

Grein Property Planned Development

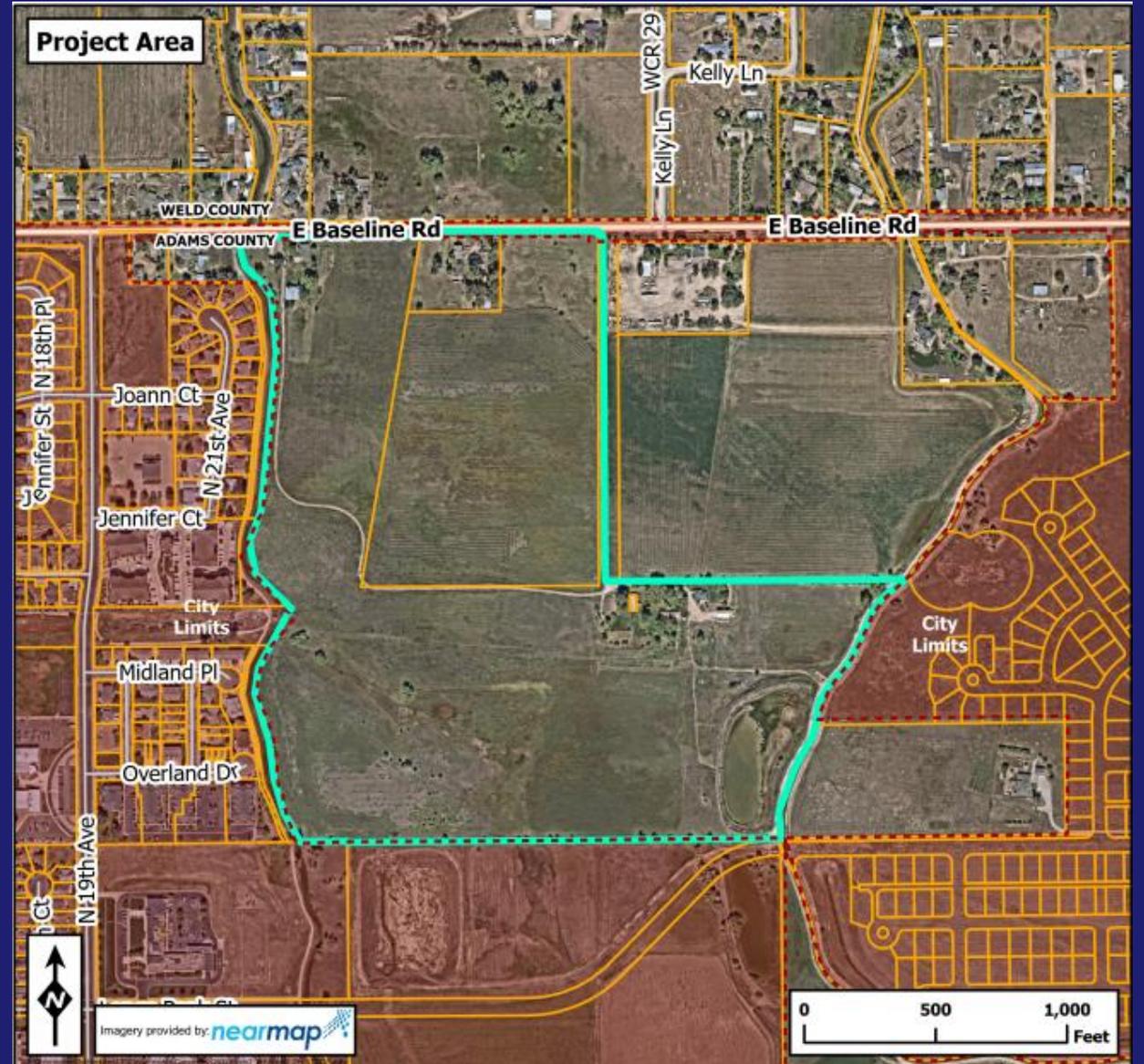
City Council – March 3, 2026

Applicant/Property Owner:
Project Contact:
City Staff Representative:
City Department:

Ivan E. Grein Living Trust and CC Realty LLC
Travis Frazier of Redland
Emma Lane, AICP, Senior Planner – Historic Preservation
Community Development

