

Brighton Crossing Filing No. 8, 1st Amendment Subdivision Plan

City Council – October 7, 2025

Applicant:

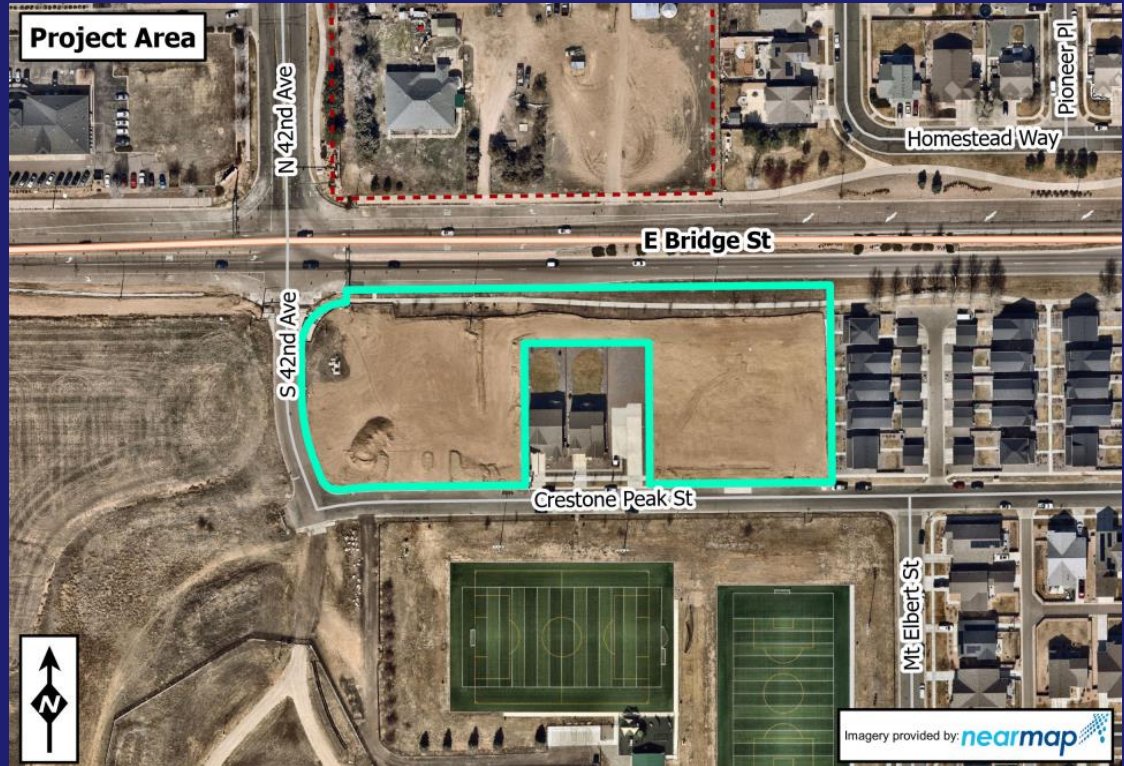
City Staff Representative:

Brookfield Residential LLC

Summer McCann, Senior Planner

Subject Property Location

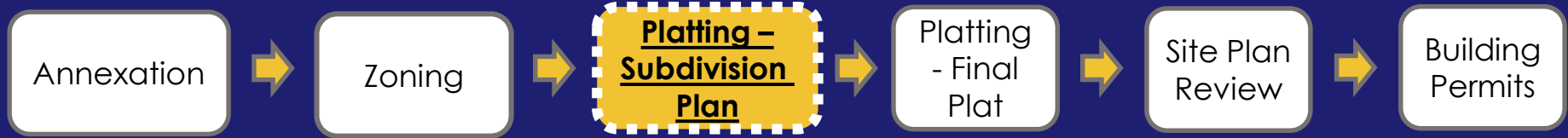
- The property is generally located to the north of Crestone Peak Street, east of South 42nd Avenue, south of Bridge Street, and west of Mt. Elbert Street.



Aerial Map

Purpose

- The request is to approve the Subdivision Plan for residential development.



