

# Kestrel Planned Development

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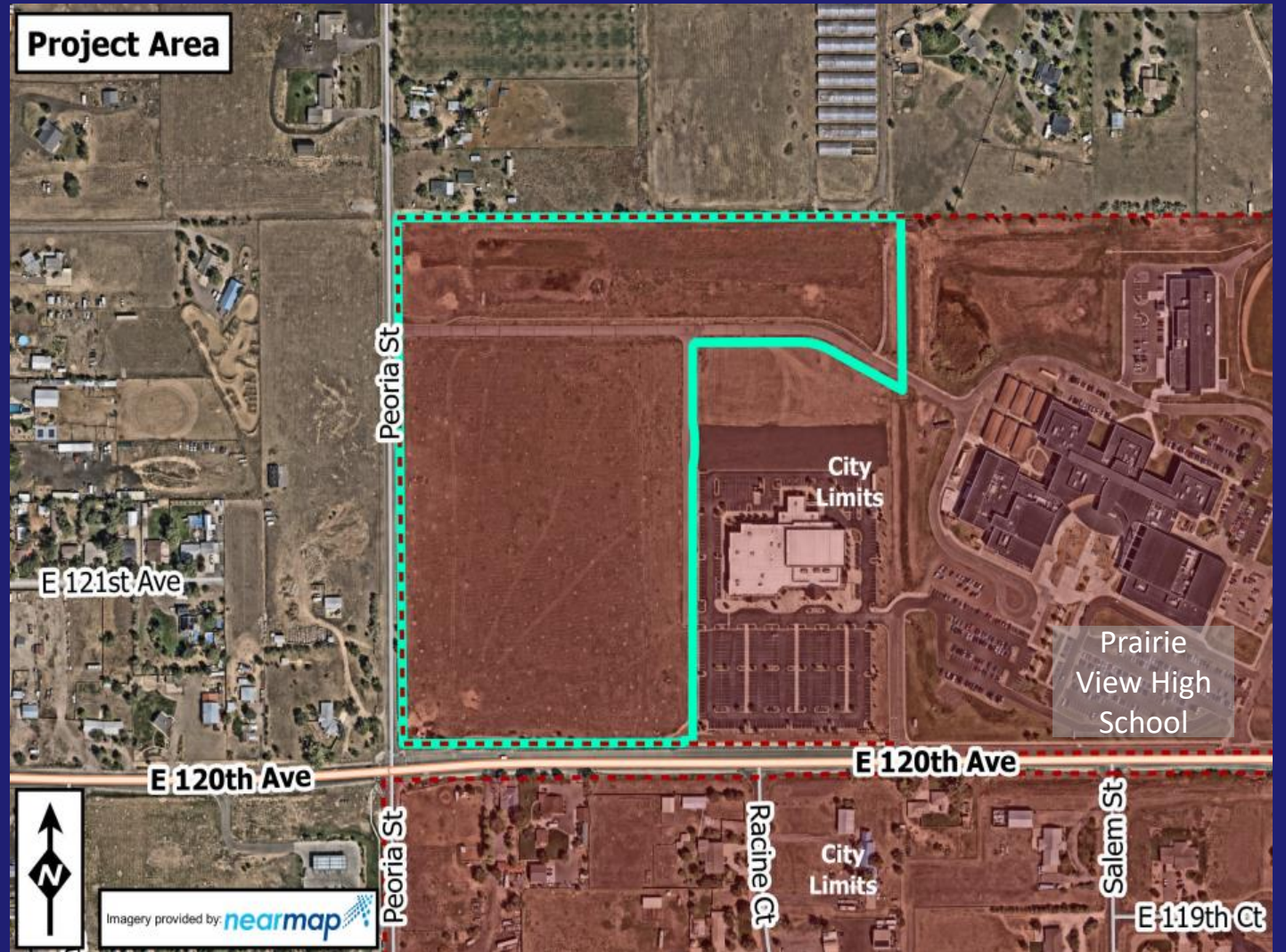
City Council – January 7, 2025

Applicant/Property Owner:  
Project Contact:  
City Staff Representative:

