

Singh Property Zoning Map Amendment

City Council – March 4, 2025

Applicant:

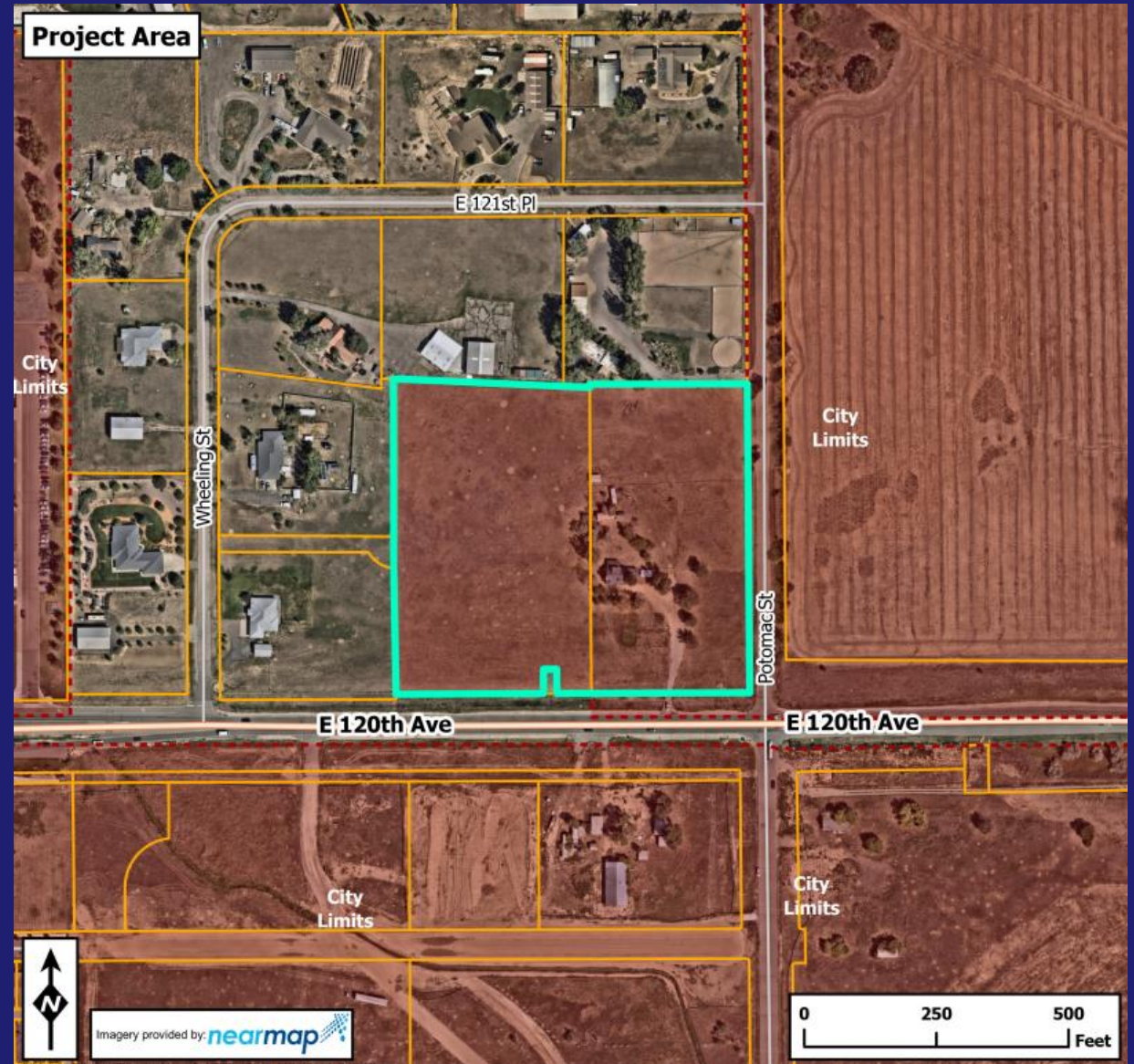
Singh Rashpal and Kaur Rajwant

City Staff Representative:

Summer McCann, Senior Planner

Subject Property Location

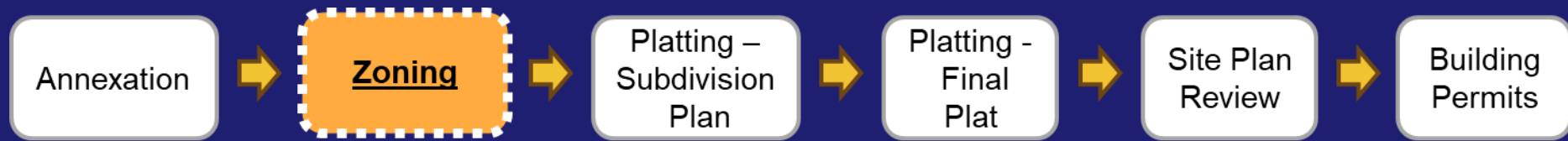
- The property is generally located to the north of East 120th Avenue, south of East 121st Place, east of Wheeling Street and west of Potomac Street.



Aerial Map

Purpose

- The request is to rezone the Property from the current Singh & Kaur Planned Unit Development (PUD) to C-2 (Restricted Retail and Services).



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.

Background

The Property:

- Was annexed in 2004 under the Singh and Kaur Annexation.
- Was platted in Adams County under the Farner Estates Amended Subdivision Plat prior to annexation.
- Is currently zoned Singh & Kaur PUD.



