



Bromley Park Planned Unit Development 35th Amendment

CITY COUNCIL – October 7, 2025

City Staff Representative:
Department:
Applicant:

Stephanie Iiams, Associate Planner
Community Development
Dewberry

Subject Property Location

The property is generally located to the north of East Bridge Street, south of the future Royal Pine Street, east of the future Golden Eagle Parkway alignment, and west of I-76, situated within the Brighton Crossings Development.

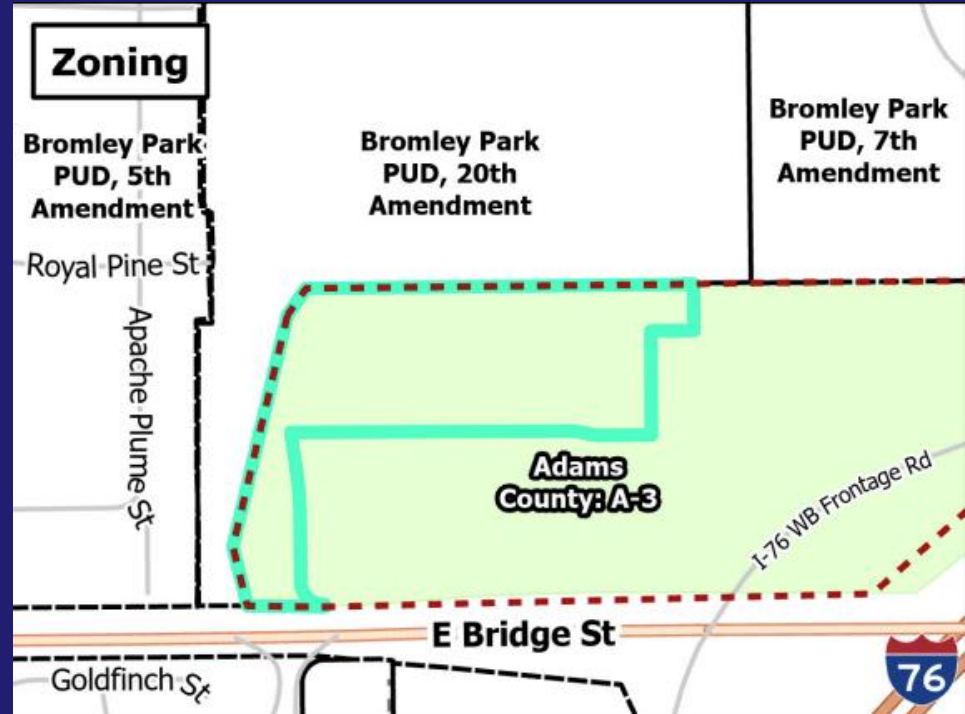


Aerial Map

Background

The Property:

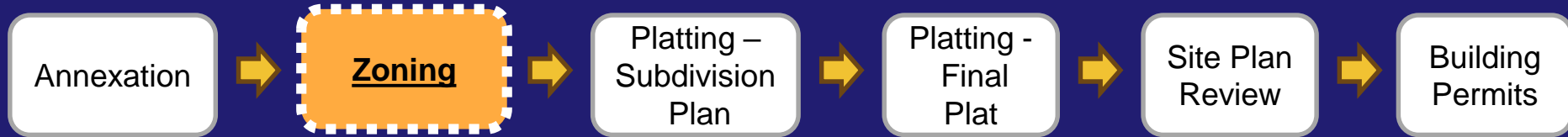
- Is currently zoned Adams County A-3 (Agriculture A-3).
- Is currently unplatted.
- Is currently in the process of Annexation into the City.



Zoning Map

Purpose

- The request is to rezone the Property from A-3 (Agriculture – 3) under Adams County to 'Single Family Detached' under the *Bromley Park Land Use Regulations*.
- Additionally, the request is for the Property to be brought into the *Bromley Park Land Use Regulations*.



Process

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

Staff Analysis – Proposed Uses

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

- A residential classification intended to provide for single family dwellings, duplexes, zero lot line, patio homes, and accessory uses.

Staff Analysis - Land Use & Development Code

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

- a) The plan proposed 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 the review criteria for a Zoning Map Amendment (Sec. 2.04 C.)

- d) The plan meets 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 majority Mixed Use Commercial with a small portion as Open Space 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 8.1 – Encourage Redevelopment of Strategic Areas and Promote Infill Development*

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 can 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 September 4th
 - ✓ Notice was published on the City's Website.
- On September 9th
 - ✓ Written notice was mailed to all property owners within 1000 feet of the Property.
- On September 10th
 - ✓ One 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 August 21, 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 25, 2025 and unanimously recommended approval.
- ✓ Staff finds the Major PUD Amendment meets the requirements as outlined in the *Land Use & Development Code*.

City Staff Recommendation

- ✓ Staff recommends approval of the Bromley Park Planned Unit Development 35th 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.