

## Ridgeline Vista Major Subdivision Plan

City Council – November 17, 2020

Applicant: Redland (Travis Frazier, P.E.)  
Property Owner: CW-Blue Sky c/o Coronado West (Eric Eckberg)  
City Staff Representative: Sean Pesek, Assistant Planner

## New Code Transition Statement

- This application was submitted after the effective date of January 1, 2020 as a **Major Subdivision Plan**. As a result, this application was reviewed by staff using the amended *Land Use and Development Code* and such sections and criteria are referenced in this presentation.

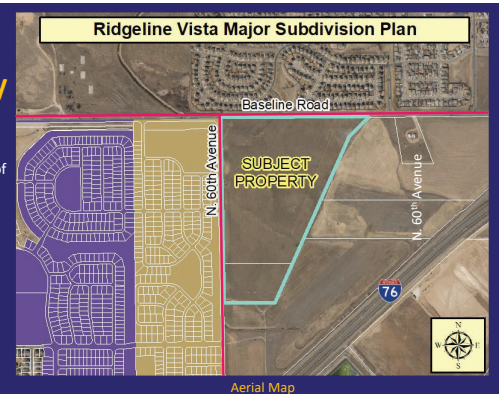
## Strategic Focus Area

- Recognizable and Well-Planned Community



## Subject Property Location

- Generally located southeast of the intersection of N. 60<sup>th</sup> Avenue and Baseline Road
- Directly east of the Brighton East Farms Subdivision (Filing 3)



## Purpose

- Major Subdivision Plan approval for the construction of a major residential subdivision



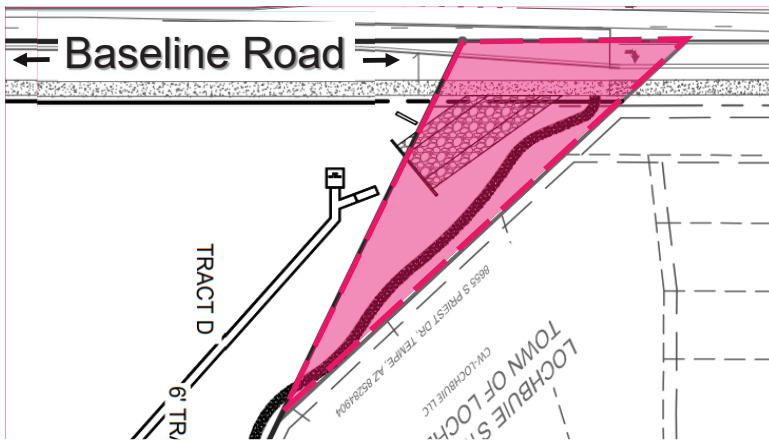
## Proposal

- 220 single-family detached lots and seven (7) tracts for drainage, landscaping, and parks.
- One (1) lot for future single-family attached dwellings
- One (1) lot for future duplex units/paired homes

## Background

- A portion of the subject property (61.533 acres) was annexed in 1987 as part of the Neff Annexation
- Remaining portion (9.040 acres) was annexed in 2018 as part of the Neff II Annexation
- Entire site zoned PUD (Ridgeline Vista)





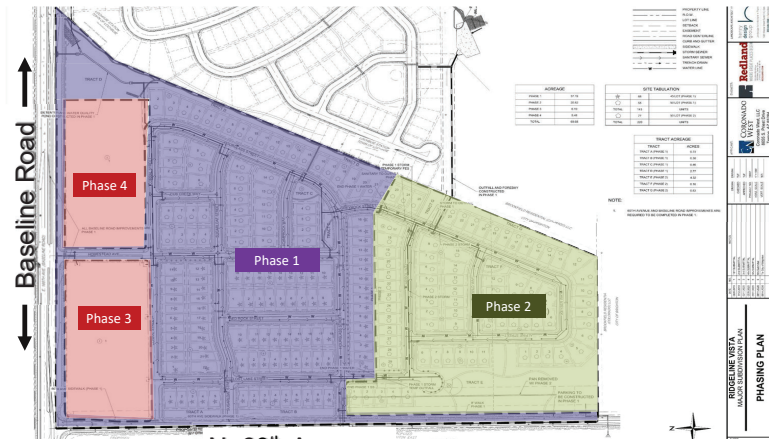
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## Comprehensive Plan

