

Fulton Avenue Rezoning

RCU2017-00020

1,500 feet south of Bromley Lane & Fulton Avenue

September 12, 2017

Board of County Commissioners Public Hearing
Community and Economic Development Department

Case Manager: Greg Barnes



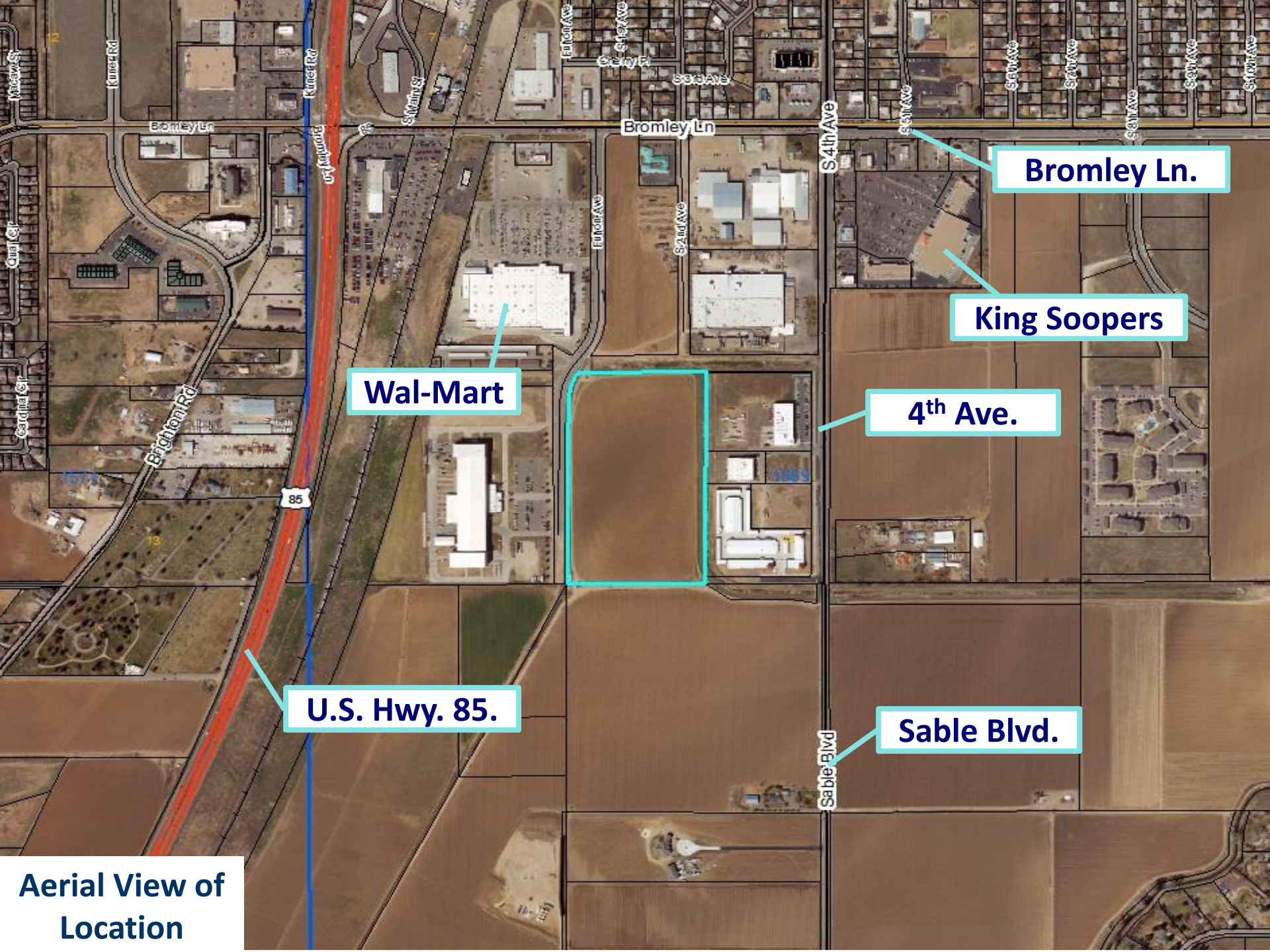
Request

Change the zoning designation:

- Current Zoning: Agricultural-1 (A-1)
- Proposed Zoning: Industrial-1 (I-1)

Background

- Owner: Adams County
- Size: 20 acres
- Purpose: Preparation for sale. Assist potential buyers with determining appropriate use.

