



# Brighton Crossing Filing No. 7, 2<sup>nd</sup> Amendment Subdivision Plan

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City Council – March 4, 2025

Applicant:

City Staff Representative:

Brookfield Residential LLC

Summer McCann, Senior Planner

# Subject Property Location

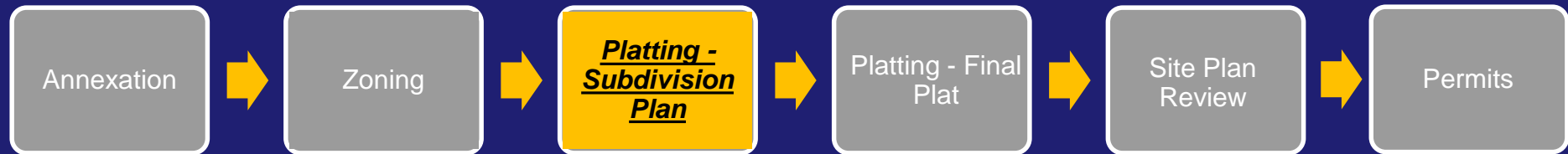
- The property is generally located to the north of East Bridge Street, west of Mt. Bierstadt Street, east of Wooten Avenue and south of the intersection of Singletree Lane and Bowie Drive, situated within the Brighton Crossings Development.



Aerial Map

# Purpose

- The request is to accept the Subdivision Plan for the construction of a single-family residential neighborhood.



