

Peters Property Zoning Map Amendment

City Council – January 21, 2025

Property Owner:

Property Owner:

City Staff Representative:

Kevin Lovelace, LJA Engineering

William E. Peters

Summer McCann, Senior Planner

Subject Property Location

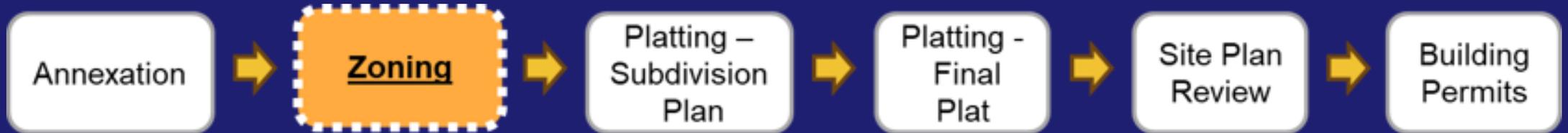
- The property is generally located to the north of East Bromley Lane, south of Southern Street, east of Tower Road and west of the South 45th Avenue alignment.



Aerial Map

Purpose

- The request is to rezone the Property from A-3 (Agriculture – 3) under Adams County to C-3 (General Retail and Services) under the City of Brighton.

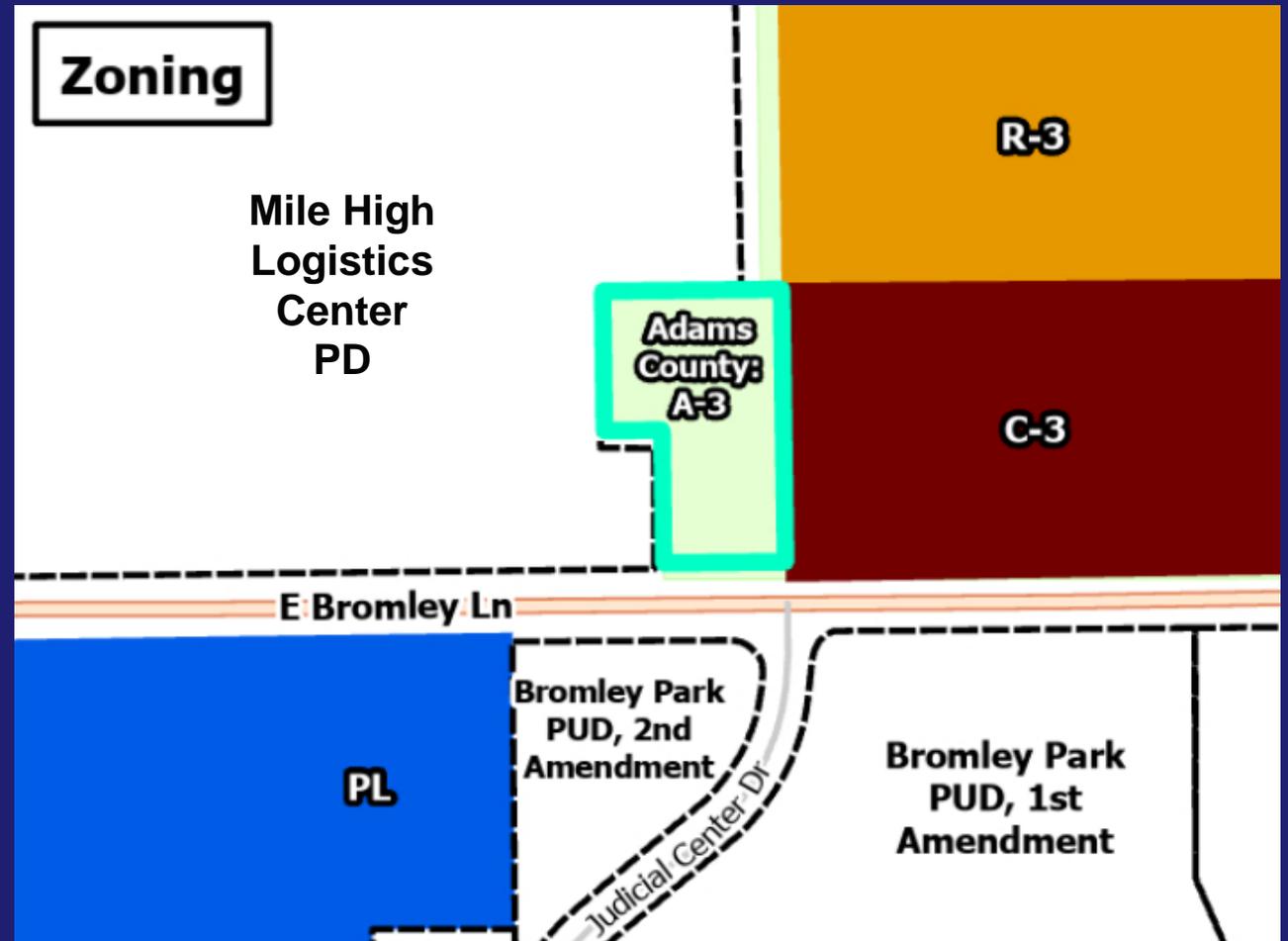


Process

- Zoning is the second step in the land development process.
- An application for annexation into the City of Brighton is being reviewed concurrently.
- Staff used the Zoning Map Amendment criteria from the *Land Use & Development Code* to review the proposal.

Background

- The Property is approximately 3.0 acres (including right-of-way) and is currently zoned Adams County A-3 (Agriculture-3).
- The Property is 100% contiguous with City limits.



Zoning Map

Proposed Zoning

Allowed Uses (C-3, General Retail and Services):

- Article 4 of the *Land Use & Development Code*
 - The C-3 district provides wide range retail, service and employment uses at a scale, intensity or in a format that requires a high level of vehicle accessibility and visibility, typically along corridors or major intersections, and is not easily integrated with other land uses or development patterns. Planned versions of this district can yield campus or mixed-use district patterns that are oriented to internal open space systems or other focal points of development.
 - Allowed Uses: Retail, Services, Office uses, etc.

Review Criteria – Land Use & Development Code

The City Council in making its decision shall use the following criteria 2.03 (B.)

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

- 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 Mixed Use Residential.



Future Land Use Map

Staff Analysis – Comprehensive Plan:

Chapter Three: Future Land Use Plan & Opportunity Areas

- **Number 10.** *Throughout the City, Concentrate Commercial Development at Key Intersections to Serve Surrounding Areas*
- **Number 14.** *Bromley Lane Opportunities*

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 5.2** - *Support Brighton's Non-Downtown Commercial Centers, Focusing Growth within Existing Investment Areas Where Possible*

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 30th
 - ✓ Written notice was mailed to all property owners within 300 feet of the Property.
 - ✓ Notice was published on the City's Website.
- On January 3rd
 - ✓ A public hearing sign was posted on the Property.
- City staff posted information for the public hearing on Facebook and NextDoor.
- A neighborhood meeting was held on January 18, 2023.
- Planning staff has not received any 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 July 27th, 2023 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 Peters Property 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.