

LAND USE STATEMENT

Bradley Heights Addition No 1 **July 12, 2024**

The area being rezoned was previously believed to be Marksheffel ROW. The rezoning will resolve a remainder parcel which is proposed as a detention area and includes a portion of channel tributary to Jimmy Camp Creek. The parcel is owned and maintained by the Bradley Heights Metro District.

The land area is proposed to be rezoned to A (Agriculture) zoning and is approximately 3.78 acres. The land area is contained in and subject to a previously approved Master Plan and Concept Plan (see below). The land area is part of an established surrounding development pattern as it is a portion of the larger Bradley Heights development project.

Land Use Statement Review Criteria:

1. *Proposed land uses, housing densities (as applicable), and development intensity;*

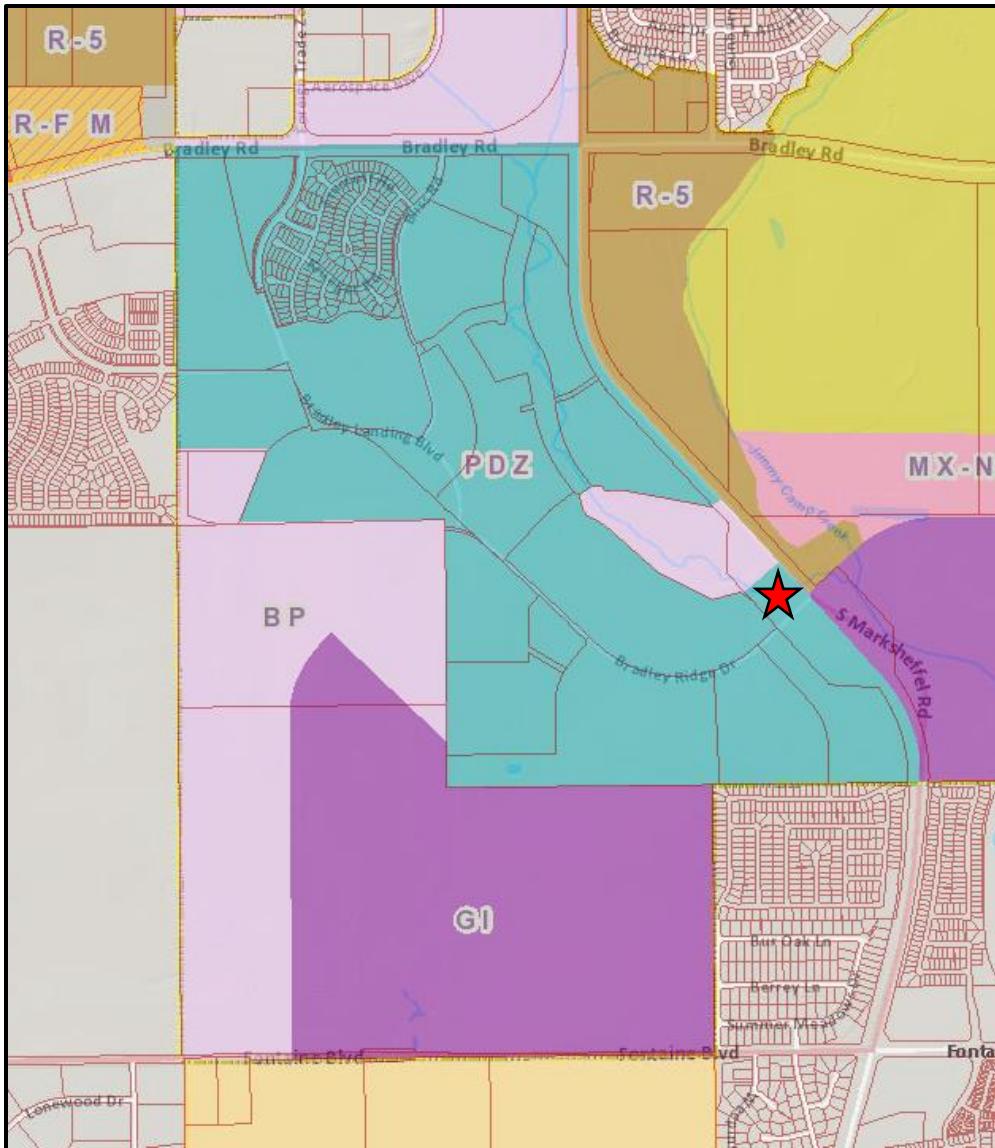
The proposed use of the area is storm water detention and drainage. Housing density and development intensity is N/A.

2. *Compatibility with adjacent development patterns; and*

The site is located within the existing Bradley Heights development and the rezone is proposed to incorporate a small remainder parcel of land previously thought to be part of the Marksheffel ROW.

3. *Impact to adjacent developments including but not limited to light, noise, and traffic.*

The anticipated impacts on surrounding development and traffic are negligible or none.



Master Plan and Concept Plan

The Banning Lewis Ranch Master Plan Amendment (MAPN-22-0009) and a Bradley Heights Concept Plan Amendment (COPN-22-0020) were approved July 13, 2023.

