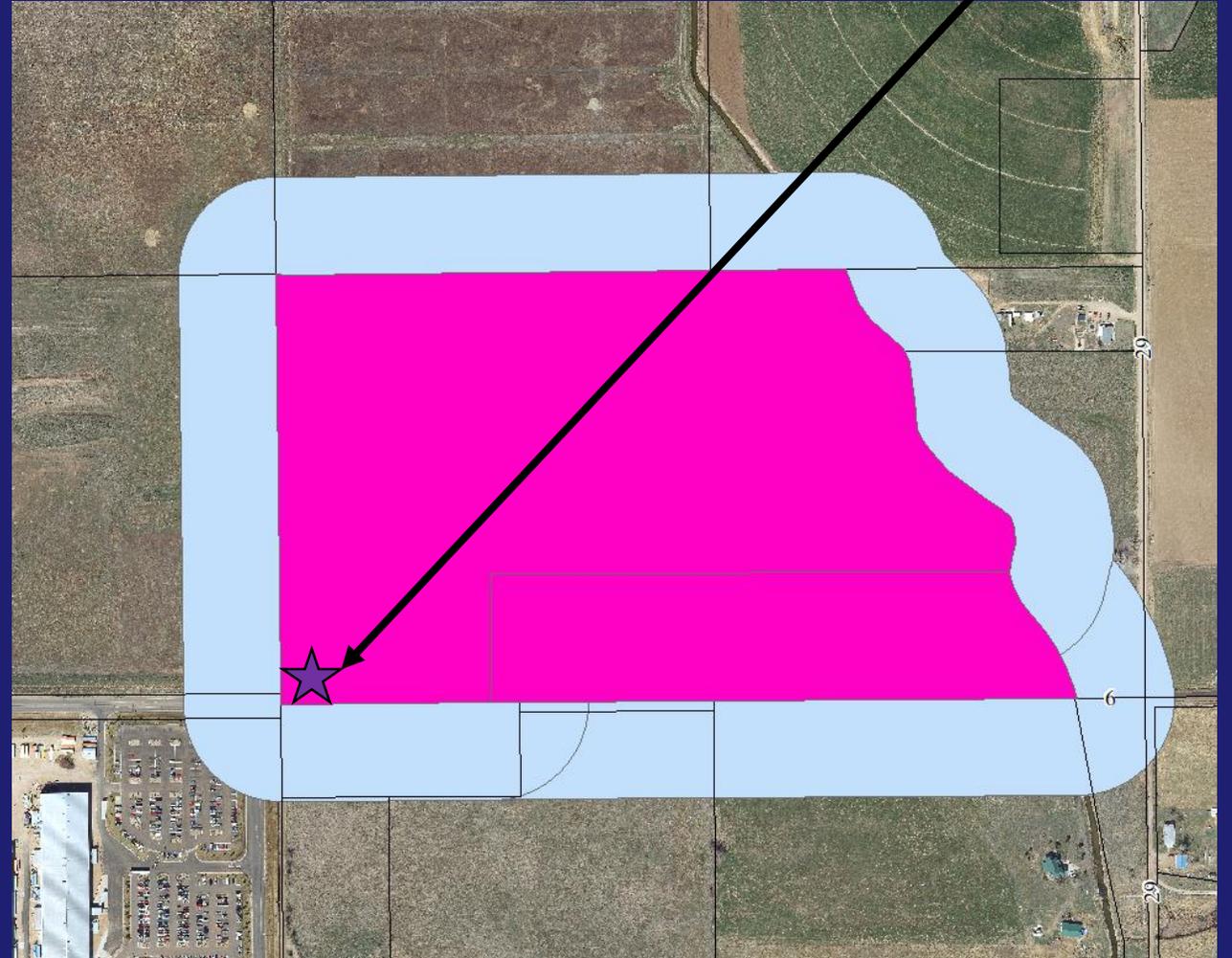
Vicinity Map



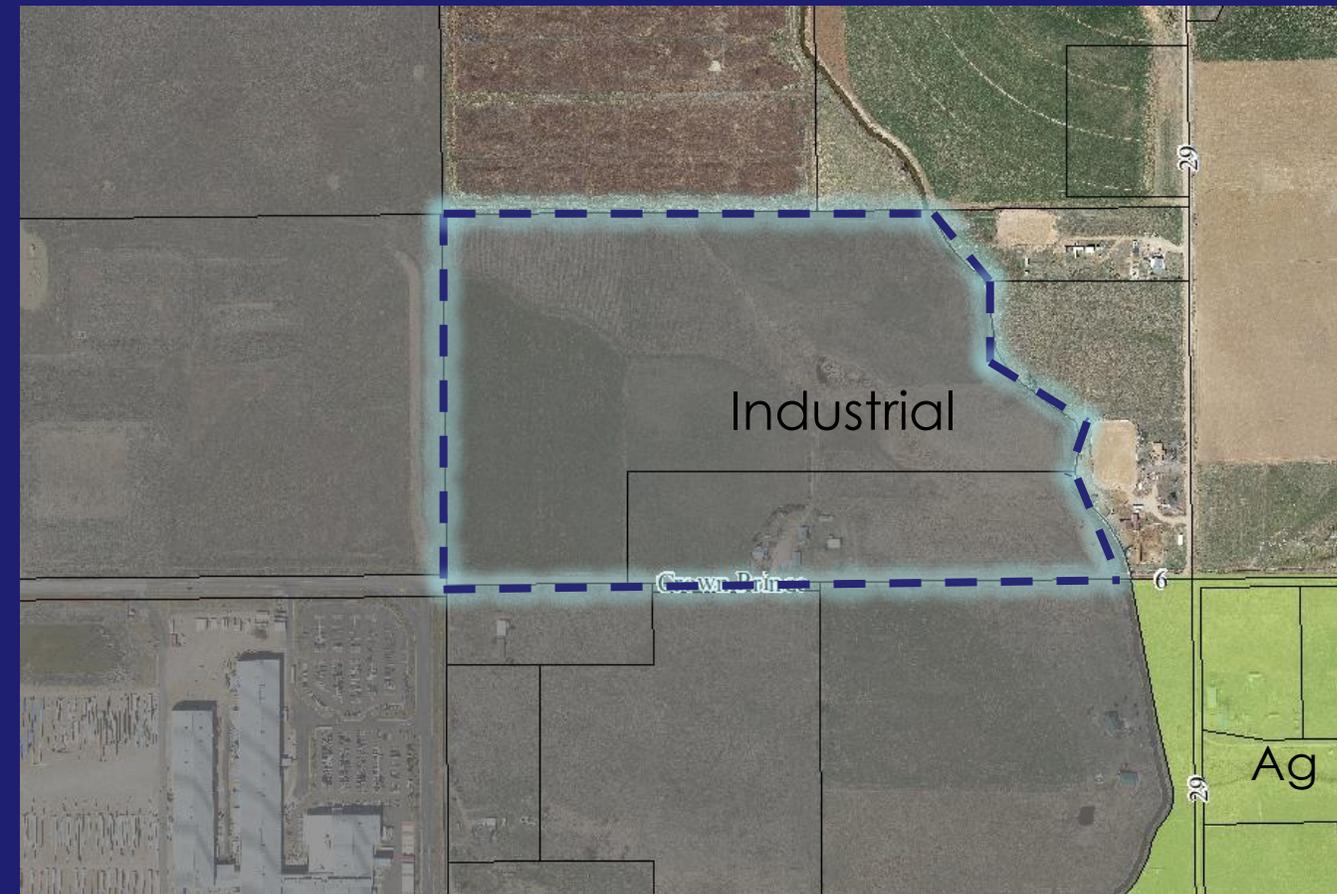
Public Notice

September 21, 2018

- Mailings sent to property owners within 300 feet.
- Property was posted with public hearing sign by the Applicant.
- Notice published in the Brighton Standard Blade.



Comprehensive Plan – Future Land Use Plan



Comprehensive Plan:
The Schara Property is designated as being appropriate for “Industrial,” according to the Future Land Use Map of the Comprehensive Plan. The “Industrial” designation is primarily intended for light and heavy manufacturing, processing, assembly, large distribution warehouses, truck terminals, and gravel and mineral extraction.

Comprehensive Plan Compliance

- Principle 1: Managing Growth
 - Policy 1.1- New Growth Should Favor Existing Areas of Infrastructure and Planning
- Principle 2: Free-standing City
 - Policy 2.1- Brighton Will Continue to Develop in a Self-Sufficient and Sustainable Manner (Live, Learn, Work and Play) with an Appropriate Balance between Residential and Nonresidential Uses.

Zone Change Review

The Schara Property Zone Change:

- *Complies with the Comprehensive Plan and all other City master plans;*
- *Complies with the requirement of the Land Use and Development Code;*
- *Provides consistency with the purpose and intent of the Land Use and Development Code;*
- *Provides compatibility with surrounding areas, is harmonious with the character of the neighborhood and is not detrimental to the immediate area, the future development of the area, or the health, safety, or welfare of the inhabitants of the City;*

Options for City Council Consideration

Zone Change:

- ✓ Approve the Schara Property Zone Change.
- ✓ Approve the Schara Property Zone Change with additional considerations.
- ✓ Not Recommend approval of the Schara Property Zone Change.
- ✓ Continue the item to a later date.