Subject Property Location

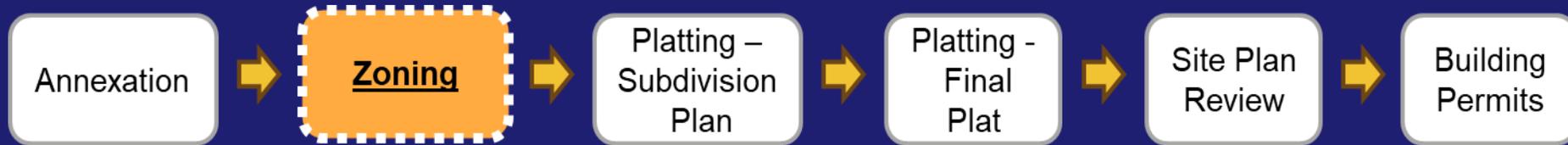
The property is generally located to the north of the Longs Peak Street alignment, south of East Baseline Road, east of the Fulton Ditch and west of the North 27th Avenue alignment and the Brighton Lateral Ditch.



Aerial Map

Purpose

- The request is to rezone the Property from the current Adams County Agriculture-1 (A-1) zoning to Planned Development (PD).

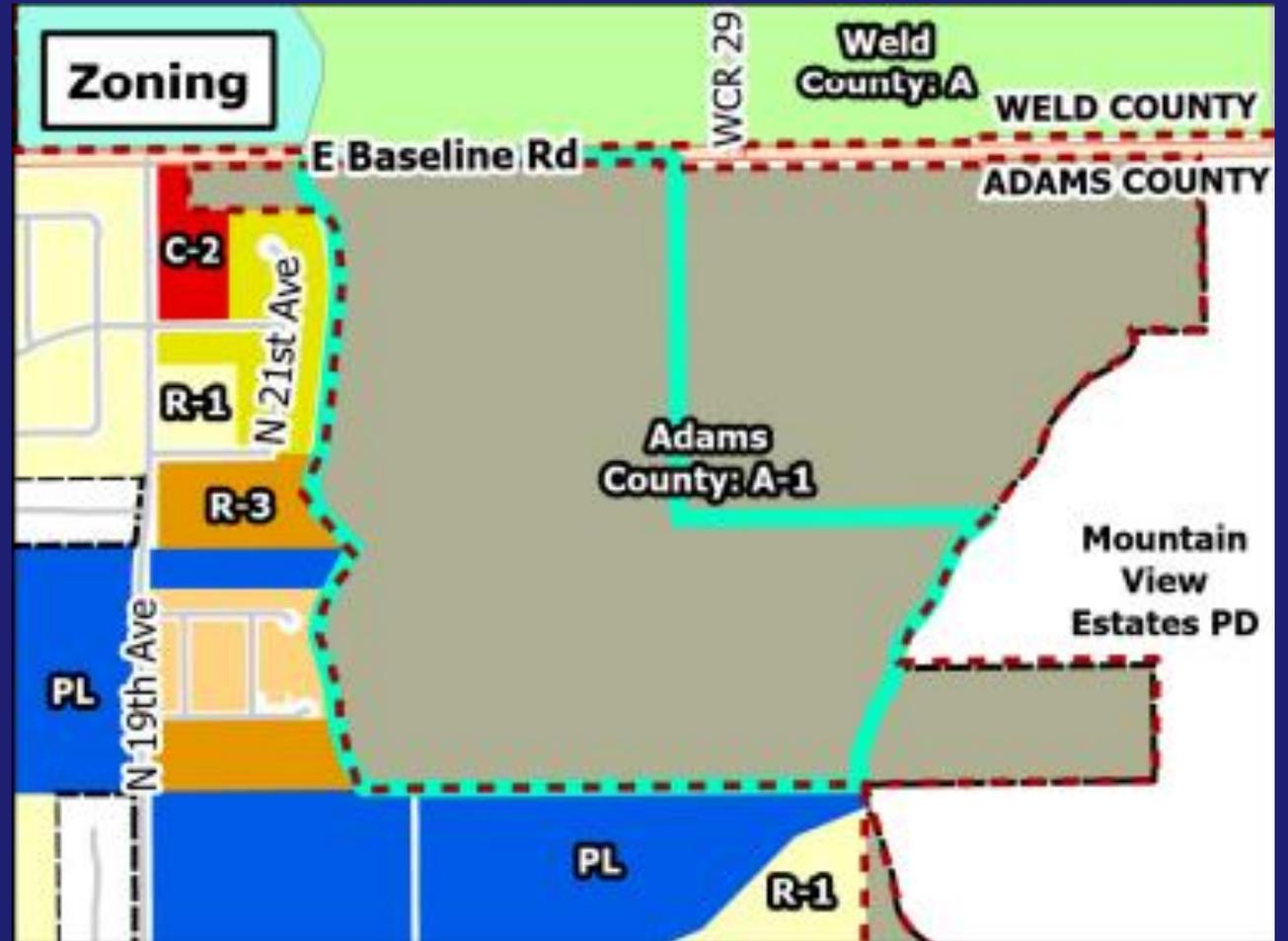


Process

- Zoning is the second step in the land development process.
- Staff used the New Planned Development criteria from the Land Use & Development Code to review the proposal.

Background

- The Property is zoned Agriculture-1 (A-1) within Adams County.
- The Property is within the City's growth boundary.
- The Property is in the process of Annexation with the City.



