

Rodriguez Camacho Subdivision Zone Change

City Council – September 18, 2018

Applicant:

Emil Tanner, Emil Designs, Inc.

Property Owner:

Raquel Camacho Armendariz and
Carlos Rodriguez Flores

City Staff Representative:

Mike Tylka, 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.



Subject Property Location

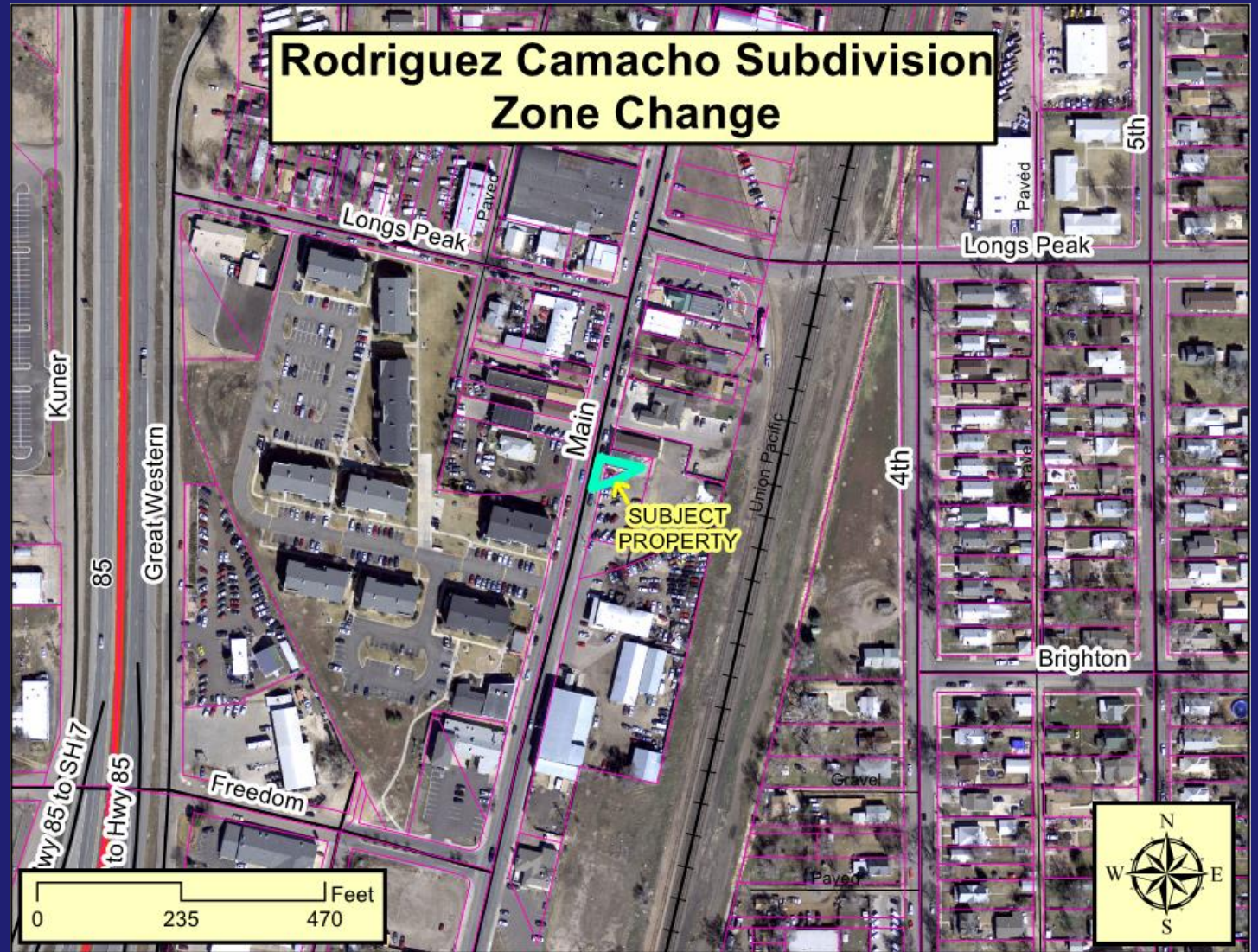
- Located to the east of N. Main Street and to the south of Longs Peak Street.
- Addressed as 248 N. Main Street.



