



Prairie Center Major Retail 4 Subdivision Final Plat

City Council – May 15, 2018

Property Owner:

THF Prairie Center Development, LLC

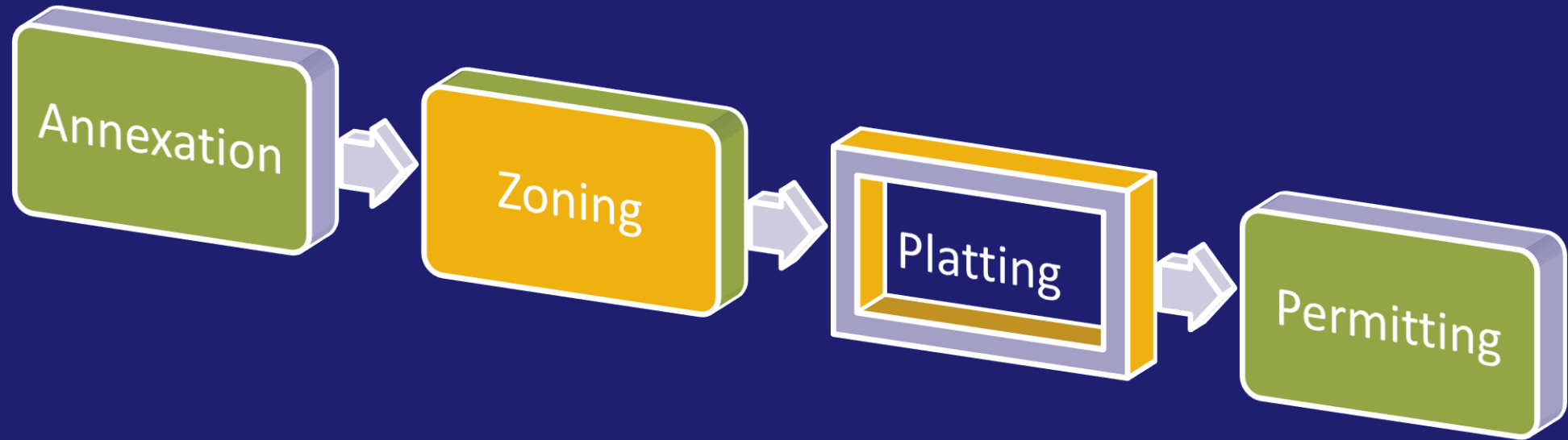
Applicant:

Redland

City Staff Representative:

Joshua M. Tetzlaff, AICP – Associate City Planner

Review Process

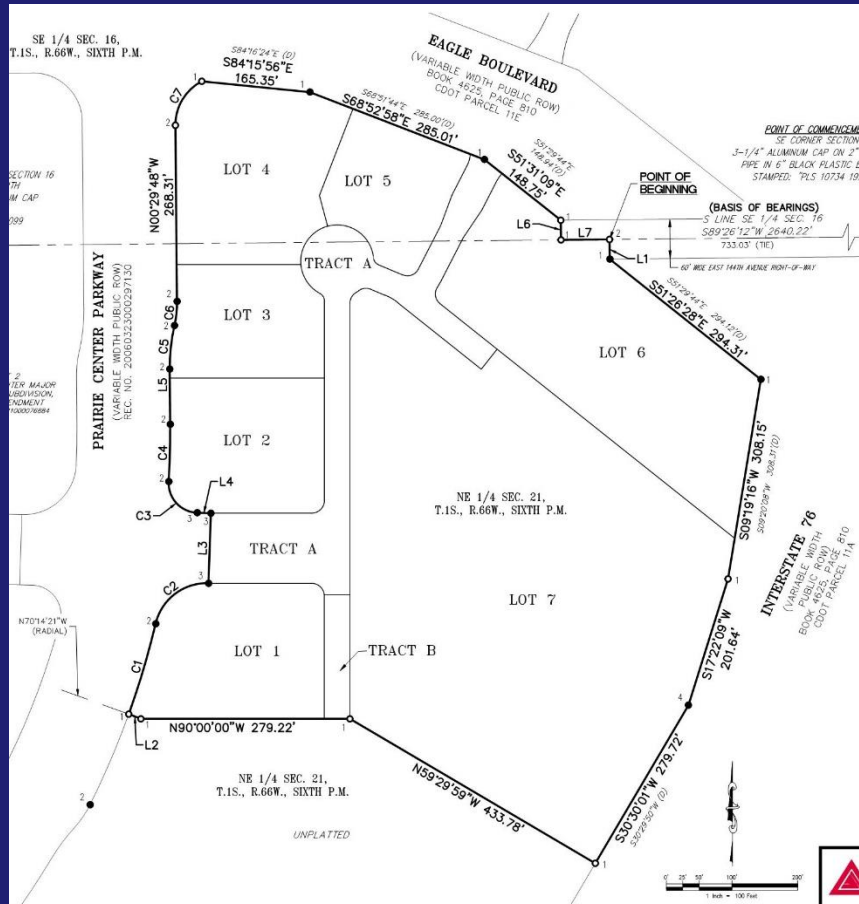


Background

- Annexed in 1986
 - 3rd Creek 2nd Annexation
- Zoned as part of Prairie Center PUD
 - Classified as Commercial
- Currently Undeveloped
- Commercial Properties Developing to the West and North

