



## Bromley Park PUD 24<sup>th</sup> Amendment Zone Change

City Council – January 21, 2020

Applicant:	Dave Carro, Brookfield Residential
Property Owner:	Brookfield Residential (Colorado) LLC
City Staff Representative:	Mike Tylka, AICP, Senior Planner



## Strategic Focus Area

- Recognizable and Well-Planned Community





## Subject Property Location

- Two areas located to the:
  - Northeast of the intersection of S. 40th Avenue and Southern Street; and
  - 23 residential lots generally located to the southeast of the intersection of S. 45th Avenue and Bridge Street.



Aerial Map

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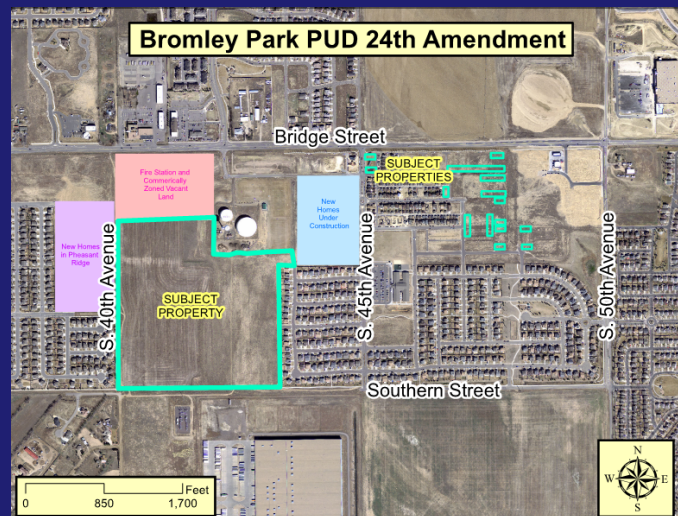


## Purpose

- Request for a zone change via a PUD Amendment.



- This is the second step in the land development process (after annexation).



Aerial Map

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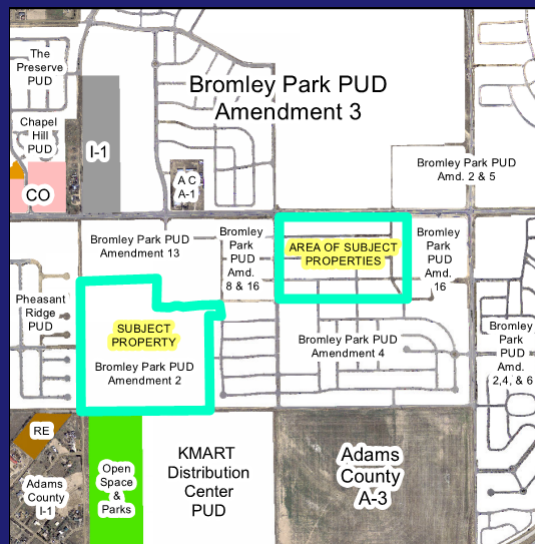
## New Code Transition

- In the City's transition to the newly adopted code, applications submitted prior to the effective date of January 1, 2020, were reviewed by staff using the previous *Land Use and Development Code* and such sections and criteria are referenced in the staff report and this presentation.



## Background

- The land was annexed in 1985 as part of the original Bromley Park PUD Annexation.
- The land is currently zoned as part of the Bromley Park PUD 2<sup>nd</sup> or 16<sup>th</sup> Amendments.