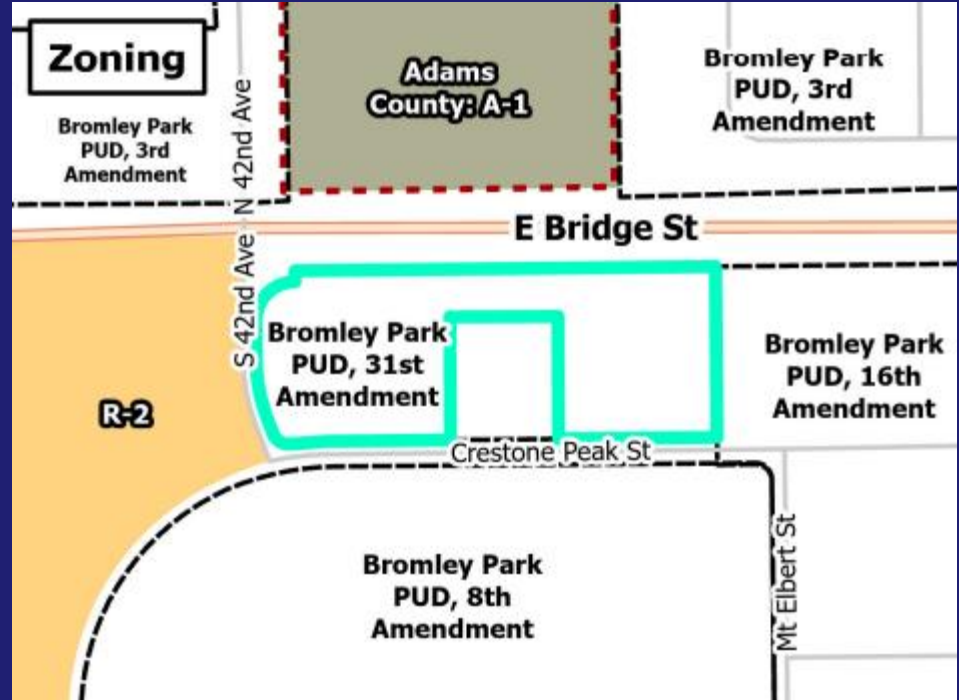
Process

- The *Land Use & Development Code* allows for the approval of a Major Subdivision - Subdivision Plan.
- Staff used the Subdivision Plan review criteria from the *Land Use & Development Code* to review the proposal.

Background

The Property:

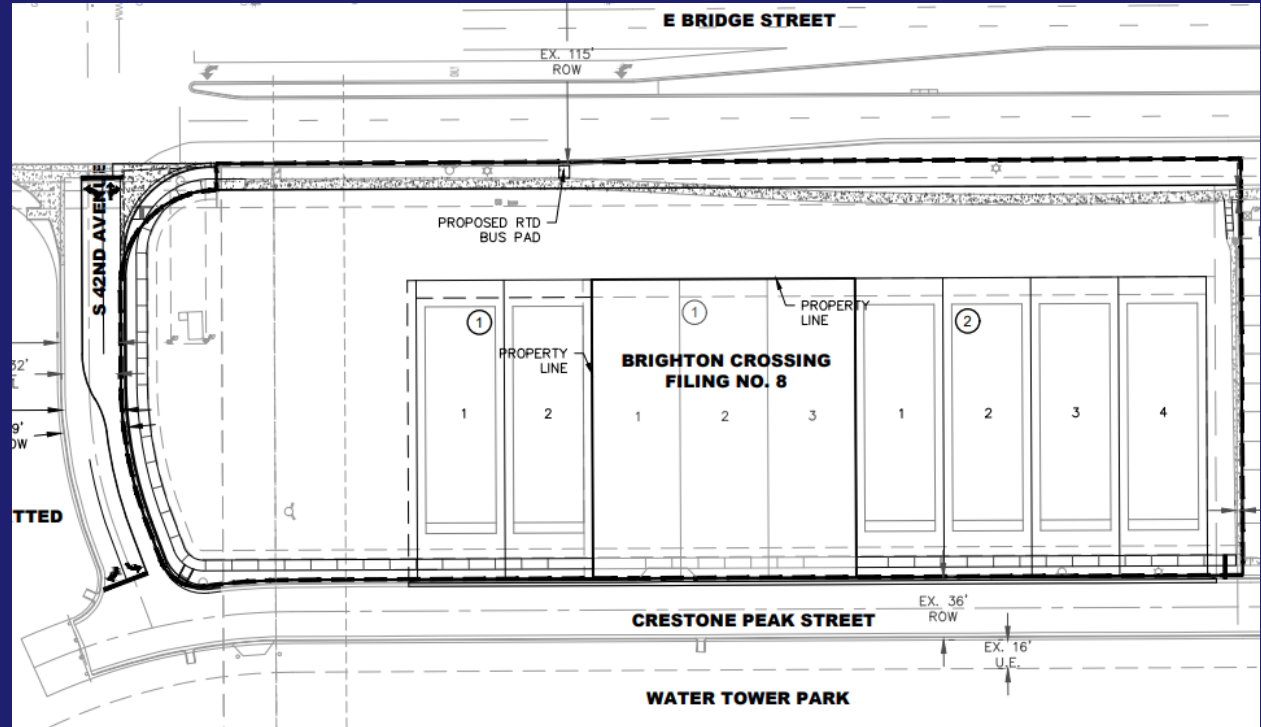
- Was annexed in 1986 as part of the Bromley Park Annexation.
- Was platted as a tract in 2024 under the Bromley Park Filing No. 8 Administrative Plat.
- Is currently zoned Single Family Detached under the Bromley Park PUD 31st Amendment.



