



# Ravenfield Zoning Map Amendment

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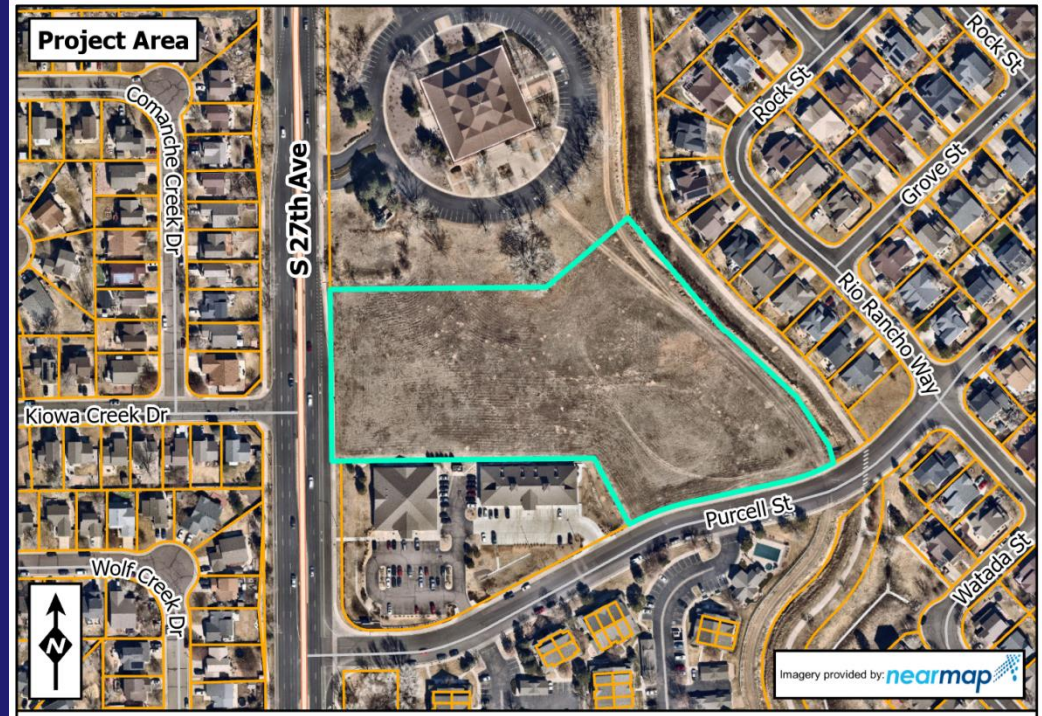
CITY COUNCIL – November 4, 2024

City Staff Representative:  
Department:  
Property Owner:

Emma Lane, AICP, Senior Planner – Historic Preservation  
Community Development  
Brighton Housing Authority

# Subject Property Location

Generally located to the north of Purcell Street, south of the First Presbyterian Church, east of North 27<sup>th</sup> Avenue, and west of the Brighton Lateral Ditch.



Aerial Map

# Purpose

- The request is to rezone the Property from C-O (Commercial Office) and PUD (Planned Unit Development) to R-3 (Multiple Family 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.