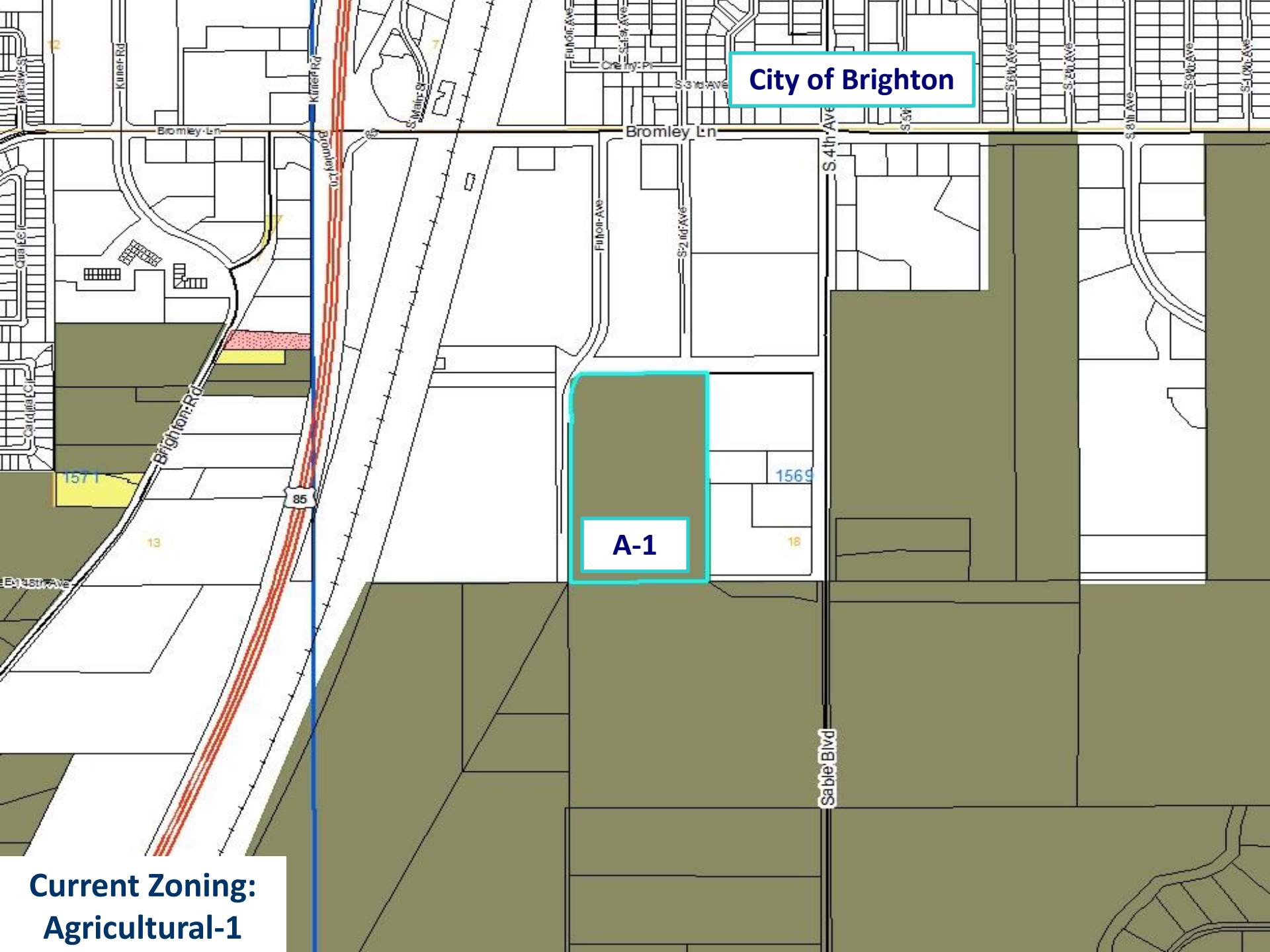


Aerial View of Location

City of Brighton

A-1

Current Zoning:
Agricultural-1

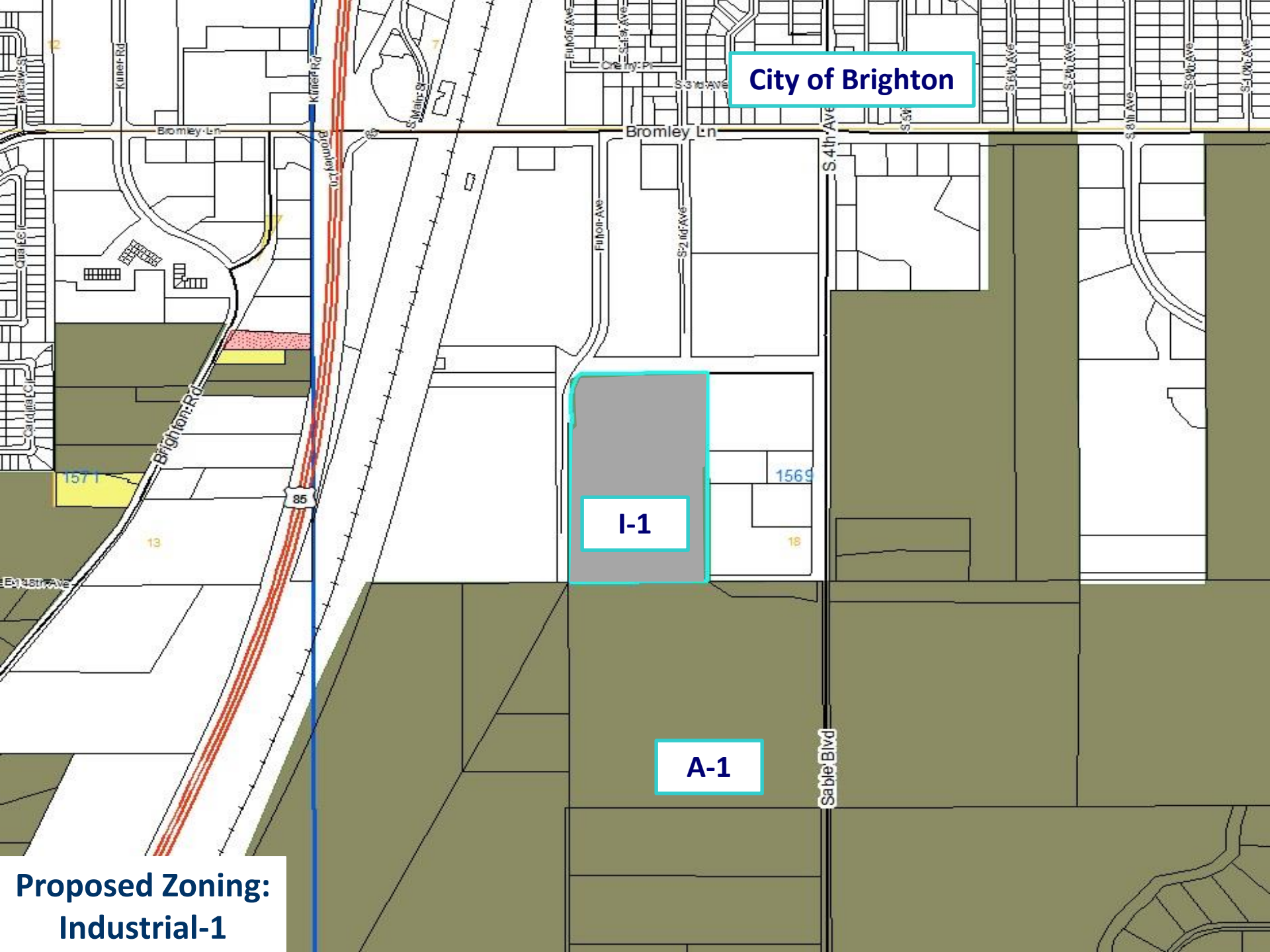


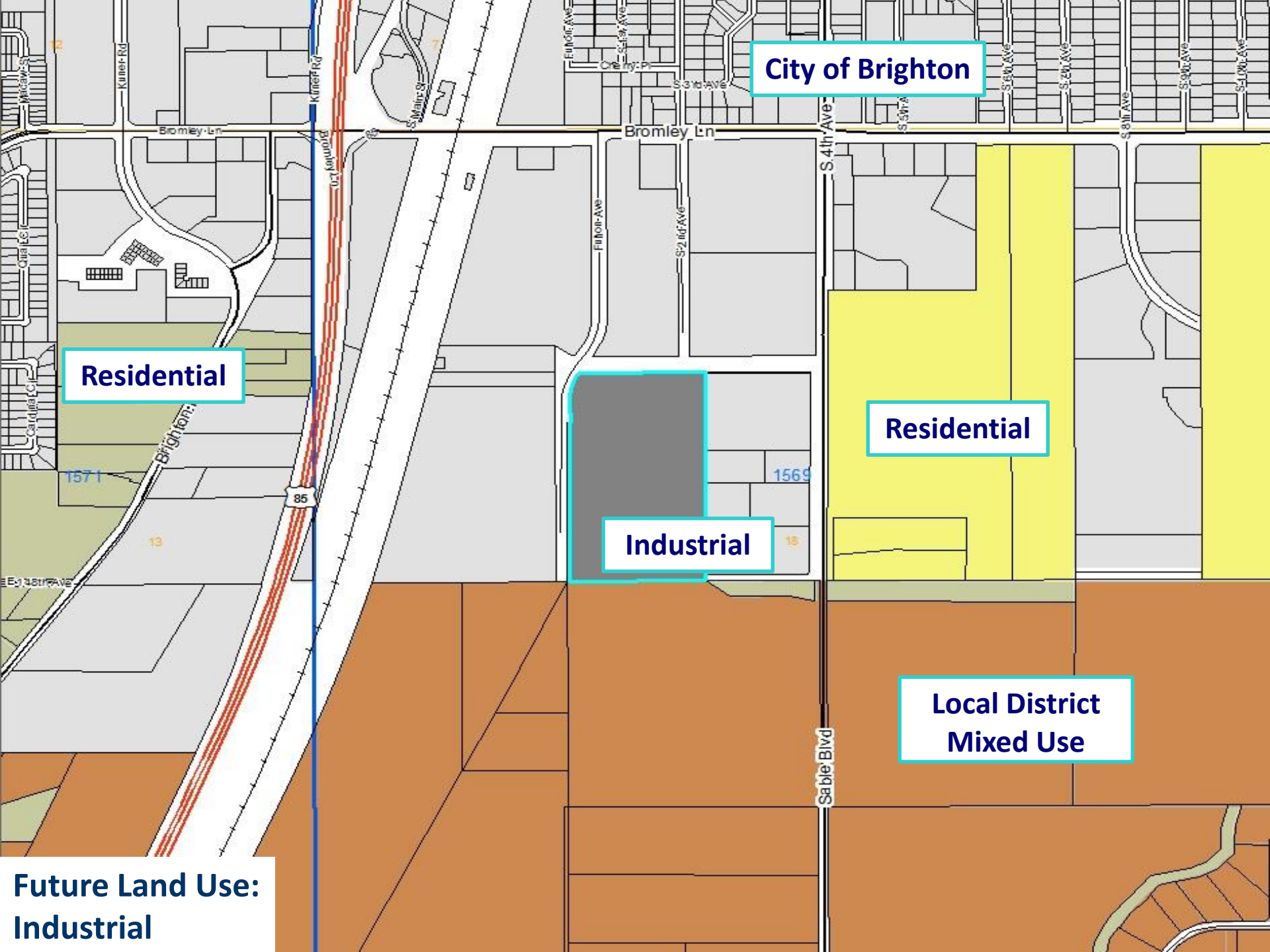
City of Brighton

I-1

A-1

Proposed Zoning:
