



Prairie Corner II Zoning Request

City Council – February 4, 2020

Applicant/Owner:

Mark Connor, Prairie Corner Development Partners, LLC

City Staff Representative:

Lauren Simmons, AICP, Senior Planner



Strategic Focus Area

Recognizable and Well-Planned
Community





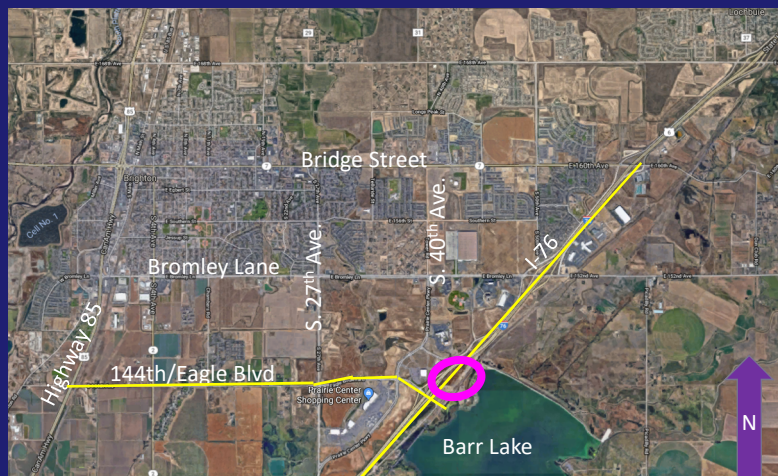
New Code Transition

- 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.



Subject Property Location

- Located on the east side of I-76, north of Eagle Boulevard, west of the Burlington Northern Railroad and Barr Lake.

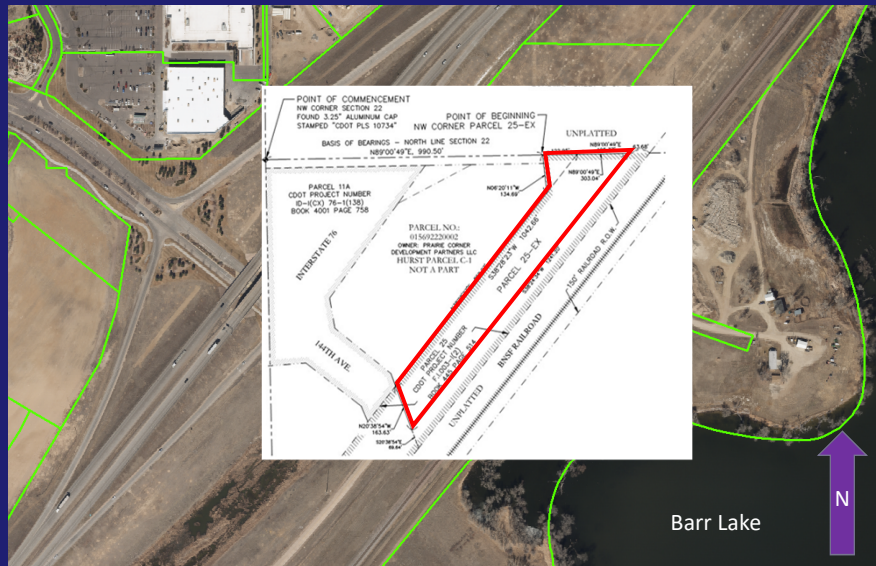


Aerial Map



Purpose

- Request for zoning of one parcel to General Retail and Services (C-3).
- Property was annexed into the City in 1987 as right-of-way.
- CDOT recently sold property to Prairie Corner developer.



Aerial Map

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Annexation

- Annexed as part of the Sable No. 1 Annexation in 1987.

