



Brighton Crossing Filing No. 9 Subdivision Plan

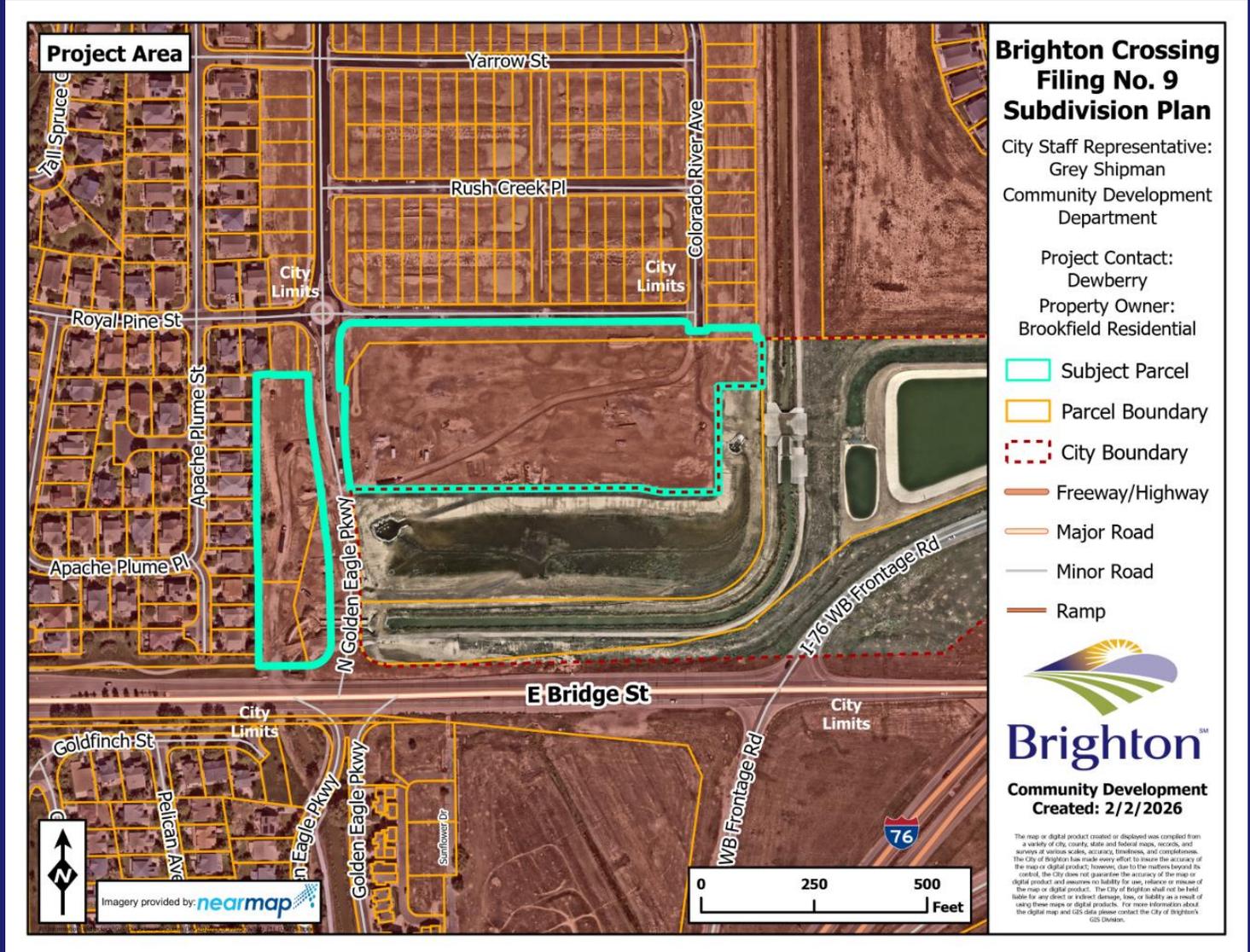
City Council – March 17, 2026

Applicant/Property Owner:
Project Contact:
City Staff Representative:

Brookfield Residential LLC
Sue Sibel, Dewberry
Grey Shipman, Planner I

Subject Property Location

The property is generally located to the north of E Bridge Street, south of Royal Pine Street, east of Apache Plume Street and west of the Speer Canal.