Aerial Map

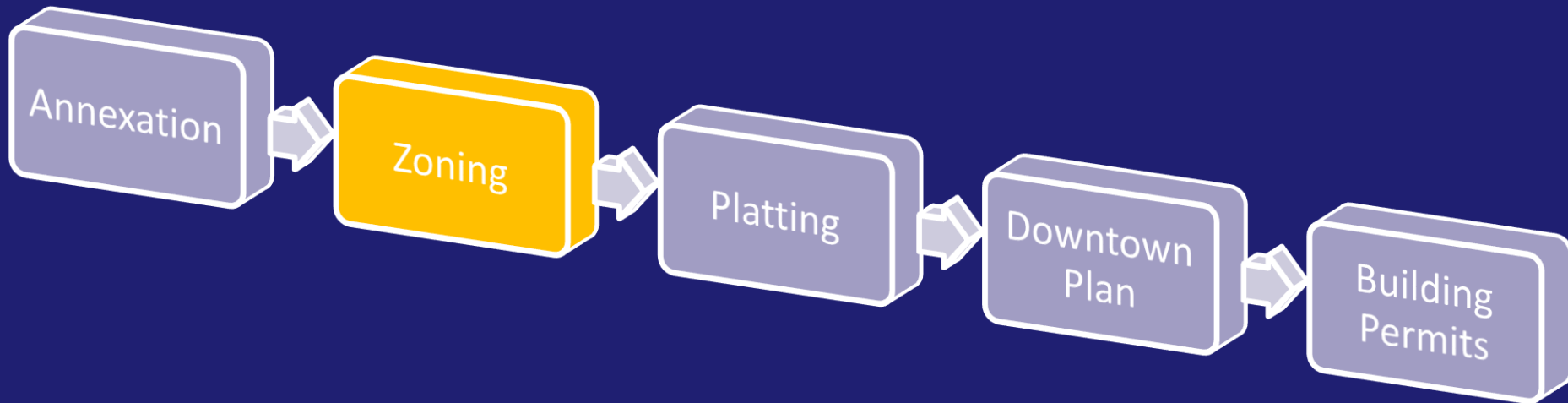
Purpose

- Request for a zone change from Light Industrial (I-1) to Downtown (DT).



