

TRANSFER OF DEVELOPMENT RIGHTS

PURPOSE

Preserve open space, wildlife habitat, farmland and floodplain areas with a conservation easement while encouraging higher density development in more appropriate areas. Property owners granting a conservation easement may reap economic benefits not otherwise available to them due to current constraints on development of their property, such as being located in a floodplain. Farmers may also find relief from financial difficulties by selling a conservation easement, which prevents future residential development on their property but allows them to continue to farm their own land. Citizens of Adams County benefit by preserving open space without having to spend tax dollars purchasing and maintaining the land.

Definitions

TDR: Property owners with land in designated sending areas can sell development rights to property owners with land in designated receiving areas.

Receiving Areas: Where development rights go to. Property owners or developers in this area may buy the rights to build additional homes on their property from property in a sending area.

Sending Area: Where development rights come from. Property owners in this area may sell their rights to developers to build homes in the receiving area.

Transfer Ratio: Used to calculate the number of additional housing units that can be built in the receiving area. The size of the sending parcel, divided by 35, times the transfer ratio number, equals the number of units that can be transferred.

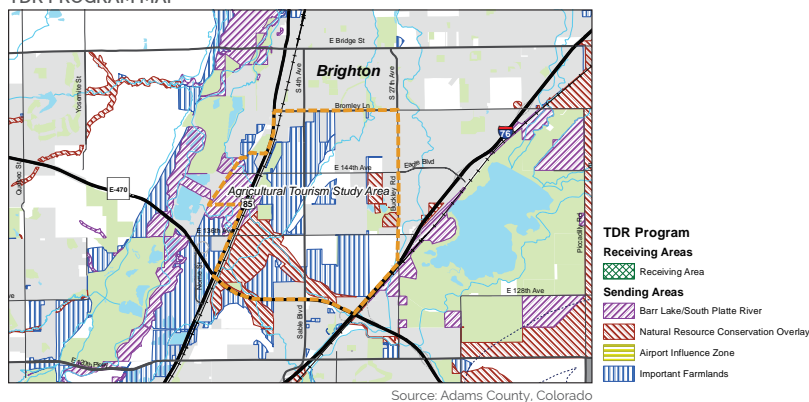
EXAMPLE

COMPARISON TO CURRENT OPTION

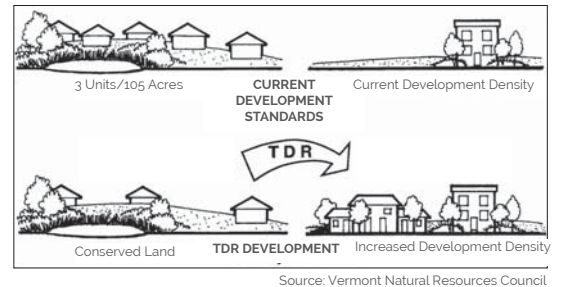
ACRES	CURRENT ZONING	MAX UNITS: CURRENT ZONING	TDR MULTIPLIER	MAX UNITS: TDR RECEIVING AREA*
105	A-1 (provides for rural single-family dwellings and limited farming on lots greater than 2.5 acres)	42	1:25	242
105	A-2 (permits farming and limited ranching on lots greater than 10 acres)	10	1:25	210
105	A-3 (allows farming and ranching on lots greater than 35 acres)	3	1:25	75

*Note: 200 additional/bonus units allowed if receiving area is at least 160 acres and there is enough land to handle the proposed density - e.g. in most scenarios you would need more than 105 acres in the receiving area.

TDR PROGRAM MAP



TDR CONCEPTUAL DIAGRAM



CLUSTER DEVELOPMENT

PURPOSE

Landowners or developers can apply to rezone property as a County Planned Unit Development (P.U.D.) meeting the County's Cluster Development Standards. The purpose of Cluster Development is to allow additional residential units than would typically be allowed, to be clustered on a portion of the site while conserving the remainder of the property. Uses approved as part of the Cluster Development are limited to those consistent with the Residential Estate, A-1 or A-2 districts, and lots must be between 1 and 2.5 acres. A minimum of 50% of the site must be conserved. The number of bonus units is the total acres divided by 17.5, and the maximum number of bonus units is 100.