Aerial Map

Purpose

- The request is to approve the Subdivision Plan for the construction of a single family detached residential neighborhood.



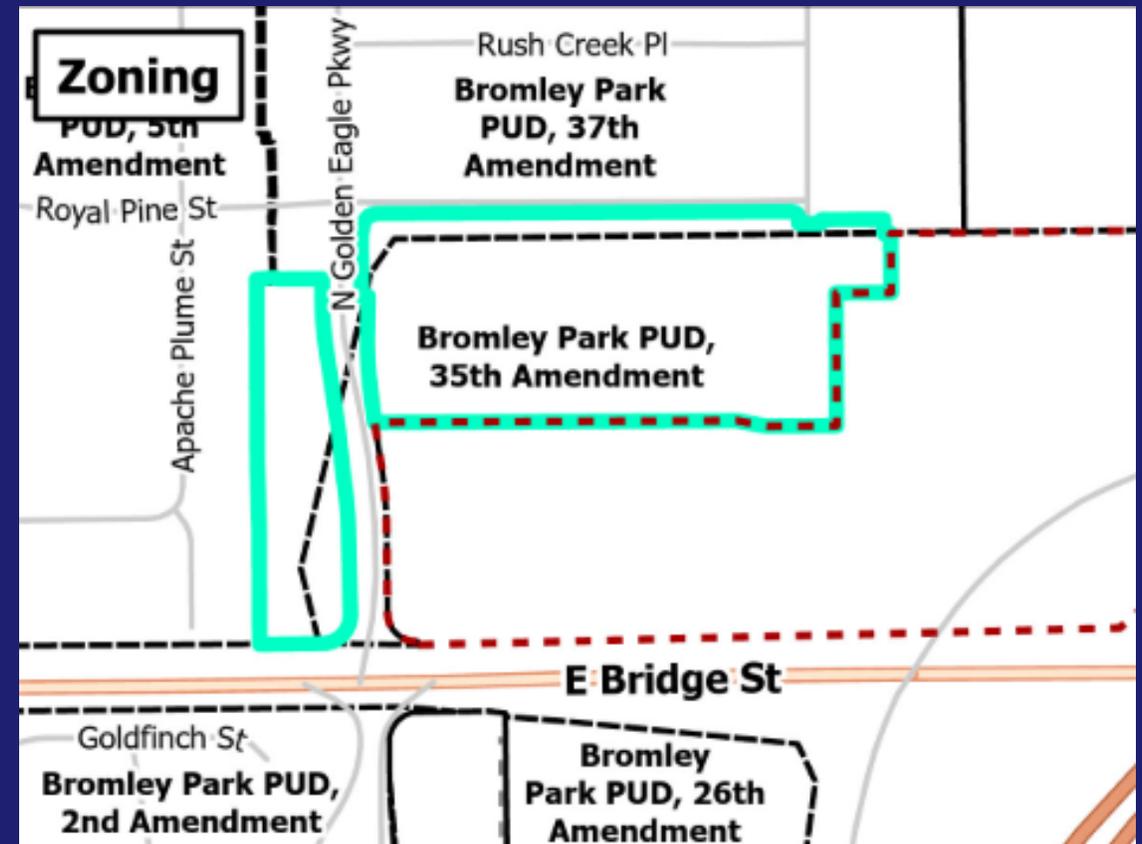
Process

- The *Land Use & Development Code* outlines the review and approval process of a Major Subdivision - Subdivision Plan.
- Staff used the Subdivision Plan review criteria from the *Land Use & Development Code* to review the proposal.

