

Fulton Plaza Subdivision Filing No. 1 Final Plat and Development Agreement

City Council – May 15, 2018

Applicant:

Ayres Associates

Property Owner:

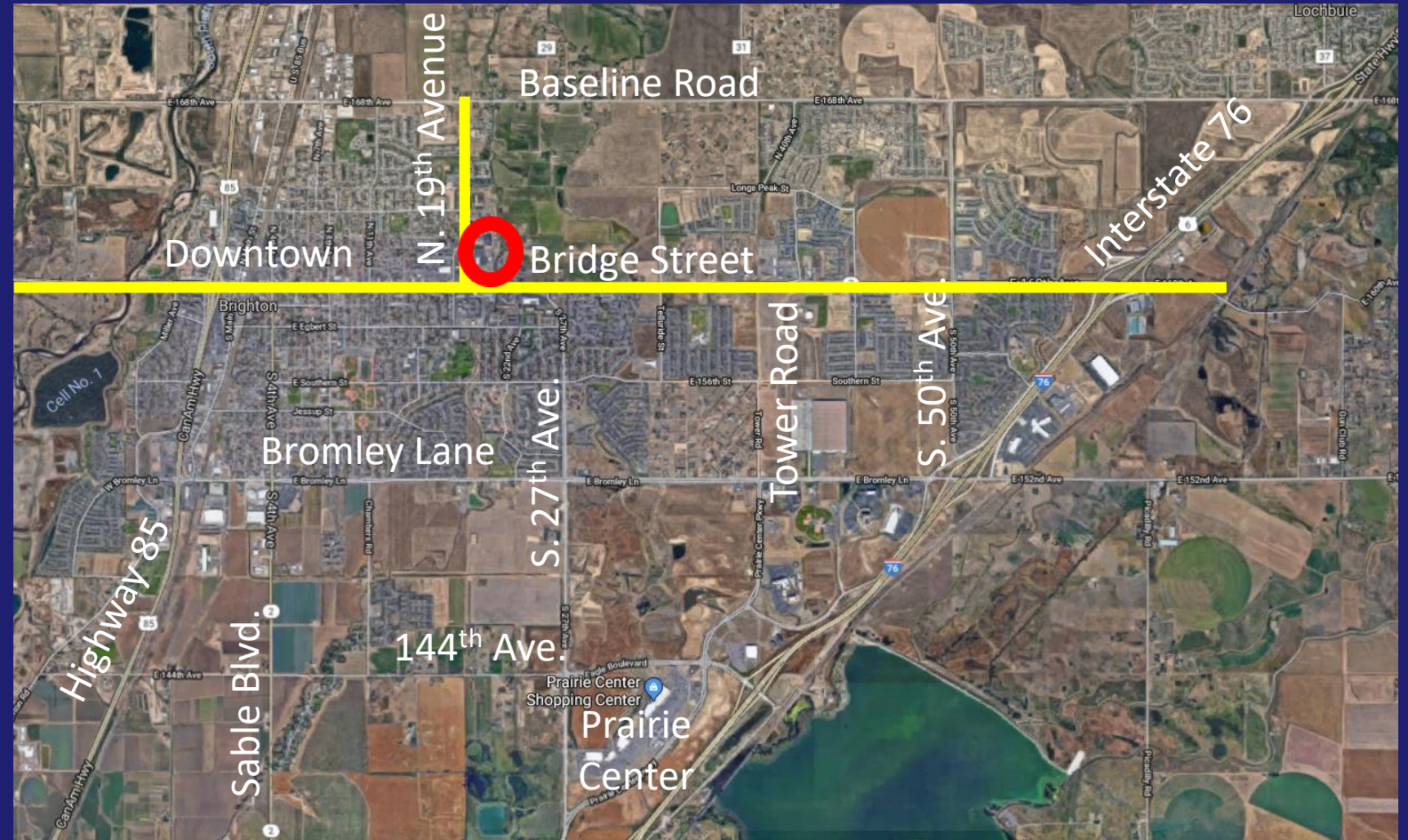
Adams County

City Staff Representative:

Mike Tylka, Associate City Planner

Subject Property Location

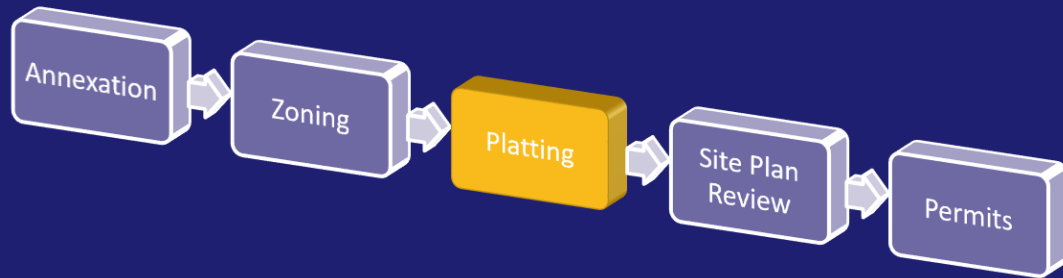
- Located at the Northeast Corner of the Intersection of Bridge Street and N. 19th Avenue.



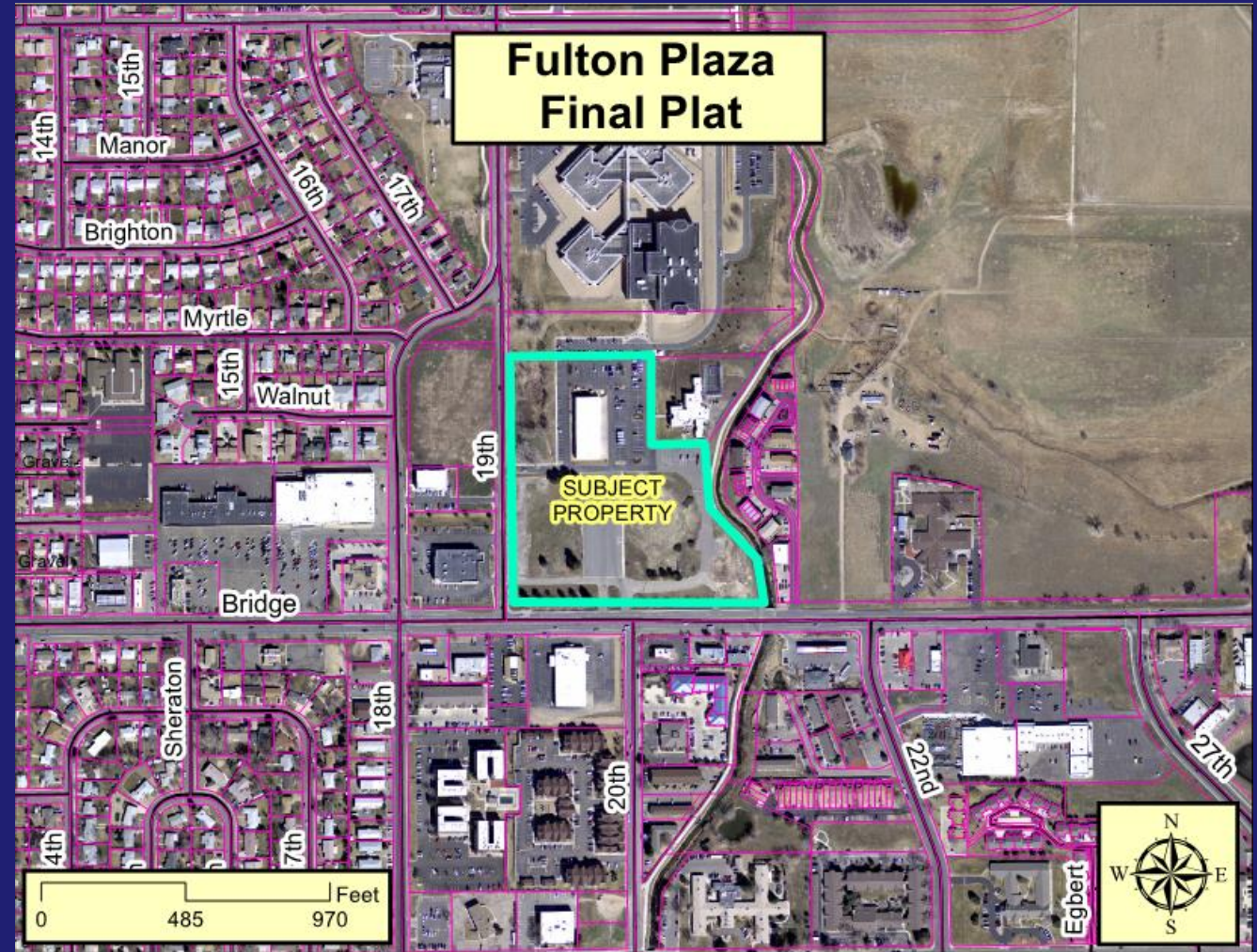
Aerial Map

Purpose

- Request for approval of a final plat and development agreement.



- This is the third step in the land development process (*after annexation and zoning*).



Aerial Map

Background

- Annexed in 1960 and zoned Public Land (PL) in 1976.



