



Case Farms Zoning Map Amendment

CITY COUNCIL – August 18, 2026

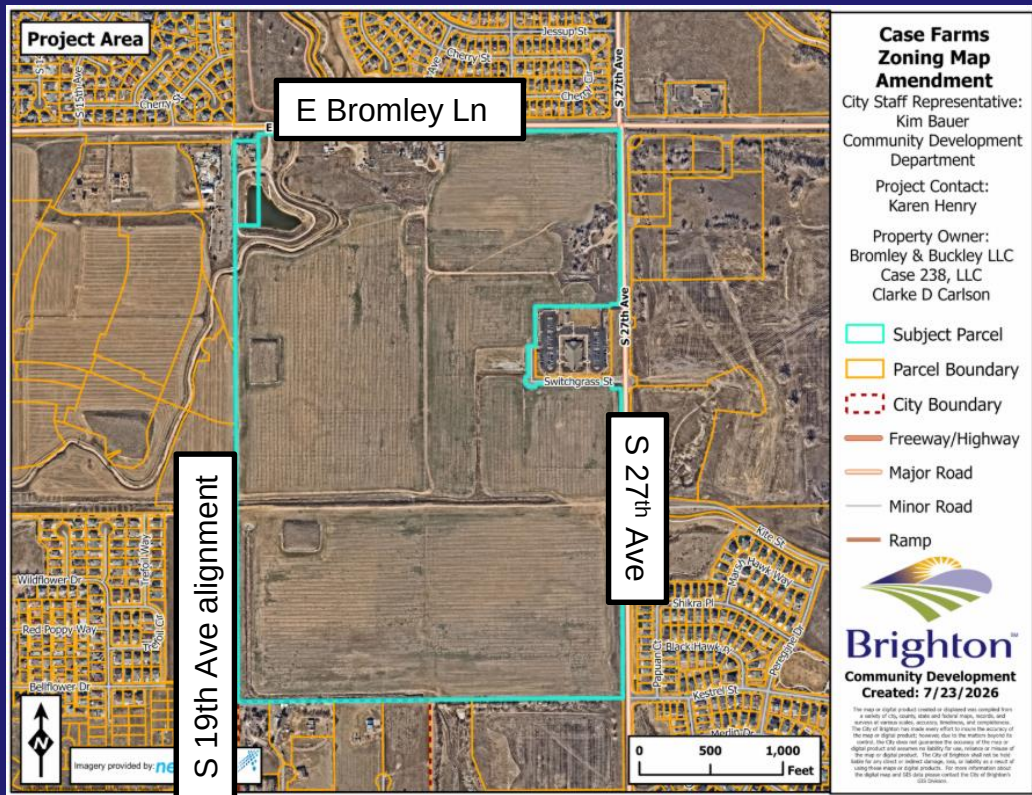
City Staff Representative:
Department:
Project Contact:
Property Owners:

Kim Bauer, Associate Planner
Community Development
Karen Henry
Clarke D Carlson; Case 238 LLC; Bromley and Buckley LLC

Subject Property Location

Generally located: south of Bromley Lane, west of S. 27th Avenue, north of 144th Avenue and east of the 19th Avenue alignment.

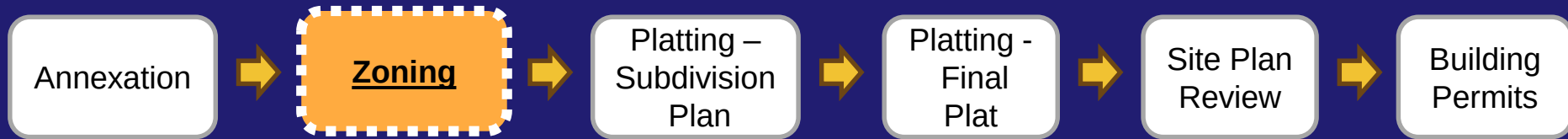
(The area north of Switchgrass street owned by The Church of Jesus Christ of Latter-day Saints is not included in this proposal.)



Aerial Map

Purpose

- The request is to revise the current zoning areas within the property from O – Open Space and Parks and Case Farms PUD to the following: R-2 – Mixed-Density Residential, R-3 – Multiple Family Residential, C-3 – General Retail and Services, and O – Open Space and Parks.