The Orchard Church  
Mike Cooper  
Summer McCann, Senior Planner

# Subject Property Location

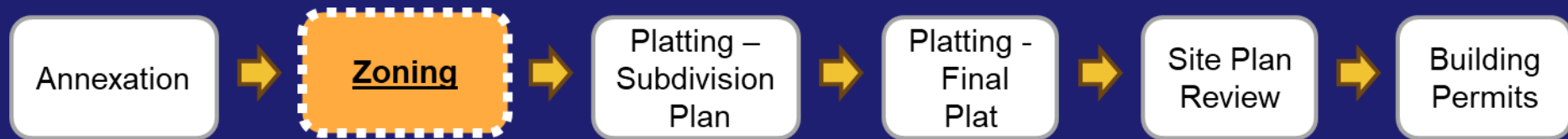
- The property is generally located to the north of East 120th Avenue, south of East 124th Avenue, east of Peoria Street and west of Prairie View High School.



Aerial Map

# Purpose

- The request is to rezone the Property from the current C-2 (Restricted Retail and Services) and R-2 (Mixed Density Residential) zoning to Planned Development (PD).

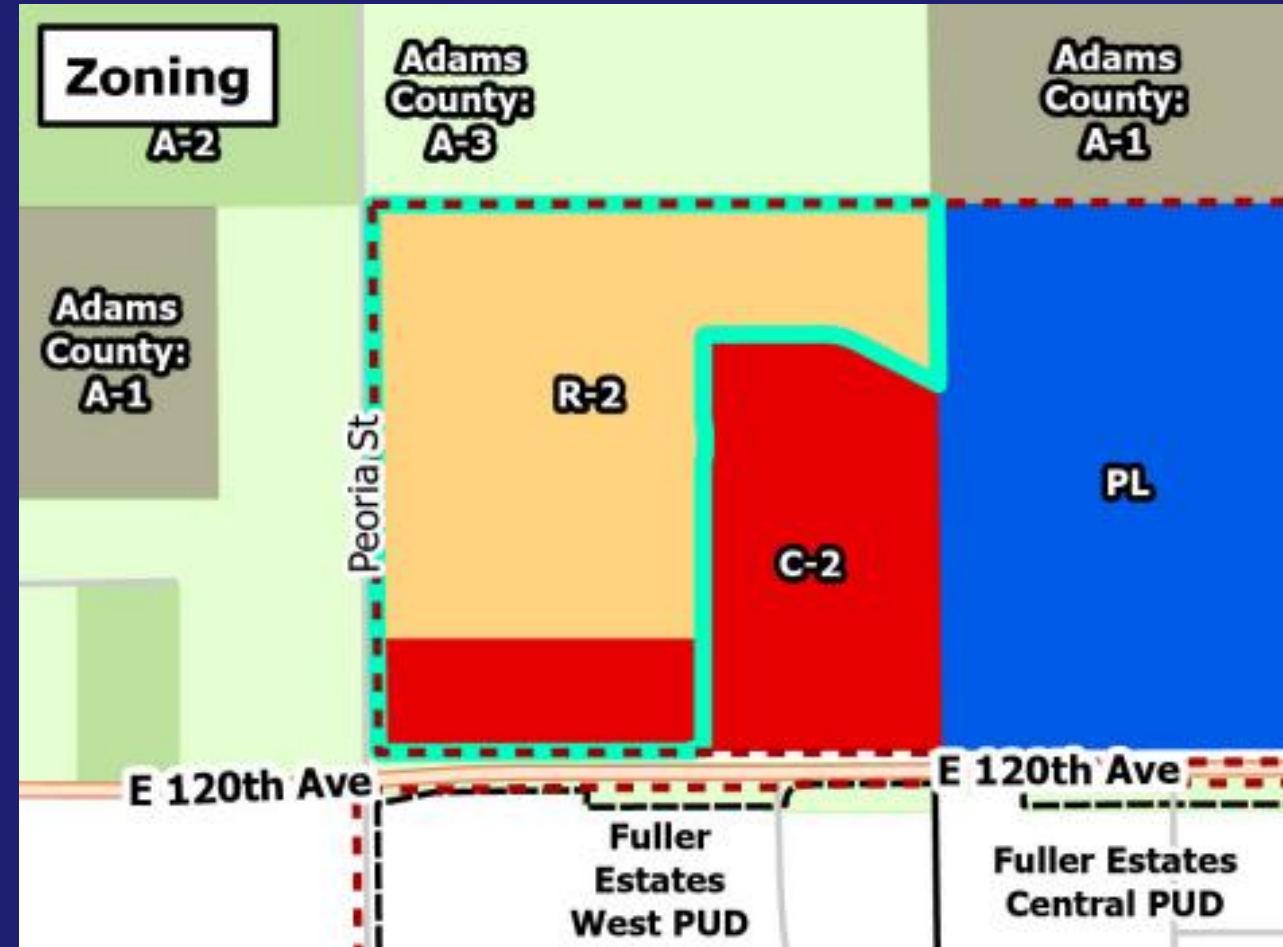


# Process

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

# Background

- The Property was annexed in 2016 under the Orchard Church Annexation, Ordinance No. 2230.
- The Property is zoned R-2 (Mixed Density Residential) and C-2 (Restricted Retail and Services).
- A portion of the Property was platted under the Orchard Subdivision Filing No. 1 Final Plat.



