



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

September 10, 2025

Dear Interested Party:

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

Application Type: **Planned Unit Development (PUD) Amendment:** A request to change the zoning designation for a property to be named Bromley Park PUD 35th Amendment.

Summary: The request is for approval of a zoning map amendment from Adams County A-3 (Agriculture-3) to City of Brighton "Single Family Detached" under the *Bromley Park Land Use Regulations*. The subject property is approximately 7.712 acres. An application for annexation to the City of Brighton is under review concurrently.

Location/Site Plan: The property is generally located to the north of East Bridge Street, south of the future Royal Pine Street, east of the Golden Eagle Parkway alignment and west of I-76.

The abbreviated legal description is as follows: The southwest quarter of Section 2, Township 1 South, Range 66 West of the 6th Principal Meridian, County of Adams, State of Colorado. **See the reverse side for a vicinity map.**

Reviewing Bodies: The Planning Commission makes a recommendation, and the City Council decides on the proposed rezoning after a Public Hearing (details below) has been held.

Public Hearings: **Planning Commission**
Thursday, September 25, 2025 at 6:00 p.m.

City Council
Tuesday, October 7, 2025 at 6:00 p.m.

Both hearings are held in the Council Chambers on the first floor of City Hall
Located at 500 S 4th Avenue, Brighton, CO 80601

Official Notice
Publication: September 10, 2025 posted on the City's Website.

Information continues on the reverse side.

**City Staff Project
Manager:**

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Property Owner:

Brookfield Residential LLC

Additional Info:

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

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,
Stephanie Iiams
Associate Planner