Industrial-1





City of Brighton

Residential

Residential

Industrial

**Local District
Mixed Use**

**Future Land Use:
Industrial**

Criteria for Rezoning Approval

Section 2-02-13-06-02

1. Consistent with Comprehensive Plan
2. Consistent with Development Standards
3. Complies to Development Standards
4. Harmonious & Compatible

Development Standards

I-1 Zone District

Minimum Lot Size: 1 acre

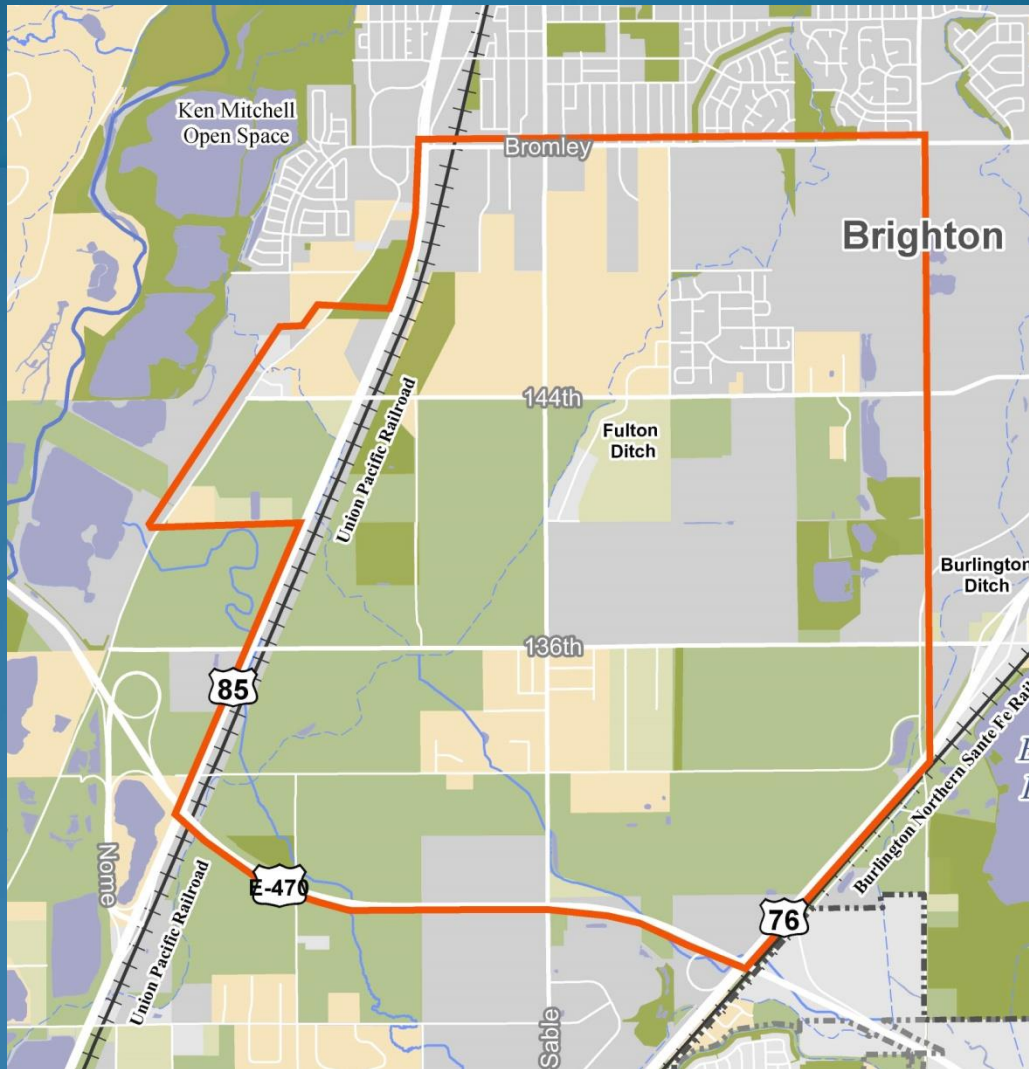
Minimum Lot Width: 100 feet

Minimum Setbacks:

- Front – 50 feet
- Side setbacks – 15 & 5 feet
- Rear setback – 15 feet

District Plan

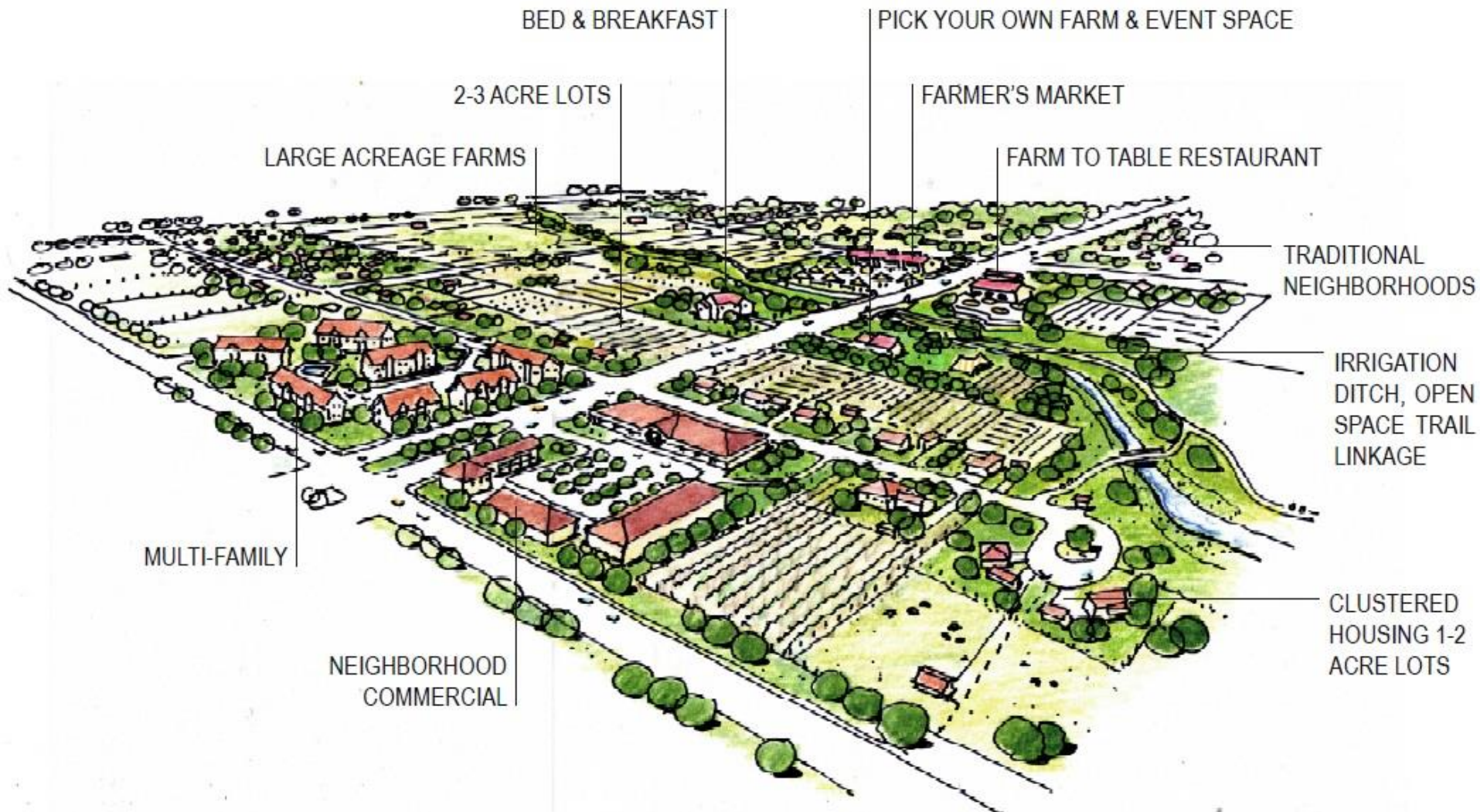
Adams County & City of Brighton



- Preservation of important farmland
- Agricultural-support businesses
- Sustainable Development Opportunities
- Pedestrian trail network

District Plan

Adams County & City of Brighton



District Plan

LAND USE CATEGORY	CHARACTERISTICS & USES	PURPOSE	CRITERIA FOR DESIGNATION
<p>Local District Mixed Use</p> <p><i>Light Industrial Uses</i></p>	<p>Primary:</p> <p>Concentrated food cultivation, <u>processing</u>, and <u>distributing</u>. Agricultural tourism uses such as farmers markets, <u>cottage industries</u>, bed and breakfast establishments, restaurants, <u>breweries</u>, tourism services.</p> <p>Secondary:</p> <p>Sustainably designed clustered residential developments that focus on backyard, neighborhood or community farms integrated within the development.</p> <p>Balance development to utilize TDR as a sending area and cluster development on site.</p>	<p>Lands where development compatible with agriculture is expected in the future. Areas with adequate public infrastructure will become urban in nature while other areas may remain a lower intensity use.</p> <p>Development supports agricultural economic development, agritourism, and/or preserves agricultural areas for long term farming</p> <p>Conserve environmentally sensitive areas</p> <p>Prevent urban nuisance complaints</p> <p>Limit the extension of services where they are costly and difficult to provide</p> <p>Provide adequate intensity and mix of uses to create a pedestrian environment.</p>	<p>Ability to support agricultural tourism uses</p> <p>Incorporated into a municipality where central water and sewer is feasible and necessary</p> <p>Adequate transportation access</p> <p>Avoid uses that are incompatible with agricultural uses</p> <p>Clustered development pattern that maximizes development while preserving adequate open area to support the District Plan objectives</p> <p>Development should be arranged in such a manner to allow viewsheds of the agricultural amenities and create scenic vistas into and throughout the area.</p> <p>Architecture should reflect the agricultural heritage of the area in a complementary manner</p> <p>Suitable for agriculture, environmentally sensitive; or historically significant</p> <p>Contributes to separating and defining urban areas</p>









