



Community Development

500 South 4th Avenue
Brighton, Colorado 80601
303-655-2059 (Phone and Facsimile)
www.brightonco.gov

February 17, 2023

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 will provide residents and neighboring landowners the opportunity to present evidence regarding the application described below. The input of residents and neighboring landowners provides valuable feedback to the City Council, the applicant, and City staff. The following is some basic information that pertains to the application.

Application Type: **PUD (Planned Unit Development) Amendment (Zone Change):** A request to remove a land development standard within the existing 'Commercial' zoning for a property to be named the Bromley Park PUD 28th Amendment.

Summary: The rezoning request is for a 0.852 acre property and proposes to remove a development standard outlined in *The Bromley Park Land Use Regulations* and align it with the applicable standard in *The Land Use & Development Code*. This amendment seeks to remove the minimum floor area standard of 1,500 square feet for principal building size.

Location/Site Plan: The property is generally located to the north of East Bridge Street, west of North 42nd Avenue, east of the North 40th Avenue alignment and south of Pioneer Place situated within the Buffs Landing Development.

The legal description is as follows: The southeast quarter of Section 3, Township 1 South, Range 66 West of the 6th Principal Meridian, City of Brighton, County of Adams, State of Colorado.

See the reverse side for a vicinity map.

Reviewing Body: The City Council will make a final determination on the proposed rezoning.

Public Hearing: **City Council**
March 7, 2023 at 6:00 p.m.
Located in the Council Chambers on the first floor of City Hall
500 S 4th Avenue, Brighton, CO 80601

Official Notice Publication: February 17, 2023 posted on the City's Website.

City Staff Project Manager: Summer McCann - Associate Planner
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Information continues on the reverse side.

Applicant: Chad August
 MAH Architectural Group
 1385 S. Colorado Blvd,
 Denver, CO 80222
 (303)778-0608
 chad@maharch.com

Property Owner: Little Big Fish LLC

Additional Info: The review processes allow the City Council to determine the completeness of the application and its adherence to City Codes and policies before making the final decision.

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

Best regards,
Summer McCann - Associate Planner