- Designated as Medium Density Residential and High Density Residential
  - Aligns with:
    - ✓ Principle 1: Managing Growth Policy 1.1
    - ✓ Principle 3: Open Space & Natural Environment Policy 3.2
    - ✓ Principle 6: Distinctive Neighborhoods Policy 6.5

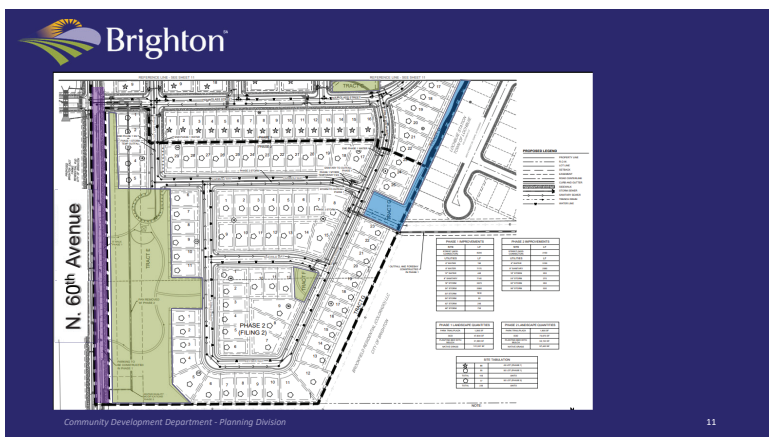
**Future Land Use Map**

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## Land Use and Development Code

- Section 2.02.D, Major Subdivision – Subdivision Plan, of the amended *Land Use and Development Code*, describes the requirements for a Major Subdivision Plan and states that a Major Subdivision shall be reviewed to the following criteria:
  - The application is in accordance with the Comprehensive Plan
  - Compliance with the requirements of this development code
  - The application includes performance, construction and any maintenance assurances
  - Any phasing proposed in the application is clearly indicated and demonstrates a logical and coordinated approach to development

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- o Any impacts identified by specific studies or technical reports, including a review of storm water, are mitigated
- o The application does not deter any existing or future development on adjacent property from meeting the goals and policies of the Comprehensive Plan
- o The design does not impede the construction of anticipated or planned future public infrastructure within the area
- o The recommendations of professional staff or any other public entity or review agencies asked to officially review the subdivision plan



- Public Notice was provided in accordance with the *Land Use and Development Code*. To date, planning staff has not received any formal comments on this application.
- By October 30, 2020:
  - ✓ Notice was published electronically on the Community Development Webpage and social media platforms.
  - ✓ 2 signs were posted on the subject property.
  - ✓ Written notice was mailed to all property owners within 300 feet of the subject property.
- On June 17, 2020, the applicant team conducted a neighborhood meeting for the Major Subdivision Plan application, adhering to the application requirements set forth in Section 2.01(D) of the amended *Land Use and Development Code*.

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- ✓ Staff finds the Major Subdivision Plan application to be in compliance with the requirements for a Major Subdivision as described in the *Land Use and Development Code*, Section 2.02.D, **Major Subdivision – Subdivision Plan**, and with the zoning district regulations as outlined in the Ridgeline Vista PUD.
- ✓ Staff also finds that the Major Subdivision Plan complies with policies of the Comprehensive Plan.

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- ❖ Staff recommends conditional acceptance of the Major Subdivision Plan and has prepared a draft resolution based on said findings.
- ❖ The first condition is that annexation and subsequent rezoning of the area known as the Neff Remainder Property is approved by City Council, without any amendment(s) or other changes that would alter the Major Subdivision as proposed prior to the Final Plat for Ridgeline Vista receiving approval.
- ❖ The second condition is that the applicant obtains all necessary off-site easements prior to the administrative approval of the Final Plat.

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The City Council has four (4) options it can make after reviewing this application.

- ☐ Accept the Major Subdivision Plan with conditions via resolution as drafted;
- ☐ Accept the Major Subdivision Plan without the drafted condition(s), with an amended condition(s), or added conditions; or
- ☐ Not accept the Major Subdivision Plan via resolution with specific findings to justify the denial; or
- ☐ Continue the item to be heard at a later date if the City Council feels it needs more information to make an informed decision.