Zoning Map

# Conceptual Development Plan

## Minimum Lot Size

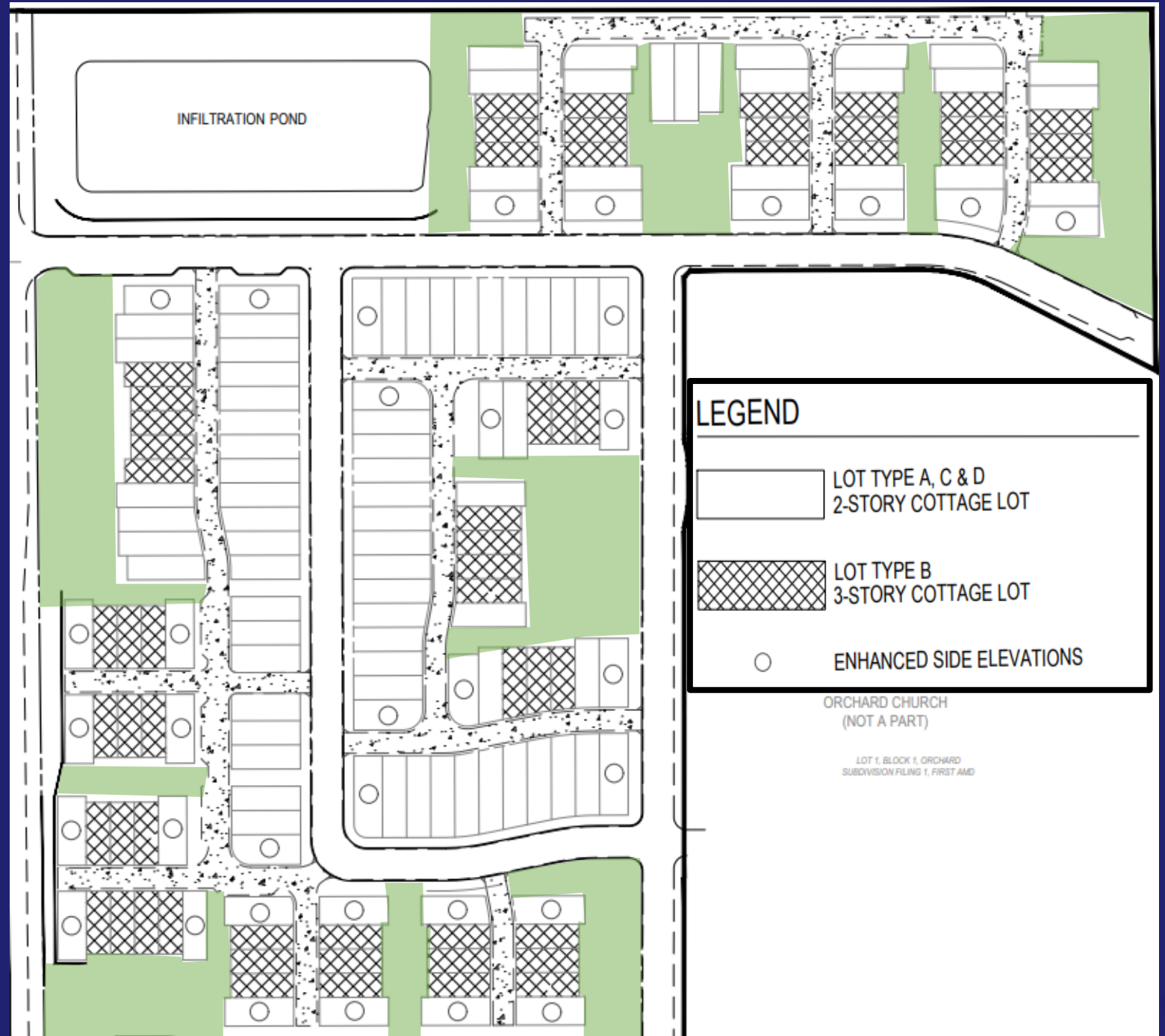
- 1,900 SF

## Minimum Lot Width

- Detached House – 28',  
33' Corner Lot
- Duplex – 24',  
29' Corner Lot

## Minimum Lot Open Space

- 400 SF



# Kestrel Planned Development

Deviations from the *Land Use & Development Code* – *Building Design*

- **Front Entry Features**
- **Massing & Modulation**
- **Roof Plane**
- **Building Variation**

