

January 29, 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: **PUD (Planned Unit Development) Amendment (Zone Change):** A request to change the zoning designation pertaining to use for a property to be named the Bromley Park PUD 26th Amendment.

Summary: The request is to change the zoning of the approximately 11.412 acres of property. The rezoning request proposes to change the allowed land uses from those that are allowed in the C-3 (General Retail & Services) zoning district to those allowed by the “Commercial” designation of the Bromley Park Land Use Regulations. The rezoning would also outline design and lot standards for future developments, and remove site specific standards outlined by the Bromley Park PUD 13th Amendment for the Property.

Location/Site Plan: Generally located to the southeast of the intersection of Bridge Street and S. 40th Avenue and north and east of Fire Station 52. – *See the reverse side for a vicinity map.*

Reviewing Body: The City Council makes the final decision on a zone change.

Public Hearing: **February 16, 2021 at 6:00 p.m.**
Virtual Meeting: Log-on and call-in information will be available with the meeting’s agenda in the days leading up to the meeting at
<<https://www.brightonco.gov/agendacenter>>.

Official Notice Publication: January 29, 2021 on the City of Brighton’s Website.

City Staff Project Manager: Mike Tylka, AICP, *Senior Planner*
(303) 655-2069
mtylka@brightonco.gov

Applicant: Cynthia Leibman, *Page Southerland Page, Inc.*
(214) 522-3900
cleibman@pagethink.com

Property Owner: Columbo II, LLC (Attn: Paul DeCrescentis)
(303) 333-9709
paul@depaulrea.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

