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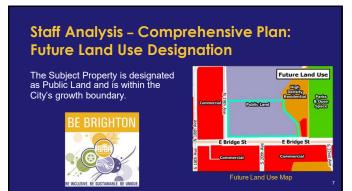
Background The Property is: Located within city limits Currently zoned C-3 (General Retail & Services) Currently platted under the Fulton Plaza Filing No. 1 Final Plat

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. o Allowed Uses: Row Houses, Apartments, Senior Living, etc.

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:
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

Review Criteria – Land Use & Development Code Continued

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- 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.
- 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 June 27th

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- ✓ 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.

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 outlines 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.