

July 30, 2021

Dear Property Owner:

I am writing this letter to inform you of an upcoming public hearing, which you may be inclined to attend. The hearing provides residents, especially neighboring landowners such as yourself, the opportunity to voice their opinion on the proposed project to the City Council. The input and opinions of residents and neighboring property owners provide valuable feedback to the City Council, City staff, and the applicant. The following is some basic information that pertains to the project.

Application Type:	Zone Change: A request to change the zoning designation pertaining to use for a property.
Summary:	The request is to change the zoning of the approximately 8.762 acres of property from the C-2 (Restricted Retail and Services) Zoning District to the R-2 (Mixed-Density Residential) Zoning District.
Location/Site Plan:	The Property subject to the Zone Change is in two separate pieces with one being approximately 5.531 acres generally located to the immediate northeast of the intersection of 120th Avenue and Peoria Street and the other being approximately 3.231 acres generally situated directly to the north of the existing Orchard Church. – <i>See the reverse side for a vicinity map.</i>
Reviewing Body:	The City Council makes the final decision on a zone change.
Public Hearing:	August 17, 2021 at 6:00 p.m. City Council Chambers (1st Floor of City Hall) 500 South 4th Avenue, Brighton, CO 80601
Official Notice Publication:	August 2, 2021 on the City of Brighton's Website.
City Staff Project Manager:	Mike Tylka, AICP, <i>Senior Planner</i> (303) 655-2069 mtylka@brightonco.gov
Applicant:	Shane Rugg, <i>Prosper Land & Development</i> (720) 471-6235 shane@prosperlanddev.com
Property Owner:	The Orchard Church (Representative: Jac Cuney) (303) 478-8037 jaccuney@aol.com
Additional Info:	This review process allows the City Council to determine the completeness of the application and its adherence to City Code and policies. The request and application will come before the City Council with a recommendation from the Planning Commission.

Please do not hesitate to contact me if you have any questions on this project or if you are unable to attend this hearing but would like to submit comment into the record. Thank you for your time.

Best regards,

Mike Tylka, AICP
Senior Planner

Vicinity Map