Background

The Property:

- Was annexed in 2025 as part of the Brighton Crossing Annexation
- Was added to Bromley Park under the Bromley Park PUD, 35th Amendment
- Is currently zoned 'Single Family Detached'

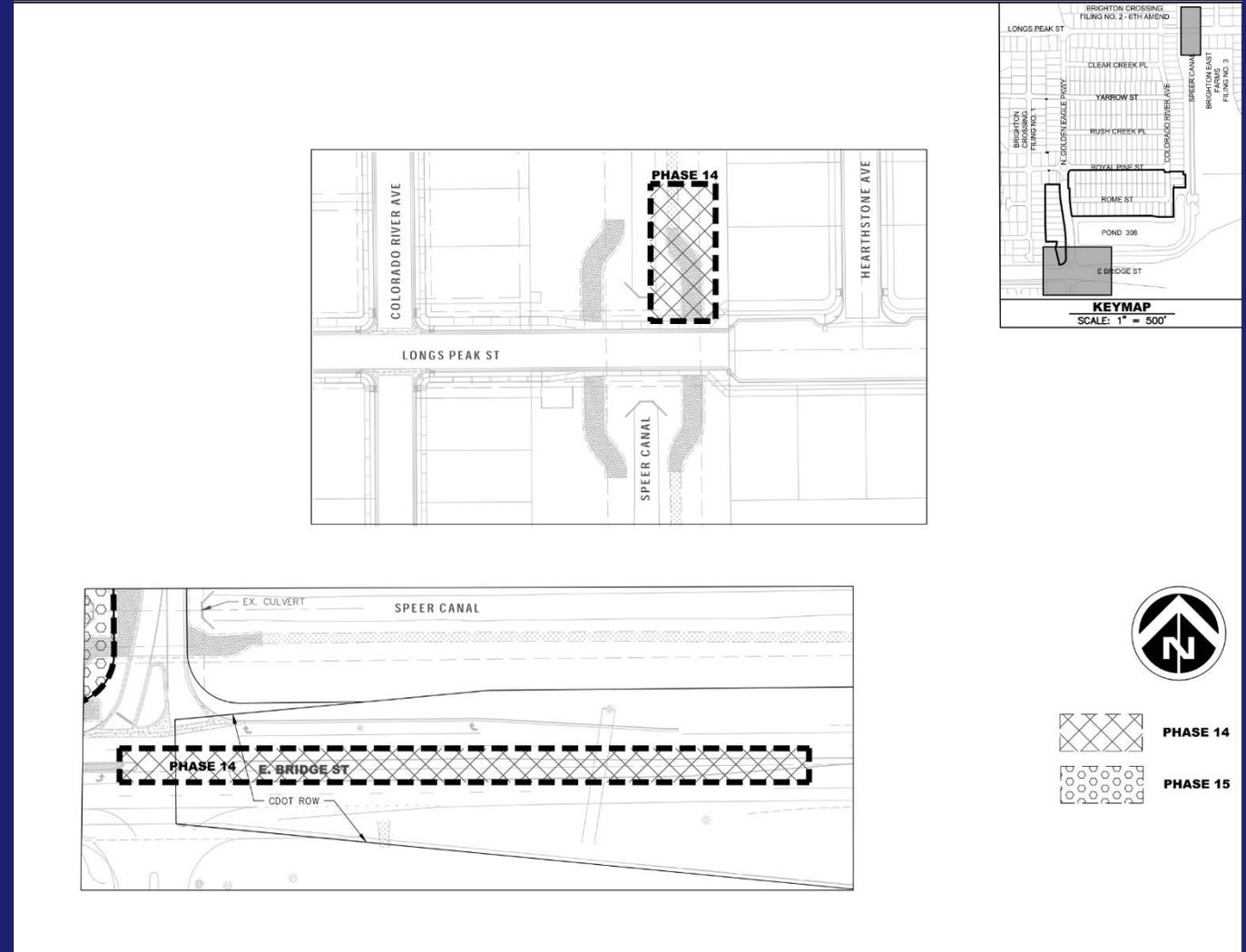


Zoning Map

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Developer Contributions: Phase I Off-site Improvements