Aerial Map

Process

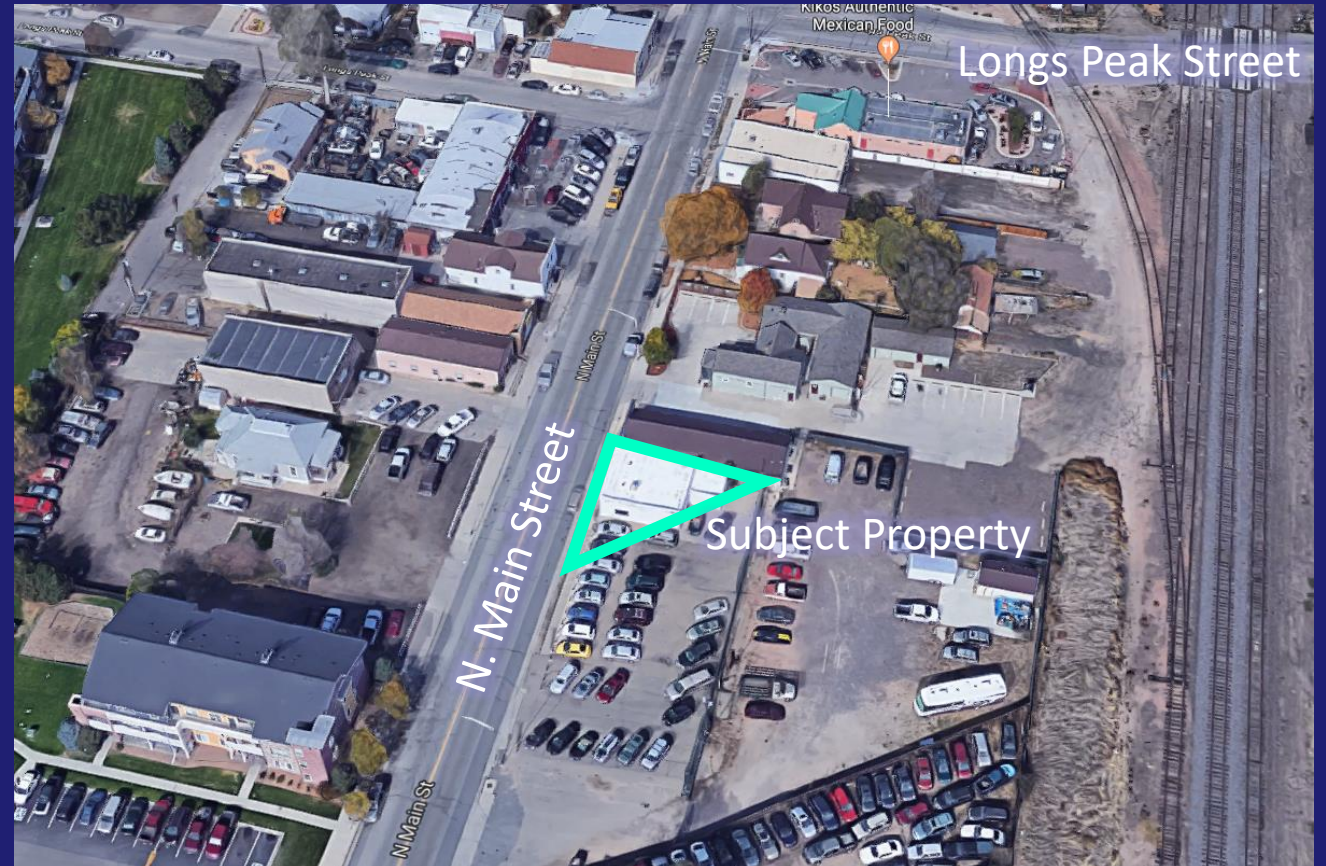


Background

- Part of original city limits and zoned Light Industrial (I-1) in 1984.



