

Adams Point Zoning Map Amendment


CITY COUNCIL – July 16, 2024

City Staff Representative: Stephanie Iiams, Associate Planner
 Department: Community Development
 Property Owner: Brighton Housing Authority

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Subject Property Location

The property is generally located to the north of East Bridge Street, south of Longs Peak Street, east of North 19th Avenue, and west of the Fulton Ditch.




Aerial Map

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Purpose

- The request is to rezone the Property from C-3 (General Retail & Services) to R-3 (Multiple Family Residential) under the City of Brighton.



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.

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Background

The Property is:

- Located within city limits
- Currently zoned C-3 (General Retail & Services)
- Currently platted under the Fulton Plaza Filing No. 1 Final Plat



Zoning Map

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Proposed Uses

Allowed Uses (R-3, Multiple Family Residential):

- Article 4 of the *Land Use & Development Code*
 - The R-3 district provides residential living in a moderate-density pattern in suburban neighborhoods located in areas that have transition between lower-density neighborhoods or more intense non-residential uses and where a high level of accessibility, public amenity and support services are immediately available.
 - Allowed Uses: Row Houses, Apartments, Senior Living, etc.

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Review Criteria – Land Use & Development Code

In making its decision, the City Council shall use the following criteria (Section 2.03 B.):



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

- 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.

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Staff Analysis – Comprehensive Plan: Future Land Use Designation

The Subject Property is designated as Public Land and is within the City's growth boundary.

Future Land Use Map

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Staff Analysis – Comprehensive Plan: Opportunity Area Policies

Chapter Three: Future Land Use Plan & Opportunity Areas

- Number 2. Encourage Higher Residential Densities Near Commercial Centers and Major Corridors
- Number 13. Bridge Street Opportunities

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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 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 6.5 - Encourage Projects that Enhance the Diversity of Housing Types and Costs, and Manage Affordability through Supply and Subsidy
- Policy 8.1 - Encourage Redevelopment of Strategic Areas and Promote Infill Development

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Review Criteria – Land Use & Development Code Continued

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.

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Public Notice and Comment

- Public Notice was provided in accordance with the *Land Use & Development Code*
- On June 27th
 - ✓ A public hearing sign was posted on the Property.
- On June 27th
 - ✓ Written notice was mailed to all property owners within 1000 feet of the Property.
 - ✓ Notice was published on the City's Website.
- City staff posted information for the public hearing on Facebook and NextDoor.
- A neighborhood meeting was held on November 8, 2023.
- Planning staff has received one formal letter of support in advance of this hearing.

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Summary of Findings

- ✓ The Development Review Committee has reviewed this project and recommends approval.
- ✓ The Planning Commission heard the request on June 13, 2024 and unanimously recommended approval.
- ✓ Staff finds the Zoning Map Amendment is in compliance with the requirements as outlined in the *Land Use & Development Code*.

City Staff Recommendation

- ✓ Staff recommends approval of the Adams Point Zoning Map Amendment.

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Options for City Council

- Approve the Zoning Map Amendment as presented via ordinance;
- Approve the Zoning Map Amendment with changes to the drafted ordinance;
- Deny the Zoning Map Amendment; or
- Continue the Zoning Map Amendment to be heard at a later specified date.

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