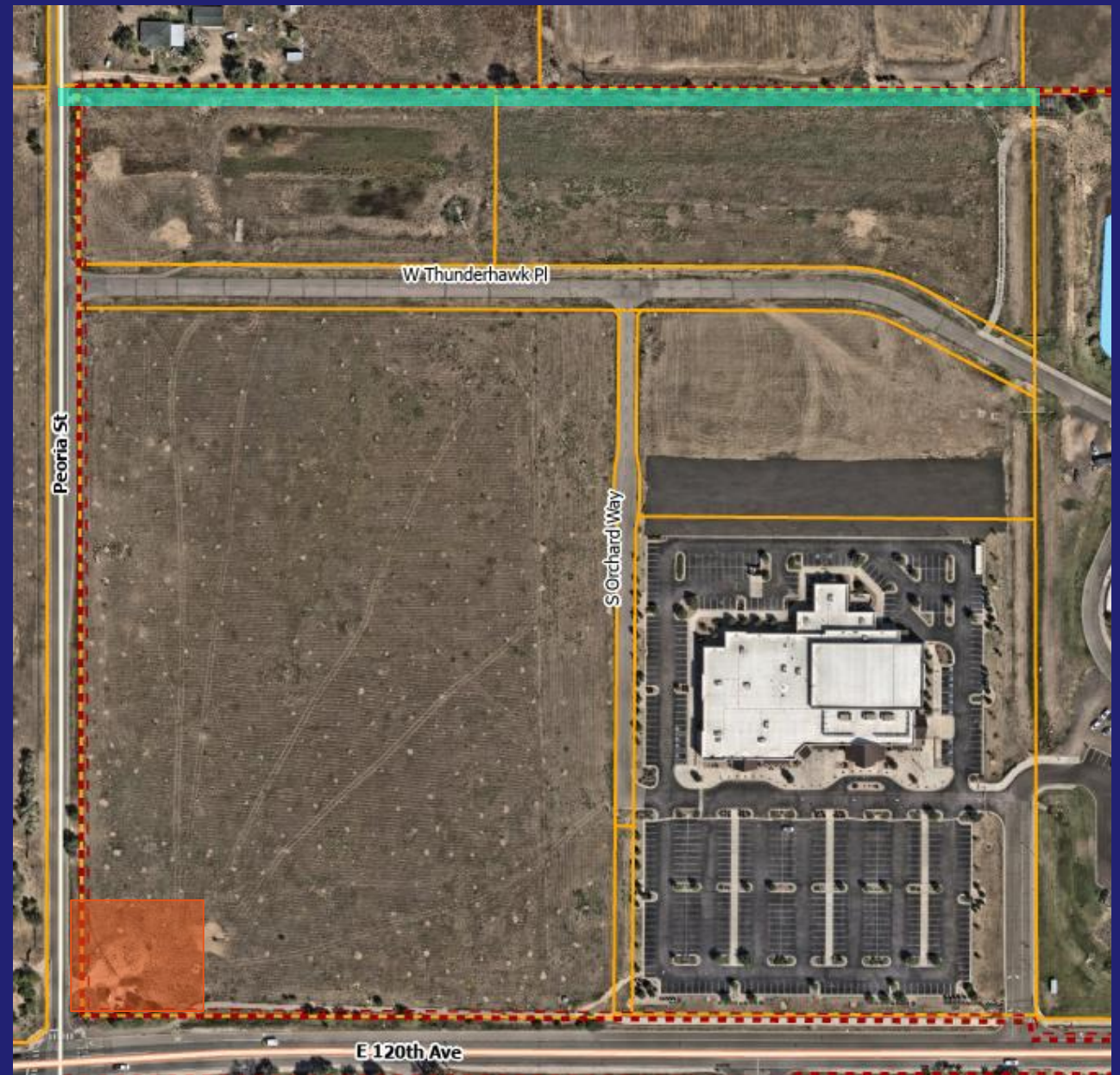


Conceptual Building Design

# Kestrel Planned Development

Deviations from the *Land Use & Development Code – Site Design*