- Construct missing trail connection along Speer Canal
- Extend the median in E Bridge St. to the east of the N Golden Eagle Parkway intersection

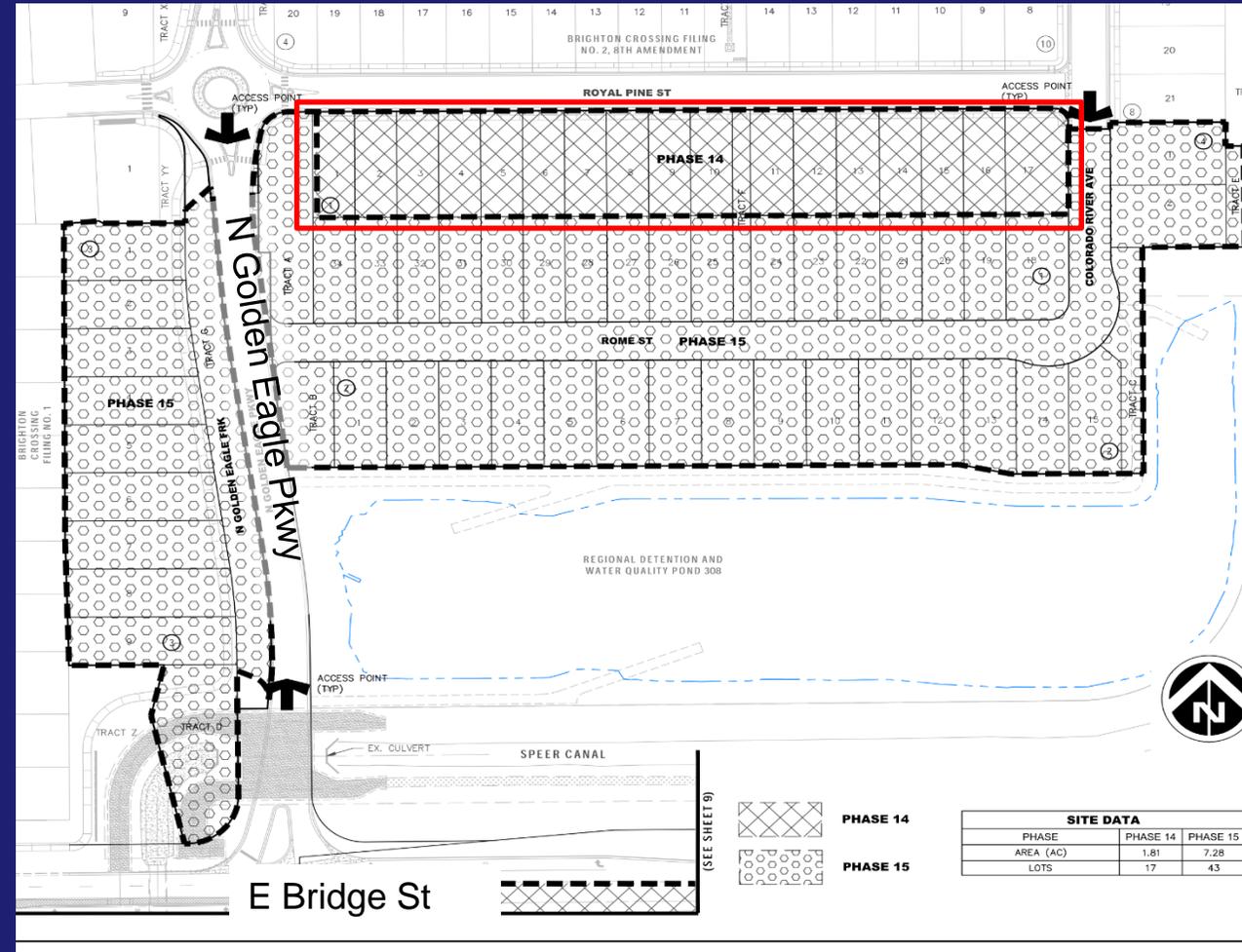


Phase I Offsite Improvements

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Developer Contributions: Phase I On-Site Improvements