Zoning Map

Proposed Zoning

Allowed Uses (C-2, Restricted Retail and Services):

- Article 4 of the *Land Use & Development Code*
 - The C-2 district provides a wider variety of small and moderate scale retail, service, civic and employment uses. It is centrally located and along arterial streets or intersections, and where transitions and buffers between lower-density residential and low-intensity uses are possible.
 - 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

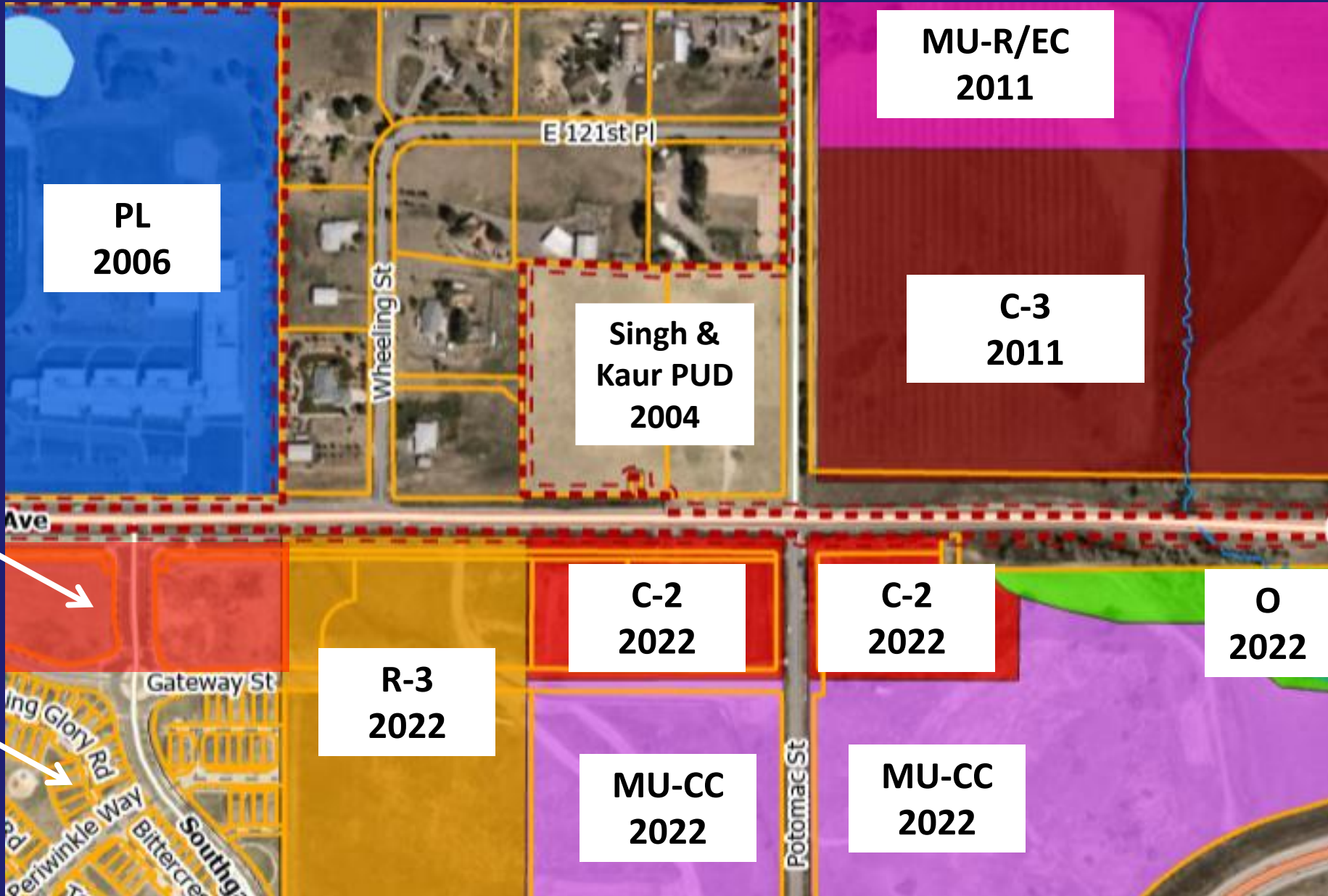
- *Number 15. 120th Avenue Opportunities*

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.*



Commercial
under the
Village at
Southgate PUD
2014

Medium
Density
Residential
under the
Village at
Southgate PUD
2014

PL
2006

Singh &
Kaur PUD
2004

MU-R/EC
2011

C-3
2011

C-2
2022

C-2
2022

O
2022

R-3
2022

MU-CC
2022

MU-CC
2022

Public Notice and Comment

- Public Notice was provided in accordance with the *Land Use & Development Code*.
- On February 11th
 - ✓ Notice was published on the City's Website.
- On February 13th
 - ✓ Written notice was mailed to all property owners within 1000 feet of the Subject Property.
 - ✓ Two 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 comment from the public for this hearing.

Summary of Findings

- ✓ The Planning Commission heard the request on January 23, 2025, after the applicant requested a continuance from the December 12, 2024 meeting, and voted 3-2 to recommend denial of the zoning map amendment.
- ✓ The Development Review Committee has reviewed this project and recommends approval.
- ✓ Staff finds the Zoning Map Amendment is in general compliance with the requirements as outlined in the *Land Use & Development Code*.

City Staff Recommendation

- ✓ Staff recommends approval of the Singh Property Zoning Map Amendment.

Options for City Council

- ❑ Approve the Zoning Map Amendment;
- ❑ Deny the Zoning Map Amendment;
- ❑ Approve the Zoning Map Amendment with changes to the drafted resolution; or
- ❑ Continue the item to be heard at a later, specified date if the Council feels it needs additional information to ensure compliance with the approval criteria as set forth in the *Land Use & Development Code*.