



Bromley Park Planned Unit Development 36th Amendment

CITY COUNCIL – March 17, 2026

City Staff Representative:

Department:

Applicant:

Project Contact:

Summer McCann, AICP, Senior Planner

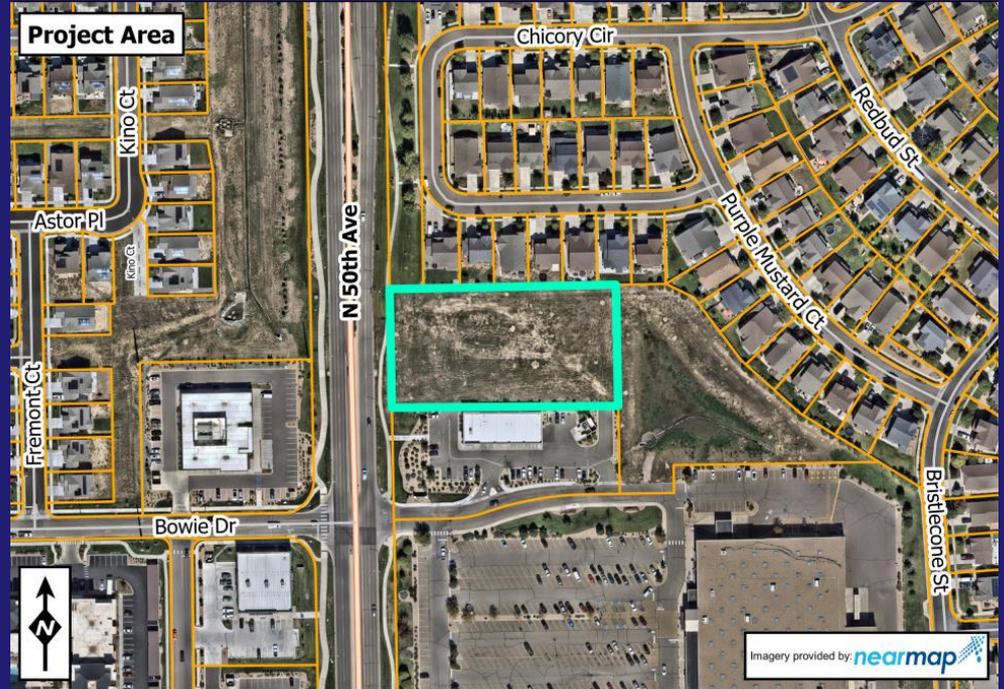
Community Development

BLAIN LLC

Cadence Development LLC

Subject Property Location

The property is generally located to the northeast of the intersection of Bowie Drive and North 50th Avenue, south of Chicory Circle, and west of Purple Mustard Court.

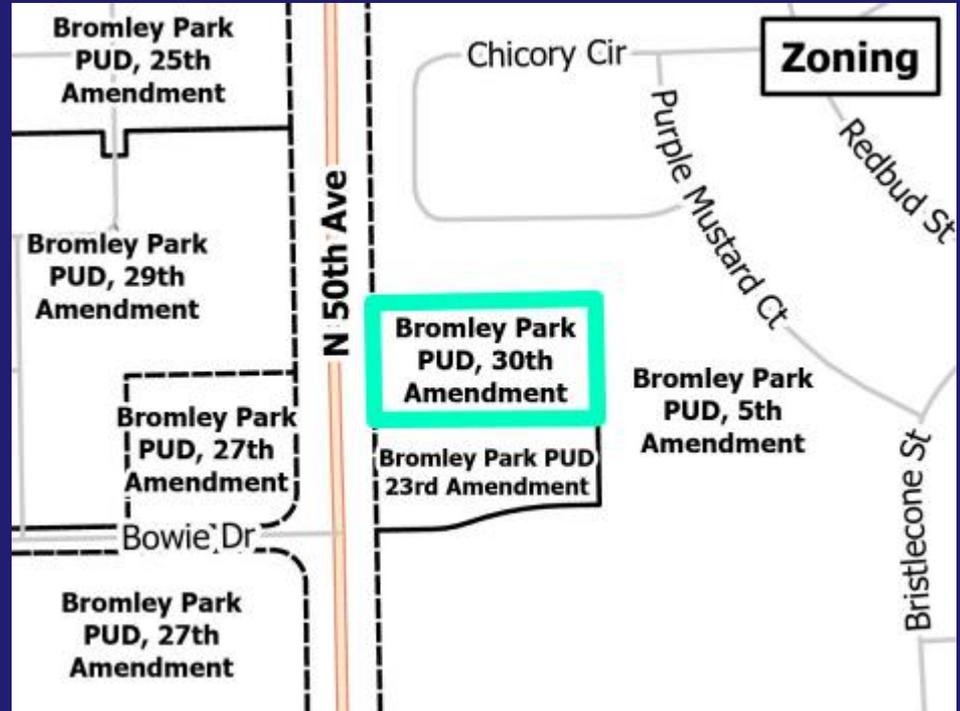


Aerial Map

Background

The Property:

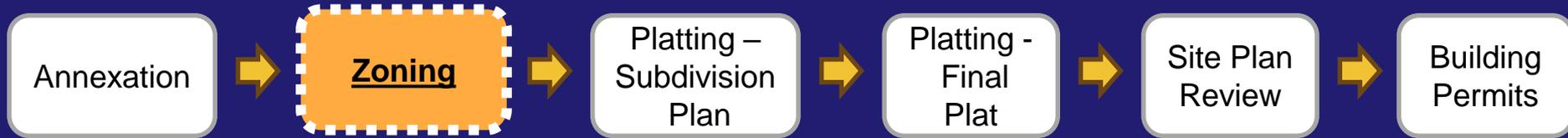
- Is currently zoned Bromley Park PUD 30th Amendment.
- Is currently platted Brighton Crossing Filing 2, 11th Amendment.



Zoning Map

Purpose

- The request is to rezone the Property to allow a daycare as a permitted use and establish development standards specific to that use.



Process

- The *Bromley Park Land Use Regulations* allow for a Major PUD Amendment.
- Staff used the conversions of PUDs criteria from the *Land Use & Development Code* to review the proposal.

Staff Analysis – Proposed Amendment

Provisions of the Daycare Use:

- Building design standards allow reduced window transparency to address daycare privacy and security needs.
- Parking standards proposed at 1 space per 300 square feet, compared to the LUDC requirement of 1 space per 200 square feet.
- Parking lot setback reduced from 40 feet to 18 feet to accommodate site layout. Building setback is 85 feet.
- Parking setback area will include enhanced landscaping and an 8-foot masonry wall to mitigate visual and noise impacts.

Staff Analysis – Proposed Amendment Cont.

- All other permitted uses remain subject to the existing 40-foot parking setback and previously approved development standards.
- After building construction, any future change in use may require additional site plan review to address buffering and screening requirements.

Staff Analysis – Review Criteria Slide 1

The plan meets the review criteria for a Planned Unit Development Amendment (LUDC Sec. 2.04 C.)

- a) The plan proposes the most closely applicable base zoning district(s) for specific portions of the property in terms of land use, development intensity, and building form and scale.*
- b) The proposed change is consistent with concepts or plans in the previously approved Planned Unit Development and does not increase development beyond the capacity or impacts proposed in that plan.*
- c) The proposed plan either meets the standards provided in this code, or where deviations from the base zoning districts or other standards of this code are requested, they bring the project closer to the intent of this code than was otherwise anticipated under the approved Planned Unit Development.*

Staff Analysis – Review Criteria Slide 2

The plan meets the review criteria for a Planned Unit Development Amendment (LUDC Sec. 2.04 C.)

- d) The plan meets the review criteria for a Zoning Map Amendment.*
 - 1. The proposal is in accordance with the goals and objectives of the Comprehensive Plan and any other plan, policy, or guidance adopted pursuant to that plan.*

Staff Analysis – Comprehensive Plan: Future Land Use Designation

The Subject Property is designated
as Commercial.



Future Land Use Map

Staff Analysis – Comprehensive Plan: Principles, Policies & Strategies

Chapter Four: Citywide Principles, Policies & Strategies

- *Policy 1.1 – New Growth Should Favor Existing Areas of Infrastructure Investment and Planning*
- *Policy 5.2 – Support Brighton’s Non-Downtown Commercial Centers, Focusing Growth within Existing Investment Areas Where Possible*

Staff Analysis – Review Criteria Slide 3

- 2. The proposal will support development in character with existing or anticipated development in the area, including the design of street, civic spaces and other open spaces; the pattern, scale and format of buildings and sites; and the integration, transitions and compatibility of other uses.*
- 3. The City or other agencies can provide services or facilities that may be necessary for anticipated uses in the proposed district.*
- 4. The change will serve a community need, amenity, or development that is not possible under the current zoning or that was not anticipated at the time of the initial zoning of the property.*
- 5. The recommendations of any professional staff or advisory review bodies.*

Public Notice and Comment

- Public Notice was provided in accordance with the *Land Use & Development Code*.
- On February 9th
 - ✓ Notice was published on the City's Website.
 - ✓ Written notice was mailed to all property owners within 300 feet of the Property.
- On February 4th
 - ✓ One public hearing sign was posted on the Property.
- City staff posted information for the public hearing on Facebook and NextDoor.
- A neighborhood meeting was held on August 25, 2025.
- Planning staff has received no formal comments in advance of this hearing.

Summary of Findings

- ✓ The Development Review Committee has reviewed this project and recommends approval.
- ✓ The Planning Commission heard the request on February 26, 2026 and unanimously recommended approval.
- ✓ Staff finds the Major PUD Amendment meets the requirements as outlined in the *Land Use & Development Code*.

City Staff Recommendation

- ✓ Staff recommends approval of the Bromley Park Planned Unit Development 36th Amendment.

Options for City Council

- ❑ Approve the Planned Unit Development Amendment as presented;
- ❑ Approve the Planned Unit Development Amendment with changes to the drafted ordinance;
- ❑ Deny the Planned Unit Development Amendment; or
- ❑ Continue the Planned Unit Development Amendment to be heard at a later specified date.