



Bromley Park Planned Unit Development 33rd Amendment

City Council – November 4, 2024

Applicant:
City Staff Representative:

Brookfield Residential LLC
Summer McCann, Senior Planner



Subject Property Location

- The property is generally located to the north of East Bridge Street, west of Mt. Bierstadt Street, east of Wooten Avenue and south of the intersection of Singletree Lane and Bowie Drive, situated within the Brighton Crossings Development.



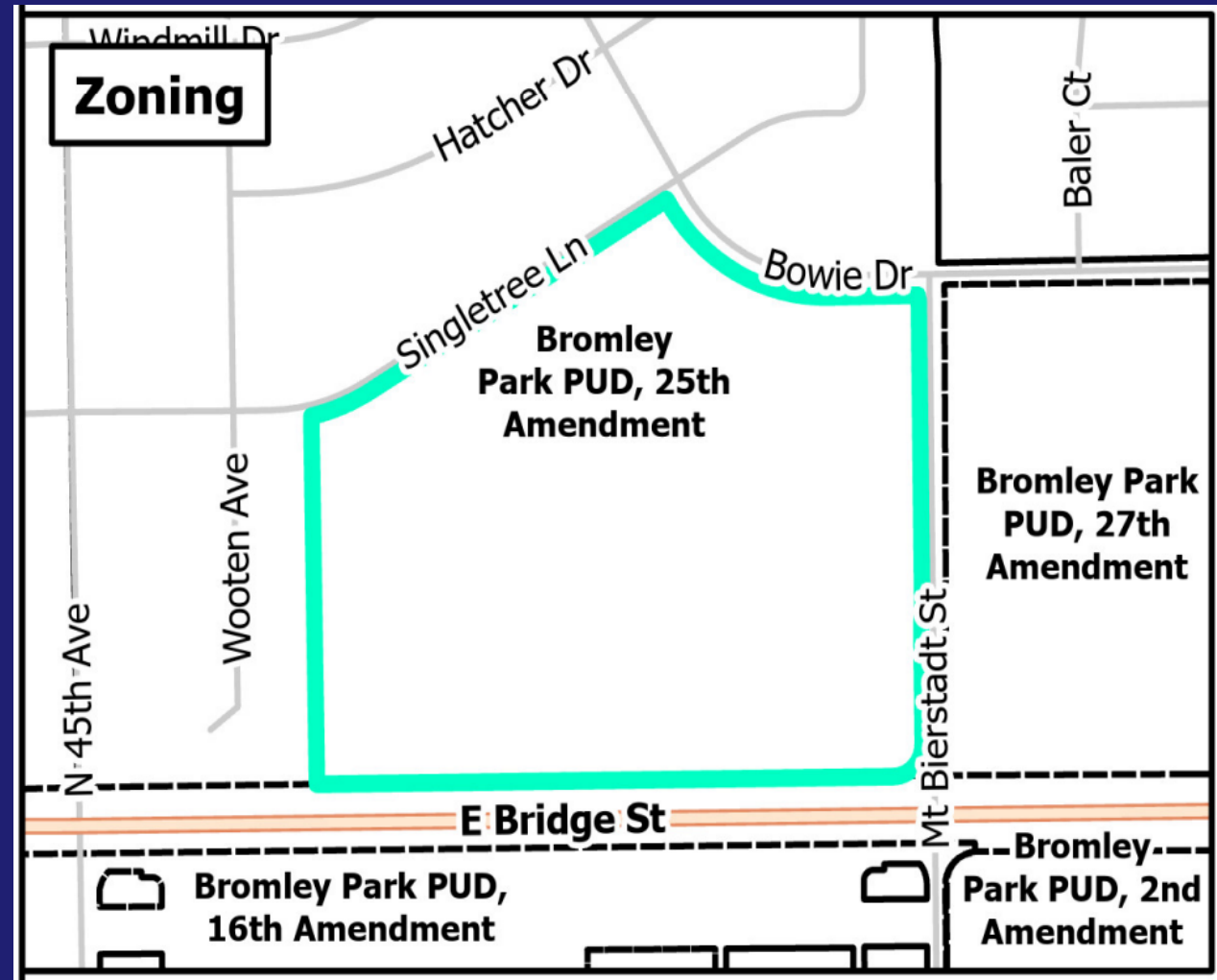
Aerial Map



Background

The Property:

- Was annexed in 1986 as part of the Bromley Park Annexation
- Was platted in 2020 under the Brighton Crossing Filing No. 7 final plat. A portion of the property was replatted in 2023 under the Brighton Crossing Filing No. 7, 1st Amendment final plat.
- Is currently zoned “Multi-Family” under the Bromley Park PUD, 25th Amendment.

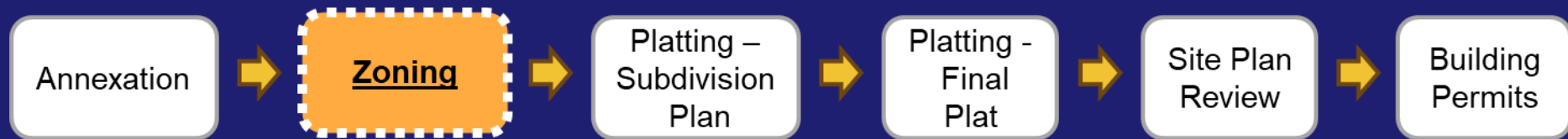


Zoning Map



Purpose

- The request is to rezone the Property from the current “Multi-Family” zoning to “Single Family Detached” as defined under 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.



Review Criteria – Land Use & Development Code

- The City Council in making its decision shall use the following criteria 2.04 (C.)(2.):
 - 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 or design objectives of this code than was otherwise anticipated under the approved Planned Unit Development.*



Review Criteria – Land Use & Development Code

- d. 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.*

Staff Analysis – Comprehensive Plan: Future Land Use Designation

- The Subject Property is designated as Low Density Residential.



Future Land Use Map

Staff Analysis – Comprehensive Plan: Opportunity Area Policies

Chapter Three: Future Land Use Plan & Opportunity Areas

- *Number 13. Bridge Street 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 8.1 - Encourage Redevelopment of Strategic Areas and Promote Infill Development*



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 October 15th
 - ✓ Notice was published on the City's Website.
 - On October 16th
 - ✓ Written notice was mailed to all property owners within 1000 feet of the Subject Property.
 - On October 18th
 - ✓ Three signs were posted on the subject property.
- Planning staff has not received any formal comments in advance of this hearing.
- City staff posted information for the public hearing on various social media sites.



Summary of Findings

- ✓ The Development Review Committee has reviewed this project and recommended approval.
- ✓ The Planning Commission heard the request on October 10, 2024 and unanimously recommended approval.
- ✓ Staff finds the PUD Amendment is in general 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 33rd Amendment.



Options for City Council

- ☐ Approve the Zone Change via PUD Amendment via ordinance as drafted;
- ☐ Approve the Zone Change via PUD Amendment with changes to the drafted ordinance;
- ☐ Deny the Zone Change via PUD Amendment with specific findings to justify the denial, or;
- ☐ Continue the item to be heard at a later, specified date if the City Council feels it needs more information to ensure compliance with the approval criteria as set forth in the *Land Use & Development Code*.