Referral Period

Notices Sent	Comments Received
25	1

750 foot referral distance

Public comment: Traffic concerns.

City of Brighton Community Development: Opposed to rezoning prior to annexation.

No objections: Brighton Fire, CDPHE, CDOT, 27J School District, TCHD, United Power, Xcel Energy

Staff Analysis

- Consistent with Comprehensive Plan
- Compliant with Development Standards
- Compatible with surrounding area

PC Update

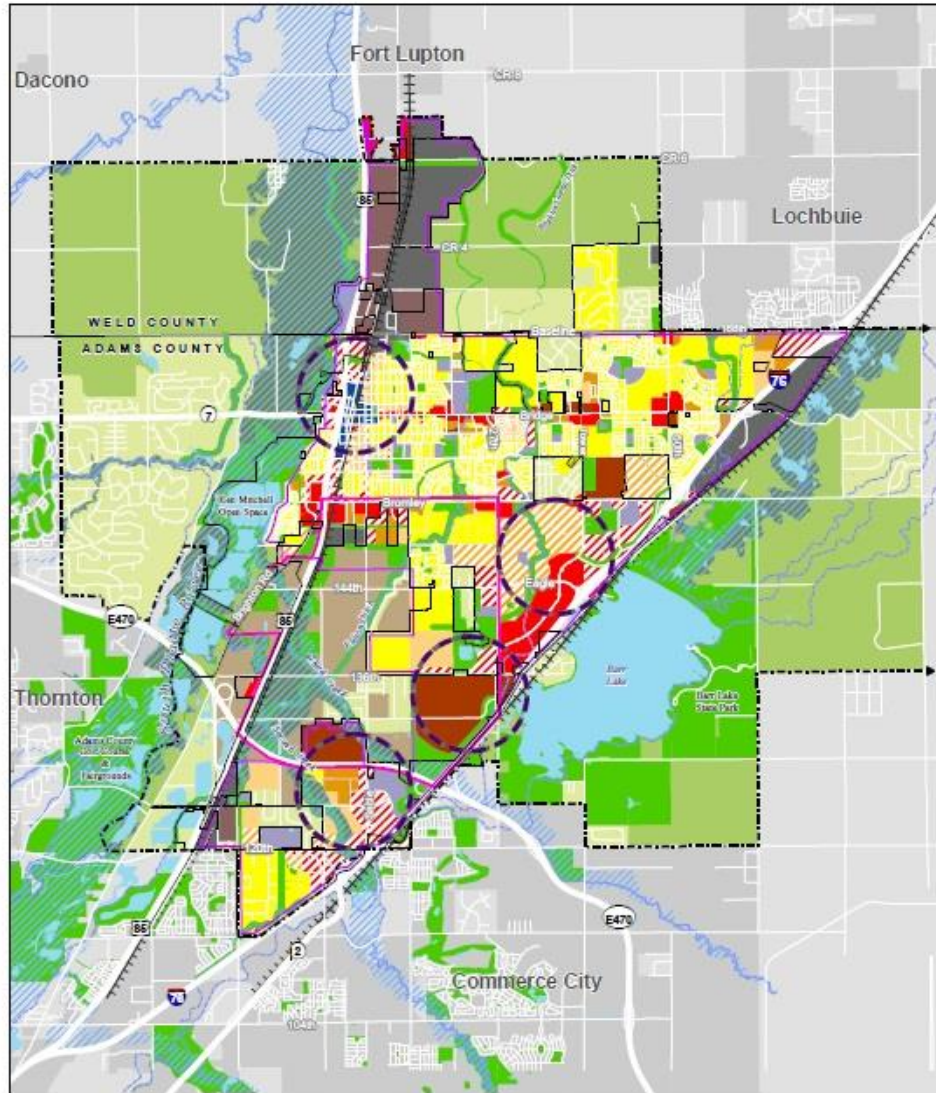
- Public Hearing: August 24, 2017
- No Members of Public Present to Speak
- **Approval** of the rezoning application with 4 findings-of-fact.

Recommended Findings-of-Fact

1. The Zoning Map amendment is consistent with the Adams County Comprehensive Plan.
2. The Zoning Map amendment is consistent with the purposes of these standards and regulations.
3. The Zoning Map amendment will comply with the requirements of these standards and regulations.
4. The Zoning Map amendment is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the immediate area, not detrimental to the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and the County.