EXAMPLE

Under regular zoning, a 105-acre property zoned in A-3 would be limited to three 35-acre lots. With clustering, the same property could get 6 lots (105/17.5), each a maximum of 5 acres. Thus, 30 acres would be developed while 75 acres would be placed into a conservation easement.

COMPARISON TO CURRENT OPTION

ACRES	CURRENT ZONING	MAX UNITS: CURRENT ZONING	MAX UNITS: CLUSTER DEVELOPMENT
105	A-1 (provides for rural single-family dwellings and limited farming on lots greater than 2.5 acres)	42	48
105	A-2 (permits farming and limited ranching on lots greater than 10 acres)	10	16
105	A-3 (allows farming and ranching on lots greater than 35 acres)	3	9

CURRENT DEVELOPMENT TRENDS CONCEPTUAL DIAGRAM

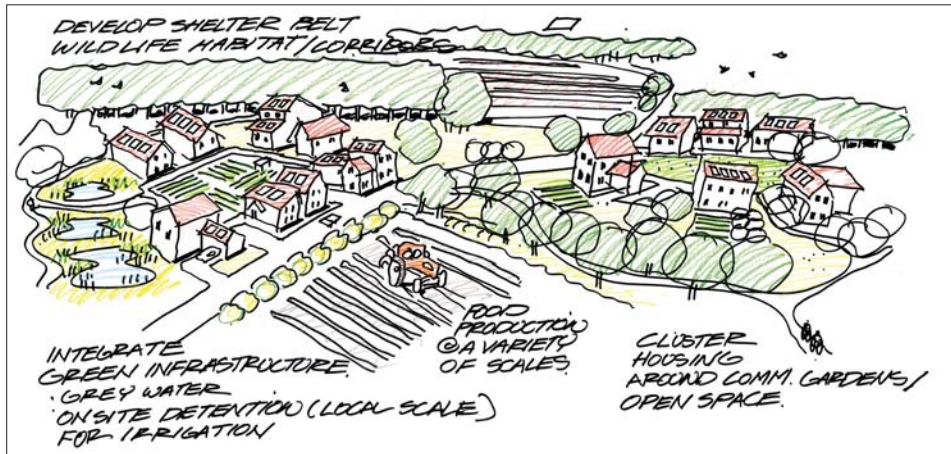


CLUSTER CONCEPTUAL DIAGRAM

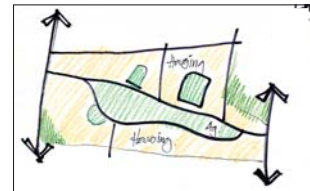


Source: Middle Country Road Renaissance Project

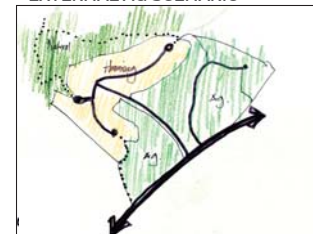
CLUSTER ILLUSTRATIVE DRAWING



INTERNAL AG SCENARIO



EXTERNAL AG SCENARIO

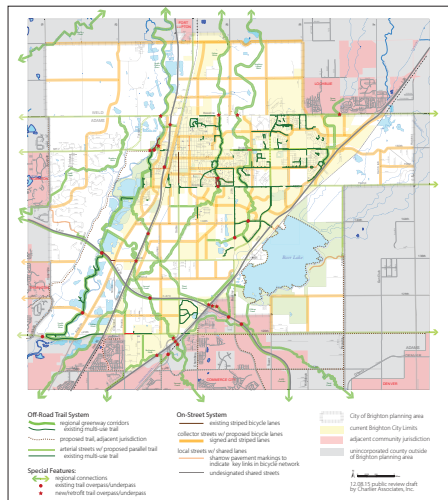


APPLY FOR ANNEXATION & MEET PERFORMANCE CRITERIA

PURPOSE

In order to develop land at urban level density (lots smaller than 1 acre), landowners would need to apply for annexation into Brighton. Standard procedures and development requirements would apply with the following criteria:

BUILD-OUT ACTIVE TRANSPORTATION PLAN

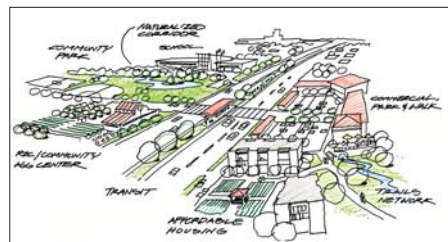


Compliance with the Comprehensive Plan, Transportation Plan and Municipal Code

A new overlay zoning district would address specific standards for annexation applications and PUDs that have exceeded their vesting period.