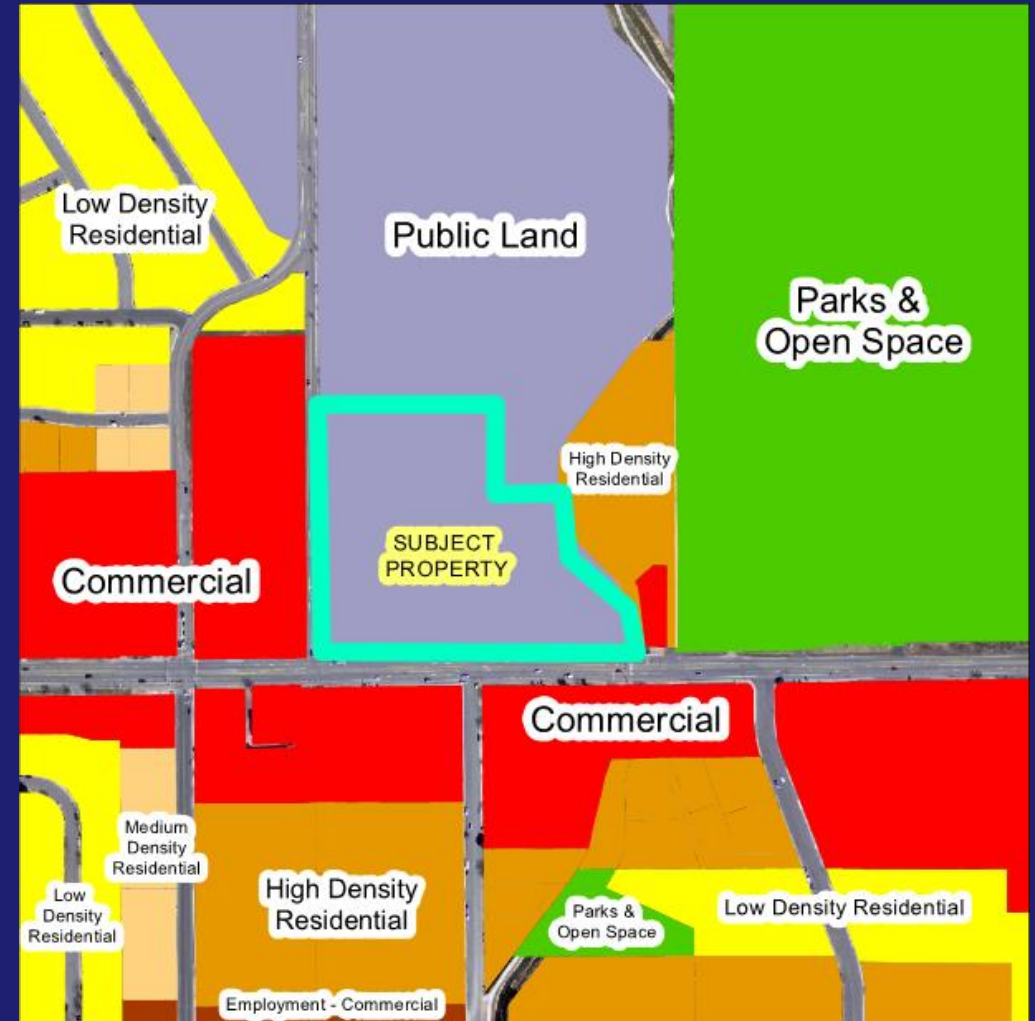
Zoning Map



Aerial View

Comprehensive Plan

- Subject property is designated as Public Land.
 - ✓ Supports goal of building up the Bridge Street Corridor.
 - ✓ Supports Policies 1.1 and 1.3 of the Managing Growth Principle.
 - ✓ Supports Multimodal Development Principle.