# Land Use & Development Code

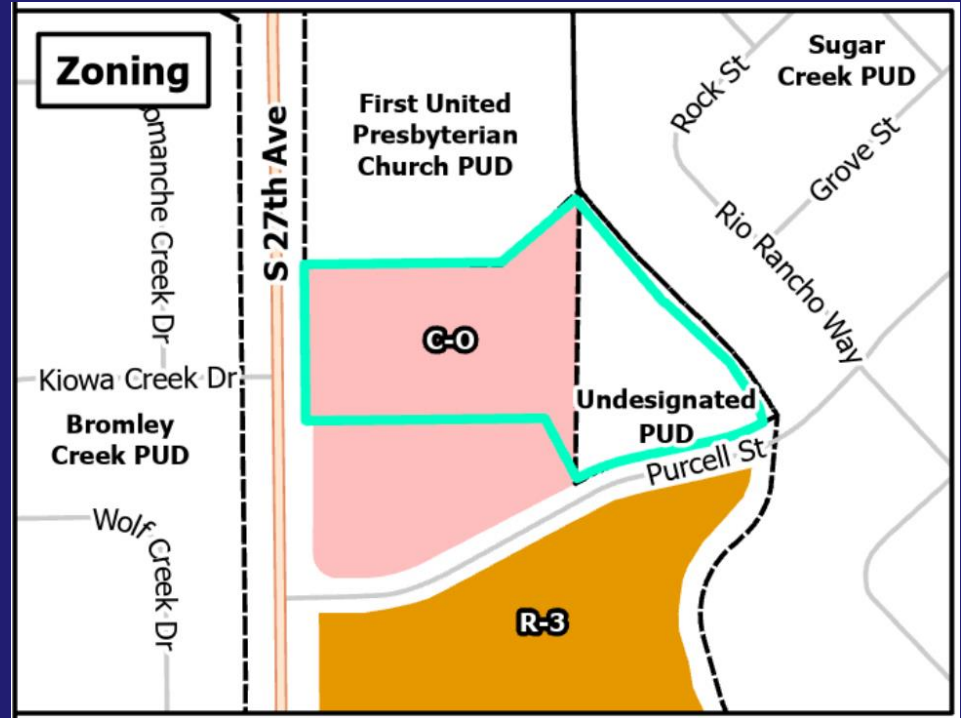
*When making a decision, the City Council shall use the following criteria (Sec. 2.03 B.):*

- 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.*
- 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.*

# Background

## The Property:

- Is located within city limits
- Is currently zoned C-O (Commercial Office) and PUD (Planned Unit Development)
- Is currently platted under the Brighton Church of Christ 1<sup>st</sup> Amendment Administrative Plat



Zoning Map

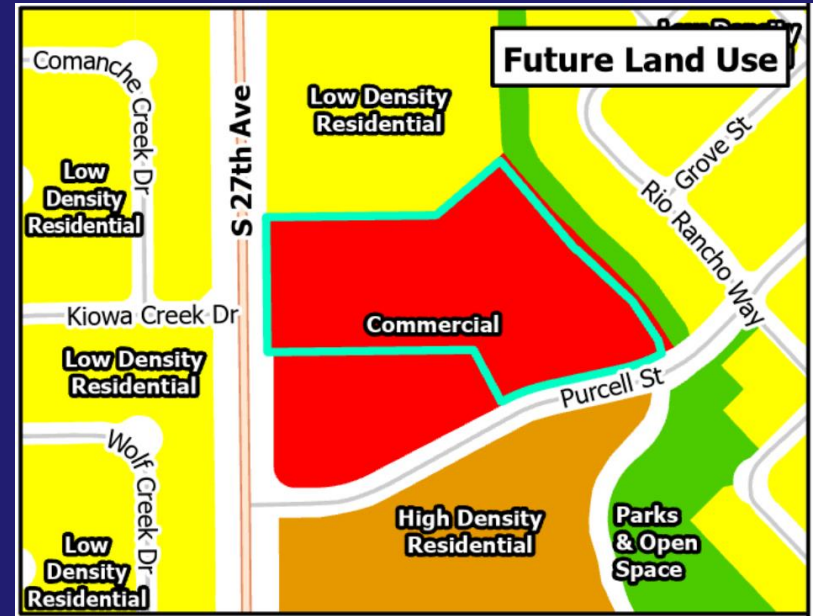
# Staff Analysis – Proposed Uses

## 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.

# Staff Analysis – Comprehensive Plan: Future Land Use Designation

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



Future Land Use Map

# 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 16. 27<sup>th</sup> Avenue/Buckley Road Opportunities*



# 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*

# Land Use & Development Code

*The plan meets all of the review criteria for a Zoning Map Amendment (Sec. 2.03 B.)*

- 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.*
- 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 October 14th:
  - ✓ Notice was published on the City's Website.
- On October 16th:
  - ✓ Written notice was mailed to all property owners within 1,000 feet of the Property.
- On October 18th:
  - ✓ Two public hearing signs were posted on the Property.
- City staff posted information for the public hearing on Facebook and NextDoor.
- A neighborhood meeting was held on June 20<sup>th</sup>, 2024.
- Planning staff has received no formal comments 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 September 26, 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 Ravenfield Zoning Map 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 with justification for the denial; or
- ❑ Continue the Zoning Map Amendment to be heard at a later specified date.