Comprehensive Plan

FUTURE LAND USE MAP



Residential
 - Single-Family Residential (Adams & Weld County)
 - Low Density Residential (5.5 - 8 DU/A)
 - Medium Density Residential (5 - 12 DU/A)
 - High Density Residential (10 - 24 DU/A)

Agriculture & Open Space
 - Agriculture (Adams & Weld County)
 - Parks & Open Space
 - Natural Resource Conservation

Mixed Use
 - Mixed Use Commercial
 - Mixed Use Residential
 - Local District Mixed Use
 - Towncenter

Commercial and Industrial
 - Commercial
 - Employment - Commercial
 - Employment - Industrial
 - Industrial

Other
 - Public Land

Natural Features
 - South Platte River
 - Stream
 - Canal or Ditch
 - Lake
 - 100 Year Floodplain Overlay

Planning Boundaries
 - Brighton Growth Management Area
 - Adams & Weld County Line
 - Adjacent City Growth Boundaries
 - Brighton 2000 Urban Service Area
 - ORCID Urban Districts
 - Local District Plan Boundary
 - Brighton City Boundary

This map is intended to serve as a guide for future land use patterns. It is not intended to be a legal document. The map is based on the Brighton Comprehensive Plan and the Brighton City Code. The map is subject to change without notice. The map is not intended to be used for any purpose other than for informational purposes. The map is not intended to be used for any purpose other than for informational purposes. The map is not intended to be used for any purpose other than for informational purposes.

Scale: 1 inch = 1,000 feet
 0 0.25 0.5 1 Miles
 Adopted by the Planning Commission: March 22, 2018



Residential

- Estate Residential (Adams / Weld County)
- Low Density Residential (0.5 - 5 DU/A)
- Medium Density Residential (5 - 12 DU/A)
- High Density Residential (12 - 24 DU/A)

Agriculture & Open Space

- Agriculture (Adams / Weld County)
- Parks & Open Space
- Natural Resource Conservation

Mixed Use

- Mixed-Use Commercial
- Mixed-Use Residential
- Local District Mixed-Use
- Downtown