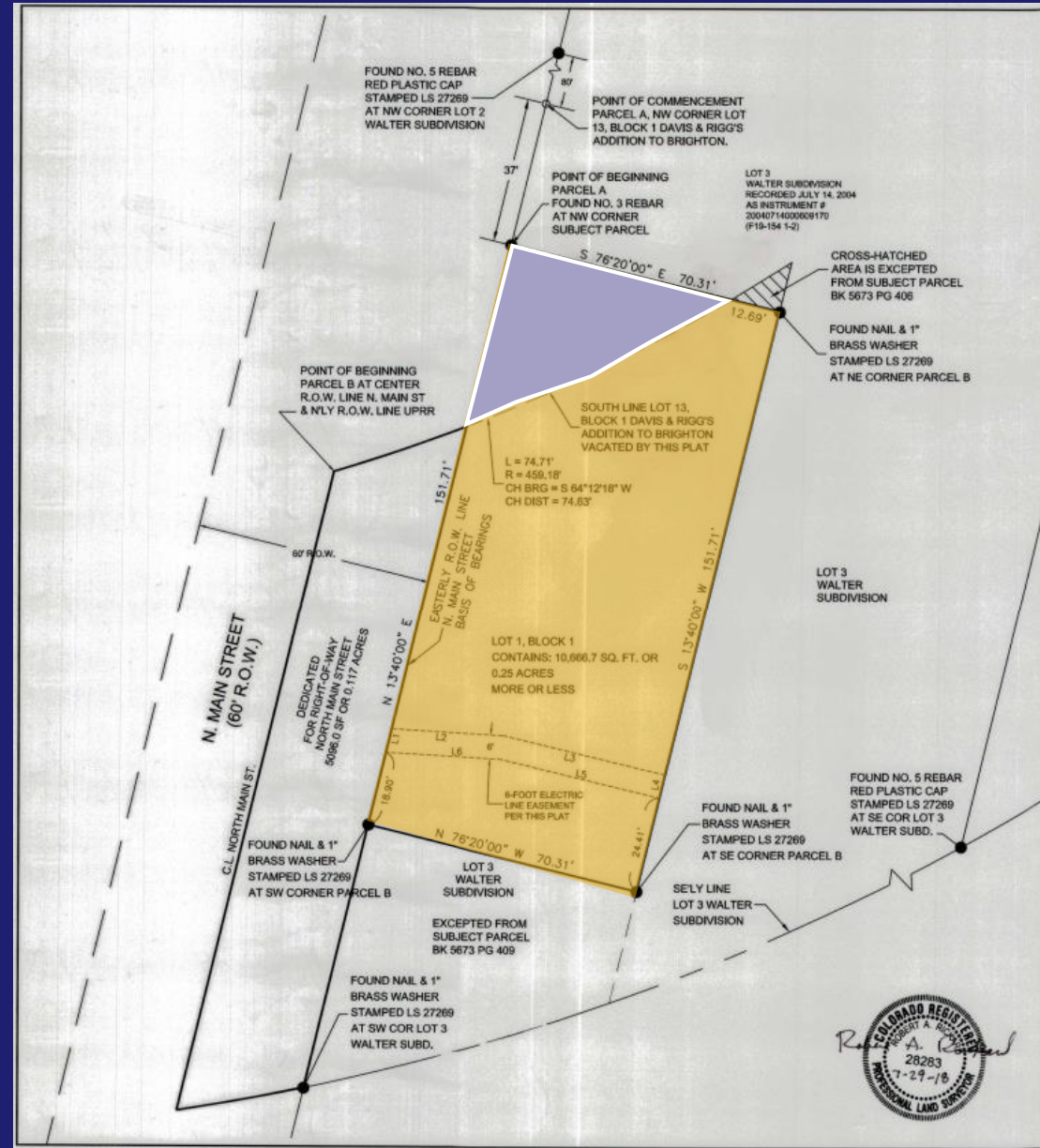
Zoning Map



Aerial View

Background

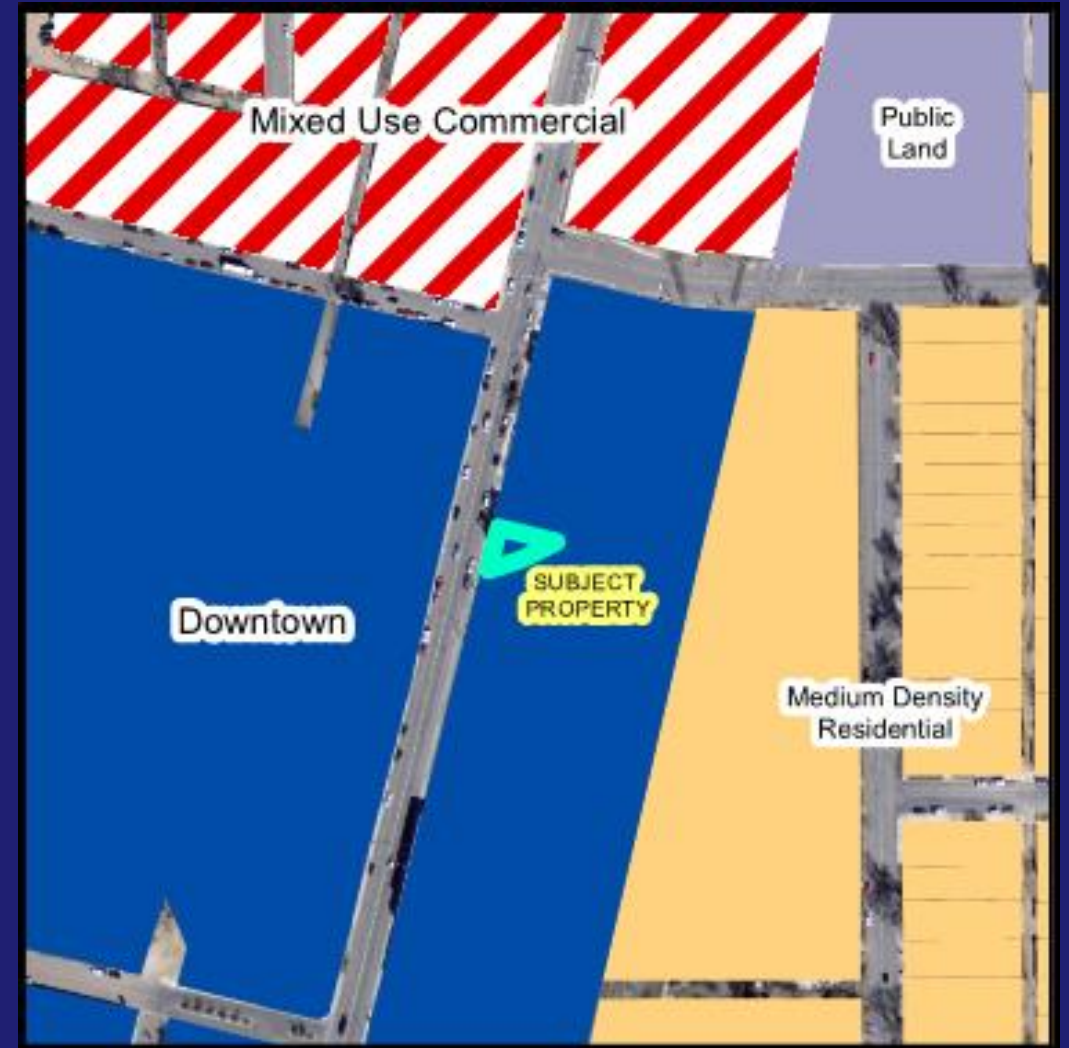
- Part of pending minor plat known as the Rodriguez Camacho Subdivision.