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

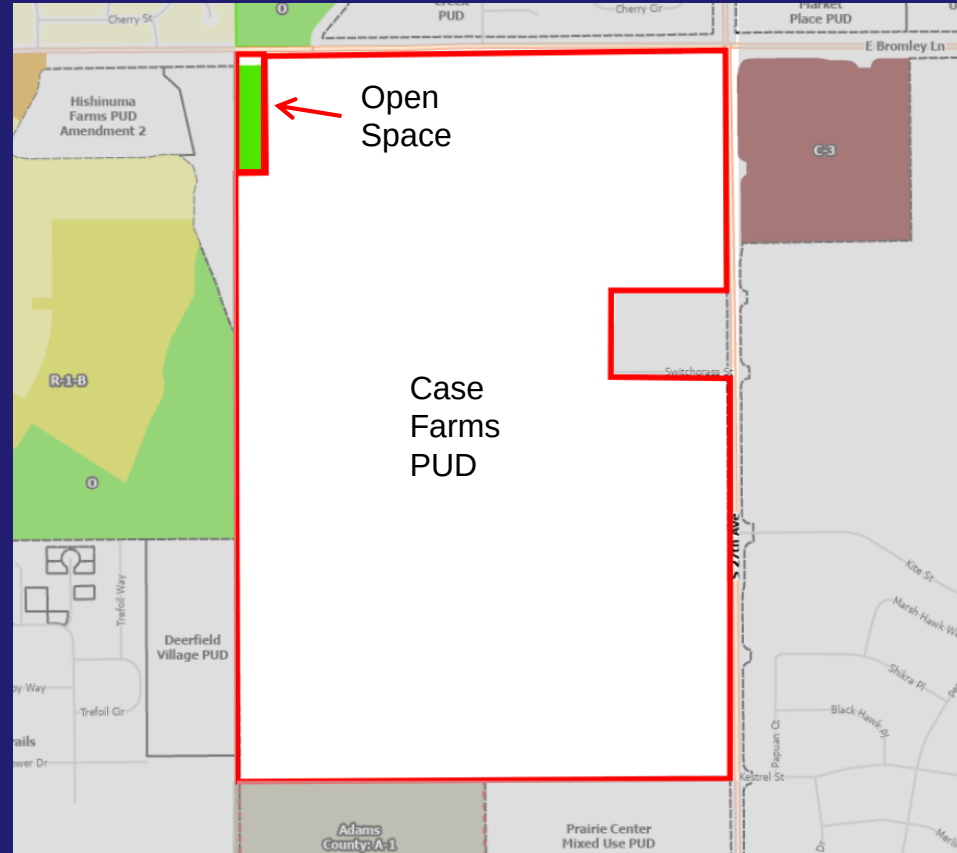
The plan meets all of the review criteria for a Zoning Map Amendment - Sec. 2.03(B)

- 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.*

Background

The Properties:

- Are located within city limits.
- The properties are currently zoned as: Case Farms PUD and Open Space.
- The larger Case Farms PUD parcel was annexed in 2003. The open space parcel was annexed in 2009.