Zoning Map

Brighton Crossing Filing No. 8, 1st Amendment Subdivision Plan Overview

- Conceptual layout includes the creation of 6 lots.
- Development will occur in one (1) phase.

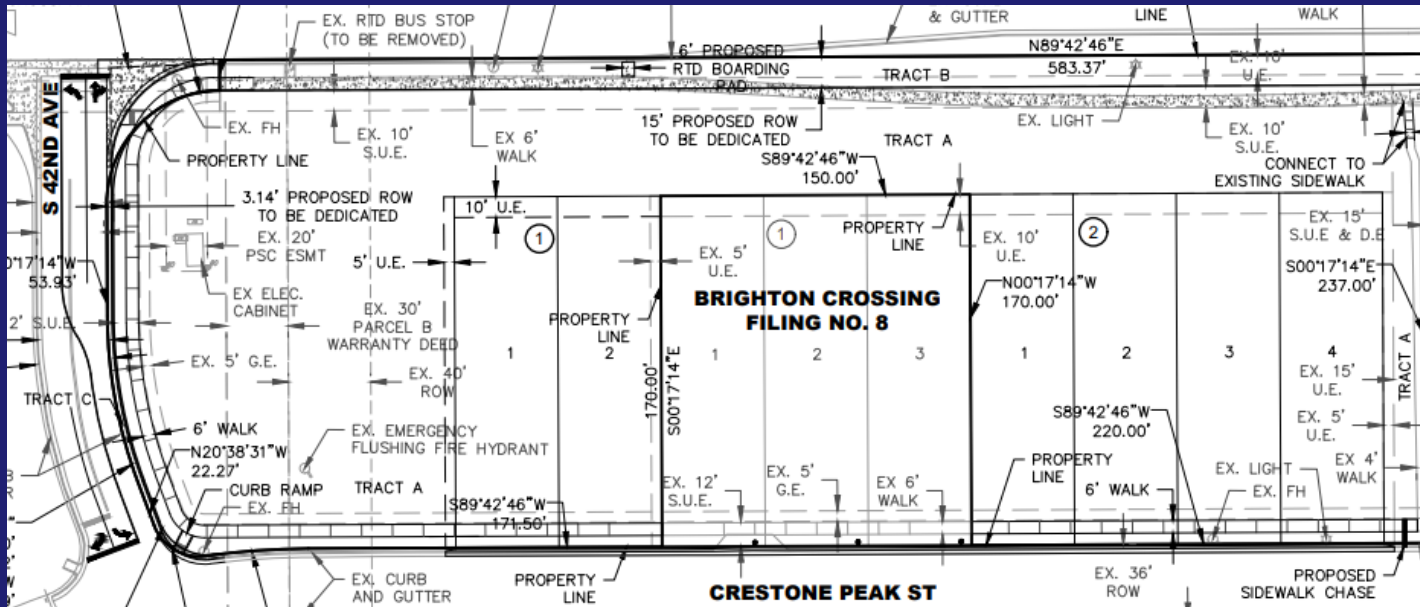


Conceptual Layout of Subdivision

Brighton Crossing Filing No. 8, 1st Amendment Subdivision Plan

Developer Contributions

- Dedicate right-of-way along South 42nd Avenue and Bridge Street.
- Minor widening of the east side of South 42nd Avenue.