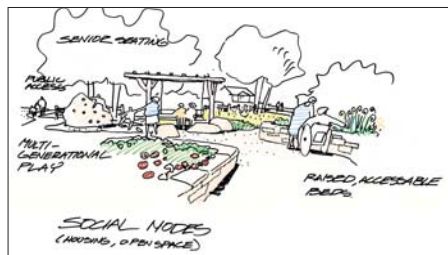
Street and Pedestrian/Bicycle Connectivity

To ensure maximum connectivity within and to surrounding parcels, the average block size would be 500 feet. Well-developed internal sidewalks, trail systems, and streetscapes would maximize active living. New developments would also contribute to building out the City's Transportation Plan including regional trail systems.



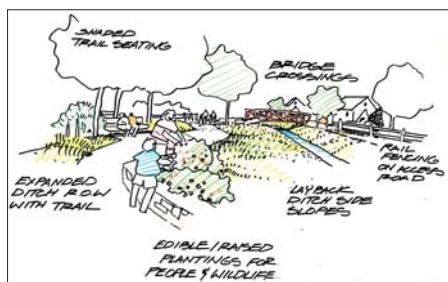
Urban Level Densities

Development areas would be highly dense with a mix of housing types. A minimum lot coverage requirement would be established to grant flexibility in home size, while maintaining small yards and maximizing open space areas. Concentrating development to maximize the contiguity of open space and agriculture is encouraged.



Infrastructure Serviceability

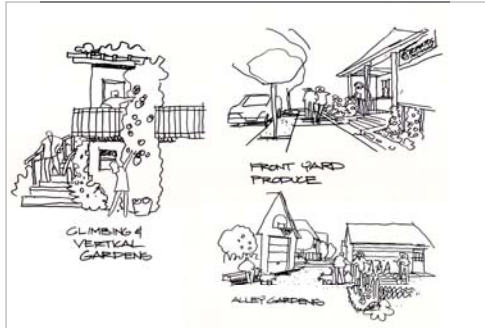
Priority would be given to annexation proposals within proximity of existing infrastructure – streets, water, sewer, and storm water.



Rural Transition

Standards would be developed to address sensitive transition between urban and agricultural uses.

APPLY FOR ANNEXATION & MEET PERFORMANCE CRITERIA



Agricultural Production

Agricultural character would be retained, such as, windrows, ditches, community supported agriculture, etc. A high percentage of land would be dedicated as open space, with a substantial percentage being retained in agricultural production or wildlife habitat.

Architectural Character

Agricultural placemaking would be emphasized via architectural design, historic resource preservation, community gardens, greenhouses, edible landscaping, public art, signage, civic greens, etc.



Sustainability

Water and energy efficiency, solar power, composting, and other sustainability measures compatible with farming heritage are encouraged.

Urban Level Densities: Mixed-use and high-density residential development intermixed with single-family residential