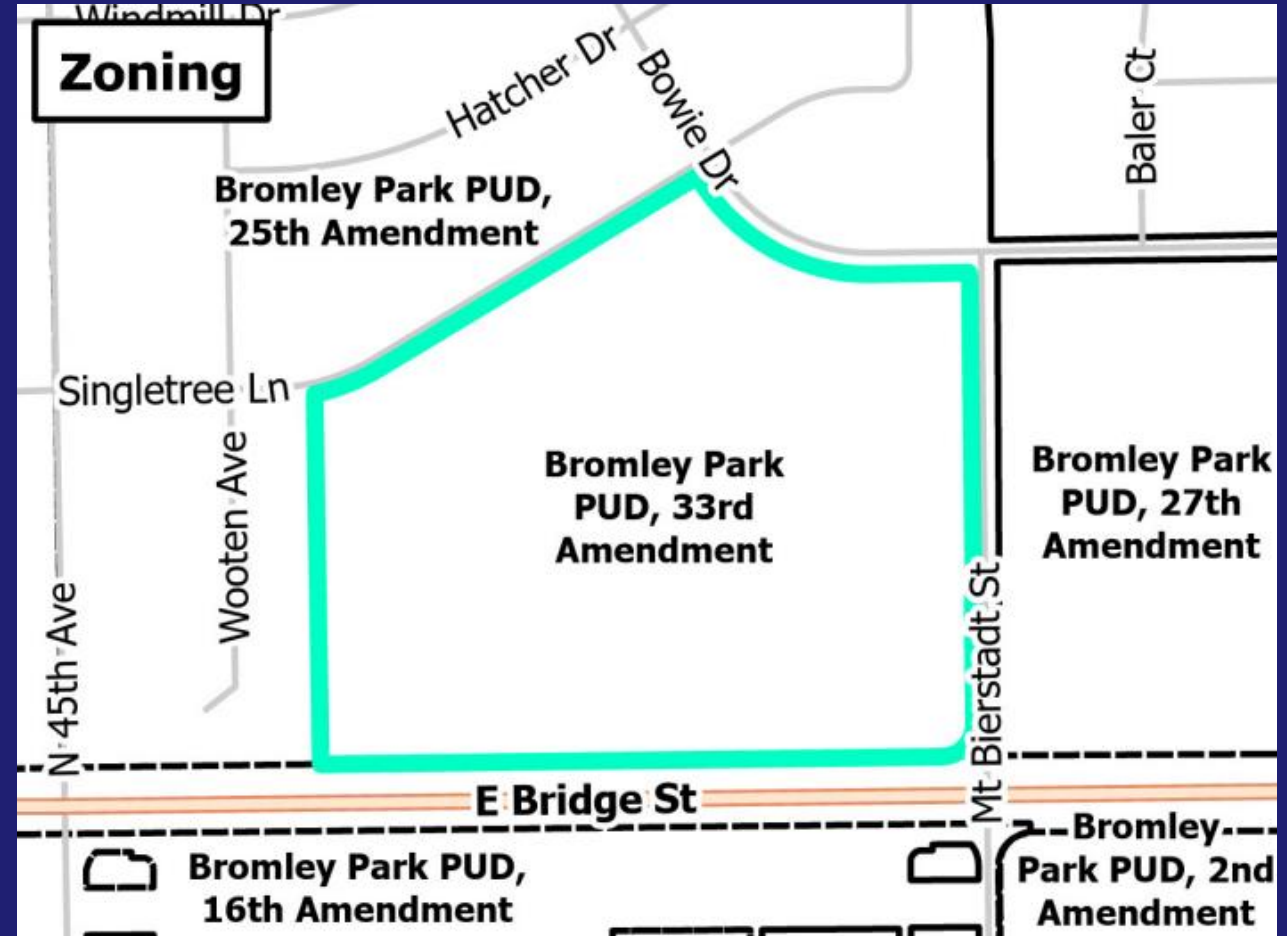
# Process

- 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 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, 1<sup>st</sup> Amendment final plat.
- Is currently zoned “Single Family Detached” under the Bromley Park PUD, 33<sup>rd</sup> Amendment.