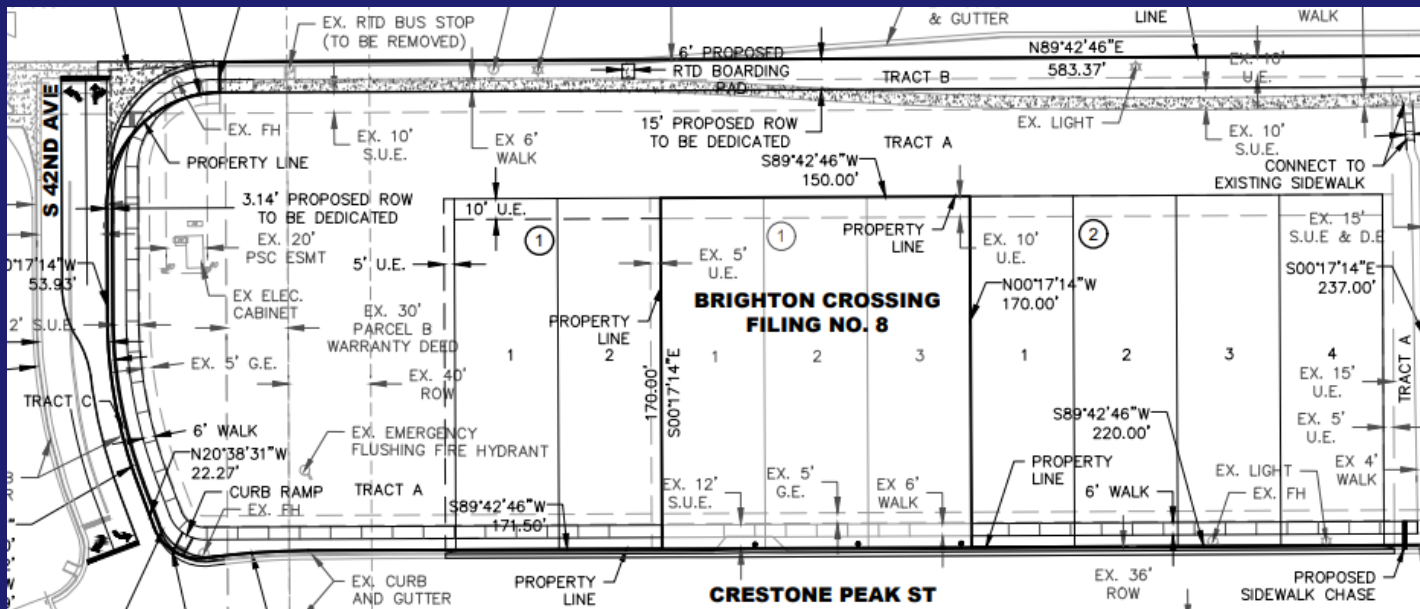


Conceptual Layout of Subdivision

Brighton Crossing Filing No. 8, 1st Amendment Subdivision Plan

Developer Contributions Continued

- Construct all internal sidewalks and missing pedestrian connections.
- Connect to the City's current water and sewer infrastructure along Crestone Peak Street.