Zoning Map

Grein Property PD

Zoning Restrictions

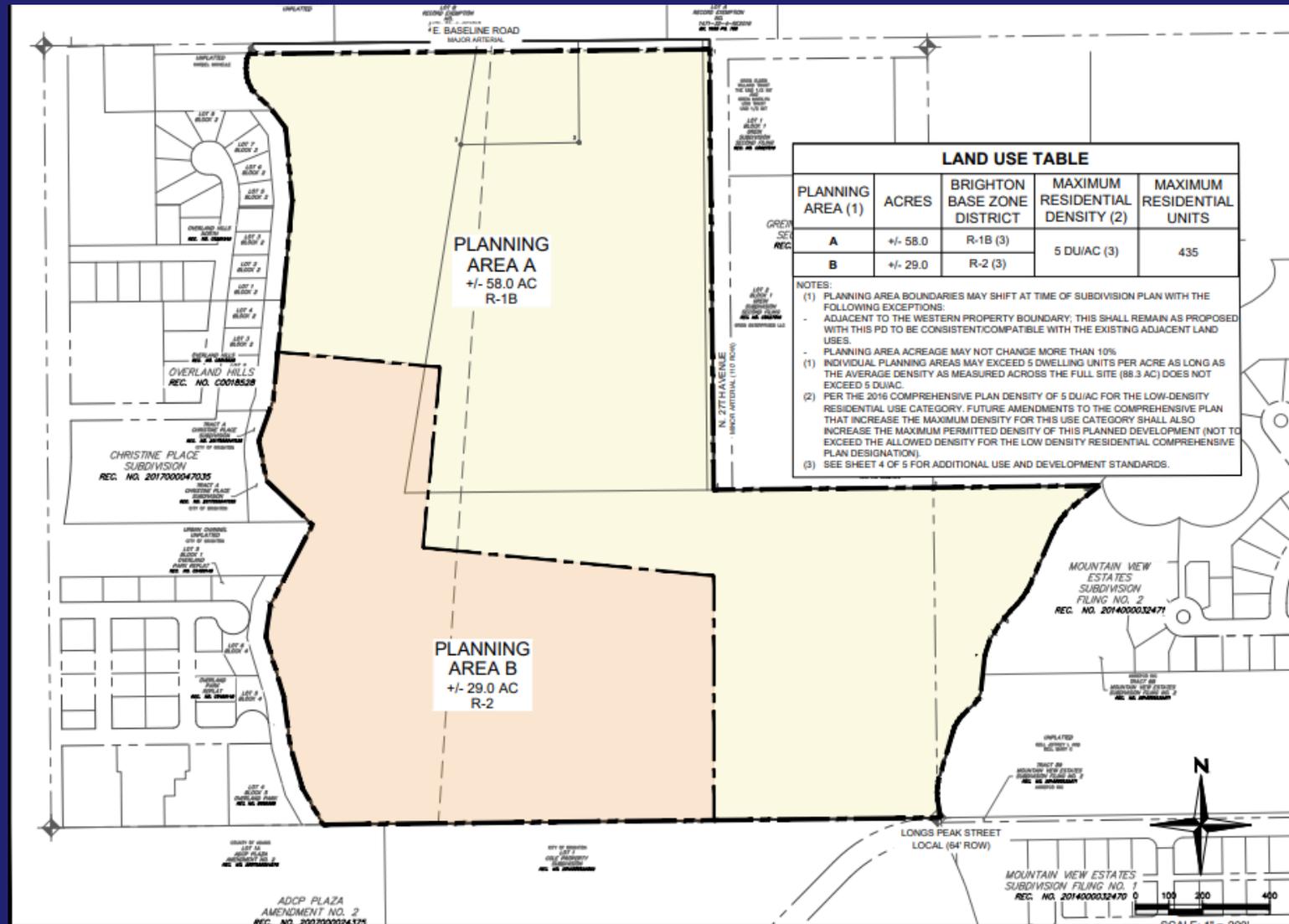
Planning Area A

- Underlying Zoning: R-1-B

Planning Area B

- Underlying Zoning: R-2

Overall Density: No more than 5 DU/AC



PD Document

Grein Property PD

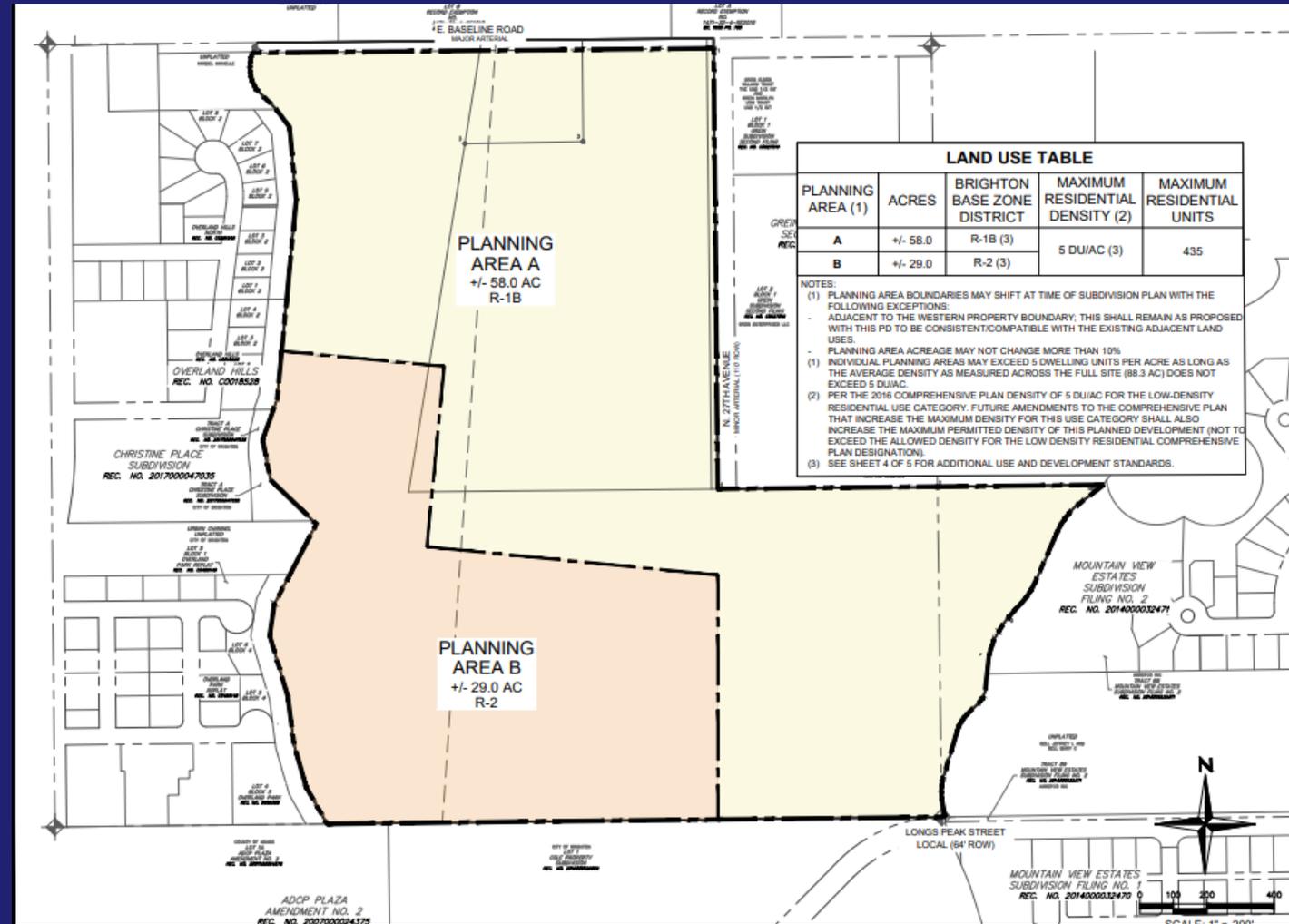
Building Types

Planning Area A

- Allowed Building Types:
 - Detached House – Rural
 - Detached House – Suburban
 - Detached House – Neighborhood
 - Detached House – City Lot
 - Detached House – Compact

Planning Area B

- Allowed Building Types:
 - All detached house types (above)
 - Duplex – Suburban
 - Duplex – Multi-unit House
 - Row House



PD Document