- Utilize the City's current water, sewer, and drainage infrastructure along Royal Pine St.
- Construct a portion of sidewalk in a tract that increases pedestrian connectivity

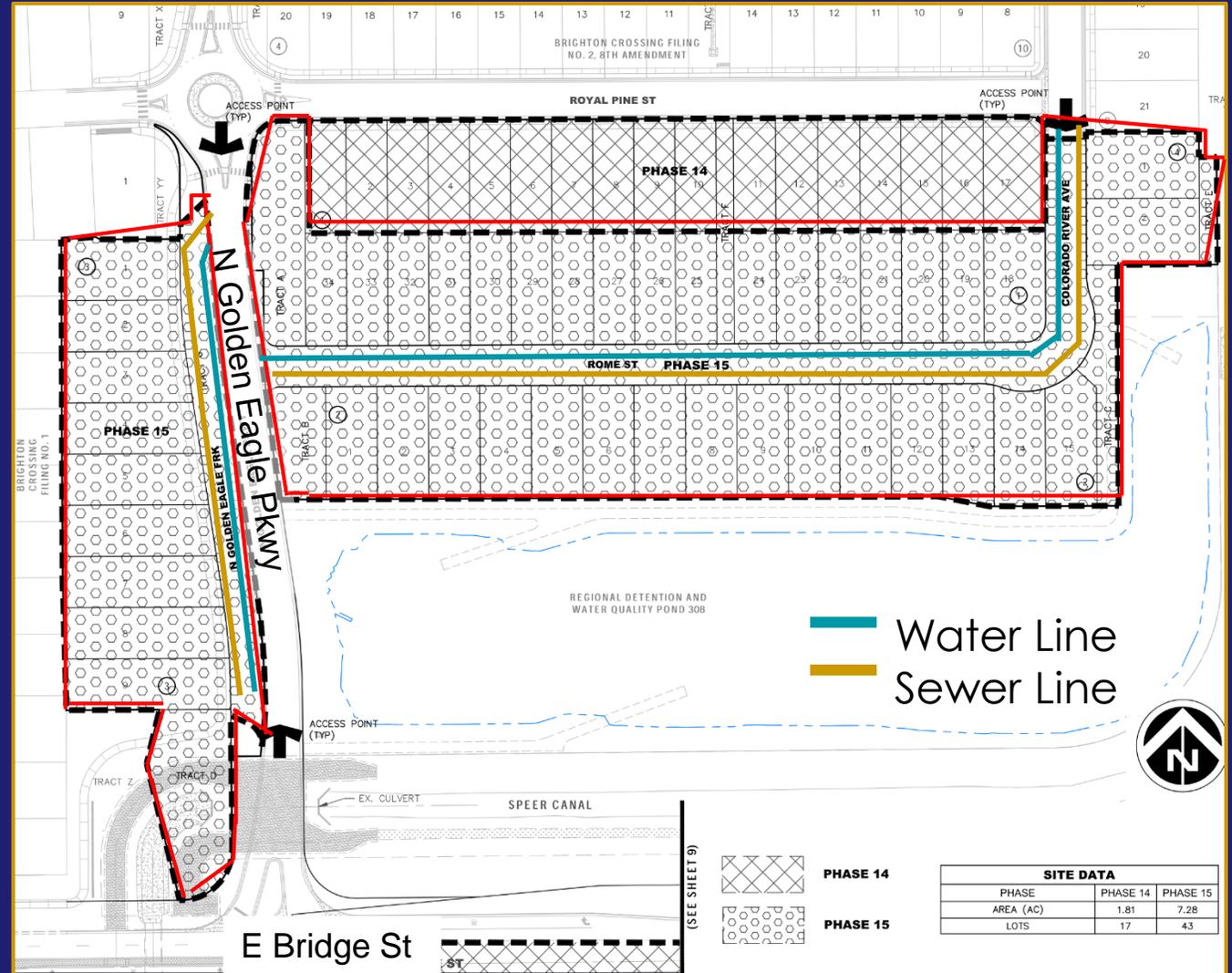


Phase I Lots

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Developer Contributions: Phase II Improvements