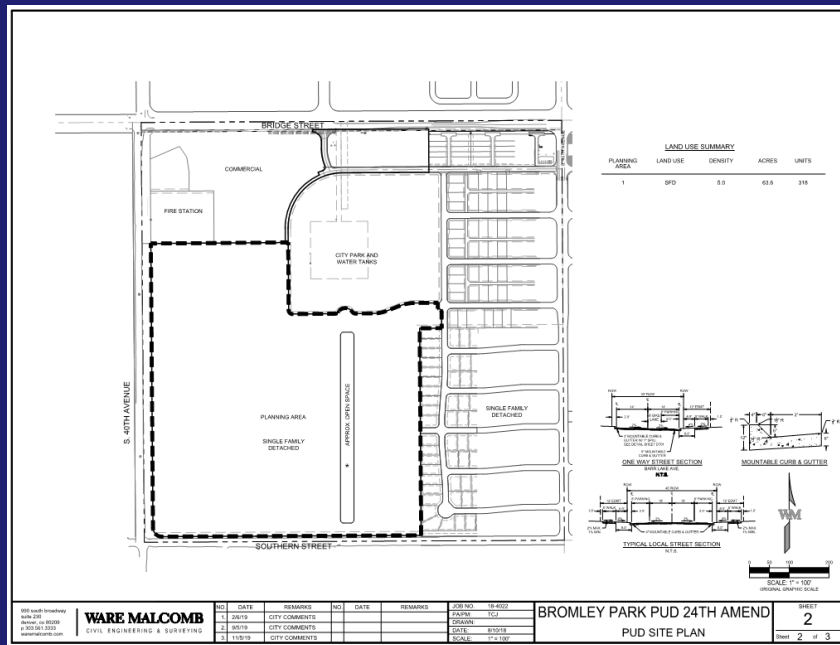


Zoning Map





## Proposed PUD



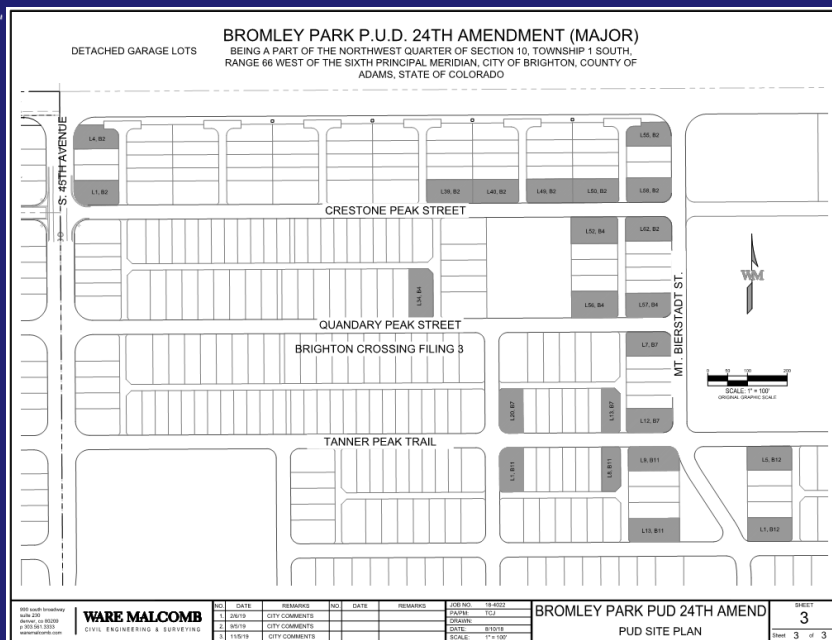
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## Proposed PUD

- Subject lots are shown in gray.



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## Land Use and Development Code

- Review Criteria in Summary:

- ❖ Section 17-16-110(d)(4), Approval Criteria, of the *Land Use and Development Code*, describes the requirements for a PUD. A PUD plan and classification to a PUD District may be recommended for approval only if the Planning Commission finds that all of the following criteria have been met:

- ✓ a. *The PUD addresses a unique situation, confers a substantial benefit to the City or incorporates creative site design, and represents an improvement in quality over what could have been accomplished through strict application of the otherwise applicable standards.*



## Land Use and Development Code

- Review Criteria in Summary (Continued):

- ✓ b. *The PUD complies with the Comprehensive Plan and all applicable use, development and design standards.*

- ✓ c. *The PUD District and PUD Final Development Plan shall comply with all applicable PUD use and development standards set forth in this Section.*



## Land Use and Development Code

- Review Criteria in Summary (Continued):

- ✓d. *The PUD is integrated and connected with adjacent development through street connections, sidewalks, trails, and similar features.*
- ✓e. *To the maximum extent feasible, the proposal mitigates any potential significant adverse impacts on adjacent properties or on the general community.*



## Land Use and Development Code

- Review Criteria in Summary (Continued):

- ✓f. *Sufficient public safety, transportation, educational and utility facilities and services are available to serve the subject property.*
- ✓g. *The proposed phasing plan for development of the PUD is rational in terms of available infrastructure capacity, marketing, and financing.*





## Land Use and Development Code

- Review Criteria in Summary (Continued):
  - ✓ h. *The same development could not be accomplished through the use of other techniques, variances or minor modifications.*
  - ✓ i. *The applicant has submitted a schedule of development and agrees to the schedule subject to the revocation and withdrawal clauses of this Section.*



## Public Notice and Comment

- Public Notice was provided in accordance with the *Land Use and Development Code*.
- By January 6<sup>th</sup>:
  - ✓ Notice was published in the *Brighton Standard Blade*.
  - ✓ Signs were posted on or in close proximity to the subject properties.
  - ✓ Written notice was mailed to all property owners within 300 feet of the subject properties.
- As of the posting of the agenda packet, Planning staff has not received any formal comments.





## Recommendations

- ❖ The Development Review Committee has reviewed this project and recommends approval.
- ❖ The Planning Commission heard the request on December 12, 2019 and recommended approval.
- ❖ Staff is recommending approval of the PUD Amendment as it:
  - ✓ Is in general conformance with the *Comprehensive Plan*; and
  - ✓ Is in accordance with the *Land Use and Development Code*.



## Options for City Council

- ☐ Approve the PUD Amendment via ordinance;
- ☐ Approve a modified PUD Amendment via ordinance;
- ☐ Deny the PUD Amendment via ordinance with specific findings to justify the denial;  
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 and Development Code*.