Conceptual Layout of Subdivision

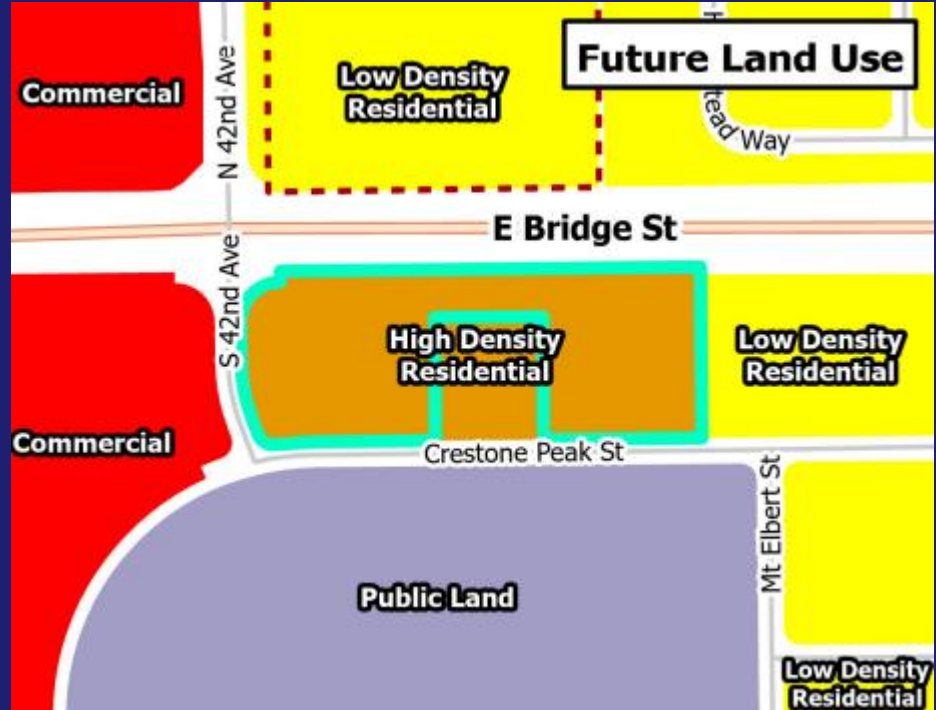
Staff Analysis – Land Use & Development Code

In making its decision, the City Council shall use the following criteria (Section 2.02 D. 1):

1. Review Criteria. A subdivision plan shall be reviewed according to the following criteria:
 - a. *The application is in accordance with the Comprehensive Plan, and in particular, the physical development patterns, the arrangement of streets, blocks, lots and open spaces, and the public realm design and investments reflect the principles and concepts of the plan.*

Staff Analysis – Comprehensive Plan: Future Land Use Designation

The Subject Property is currently designated as High Density Residential.



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 1.2 – New Municipal Investments in Infrastructure and Public Facilities Should Strategically Further the Plan's Vision and Principles*
- *Policy 1.3 – Private Development Should "Pay Its Own Way", by Bearing an Equitable Portion of the Costs of Expanding Municipal Infrastructure*
- *Policy 6.1 – Create and Maintain Inviting, Safe, Walkable, and Bikeable Streetscapes*

Staff Analysis – Land Use & Development Code Cont'd

- b. Compliance with the requirements of this development code, and in particular, the blocks and lots proposed are capable of meeting all development and site design standards under the zoning district.*
- c. The application includes performance, construction and any maintenance assurances for the design, construction and acceptance of the improvements by the City.*
- d. Any phasing proposed in the application is clearly indicated and demonstrates a logical and coordinated approach to development, including coordination with existing and potential development on adjacent property, and that the timing, location and construction of amenities is consistent throughout the phases.*
- e. Any impacts identified by specific studies or technical reports, including a review of storm water, are mitigated with generally accepted and sound planning, engineering, and urban design solutions that reflect long-term solutions and sound fiscal investments.*
- f. The application does not deter any existing or future development on adjacent property from meeting the goals and policies of the Comprehensive Plan.*
- g. The design does not impede the construction of anticipated or planned future public infrastructure in the area.*
- h. The recommendations of professional staff or any other public entity or review agencies asked to officially review the subdivision plan.*

Public Notice and Comment

- Public Notice was provided in accordance with the *Land Use & Development Code*.
- On September 8th
 - ✓ Notice was published on the City's Website.
- On September 9th
 - ✓ Written notice was mailed to all property owners within 1000 feet of the Subject Property.
- On September 10th
 - ✓ Three signs were posted on the subject property.
- City staff posted information for the public hearing on various social media sites.
- Planning staff has not received any formal comments in advance of this hearing.

Summary of Findings

- ✓ The Planning Commission unanimously approved the Subdivision Plan on September 25, 2025.
- ✓ The Development Review Committee has reviewed this proposal and recommends acceptance.
- ✓ Staff finds the Subdivision Plan is in compliance with the requirements as outlined in the *Land Use & Development Code*.

City Staff Recommendation

- ✓ Staff recommends acceptance of the Brighton Crossing Filing No. 8, 1st Amendment Subdivision Plan.

Options for City Council

- ☐ Accept the Subdivision Plan as presented via resolution;
- ☐ Accept the Subdivision Plan with conditions;
- ☐ Deny acceptance of the Subdivision Plan and provide justification for such action; or
- ☐ Continue the Subdivision Plan to a later, specified date if the City Council feels it needs more information to make an informed decision.