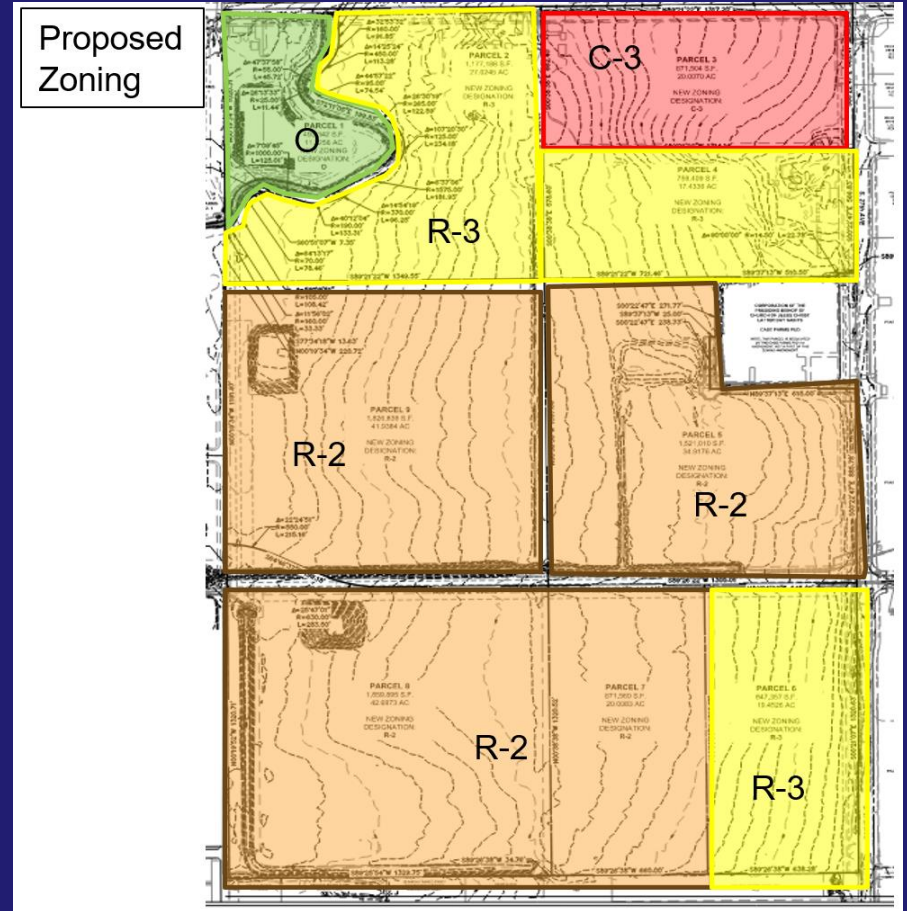
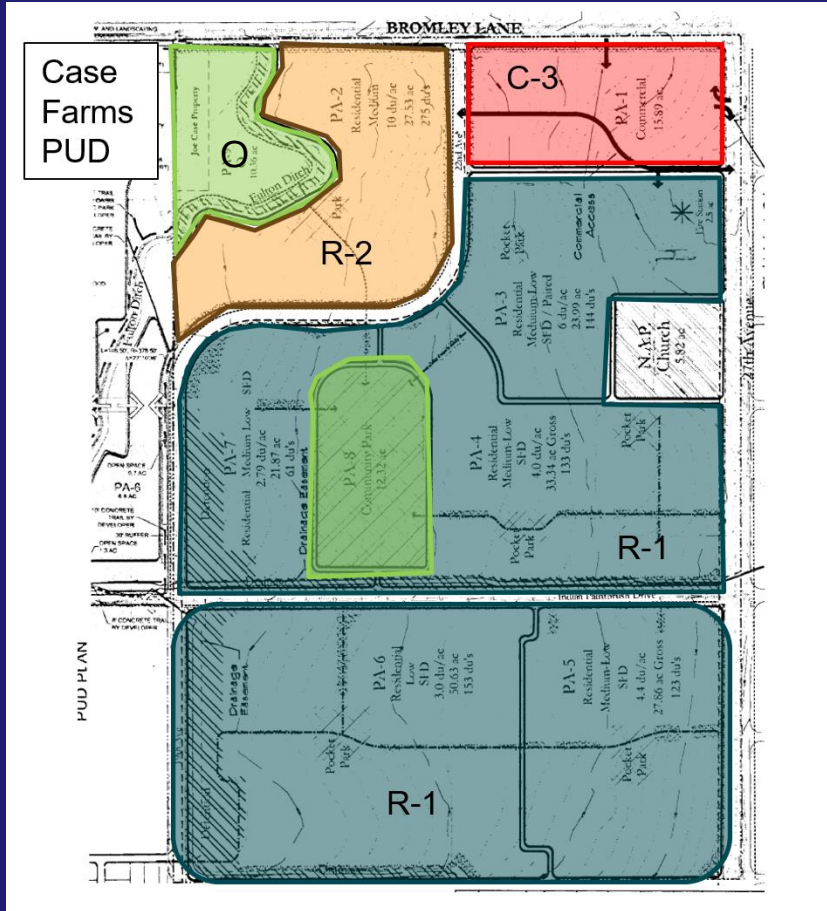
Zoning Map