- Extend City water and sewer infrastructure along a new public street with new sidewalks as well as curb & gutter
- Construct a new private street (N Golden Eagle Fork) that will be privately owned and maintained by the metro district
- Extend City water and sewer along N Golden Eagle Fork
- Landscape tracts
- Connect to existing stormwater lines



Phase II Lots

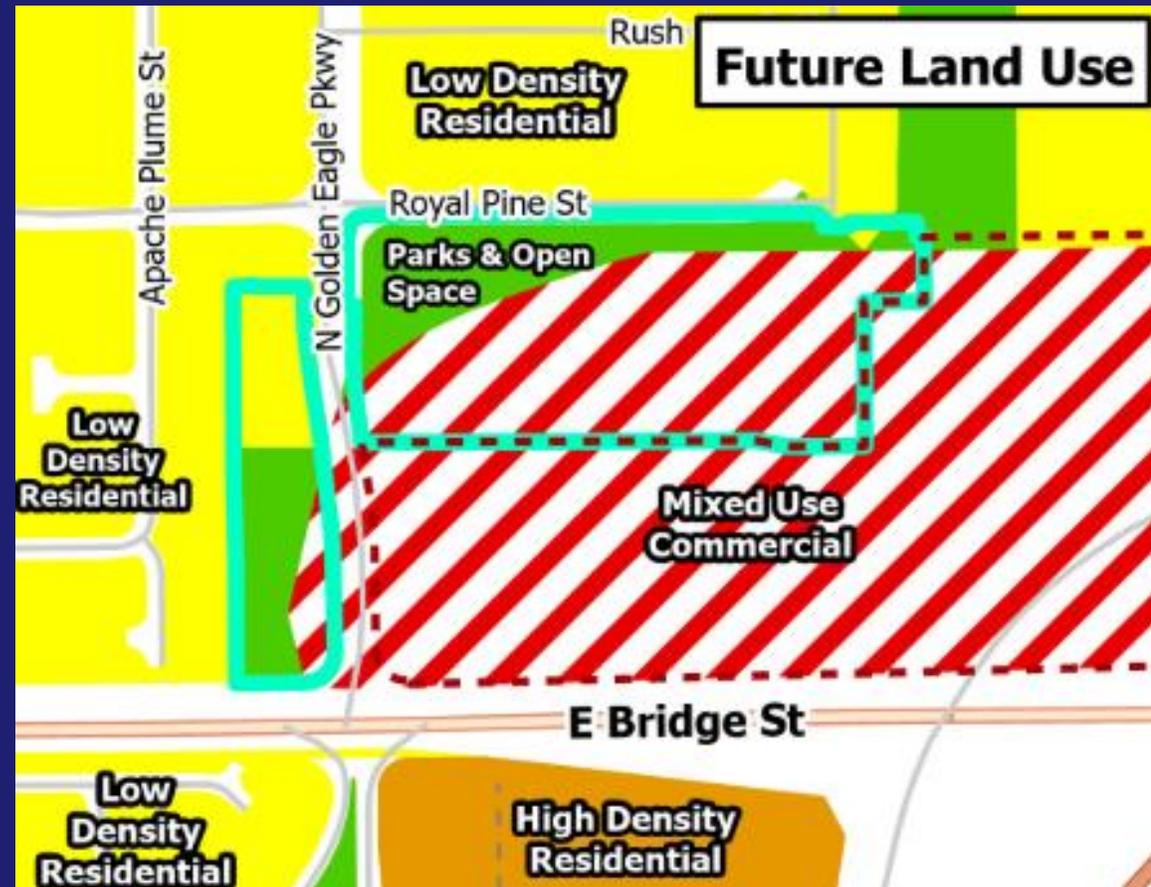
Staff Analysis – Land Use & Development Code