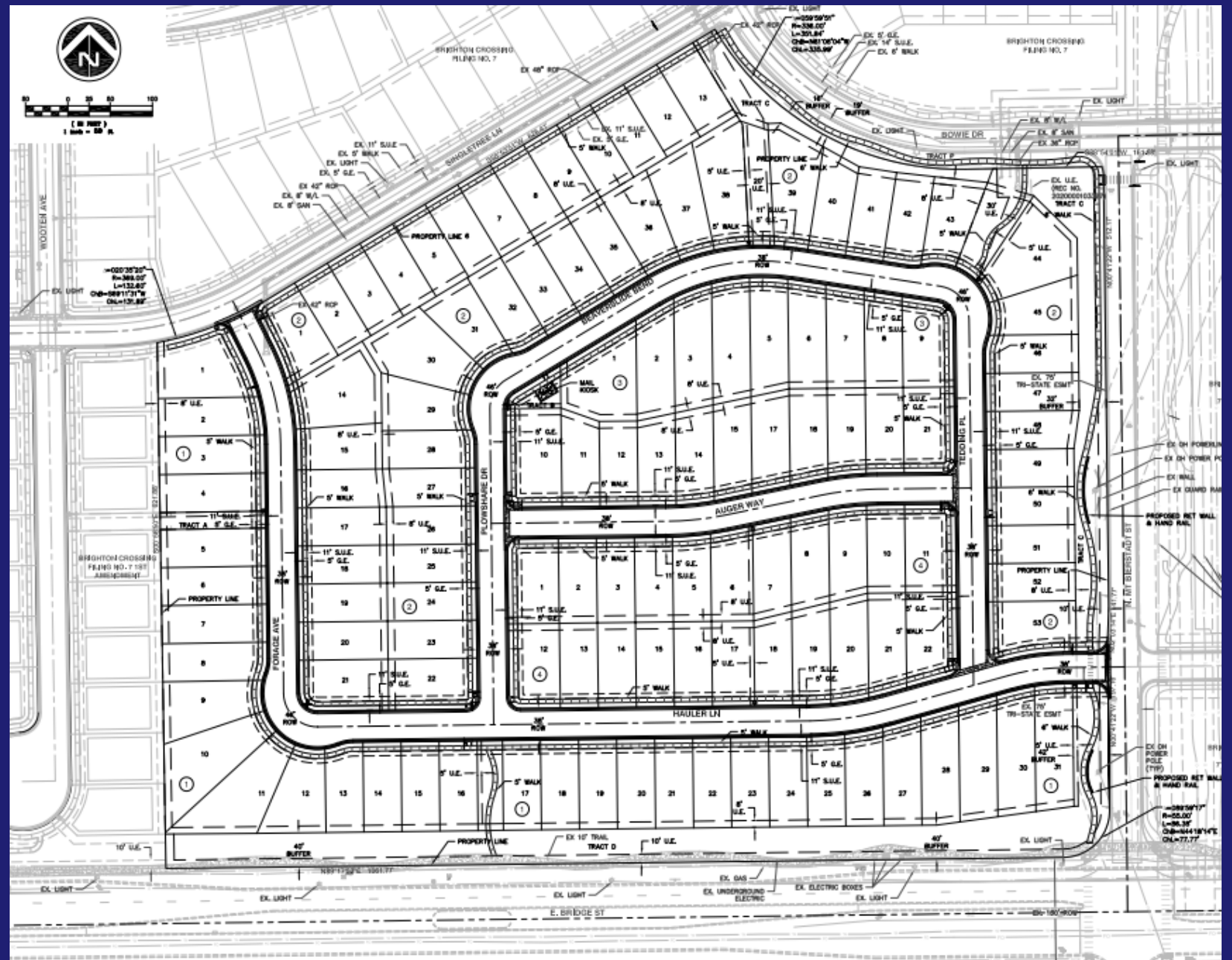


Zoning Map



# Brighton Crossing Filing No. 7, 2<sup>nd</sup> Amendment

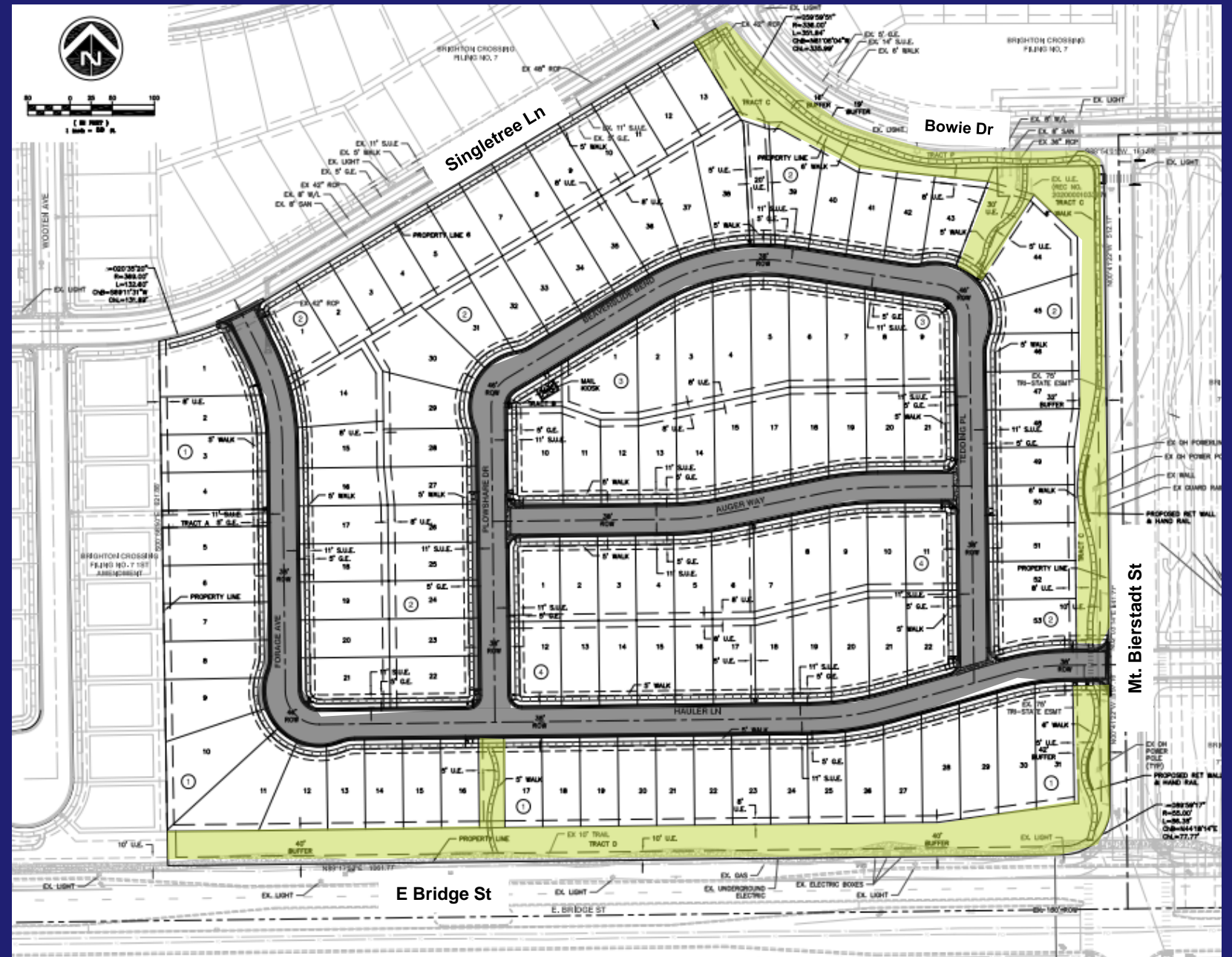
- Conceptual layout includes the creation of 126 lots.
- Development will occur in One (1) phase.



Conceptual Layout of Subdivision

The developer shall:

- construct local public roads that provide internal connectivity from Singletree Lane and Mt. Bierstadt Street.
- construct all internal sidewalks and missing pedestrian connections along external roadways.
- connect to the City's current water and sewer infrastructure along Bowie Drive and expand services to the development.
- implement private connections to the existing stormwater infrastructure.