Proposed Plat Map

Comprehensive Plan

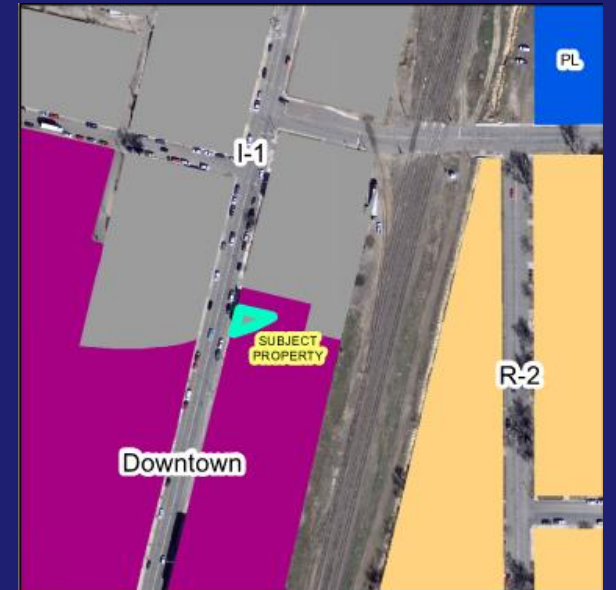
- Subject property is designated as Downtown.
 - ✓ Supports redevelopment and infill.
 - ✓ Supports increasing foot traffic.
 - ✓ Supports a wide range of building intensities.
 - ✓ Supports a wide range of experiences.



Future Land Use Map

Proposed Zone Change (I-1 to DT)

- Downtown (DT) (Section 17-16-90):
 - *“Is intended to create an atmosphere for historic preservation and enhancement.”*
 - *“The application of innovative urban design and land use concepts are encouraged.”*
 - *“Provides for flexibility in design in order to maximize the benefits received from individual or collective improvements in the area.”*
 - *“Performance criteria are used to evaluate the DT Plan in lieu of the more traditional design standards.”*



Aerial and Zoning Maps

Land Use and Development Code

- Zoning Review Criteria in Summary (Section 17-8-80):
 - ✓ Complies with the *Comprehensive Plan* and other master plans of the City.
 - ✓ Complies with the requirements of the *Land Use and Development Code* and with the zone district.
 - ✓ 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.

Public Notice and Comment

- Public Notice was provided in accordance with the *Land Use and Development Code*.
- On August 14th:
 - ✓ A sign was posted on the subject property.
- On August 29th:
 - ✓ Notice was published in the *Brighton Standard Blade*.
 - ✓ Written notice was mailed to all property owners within 300 feet of the subject property.
- Planning staff has fielded general inquiries, but has not received any formal comments.



Sign Location Map



Site Sign Image

Recommendations

- ❖ The Planning Commission unanimously recommended approval at their August 14th Meeting.
- ❖ Staff is recommending approval of the Zone Change as it:
 - ✓ Is in conformance with the *Comprehensive Plan*, and
 - ✓ Is in accordance with the *Land Use and Development Code*.

Options for City Council

- ☐ Approve the Zone Change as presented via Ordinance (1st Reading);
- ☐ Approve the Zone Change with changes via Ordinance (1st Reading);
- ☐ Deny the Zone Change with specific findings to justify such action; or
- ☐ Continue the Zone Change to be heard at a later specified date.