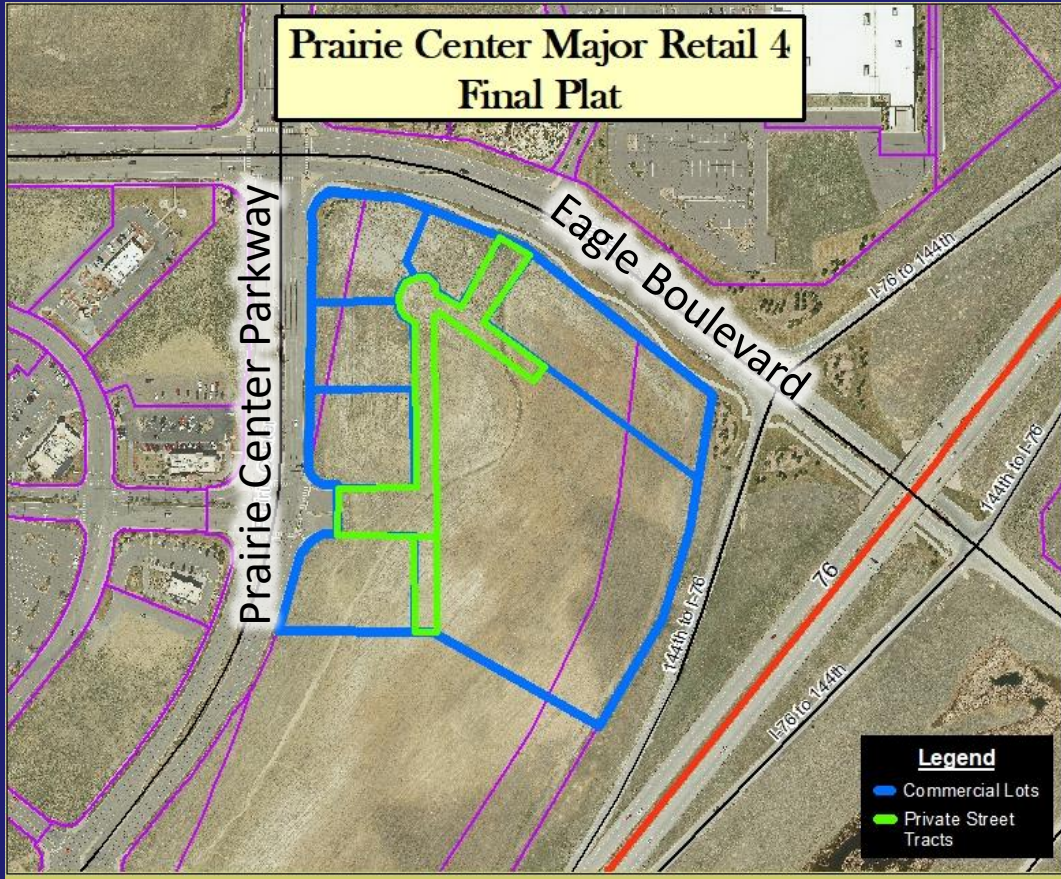


Comprehensive Plan / Land Use and Development Code



- Adds Commercial Lots for Development
 - “Strengthen the Vitality of Brighton as a Freestanding Community with an Appropriate Balance between Residential and Non-Residential Uses”
- Review Criteria (Section 17-40-210)
 - Must comply with Zoning Ordinance and Subdivision Regulations
 - Prairie Center PUD
- 7 Commercial Lots over 17 Acres
 - Range from 7.6 Acres to $\frac{3}{4}$ of an Acre
- All Surrounding Major Infrastructure is Complete
 - Internal Streets will be Private

Public Notice and Comment



Public Notice was provided in accordance with the *Land Use and Development Code*.

- Mailed Notice to Adjacent Property Owners
 - May 9, 2018
- Sign Posting at Two Locations
 - May 7, 2018
- Published Notice in the *Brighton Blade*
 - May 9, 2018
- Mineral Interest Notification
 - February 13, 2018 (for preliminary and final plat)

* Planning staff has not received any formal comments

Findings and Recommendation

Due to the application being in compliance with the *Land Use and Development* Code, and by extension, the Prairie Center PUD, Staff recommends approval of the Final Plat.

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