Commercial and Industrial

- Commercial
- Employment - Commercial
- Employment - Industrial
- Industrial

Other

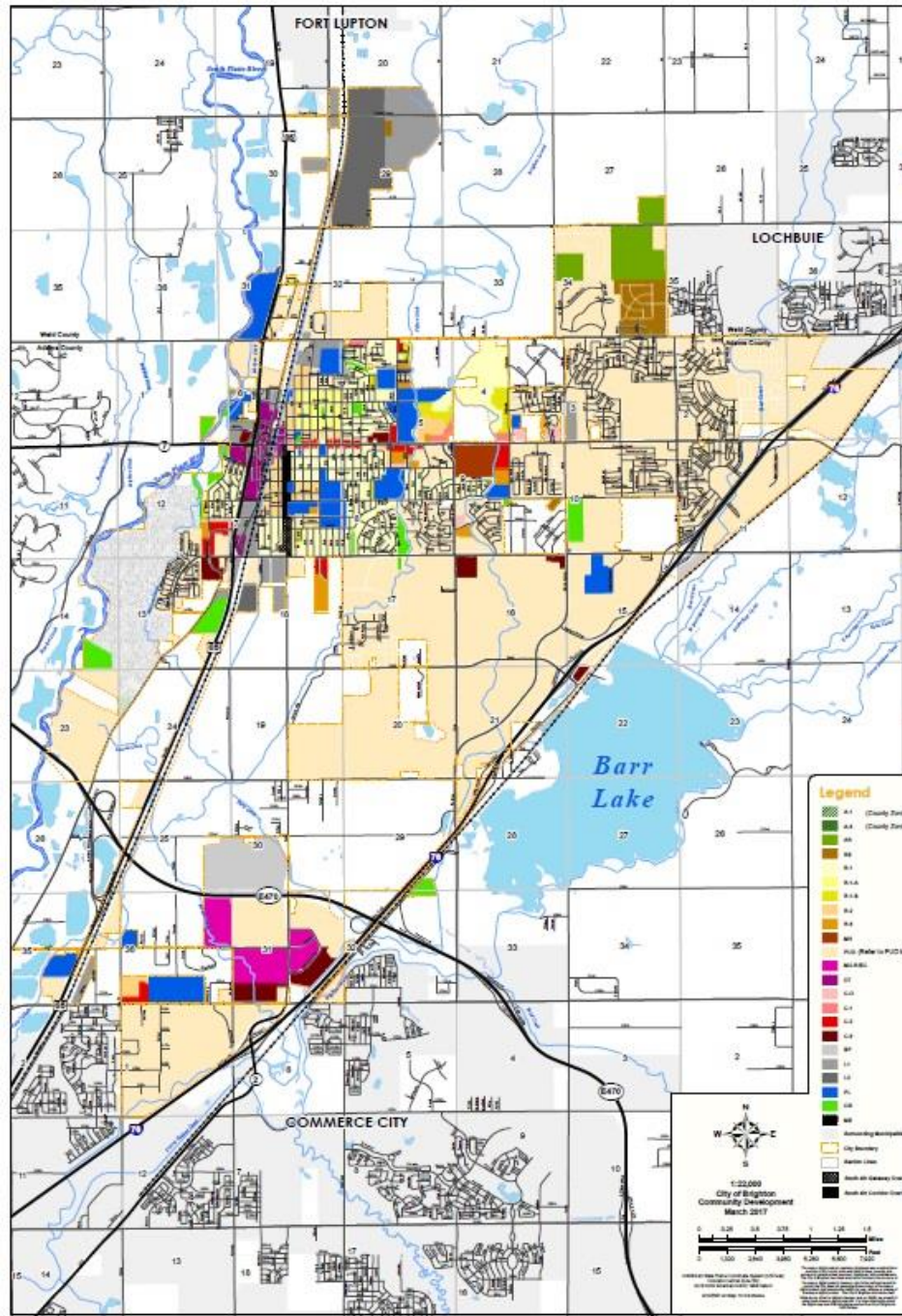
- Public Land

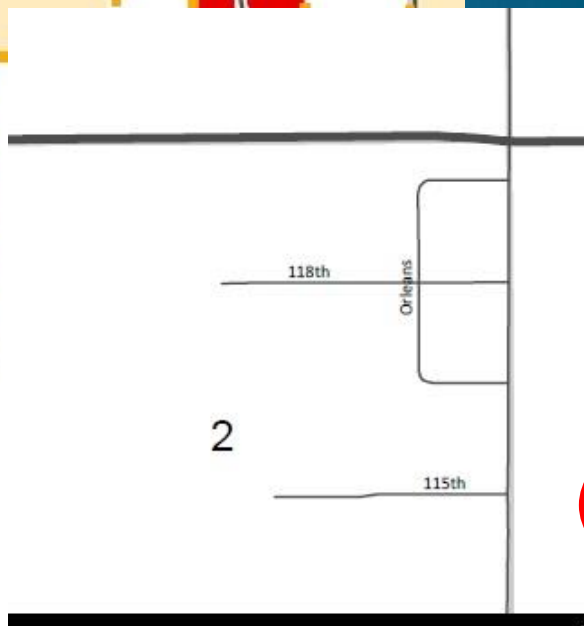
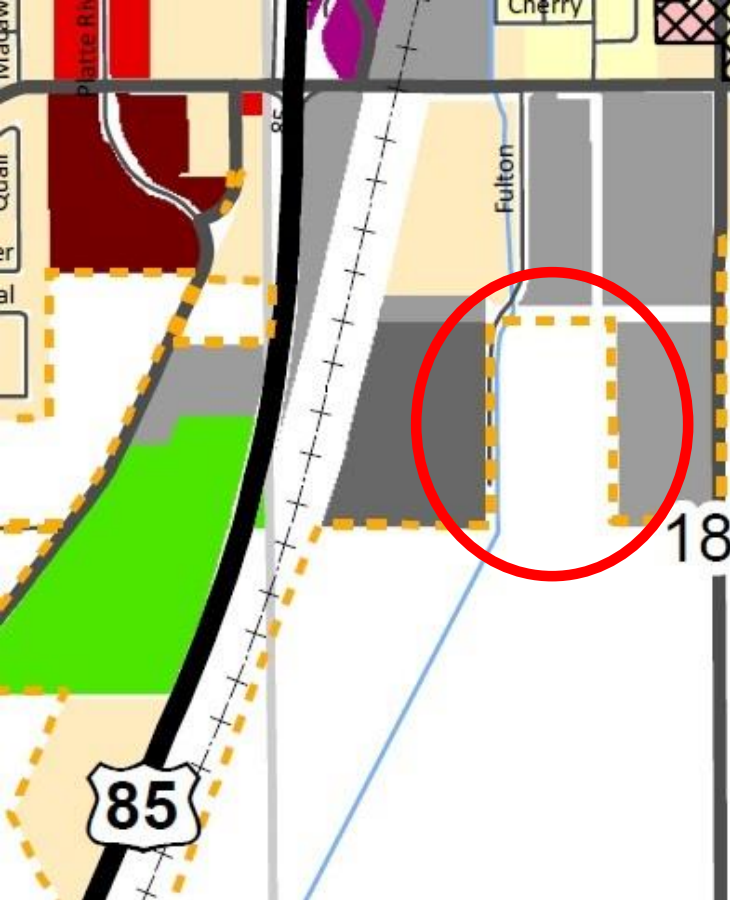
Natural Features

















- South Platte River
- Stream
- Canal or Ditch
- Lakes
- 100 Year Floodplain Overlay

Planning Boundaries

- Brighton Growth Management Area
- Adams / Weld County Line
- Adjacent City Growth Boundaries
- Brighton 2040 Urban Service Area
- DRCOG Urban Centers
- Local District Plan Boundary
- Brighton City Boundary





-  DT
-  C-0
-  C-1
-  C-2
-  C-3
-  BP
-  I-1
-  I-2
-  PL
-  OS
-  ME
-  Surrounding Municipalities
-  City Boundary
-  Section Lines
-  South 4th Gateway Overlay
-  South 4th Corridor Overlay



1:22,000
 City of Brighton
 Community Development
 March 2017