Grein Property PD

Development Standards

Driveway Spacing – LUDC Section 3.01

- PD proposes that driveways must be 30 feet from a corner on a local road
- LUDC requires 50 feet from a corner

Driveway Width – LUDC Section 5.02

- PD proposes that all building types will be allowed a driveway width of 16 feet for a single car driveway and 24 feet for a double car driveway
- LUDC requires varied driveway widths per building type

DEVELOPMENT STANDARDS:

PLANNING AREA A

- ALL DEVELOPMENT STANDARDS PER THE CITY OF BRIGHTON R-2 ZONE DISTRICT EXCEPT AS MODIFIED BELOW:
 - SECTION 3.01 STREETS - DRIVEWAY SPACING:
 - **FOR LOCAL STREETS, MINIMUM DRIVEWAY SPACING DISTANCE FROM CORNER SHALL BE 30 FEET.**
 - SECTION 5.02 - TABLE 5-5 DRIVEWAY WIDTH:
 - **ALL ALLOWED BUILDING TYPES SHALL PERMIT A MAXIMUM DRIVEWAY WIDTH OF 16 FEET FOR A SINGLE CAR DRIVEWAY AND 24 FEET FOR A DOUBLE CAR DRIVEWAY.**

PLANNING AREA B

- ALL DEVELOPMENT STANDARDS PER THE CITY OF BRIGHTON R-2 ZONE DISTRICT EXCEPT AS MODIFIED BELOW:
 - SECTION 3.01 STREETS - DRIVEWAY SPACING:
 - **FOR LOCAL STREETS, MINIMUM DRIVEWAY SPACING DISTANCE FROM CORNER SHALL BE 30 FEET.**
 - SECTION 5.02 - TABLE 5-5 DRIVEWAY WIDTH:
 - **ALL ALLOWED BUILDING TYPES SHALL PERMIT A MAXIMUM DRIVEWAY WIDTH OF 16 FEET FOR A SINGLE CAR DRIVEWAY AND 24 FEET FOR A DOUBLE CAR DRIVEWAY.**

