

Watertower Place Zoning Map Amendment

City Council – March 18th, 2025

Applicant:

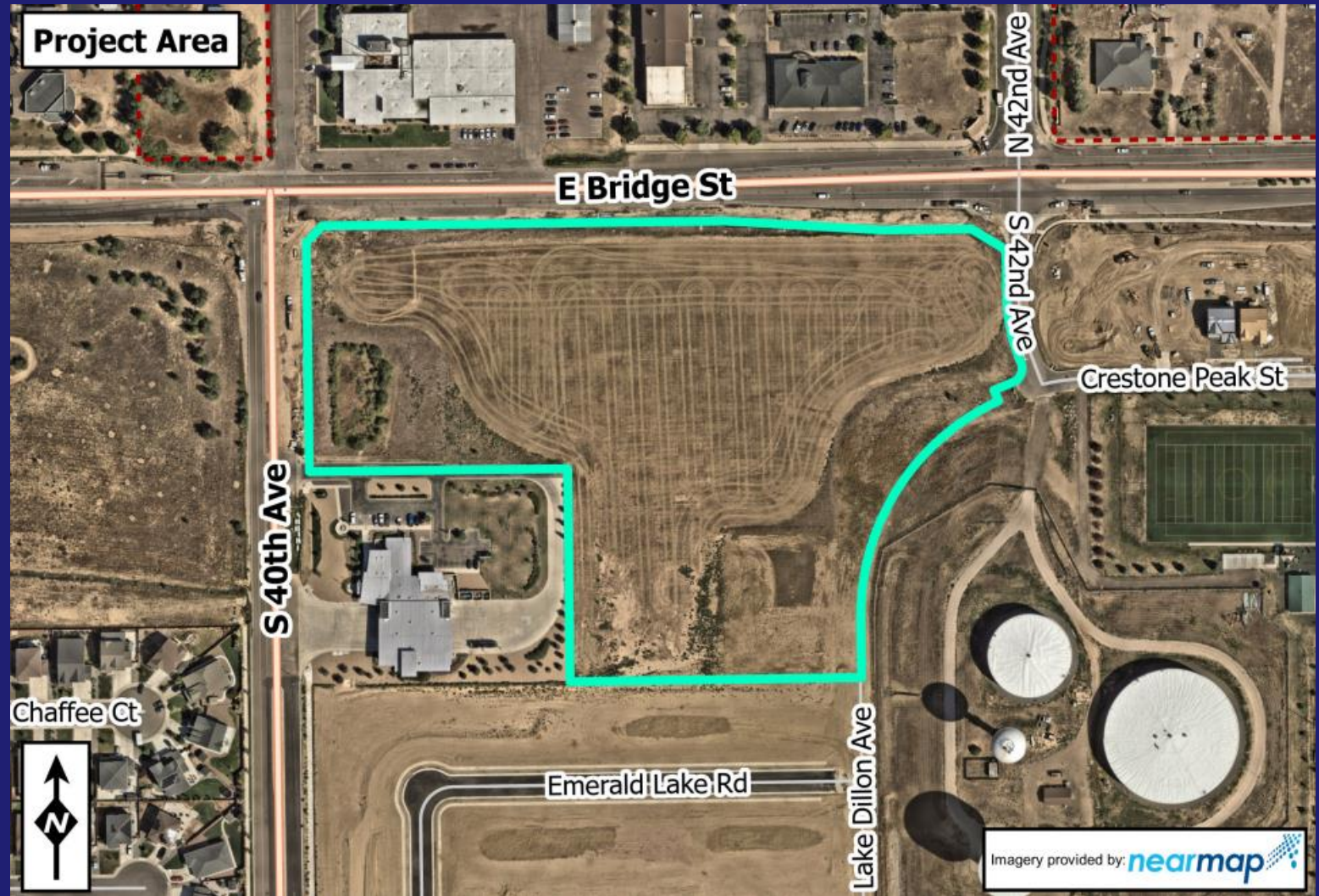
City Staff Representative:

Columbo II LLC

Summer McCann, Senior Planner

Subject Property Location

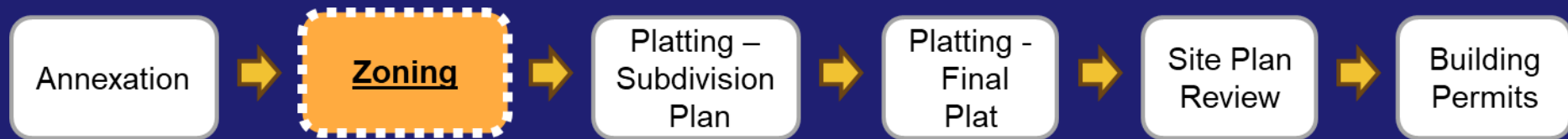
- The property is generally located to the northeast of the Brighton Fire Rescue District Station 52, south of East Bridge Street, west of South 42nd Avenue and east of South 40th Avenue.



Aerial Map

Purpose

- The request is to rezone the Property from the current Bromley Park PUD 13th Amendment to C-2 (Restricted Retail and Services) and R-2 (Mixed Density Residential).



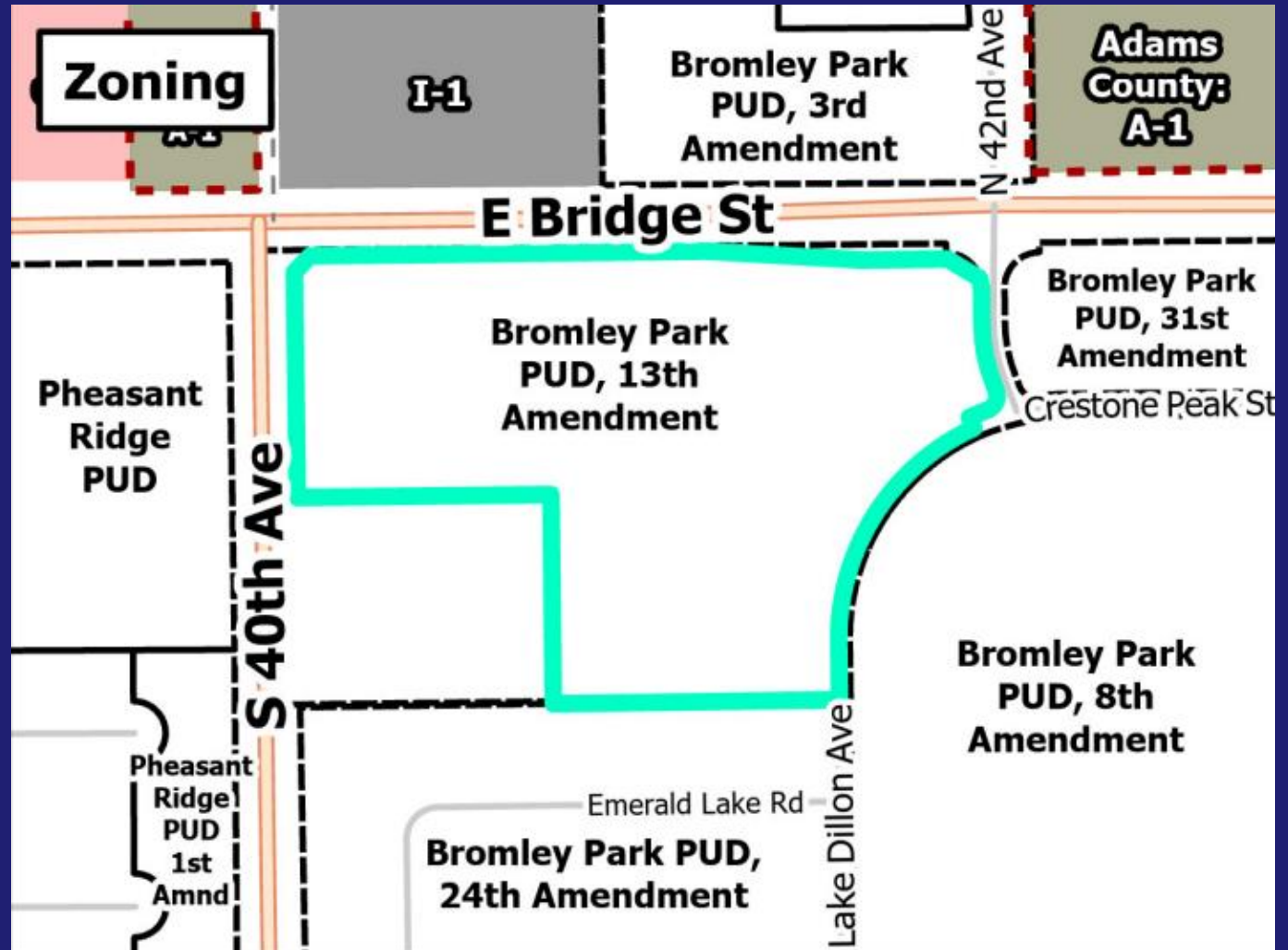
Process

- Zoning is the second step in the land development process.
- Staff used the Zoning Map Amendment criteria from the Land Use & Development Code to review the proposal.