- **Buffer Alternative**
- **Common Area Fencing**



Aerial Map

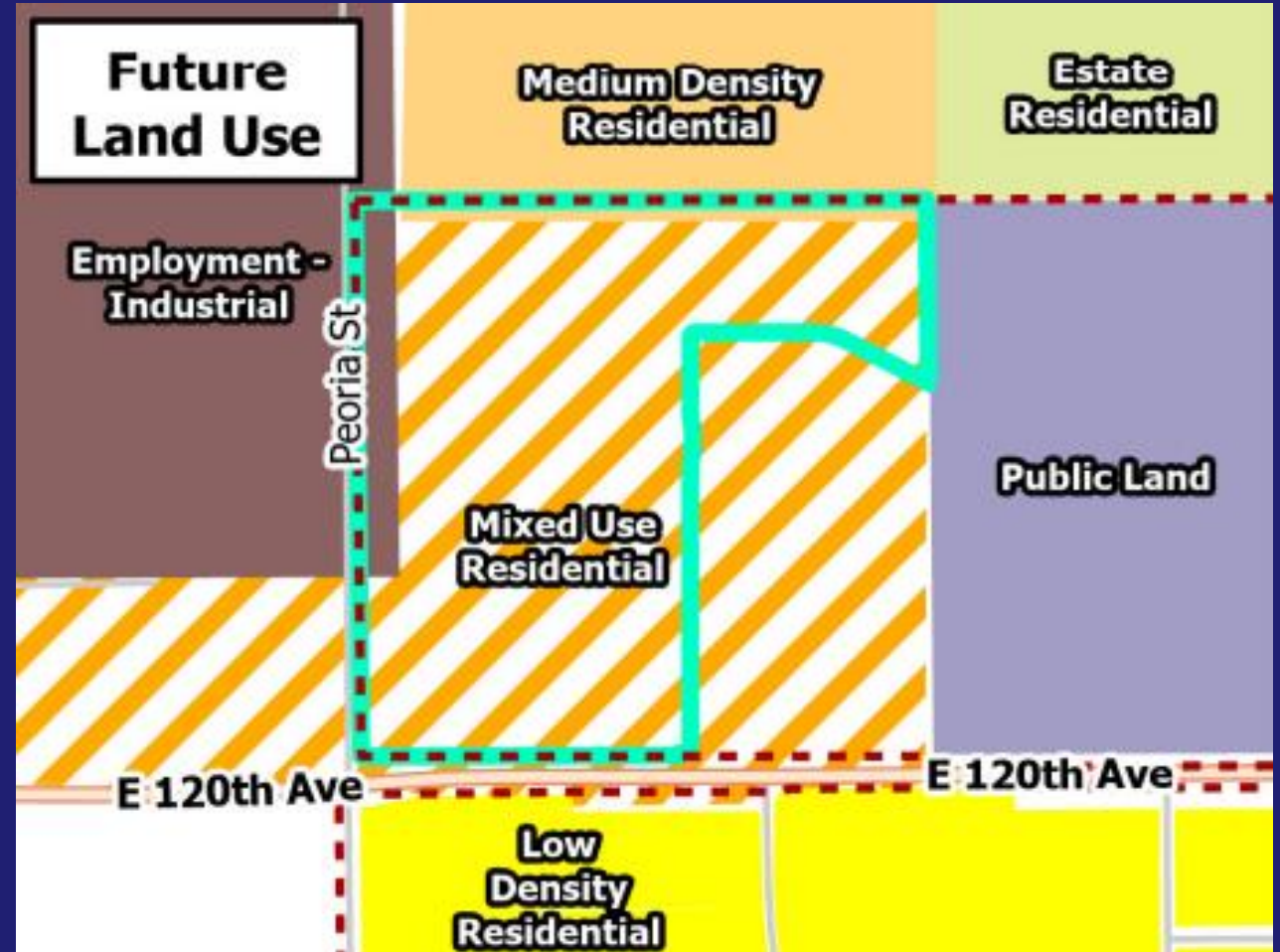
## Review Criteria – Land Use & Development Code