Integrated agricultural production

Street and pedestrian bicycle connectivity

Sustainability: swale for stormwater runoff to improve water quality

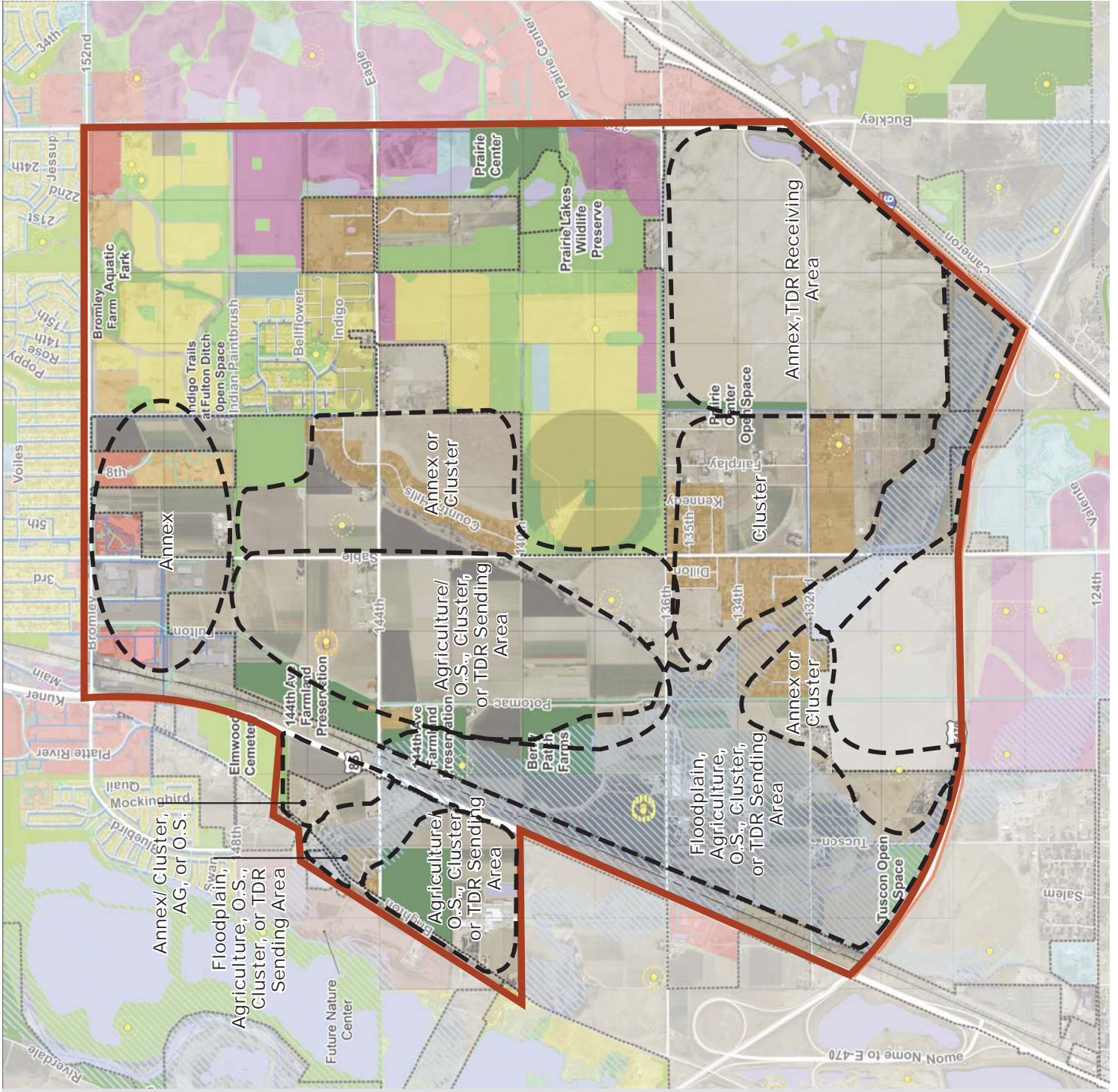


Maximize the contiguity of open space, agriculture and sensitive areas.

Community gardens

Rural transition

Regional trails



Boundaries

District Plan Study Area
The District Plan boundaries are approximate. This map is for illustration purposes only and is subject to change.

Brighton City Boundary

Natural Features

- South Platte River
- Stream
- Intermittent Stream
- Canal or Ditch
- Lakes
- 100 year Floodplain
- Parks & Public Land
- Conservation Easement

Man-made Features

- Active and Plugged Wells
- Active Well Permits
- Well Permits not yet approved
- 200' Well Buffer
- Water Pipelines
- Sewer Lines

Generalized Zoning & Land Use

- Low Density Residential
- Medium Density Residential
- Office
- Retail and Services
- Mixed-Use
- Commercial & Industrial
- Industrial
- Public Lands
- Parks and Open Space
- Mining and Extraction
- Residential on County Land (A1, A2, A3)