Staff Analysis – Proposed Uses

Allowed Uses (in proposed O; R-2; R-3; C-3):

- Article 4 of the *Land Use & Development Code*
 - All associated uses with this zone district can be found in Article 4 of the LUDC.
 - Examples of types of uses allowed in proposed zones:
 - O: Parks and Open space, Public Lands, Recreation/Entertainment - Outdoor, Limited (e.g. miniature golf)
 - R-2: Variety of residential (e.g. Detached house, Duplex, Row house) and senior living, group homes
 - R-3: Variety of residential, senior living, group homes
 - C-3: Grocery, lodging, medical care, restaurants

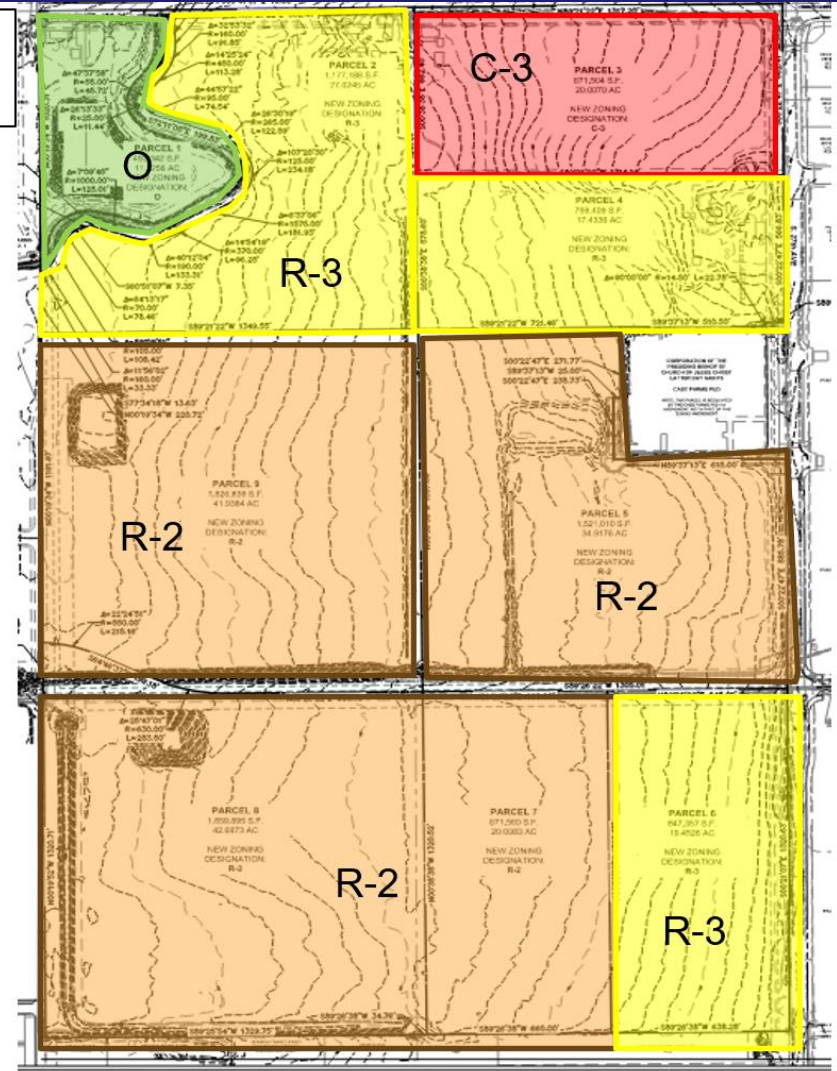
Zoning Comparison



Staff Analysis – Proposed Zoning

- Would no longer be PUD zoning; proposed zoning would be generally as-shown.
- R-2 zoning contemplates a wide range of housing type options.
- The required parks and open space will be determined in the platting process and are allowed in any of the proposed zone districts.