In making its recommendation, the City Council shall use the following criteria (Section 2.02 D. 1.):

1. Review Criteria. A subdivision plan shall be reviewed according to the following criteria:
 - a. *The application is in accordance with the Comprehensive Plan, and in particular, the physical development patterns, the arrangement of streets, blocks, lots and open spaces, and the public realm design and investments reflect the principles and concepts of the plan.*

Staff Analysis – Comprehensive Plan: Future Land Use Designation

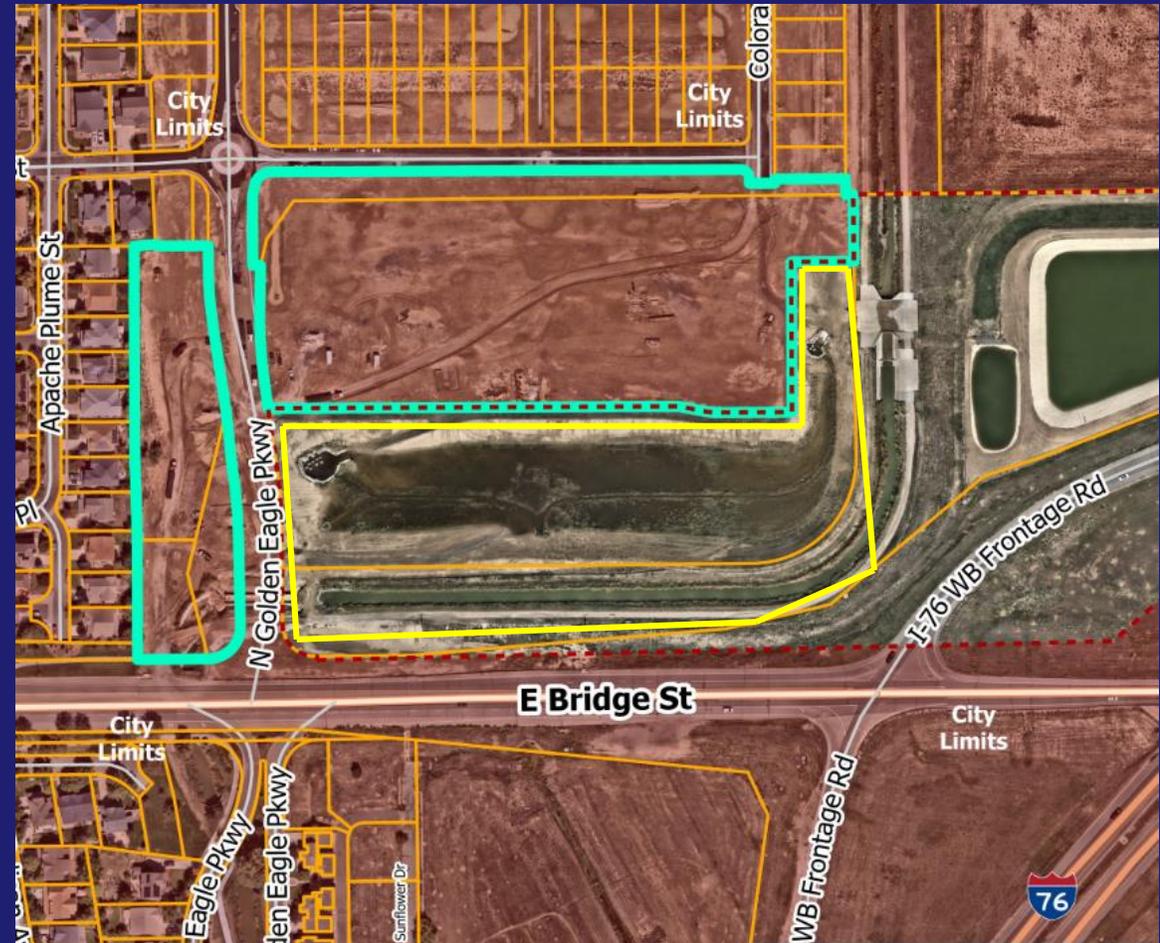
The Property is designated as majority Mixed Use Commercial with a small portion as Open Space.