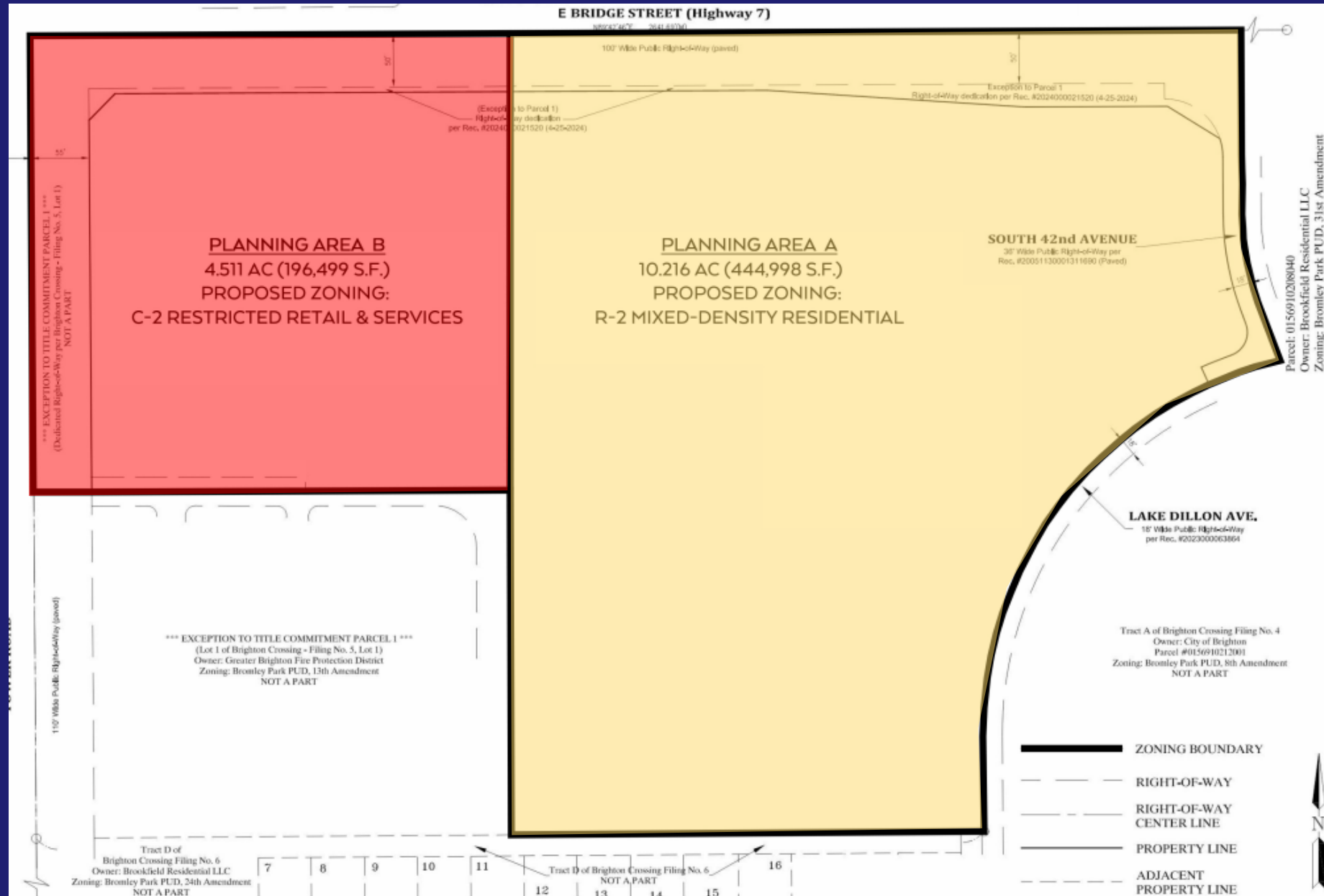
Background

The Property:

- Was annexed in 1986 as part of the Bromley Park Annexation.
- Is currently zoned Bromley Park PUD 13th Amendment which has an underlying zoning of C-3 (General Retail and Services).
- Was partially platted under the Brighton Crossing Filing No. 5, Lot 1 Plat.



Zoning Map



Allowed Uses C-2 (Restricted Retail and Services) and R-2 (Mixed Density Residential):

- Article 4 of the *Land Use & Development Code*
 - The C-2 district provides a wider variety of small and moderate scale retail, service, civic and employment uses. It is centrally located and along arterial streets or intersections, and where transitions and buffers between lower-density residential and low-intensity uses are possible.
 - The R-2 – Mixed-Density Residential. The R-2 district provides residential living (wide range of small-scale residential building types) in a compact, walkable neighborhood setting allowing a mix of housing options at strategic locations which transition to complimentary and supporting non-residential uses. A well-designed public realm provides the focal point to integrate a variety of building types with a consistent neighborhood character.
 - Allowed Uses:
 - C-2 - Retail, Services, Office uses, etc.
 - R-2 - Single Family Detached, Duplexes, Row Homes

Review Criteria – Land Use & Development Code

The City Council in making its decision shall use the following criteria 2.03 (B.)

B. Review, recommendations and decisions for a proposed zoning map amendment shall be based on the following criteria:

- 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:

Chapter Three: Future Land Use Plan & Opportunity Areas

- *Number 13. Bridge Street Opportunities*

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*
- *Policy 6.5 - Encourage Projects that Enhance the Diversity of Housing Types and Costs, and Manage Affordability through Supply and Subsidy*

Land Use & Development Code

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 have the ability to 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 13th
 - ✓ Written notice was mailed to all property owners within 1000 feet of the Subject Property.
- On February 18th
 - ✓ Notice was published on the City's Website.
- On March 3rd
 - ✓ Three signs were posted on the subject property.
- City staff posted information for the public hearing on various social media sites.
- Planning staff has not received any formal comment in advance of this hearing.

Summary of Findings

- ✓ The Planning Commission heard the request on February 13th, 2025 and unanimously recommended approval.
- ✓ The Development Review Committee has reviewed this project and recommends approval.
- ✓ Staff finds the Zoning Map Amendment is in general compliance with the requirements as outlined in the *Land Use & Development Code*.

City Staff Recommendation

- ✓ Staff recommends approval of the Watertower Place Zoning Map Amendment.

Options for City Council

- ❑ Approve the Zoning Map Amendment;
- ❑ Deny the Zoning Map Amendment;
- ❑ Approve the Zoning Map Amendment with changes to the drafted resolution; 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 & Development Code*.