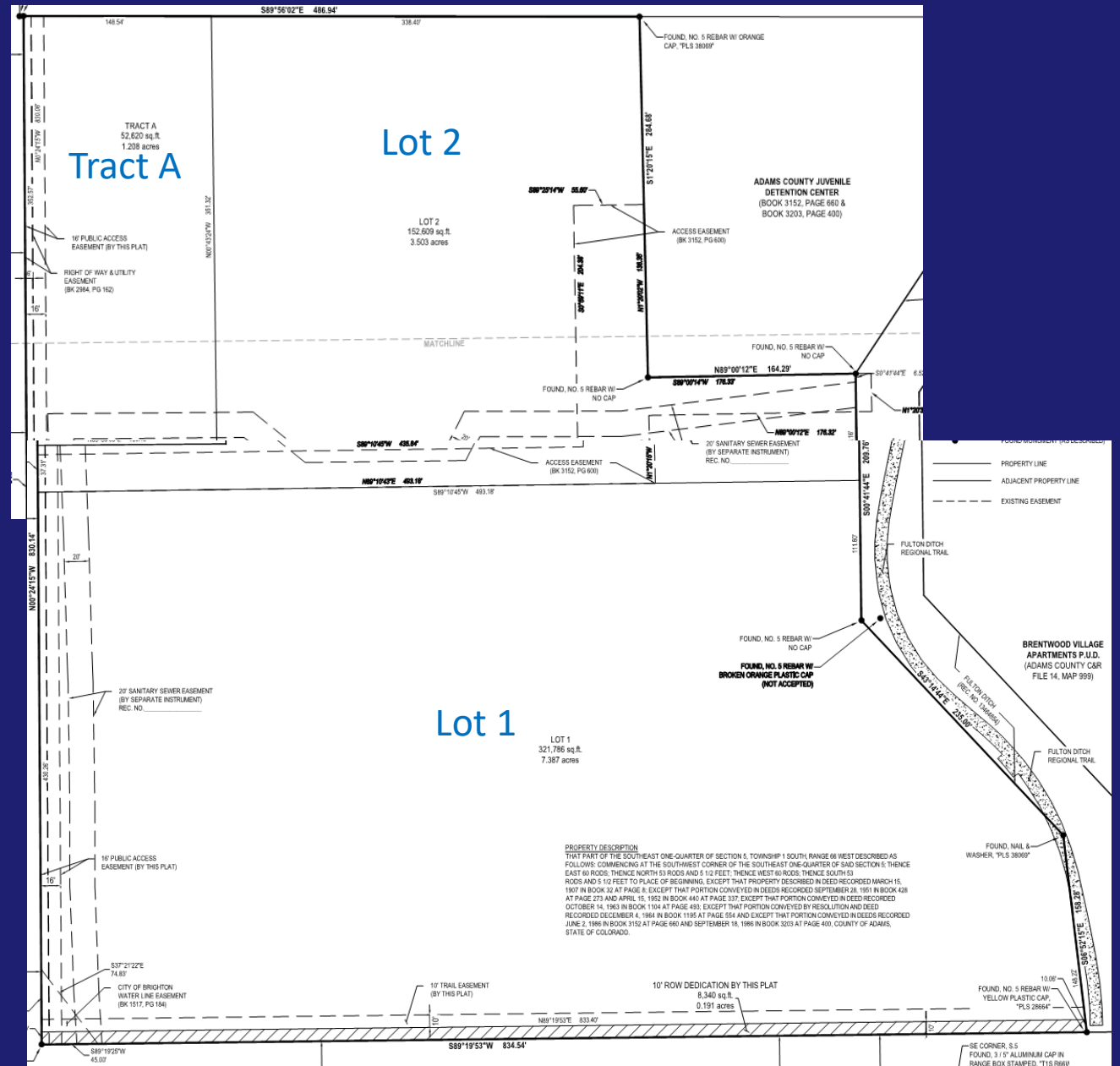


Future Land Use Map

Proposed Final Plat

LAND USE TABLE			
NAME	AREA	PURPOSE	MAINTENANCE
LOT 1	321,786 S.F.	COMMERCIAL	OWNER
LOT 2	152,609 S.F.	PUBLIC USE	OWNER
10' ROW DEDICATION	8,340 S.F.	PUBLIC USE	CITY OF BRIGHTON
TRACT A	52,620 S.F.	DRAINAGE	OWNER OF LOT 2

Clips from Applicant's Final Plat



Land Use and Development Code

- Final Plat Review Criteria in Summary:
 - ✓ Complies with the requirements of the *Land Use and Development Code* for Final Plats (Section 17-40-210).
 - ✓ Complies with the requirements of the *Land Use and Development Code* for the PL and C-3 Zoning Districts.

Notable Development Agreement Items

- To be designed and reviewed at the time of a Final Development Plan:
 - Consolidation of access points along Bridge Street and N. 19th Avenue
 - Undergrounding of utility poles along N. 19th Avenue
 - Roadway, sidewalk, and trail improvements



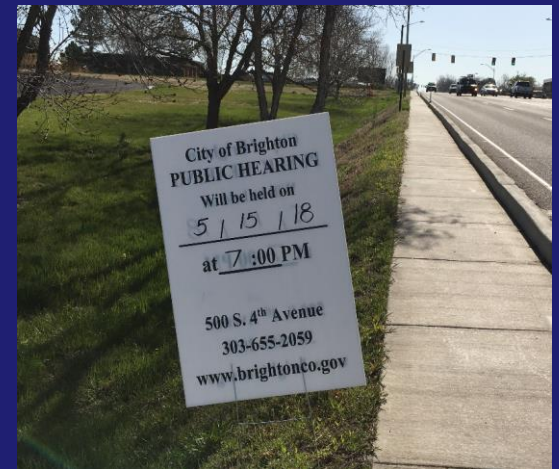
Aerial View

Public Notice and Comment

- Public Notice was provided in accordance with the *Land Use and Development Code*.
- On April 25th:
 - ✓ Notice was published in the *Brighton Standard Blade*.
 - ✓ Two signs were posted on the subject property.
 - ✓ Written notice was mailed to all property owners adjacent to the subject property.
- Planning staff has not received any formal comments.



Sign Location Map



Site Sign Image

Recommendations

- ❖ The Planning Commission unanimously recommended approval at their March 13th Meeting.
- ❖ Staff is recommending approval of the Final Plat as it:
 - ✓ Is in general conformance with the *Comprehensive Plan*; and
 - ✓ Is in accordance with the *Land Use and Development Code*.
- ❖ Staff is recommending approval of the Development Agreement as it:
 - ✓ Is consistent with the proposed Final Plat;
 - ✓ Aligns with the approved Master Transportation Plan; and
 - ✓ It provides the future developer with clear expectations in terms of public infrastructure and requirements.

Options for City Council

- ☐ Approve the Final Plat and Development Agreement as presented via Resolution;
- ☐ Approve the Final Plat and Development Agreement with changes or conditions;
- ☐ Deny the Final Plat and Development Agreement with specific findings to justify such action; or
- ☐ Continue the Final Plat and Development Agreement to be heard at a later specified date.