Future Land Use Map

Staff Analysis – Comprehensive Plan: Future Land Use Designation Unsuitable

- A stormwater pond and a canal along the eastern and southern edges of the property separate the site from the street
- Street frontage is a key factor that contributes to the success of commercial land uses
- Although the Future Land use of the property is Mixed Use Commercial, other policies in the Comprehensive Plan should be considered because of unique site conditions



Lack of Frontage

Staff Analysis – Comprehensive Plan: Citywide Principles

Chapter Four: Citywide Principles, Policies & Strategies

- *Policy 1.1 – New Growth Should Favor Existing Areas of Infrastructure Investment and Planning*
- *Policy 1.2 – New Municipal Investments in Infrastructure and Public Facilities Should Strategically Further the Plan’s Vision and Principles*
- *Policy 1.3 – Private Development Should “Pay Its Own Way”, by Bearing an Equitable Portion of the Costs of Expanding Municipal Infrastructure*
- *Policy 2.1 – Brighton Will Continue to Develop in a Self-Sufficient and Sustainable Manner (Live, Learn, Work, Shop and Play) with an Appropriate Balance between Residential and Non-Residential Uses*
- *Policy 6.2 – Ensure Residential Lots and Architecture Enhance the Street*
- *Policy 6.4 – Encourage the Enhancement and Reinvestment in Existing Neighborhoods*
- *Policy 8.1 – Encourage Redevelopment of Strategic Areas and Promote Infill Development*

Staff Analysis – Land Use & Development

Code Cont'd

- b. Compliance with the requirements of this development code, and in particular, the blocks and lots proposed are capable of meeting all development and site design standards under the zoning district.*
- c. The application includes performance, construction and any maintenance assurances for the design, construction and acceptance of the improvements by the City.*
- d. Any phasing proposed in the application is clearly indicated and demonstrates a logical and coordinated approach to development, including coordination with existing and potential development on adjacent property, and that the timing, location and construction of amenities is consistent throughout the phases.*
- e. Any impacts identified by specific studies or technical reports, including a review of storm water, are mitigated with generally accepted and sound planning, engineering, and urban design solutions that reflect long-term solutions and sound fiscal investments.*
- f. The application does not deter any existing or future development on adjacent property from meeting the goals and policies of the Comprehensive Plan.*
- g. The design does not impede the construction of anticipated or planned future public infrastructure in the area.*
- h. The recommendations of professional staff or any other public entity or review agencies asked to officially review the subdivision plan.*

Public Notice and Comment

- Public Notice was provided in accordance with the *Land Use & Development Code*.
 - On February 3rd
 - ✓ Three signs were posted on the subject property.
 - On February 5th
 - ✓ Notice was posted to the City's website.
 - On February 9th
 - ✓ Written notice was mailed to all property owners within 1,000 feet of the Subject Property.
 - City staff posted information for the public hearing on Facebook.
- Planning staff has not received any formal comments in advance of this hearing.

Summary of Findings

- ✓ The Planning Commission unanimously recommended approval of the Subdivision Plan on February 26, 2026.
- ✓ The Development Review Committee has reviewed this project and recommends approval.
- ✓ Staff finds the Subdivision Plan is in compliance with the requirements as outlined in the *Land Use & Development Code*.

City Staff Recommendation

- ✓ Staff recommends approval of the Brighton Crossing Filing No. 9 Subdivision Plan.

Options for City Council

- ❑ Approve the Subdivision Plan and accept all associated public improvements as presented in the draft resolution;
- ❑ Approve the Subdivision Plan and accept all associated public improvements with modifications to the draft resolution;
- ❑ Deny the draft resolution approving the Subdivision Plan and provide justification for such action; or
- ❑ Continue the item to a later, specified date if the City Council feels it needs more information to make an informed decision.