Proposed
Development Standards

Grein Property PD

Preservation of Existing Site Character

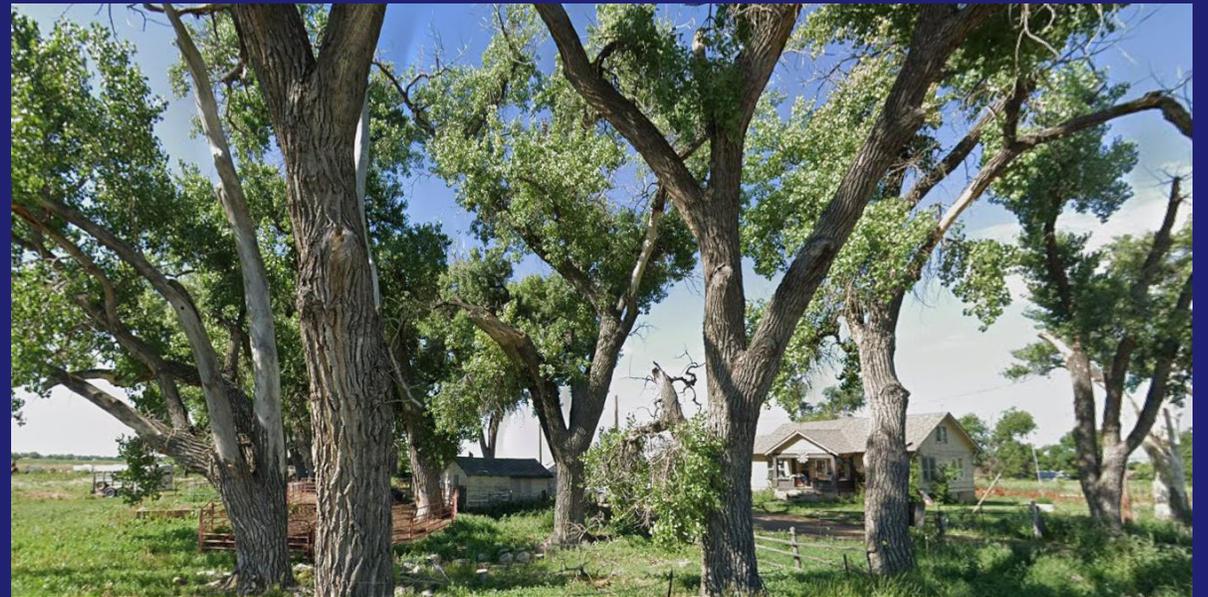
5AM4300 (16300 East 168th Avenue) - above

- Feature 1 – Primary House
- Grove of existing trees



5AM3728 (16440 East 168th Avenue) - below

- Feature 1 – Primary House
- Feature 2 – Original Shed
- Feature 3 – Original Shed
- Grove of existing trees



5AM4301 (16614 East 168th Avenue)

- Grove of existing trees

Structures and Trees to
be preserved

Review Criteria

Land Use & Development Code

- The City Council in making its decision shall use the following criteria 2.04 C. 1.
 - a. The plan better implements the Comprehensive Plan, beyond what could be accomplished under application of general zoning districts and development standards.*

Review Criteria - Comprehensive Plan

Future Land Use Designation

- The Subject Property is designated as Low Density Residential.



Future Land Use Map

Review Criteria – Comprehensive Plan

Chapter Four: Citywide Principles, Policies & Strategies

- *Policy 6.2 – Create and Maintain Inviting, Safe, Walkable and Bikeable Streetscapes*
- *Policy 6.5 – Encourage Projects that Enhance the Diversity of Housing Types and Costs, and Manage*
- *Policy 7.5 – Design the Streets, Pedestrian Environments and Gateways of Brighton with Consideration to the Visual Character and Experience of Users and Adjacent Development*
- *Policy 10.1 – Encourage and Support Historic Preservation and Reuse of Existing Structures*

Review Criteria

Land Use & Development Code (Planned Development)

- b. The benefits from any flexibility in the proposed plan promote the general public health, safety and welfare of the community, and in particular, that of the areas immediately near or within the proposed project, and the proposed flexibility is not strictly to benefit the applicant or a single project.*
- c. The flexibility in the proposed plan allows the project to better meet or exceed the intent statements of the base zoning district(s).*
- d. The proposed adjustments to the standards do not undermine the intent or design objectives of those standards when applied to the specific project or site.*
- e. The plan reflects generally accepted and sound planning and urban design principles with respect to applying the goals and objectives of the Comprehensive Plan to the area.*

Review Criteria

Land Use & Development Code (Zoning Map Amendment)

- f. *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.*

Public Notice and Comment

- Public Notice was provided in accordance with the *Land Use & Development Code*.
- On January 27th:
 - ✓ Notice was published on the City's Website.
 - ✓ Two signs were posted on the subject property.
 - ✓ Written notice was mailed to all property owners within 1,000 feet of the Subject Property.
- Planning staff has not received any formal comment 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 recommends approval.
- ✓ The Planning Commission heard the request on February 12, 2026, and unanimously recommended approval.
- ✓ Staff finds the Planned Development is in general compliance with the requirements as outlined in the *Land Use & Development Code*.

City Staff Recommendation

- ✓ Staff recommends approval of the Grein Property Planned Development.

Options for City Council

- ❑ Approve the Planned Development;
- ❑ Deny the Planned Development;
- ❑ Approve the Planned Development with changes to the drafted Ordinance; 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.