



Bromley Park Planned Unit Development 32nd Amendment

CITY COUNCIL – January 7, 2025

City Staff Representative:

Department:

Applicant:

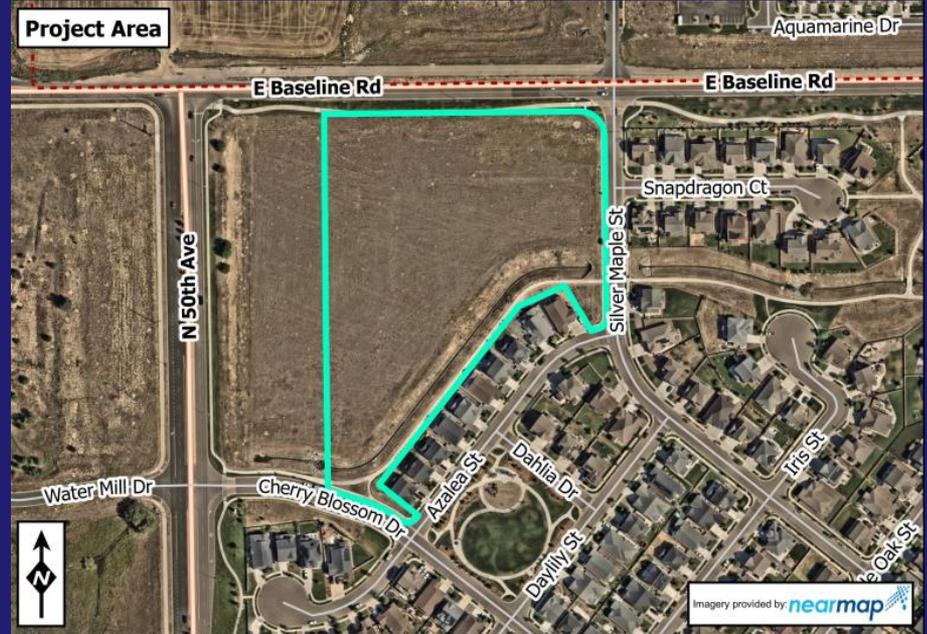
Stephanie Iiams, AICP Candidate, Associate Planner

Community Development

Brookfield Residential LLC

Subject Property Location

The property is generally located to the north of Cherry Blossom Drive, south of East Baseline Road, east of North 50th Avenue, and west of Silver Maple Street, situated within the Brighton Crossings Development.

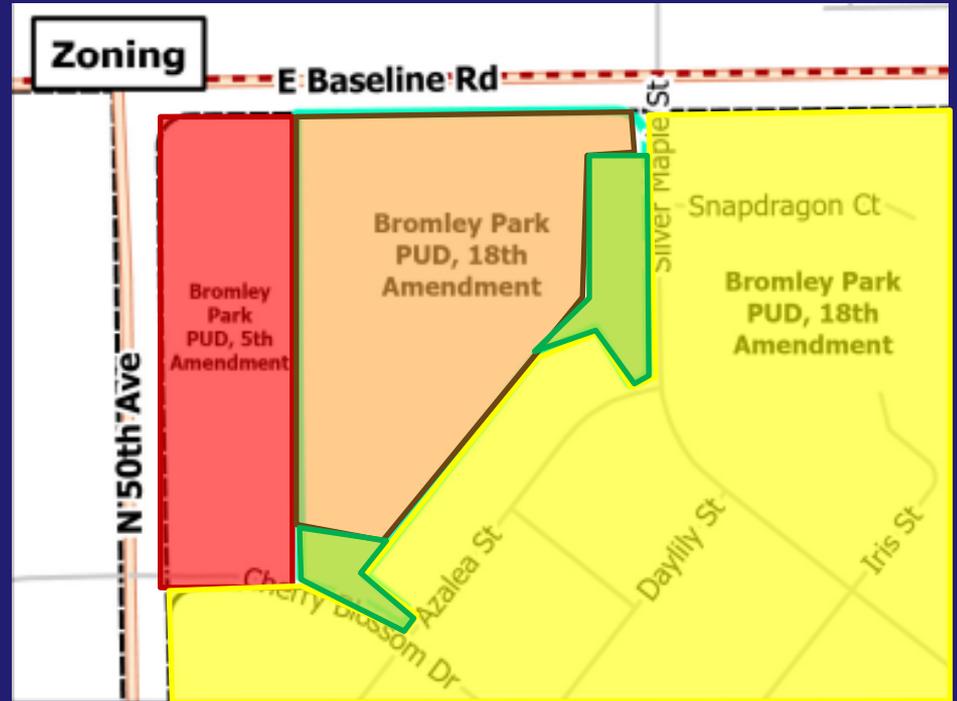


Aerial Map

Background

The Property:

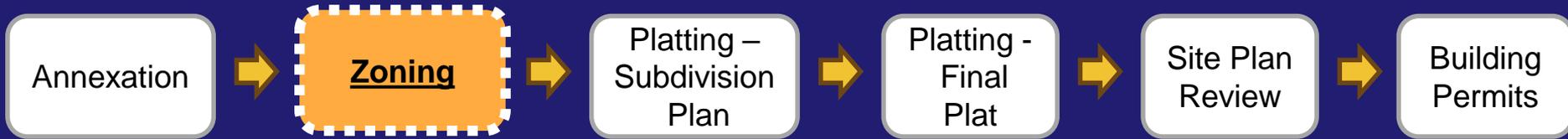
- Is located within city limits.
- 7.11 acres of the property is zoned “Multi-Family” and 1.44 acres is zoned “Single Family Detached”.
- Is currently platted under the Brighton Crossing Filing No. 2, 3rd and 4th Amendment plats.
- The 1.44-acre Single Family Detached zoning area is designated as two open space tracts per the Brighton Crossing Filing No. 2, 4th Amendment final plat.
- The surrounding underlying zoning is “Single Family Detached” to the southeast and “Commercial” to the west of the Property.



Zoning Map

Purpose

- The request is to rezone the Property from “Multi-Family” and “Single Family Detached” to “Single Family Attached” as defined under the *Bromley Park Land Use Regulations*.
- In addition, this request modifies the residential design standards.



Process

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

Staff Analysis – Proposed Uses

Allowed Uses – “Single Family Attached” under the *Bromley Park Land Use Regulations*

- The proposed zoning designation would allow for attached independent family development, such as duplexes, triplexes, fourplexes, and townhome complexes.

Current Zoning:

Zoning Designation	Acreage	Density	Total Units Allowed
Multi-Family	7.11	20	142
Single Family Detached	1.44	4.43	6
Total	8.55		148

Proposed Zoning:

Zoning Designation	Acreage	Density	Total Units Allowed
Single Family Attached	8.55	13.2	113
Total	8.55		113

Proposed Design and Development Standard Deviations

- Street Cross Sections
- Front Building Line setbacks
- Front Entry Feature
- Driveway Width
- Garage Limitations
- Landscape



Conceptual Elevation Renderings



Staff Analysis - Land Use & Development Code

The plan meets all of the review criteria for a Zoning Map Amendment (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.*

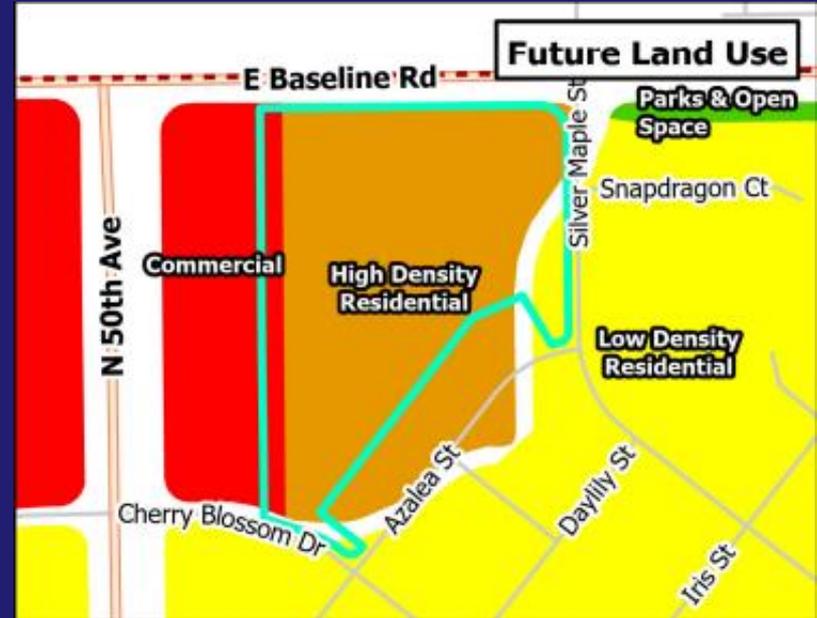
Staff Analysis - Land Use & Development Code

The plan meets all of the review criteria for a Zoning Map Amendment (Sec. 2.04 C.)

- d) The plan meets all of 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 High Density Residential and is within the City's growth boundary.



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 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 6.5 – Encourage Projects that Enhance the Diversity of Housing types and Costs, and Manage Affordability through Supply and Subsidy*

Staff Analysis - 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 December 20th
 - ✓ Three public hearing signs were posted on the Property.
 - ✓ Notice was published on the City's Website.
 - ✓ Written notice was mailed to all property owners within 1000 feet of the Property.
- City staff posted information for the public hearing on Facebook and NextDoor.
- A neighborhood meeting was held on June 19, 2024.
- Planning staff has received one formal comment 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 December 12, 2024 and unanimously recommended approval.
- ✓ Staff finds the Major PUD Amendment is in compliance with the requirements as outlined in the *Land Use & Development Code*.

City Staff Recommendation

- ✓ Staff recommends approval of the Bromley Park Planned Unit Development 32nd Amendment.

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.