- The City Council in making its decision shall use the following criteria 2.04 (C.)(1.):
  - a. The plan better implements the Comprehensive Plan, beyond what could be accomplished under application of general zoning districts and development standards.*



# Staff Analysis – Comprehensive Plan: Future Land Use Designation

- The Subject Property is designated as Mixed Use Residential.



Future Land Use Map

# Staff Analysis – Comprehensive Plan:

## Chapter Three: Future Land Use Plan & Opportunity Areas

- *Number 15. 120th Avenue Opportunities*

## Chapter Four: Citywide Principles, Policies & Strategies

- *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*
  - *Diverse housing for the full spectrum of incomes and needs will be encouraged to meet the needs of all ages and walks of life allowing residents to remain in Brighton along the continuum of housing needs. This will include senior housing, medium-high density, attainable and accessible housing, as well as higher-income-supported housing.*
- *Policy 6.2 - Ensure Residential Lots and Architecture Enhance the Street*
- *Policy 6.5 - Encourage Projects that Enhance the Diversity of Housing Types and Costs, and Manage Affordability through Supply and Subsidy*

# Land Use & Development Code

- b. The benefits from any flexibility in the proposed plan promote the general public health, safety and welfare of the community, and in particular, that of the areas immediately near or within the proposed project, and the proposed flexibility is not strictly to benefit the applicant or a single project.*
- c. The flexibility in the proposed plan allows the project to better meet or exceed the intent statements of the base zoning district(s).*
- d. The proposed adjustments to the standards do not undermine the intent or design objectives of those standards when applied to the specific project or site.*
- e. The plan reflects generally accepted and sound planning and urban design principles with respect to applying the goals and objectives of the Comprehensive Plan to the area.*

## Review Criteria – Land Use & Development Code

- f. The plan meets all of the review criteria for a zoning map amendment. (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.*

# Public Notice and Comment

- Public Notice was provided in accordance with the *Land Use & Development Code*.
- December 18th
  - ✓ Notice was published on the City's Website.
- December 20th
  - ✓ Written notice was mailed to all property owners within 1000 feet of the Subject Property.
  - ✓ Four signs were posted on the subject property.
- Planning staff has not received any formal comment in advance of this hearing.
- City staff posted information for the public hearing on various social media sites.

# Summary of Findings

- ✓ The Development Review Committee has reviewed this project and recommends approval.
- ✓ The Planning Commission heard the request on December 12, 2024 and unanimously recommended approval.
- ✓ Staff finds the Planned Development is in general compliance with the requirements as outlined in the *Land Use & Development Code*.

# City Staff Recommendation

- ✓ Staff recommends approval of the Kestrel Planned Development.

# Options for City Council

- Approve the Planned Development;
- Deny the Planned Development;
- Approve the Planned Development with changes to the drafted Ordinance; 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.