



Community Development

500 South 4th Avenue
Brighton, CO 80601
303-655-2072
www.brightonco.gov

July 31, 2026

Dear Interested Party:

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 provides valuable feedback to the City Council, City staff, and the applicant. The following is some basic information that pertains to the project.

Application Type: **Zoning Map Amendment:** A request to change the zoning designation.

Summary: The request is for approval of a zoning map amendment to revise the current zoning areas within the Case Farms PUD and a parcel zoned Open Space and Parks to the following: R-2 – Mixed-Density Residential, R-3 – Multiple Family Residential, C-3 – General Retail and Services, and O – Open Space and Parks. The subject properties are approximately 232.1883 acres.

Location/Site Plan: The properties are generally located south of Bromley Lane, west of S 27th Avenue, north of E 144th Avenue and east of 19th Avenue. The area north of Switchgrass Street owned by The Church of Jesus Christ of Latter-day Saints is not included in this proposal.

The abbreviated legal description is as follows: The east half of Section 17, 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 Bodies: The City Council makes a decision on the proposed rezoning after the Public Hearing (details below) has been held.

Public Hearings: **City Council**
Tuesday, August 18, 2026 at 6:00 p.m.

**The hearing is held in the Council Chambers on the first floor of City Hall
Located at 500 S 4th Avenue, Brighton, CO 80601**

**Official Notice
Publication:** July 31, 2026 posted on the City's Website.

Information continues on the reverse side.

**City Staff Project
Manager:**

Kim Bauer
Associate Planner
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Project Contact:

Karen Henry, Henry Design Group

Property Owner:

Clarke D Carlson; Case 238 LLC; Bromley and Buckley LLC

Additional Info:

The review process allows the City Council to determine the completeness of the application and its adherence to City Codes and policies. The Planning Commission has made a recommendation of approval to the City Council, who will ultimately make the final decision on the application at this hearing.

Please do not hesitate to contact me if you have any questions on this project or if you are unable to attend the hearing but would like to submit a comment into the record. **Public comments must be received at least 24 hours prior to the meeting time.** Thank you for your time.

Best regards,
Kim Bauer
Associate Planner