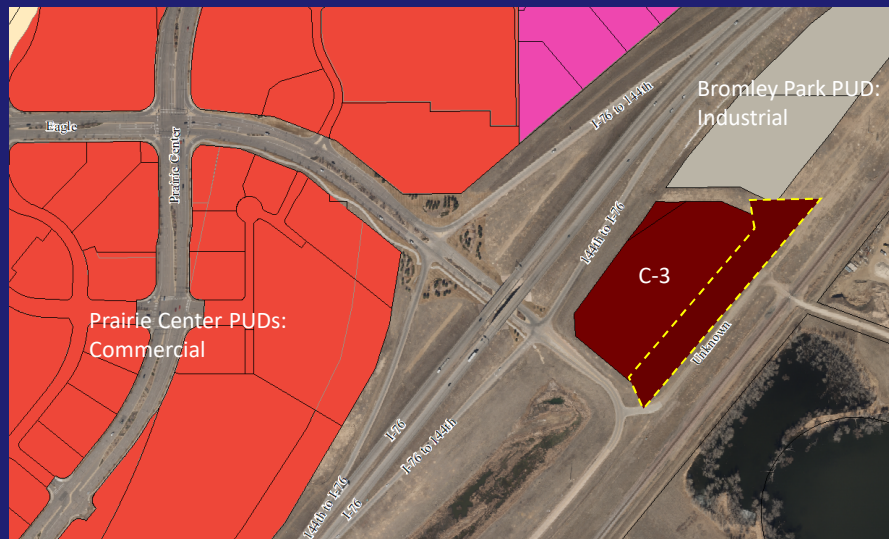


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Zoning

- The adjacent property, Prairie Corner was zoned C-3 in 2015.



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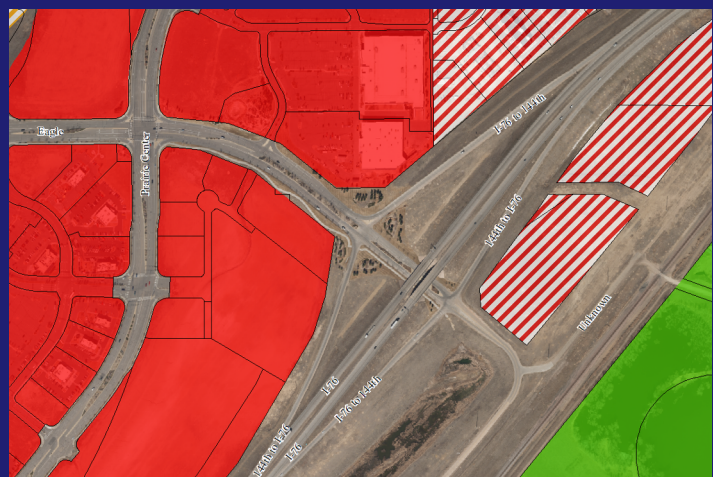


Comprehensive Plan

Future Land Use: Adjacent to Mixed Use Commercial.

Principle 9: Develop a Dynamic, Regionally Competitive, and Sustainable Recreation and Tourism Based Industry

Policy 9.3 Ensure that Land Uses and Transportation Support Tourism, encourage zoning designations at appropriate locations that will support the recreation and tourism industry.



Future Land Use Map

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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.

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Public Notice and Comment

- Public Notice was provided in accordance with the *Land Use and Development Code*.
- On January 1:
 - ✓ Notice was published in the *Brighton Standard Blade*.
 - ✓ Written notice was mailed to all property owners within 300 feet of the subject property.
- On January 6:
 - ✓ A sign was posted on the property.
- To date, staff has not received any formal comments.



Sign Location Map



Site Sign Image

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Recommendations

- ❖ The Planning Commission unanimously recommended approval at their January 23, 2020 meeting.
- ❖ Staff is recommending approval of the zoning as it:
 - ✓ Is in accordance with the *Comprehensive Plan*, and
 - ✓ Is in accordance with the *Land Use and Development Code*.



Options for City Council

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



Appendix A: Applicant's Zoning Map