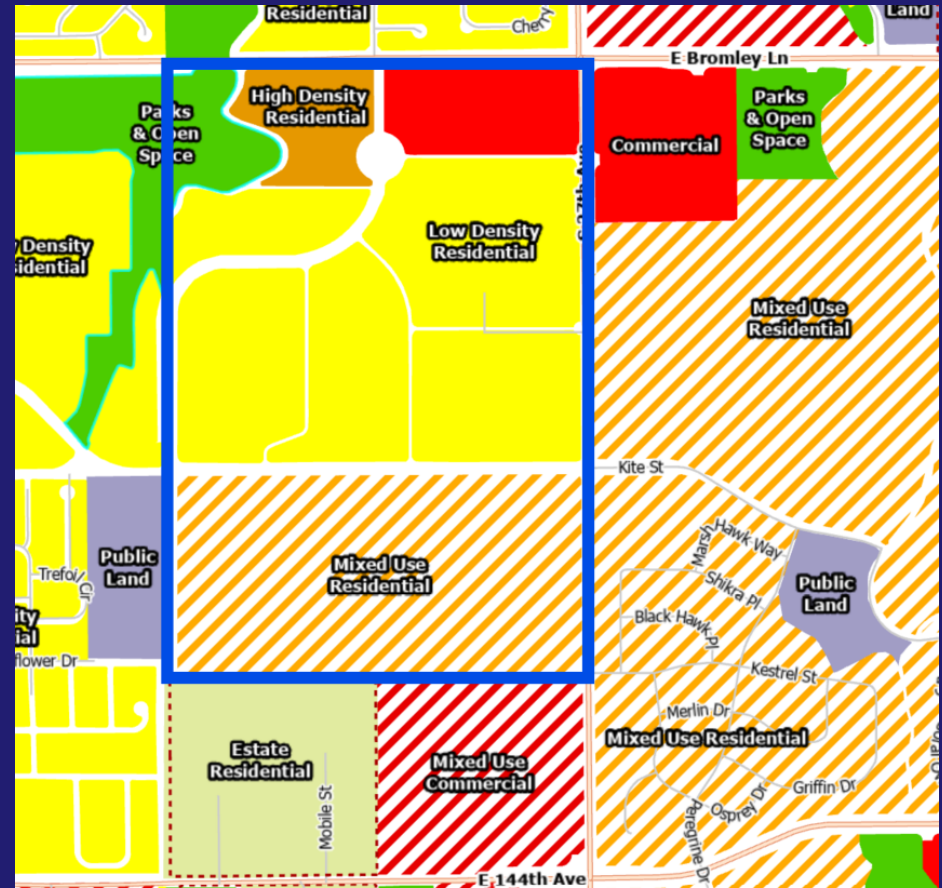
Proposed Zoning



Staff Analysis – Comprehensive Plan: Future Land Use Designation



The Subject Property is designated as Open Space, High and Low Density Residential, Mixed Use and 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 10. Throughout the City, Concentrate Commercial Development at Key Intersections to Serve Surrounding Neighborhoods*
- *Number 14. Bromley Lane Opportunities*

Staff Analysis – Comprehensive Plan

Chapter Three: Future Land Use Plan & Opportunity Areas

- *Number 3. Encourage Higher Residential Densities Near Commercial Centers and Major Corridors*

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 3.2 – Promote Urban Open Space Patterns*

Staff Analysis – Comprehensive Plan

Chapter Four: Citywide Principles, Policies & Strategies

- *Policy 5.2 – Support Brighton's Non-Downtown Commercial Centers, Focusing Growth within Existing Investment Area Where Possible*
- *Policy 6.5 – Encourage Projects that Enhance the Diversity of House Types and Costs*
- *Policy 8.1 – Encourage Redevelopment of Strategic Areas and Promote Infill Development*

Public Notice and Comment

- Public Notice was provided in accordance with the *Land Use & Development Code*
- On July 28th
 - ü A public hearing sign was posted on the Property.
- On August 3rd
 - ✓ Written notice was mailed to all property owners within 1,000 feet of the Property.
 - ✓ Notice was published on the City's Website.
- City staff posted information for the public hearing on Facebook and NextDoor.
- A neighborhood meeting was held on March 9, 2026.
- 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 July 9, 2026 and recommended approval with a 4-1 vote.
- ✓ 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 Case Farms 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; or
- ❑ Continue the Zoning Map Amendment to be heard at a later specified date.