Conceptual Layout of Subdivision

## Review Criteria (*Land Use & Development Code*)

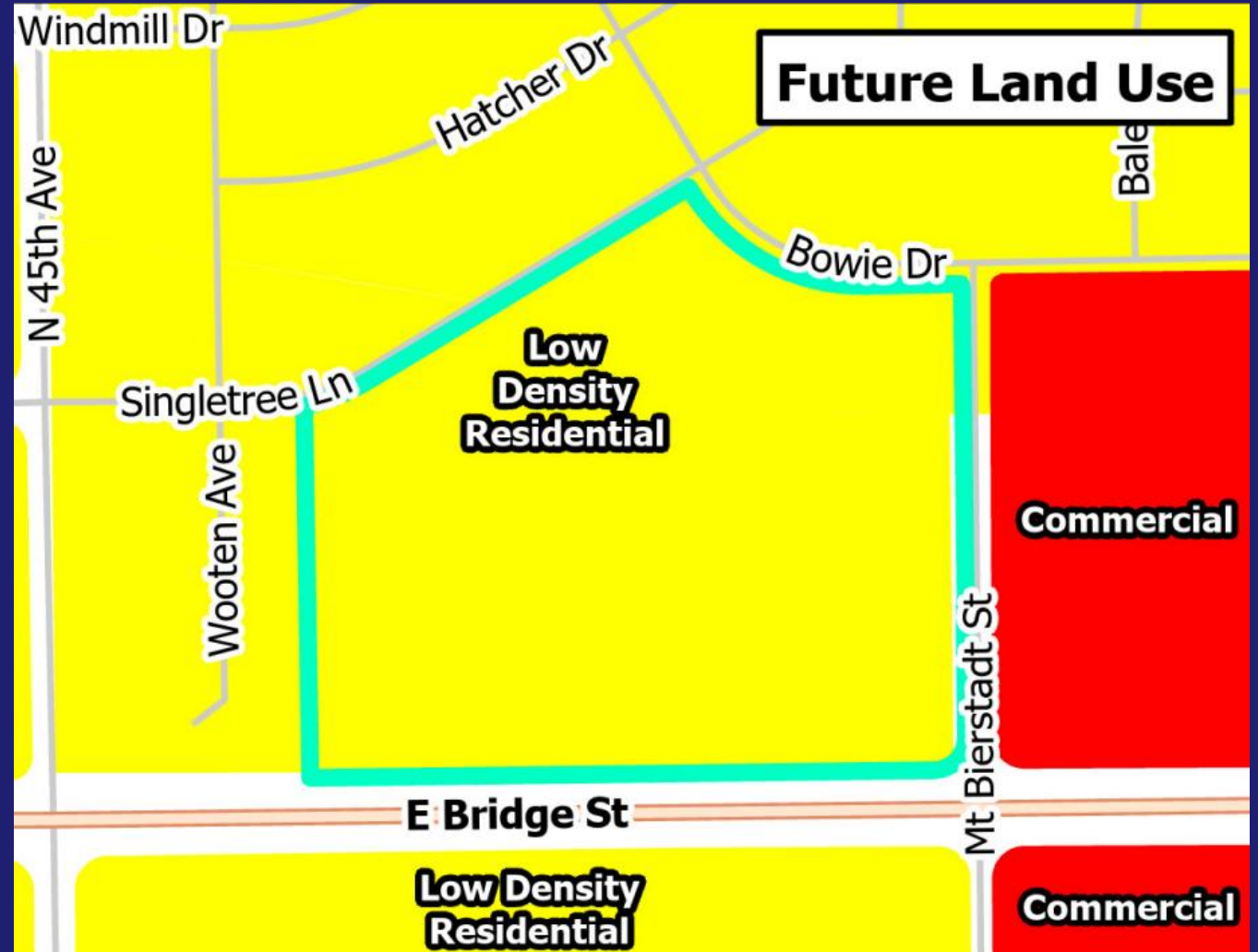
In making its decision, the City Council shall use the following criteria (Section 2.02 D. 1.):

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 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 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*

## Review Criteria (*Land Use & Development Code*)

- 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.*

## Review Criteria (*Land Use & Development Code*)

- 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 February 11<sup>th</sup>
  - ✓ Notice was published on the City's Website.
- On February 13<sup>th</sup>
  - ✓ Written notice was mailed to all property owners within 1000 feet of the Subject Property.
- On February 14<sup>th</sup>
  - ✓ 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 approved the Subdivision Plan on February 13, 2025.
- ✓ The Development Review Committee has reviewed this project 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. 7, 2nd 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.